



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

**MEMO**

**Date**

**TO: Planning Board**

**Subject: 725 Mountain Ave., Block 2006, Lot 32 , Zone R-15**

**Findings of Fact:**

- Applicant proposes a major subdivision with five lots: 32.01, 32.02, 32.03, 32.04, 32.05
- Groundwater recharge appears to be between six and greater than 12 inches per hour.
- Property does not appear to be in a flood zone, riparian zone or wetlands.
- Survey by engineering firm for the applicant indicates 2,257 square feet have a slope of greater than 25 percent, 51,104 square feet have a slope of 15 to 24.99 percent, 206,387 square feet have a slope under 14.99 percent.

1) ZONED: R-15 (RESIDENTIAL)							
2) ZONING REQUIREMENTS:	REQUIRED	EXISTING LOT 32	PROPOSED LOT 32.01	PROPOSED LOT 32.02	PROPOSED LOT 32.03	PROPOSED LOT 32.04	PROPOSED LOT 32.05
MIN. LOT AREA	15,000 SF	-	-	-	42,400 SF	25,534 SF	19,517 SF
MIN. LOT AREA CORNER	16,500 SF	259,748 SF	128,372 SF	20,327 SF	-	-	-
MIN. LOT WIDTH	100 FT	-	-	-	143.03 FT	106.0 FT	144.69 FT
MIN. LOT WIDTH CORNER	120 FT	429.3 FT(MOUNTAIN)	164.09 FT(PLAINFIELD)	158.26 FT	-	-	-
MIN. LOT DEPTH	130 FT	626.9 FT	331.8 FT	155.0 FT	195 FT	177 FT	130 FT
MIN. FRONT YARD	50 FT	81.0 FT	81.0 FT	> 50 FT	>50 FT	>50 FT	>50 FT
MIN. SIDE YARD	12 FT	145.4 FT	145.4 FT	>12 FT	>12 FT	>12 FT	>12 FT
MIN. COMBINED SIDE YARD	30 FT	NA	NA	>12 FT	>12 FT	>12 FT	>12 FT
MIN. REAR YARD	40 FT	400.1 FT	90.5 FT	>40 FT	>40 FT	>40 FT	>40 FT
ACCESSORY BLDG MIN. REAR YARD	10 FT	64.5 FT	NA	NA	NA	NA	NA
MAX. PRINCIPLE BUILDING COVERAGE	15%	3.6%	6.0%	<15%	<15%	<15%	<15%
MAX. OTHER COVERAGE	10%	15.5*	27.9**	<10%	<10%	<10%	<10%
MAX. TOTAL IMPERVIOUS COVERAGE	25%	19.1%	33.9**	<25%	<25%	<25%	<25%

\*EXISTING NON-CONFORMING CONDITION  
\*\*PROPOSED NON-CONFORMING CONDITION

- General Construction and Design & Grounds and Landscaping Considerations are included.
- The site appears to have a large number of trees, but no plan for tree retention or removal is presented.
- Total impervious coverage for lot 32.01 exceeds the maximum by 8.9%
- 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:**

- In light of proposed lot 32.01 exceeding total impervious coverage, the Commission recommends the application be denied.
- Should the Board decide to approve this application, the Commission recommends
  - The applicant shall provide a completed NJDEP Low Impact Development Checklist and a Nonstructural Strategies Point System Form. If the applicant contends that it is not feasible for engineering, environmental or safety reasons to incorporate any of the green infrastructure and nonstructural stormwater management strategies into the design of a particular project, the applicant shall identify in writing the strategy or strategies so considered and provide a basis for the

contention.

- A tree retention and removal plan should be submitted.
- A complete stormwater management analysis and plan should be submitted.
- Retain stormwater runoff on the property with green infrastructure, including (1)Grass Swale, (2)Green Roof, (3)Pervious Paving System, (4)Small-Scale Bioretention Basin / Rain Gardens
- Downspouts or sump pumps shall not connect to the street but to rain gardens or vegetative swales. Information on rain gardens can be found at [http://water.rutgers.edu/Rain\\_Gardens/RGWebsite/rinfo.html](http://water.rutgers.edu/Rain_Gardens/RGWebsite/rinfo.html).
- The use of cisterns and drywells may be allowed only where the other listed methods cannot meet the requirements for retaining stormwater runoff.