



Berkeley Heights Environmental Commission

29 Park Avenue, Berkeley Heights, NJ 07922
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MEMO

November 1, 2021

TO: Zoning Board

Subject: 162 Hillside Avenue, Block 2402, Lot 41, Zone R-15

Findings of Fact:

- Applicant has replaced a 96 square foot shed with a 180 square foot shed.
- Shed size is in violation of ordinance and was installed without a permit.
- Groundwater recharge is apparently greater than 12 inches a year.
- Site is apparently not in a flood zone, riparian zone or wetlands.
- Slope is apparently 8 to 15 percent.

Coverage f	%	% Allowed for zone	Over, under or =
Existing Structures	10.71	15	Over
Existing Accessories	14.61	10	Over
Total existing lot	25.33	25	Over
Total proposed structures	12.02	15	Under
Total proposed other items	14.61	10	Over
Total proposed impervious	26.63	25	Over

- It is not clear whether trees were affected by the construction of the shed.
- 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 surface exceeding the maximum allowed, the Commission recommends that the application be denied.
- If the Zoning Board decides to approve the application, the Commission recommends that the applicant
 - Retain 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.
 - Submit a stormwater management plan to be approved by the Township Engineer.
 - 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.