



## Berkeley Heights Environmental Commission

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

---



### MEMO

November 1, 2021

TO: Zoning Board

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

This memo is in response to the applicant's revised plan dated 10/20/2021 and addresses the applicant's stormwater management report dated October 2021. Please see the Environmental Commission memo from June 2021 for further comments.

#### Recommendations:

- The design engineer shall demonstrate through hydrologic and hydraulic analysis that 1.5 inches over all impervious surfaces is infiltrated or retained on site.
- The site appears to have a high recharge, so permeability tests should be performed on site to at least a depth of 10'.
- 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.
- Instead of a detention basin the Commission recommends a bioretention system (a vegetated facility as described in SWBMP Manual Chapter 9.1) that can provide for water infiltration through the clay strata. This is typically done by installing vertical stone columns that allow water to permeate to deeper soil layers with better permeability rates. While bioretention systems may be more expensive to install, they appear to be less expensive to maintain.
- 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/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.
- The applicant shall also provide information on who will be maintaining the green infrastructure.
- Given the location of this project, the Commission recommends against granting a waiver for stormwater runoff.

*RLei*