



Berkeley Heights Environmental Commission

29 Park Avenue, Berkeley Heights, NJ 07922
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MEMO

Date: September 20, 2021

TO: Zoning Board

Subject: 40 Cedar Green Lane, Block 3001 , Lot 10 , Zone R-20

Findings of Fact:

- Applicant proposes adding a second story over the first story, constructing a portico over front door, removing breezeway and two-car garage, constructing a new two-car garage.
- Groundwater recharge is apparently between 6 and 12 inches a year.
- Site is apparently not in a flood zone, riparian zone or wetlands.
- Slope is apparently between 3 and 8 percent for most of the property and between 8 and 15 percent for the southeast portion of the property.

Coverage f	%	% Allowed for zone	Over, under or =
Existing Structures	9.12	15	Under
Existing Other	5.96	10	Under
Total existing lot	15.08	25	Under
Total proposed structures	10.06	15	Under
Total proposed other items	5.96	10	Under
Total proposed impervious	16.02	25	Under

- General Construction and Design & Grounds and Landscaping Considerations are included
- Application does not indicate 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:

- 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.
- 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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