



Berkeley Heights Environmental Commission

29 Park Avenue, Berkeley Heights, NJ 07922
(908) 464-2700 x2116 • berkeleyheights.gov/ec



MEMO

Date October 18, 2021

TO: Zoning Board

Subject: 42 Club Drive, Block 3905, Lot 5 , Zone R-20

Findings of Fact:

- Applicant proposes to install an in-ground pool with surrounding patio and fence.
- Groundwater recharge is apparently between 6 and 12 inches for most of the site and greater than 12 inches for the southeast portion.
- The site is apparently not in a flood zone, riparian zone or wetlands.
- Slope is apparently between 8 and 15 percent.

Coverage	%	% Allowed for zone	Over, under or =
Existing Structures	10.84	15	Under
Existing Other	11.09	10	Over
Total existing lot	21.93	25	Under
Total proposed structures	10.84	15	Under
Total proposed other items	18.47	10	Over
Total proposed impervious	29.31	25	Over

- General Construction and Design & Grounds and Landscaping Considerations are included.
- No indication is given as to whether trees are to be removed.
- No plan to control stormwater runoff is submitted.
- 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 the total proposed impervious coverage exceeding the maximum allowed for the zone, the Commission recommends the application be denied.
- If the Zoning Board decides to approve the application, the Commission recommends retaining stormwater runoff on the property with green infrastructure.
- The applicant should be required to submit a comprehensive stormwater plan to be approved by the Township Engineer.
 - Disconnect any downspouts or sump pumps from the street. 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. Information on rain gardens can be found at http://water.rutgers.edu/Rain_Gardens/RGWebsite/rginfo.html.
 - The use of seepage tanks and drywells may be allowed only where the other listed methods cannot meet the requirements for retaining stormwater runoff.
- If any trees greater than 8" DBH are to be removed, the applicant shall apply for a permit.
- Any landscape plan shall be submitted for approval. At least half of all plants shall be native.

-RLei.