



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

MEMO

Date: September 7, 2021

TO: Zoning Board

Subject: 111 Hampton Drive, Block 3205 , Lot 12 , Zone R-20

Findings of Fact:

- Applicant proposes to remove a rear deck, construct a new two-story addition, new covered deck, new paver patio, walls, bluestone walkway, stairs
- Groundwater recharge is apparently between zero and 6 inches a year.
- Site is apparently in a riparian zone.
- Site is apparently adjacent to a flood zone AE
- Slope is apparently between 3 and 8 percent for most of the property.

Coverage f	%	% Allowed for zone	Over, under or =
Existing Structures	9.27	15	Under
Existing Other	8.85	10	Under
Total existing lot	18.12	25	Under
Total proposed structures	12.23	15	Under
Total proposed other items	11.18	10	Over
Total proposed impervious	23.35	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.
- The zoning officer states that compliance with Chapter 15.28 “Flood Damage Prevention” needs to be documented. The Environmental Commission agrees with this statement.

Recommendations:

- The Commission recommends a Letter of Interpretation be obtained to determine the extent of the riparian zone. The applicant shall comply with N.J.A.C. 7:13 “FLOOD HAZARD AREA CONTROL ACT RULES”.
- The Commission recommends that the applicant present a plan for approval by the township engineer to retain stormwater runoff on the property.
- 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.