



Berkeley Heights Environmental Commission

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



MEMO

February 7, 2022

TO: Planning Board

Subject: 162 Kline Blvd, Block 1902 , Lot 1 , Zone R-15

Findings of Fact:

- Applicant proposes to divide the property into lots 1.01 and 1.02
- Groundwater recharge is apparently between 6 and 12 inches a year.
- Site is apparently not in a flood zone, riparian zone or wetlands.
- Slope is apparently between 3 and 8%.

| Coverage | % | % Allowed for zone | Over, under or = |
|------------------------------------|------|--------------------|------------------|
| Existing Structures | 7.3 | 15 | Under |
| Existing Other | | | |
| Total existing lot | 12.6 | 25 | Under |
| Lot 1.01 Total proposed structures | 12.1 | 15 | Under |
| Lot 1.01 Total proposed impervious | 20.7 | 25 | Under |
| Lot 1.02 Total proposed structures | 15 | 15 | = |
| Lot 1.02 Total proposed impervious | 24.8 | 25 | Under |

- General Construction and Design & Grounds and Landscaping Considerations are included.
- It appears that trees may be affected by construction.
- 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:

- If any trees are to be removed, the applicant should apply for tree permits.
- 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.
- Any driveways should be sloped toward the lawn area with a bioswale along the edge.
- The use of cisterns and drywells may be allowed only where the other listed methods cannot meet the requirements for retaining stormwater runoff.
- Coverage for lot 1.02 does not seem to provide for additional amenities such as a shed or patio. It appears any increase in impervious surface will require a variance.

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