



Berkeley Heights Environmental Commission
29 Park Avenue
Berkeley Heights, NJ 07922
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www.BH-EC.org

MEMO

September 14, 2020

TO: Planning Board

Subject: 110 Circle View Avenue, Block 3401, Lot 48

Findings of Fact:

- The applicant proposes a subdivision with two dwellings, each serviced by well water.
- The site does not appear to be in a flood plain, a riparian zone or a wetland.
- Recharge value appears to be greater than 12 inches per year.
- Slope of 3 to 8 percent and 8 to 12 percent.
- Proposed impervious coverages for structures, accessory items and total lot coverage are proposed to be below the maximum allowed.
- A sanitary sewer easement is proposed across what appears to be township property.
- Numerous waivers are requested, including a waiver for an Environmental Impact Statement.
- DEP has adopted groundbreaking green-infrastructure rules to reduce pollution and flooding from stormwater runoff.
- Application does not include General Construction and Design & Grounds and Landscaping Considerations.

Recommendations:

- In light of the numerous waivers requested, the Commission's impression that the application at this time is in the form of an informal review. The Board should make recommendations for the project to conform to stormwater management rules, the master plan, relevant laws and ordinances.
- Will the proposed sanitary sewer easement requirement the removal of trees? If so, a plan should be submitted and the applicant should be required to replace the trees or pay any fees for tree removal.
- Include General Construction and Design & Grounds and Landscaping Considerations in application.
- In light of the new DEP green infrastructure rules and recharge value, retain stormwater runoff on the property with green infrastructure. 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.
- Driveways should slope to the lawn and allow runoff into a vegetative swale.

R. Hein