

# Impervious Coverage

## Answers to Frequently Asked Questions



East Brunswick Township  
Department of Planning & Engineering  
1 Jean Walling Civic Center  
P.O. Box 1081  
East Brunswick, N.J. 08816  
(732) 390-6870 (Planning Division)  
(732) 390-6875 (Construction Division)  
[www.eastbrunswick.org](http://www.eastbrunswick.org)

This brochure is designed to respond to questions about the ordinance regulating impervious coverage.

### ◆ What is an Impervious Surface?

An Impervious Surface is a created surface, such as brick, stone, concrete or asphalt, placed on the land to facilitate passage, for recreation purposes or decoration. Retaining walls are included as an impervious surface. Examples of impervious surfaces are patios, swimming pools, sidewalks, buildings, tennis courts, driveways, etc.

### ◆ Why Do We Regulate Impervious Coverage?

As more land is covered with buildings and pavement, water runoff can cause drainage problems on your property and to neighboring properties. Reviewing proposed impervious surfaces before they are installed or constructed can avoid drainage problems and the expense of removal and reinstallation.

### ◆ What are the Regulations?

The regulations establish the setback location of all new impervious surfaces and the amount of impervious coverage.

The amount of maximum overall lot coverage permitted is based on the size of

the residential lot according to the following chart:

<u>Lot Size</u>	<u>Lot Coverage</u>
<u>30,000 sq. ft. or greater</u>	<u>25 %</u>
<u>10,000 sq. ft. - 29,999 sq. ft.</u>	<u>30 %</u>
<u>less than 10,000 sq. ft.</u>	<u>40 %</u>

If a property has or will provide on-site stormwater attenuation such as drywells, or similar device(s) the overall lot coverage may be increased to a maximum as follows:

<u>Lot Size</u>	<u>Lot Coverage</u>
<u>30,000 sq. ft. or greater</u>	<u>30 %</u>
<u>10,000 sq. ft. - 29,999 sq. ft.</u>	<u>35 %</u>
<u>less than 10,000 sq. ft.</u>	<u>45 %</u>

Any attenuation requires engineering calculations.

The setback for buildings and structures is based on the zone of the property.

Pavement around a pool shall be setback a minimum of five (5') feet from side and rear property lines.

All other impervious surfaces shall be setback a minimum of five (5') feet from all property lines.

There is an exception to this setback requirement if the property is less than an acre and is undersized in terms of lot area

for the zone it its located in, the side yard setback may be a minimum of two (2') feet.

### ◆ How to Calculate Lot Coverage

The footprint of all buildings, including accessory structures, the dimensions of all driveways, sidewalks, patios and pools, etc. are totaled. The proposed impervious surface is added to this total. This number is divided by the square footage of the lot to determine the lot coverage percentage.

### ◆ Mitigation of Lot Coverage

If lot coverage will exceed the percentage allowed, a method of reducing the coverage such as installing a drywell can be implemented to bring down the lot coverage.

### ◆ When is a permit required?

A permit is required for new impervious surfaces greater than fifty (50) square feet in area. No more than fifty (50) square feet of impervious surface may be added to a property over a three (3) year period without first obtaining a permit. The permit fee is \$25.00.

### ◆ Retaining Walls

Retaining walls are considered an impervious surface. In addition to calculations for lot coverage, retaining walls over four (4) feet in height require engineered calculations.

### ◆ How to Apply for a Permit

A copy of your property survey, to scale, is necessary to make a proper review of the application. All measurements are made from property lines. Property lines are shown on the survey and indicate the actual property owned. Sidewalks and curbing that are in the Township right-of-way and are not counted as part of the coverage calculation.

After a permit is obtained, it is the homeowner's responsibility to call for inspections after construction.

### ◆ Tree Removal

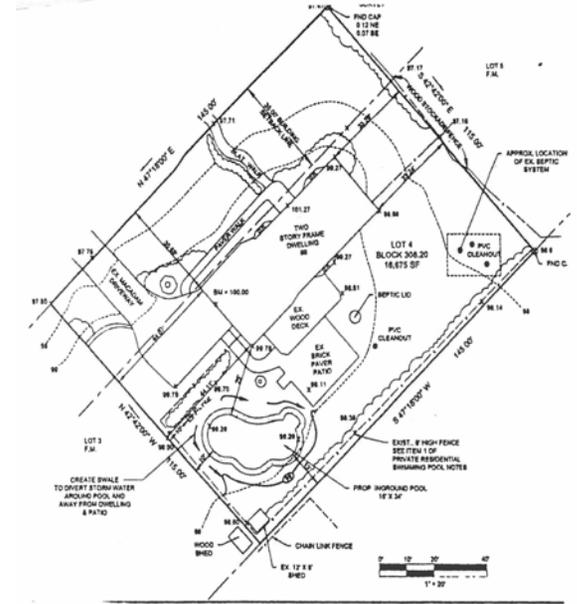
If more than one tree over 6" in caliper (diameter) needs to be removed to install any of the above, a tree removal permit is required and should be obtained prior to removal.

### ◆ Variances

If you cannot meet the regulations you may

wish to apply for a variance. The Planning Department can provide information on how to apply.

11/04/15



#### IMPERVIOUS COVERAGE SUMMARY

EXISTING DWELLING	= 1,670 SF
EXISTING DRIVEWAY	= 970 SF
EXISTING DECK & PATIO	= 1,050 SF
EXISTING WALKWAY	= 240 SF
EXISTING SHED	= 96 SF
PROPOSED POOL & WALK	= 800 SF

EX. TOTAL = 4,826 SF