



**Berkeley Heights Environmental Commission**  
**29 Park Avenue**  
**Berkeley Heights, NJ 07922**  
**(908) 464-2700 ext. 2116**  
<https://berkeleyheights.gov/ec>

**MEMO**  
**July 26, 2021**  
**TO: Zoning Board**

**Subject: 40 Russo Place, Block 1901, Lot 40, Zone LI**

**Findings of Fact:**

- Applicant proposes to use the property as a school bus depot to include: parking of the school bus fleet, administrative offices, light maintenance and employee parking
- Groundwater recharge may be zero inches per year.
- Comments 11, 14 and 15 from Harbor Consultants letter dated July 20, 2015, note a brook along western side of property, a 150 buffer, presence of FEMA flood zone A (should this be AE?).
- Survey notes a 20 foot wide drainage easement along western side of property.
- Slope is zero to three percent.
- A document indicates an application was submitted to the NJ DEP for a Letter of Interpretation. But the reply from the NJ DEP is not included.

Coverage f	%	% Allowed for zone	Over, under or =
Existing Structures			
Existing Other			
Total existing lot			
Total proposed structures	5.43	35	Under
Total proposed other items			
Total proposed impervious	9.57	70	Under

- General Construction and Design & Grounds and Landscaping Considerations are included.
- Trees are located on the property.
- It appears that the property is unpaved. How will parking be delineated on an unpaved surface?
- A report from ANCO Environmental Services “Spill Prevention, Control and Countermeasure and Facility Response Plan” dated July 2011 states that stormwater runoff drains to storm sewers on Russo Place. But the property survey shows part of the property slopes away from Russo Place.
- 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:

- The Commission recommends the applicant supply a Letter of Interpretation from the NJ DEP to determine if mitigation activities are required.
- Any outstanding fines or penalties should be paid.
- The Commission recommends the applicant develop and submit for the approval of the township engineer a stormwater management plan to retain stormwater on the property . If possible, retain 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.
- If any trees are to be removed, the applicant shall apply for permits.

*RLei*