



# Berkeley Heights Environmental Commission

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## MEMO

October 17, 2022

TO: Zoning Board

Subject: 5 Brook Street, Block 1603, Lot 9, Zone R-15

### Findings of Fact:

- Applicant proposes a second story addition, new front portico, small side yard deck, new patio and interior renovations to single-family home on corner lot.
- Groundwater recharge is apparently zero inches a year.
- Site is apparently not in a flood zone, riparian zone or wetlands.
- Slope is apparently zero to three percent.

c. <u>Lot Coverage</u> (from 5.b., Page 1)		<u>Maximum Allowed</u>	
		<u>R-15/20 Zone</u>	<u>R-10 Zone</u>
Existing buildings/structures (Item 1/sq.ft. of lot)	<u>10.74</u> percent	15%	20%
Existing Other coverage (Item 4/sq.ft. of lot)	<u>11.70</u> percent	10%	10%
Total existing lot coverage (Item 7/sq. ft. of lot)	<u>22.44</u> percent	25%	30%
Proposed buildings/structures (Item 3/sq.ft. of lot)	<u>10.87</u> percent	15%	20%
Proposed Other coverage (Item 6/sq. ft. of lot)	<u>13.26</u> percent	10%	10%
Total proposed lot coverage (Item 8/sq. ft. of lot)	<u>24.13</u> percent	25%	30%

- General Construction and Design & Grounds and Landscaping Considerations
- It is not noted whether trees are to be removed.
- On March 2, 2020 the New Jersey Department of Environmental Protection published amendments to the Stormwater Management Rules, N.J.A.C. 7:8, for purposes of replacing the existing requirements.
- DEP's new rules require green infrastructure to reduce pollution and flooding from stormwater runoff.

### Recommendations:

- Since the applicant is proposing to increase other coverage beyond the maximum allowed for the zone, the Commission recommends retaining stormwater runoff on the property with green infrastructure, including Grass Swale, (2)Green Roof, (3)Pervious Paving System, (4)Small-Scale Bioretention Basin / Rain Gardens
- Disconnect any downspouts or sump pumps from the street and connect them to rain gardens or vegetative swales. Information on rain gardens can be found at [http://water.rutgers.edu/Rain\\_Gardens/RGWebsite/rginfo.html](http://water.rutgers.edu/Rain_Gardens/RGWebsite/rginfo.html).
- The use of cisterns and drywells may be allowed only where the other listed methods cannot meet the requirements for retaining stormwater runoff.

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