



Berkeley Heights Environmental Commission

29 Park Avenue, Berkeley Heights, NJ 07922
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MEMO

March 7, 2022

TO: Zoning Board

Subject: 45 Rogers Ave., Block 2704, Lot 6, Zone R 20

Findings of Fact:

- Applicant proposes to build an in-ground pool with patio surround.
- Groundwater recharge is apparently between 6 and 12 inches a year.
- Site is apparently not a flood zone or wetlands.
- Site is apparently within a 150 foot buffer of a wetlands.
- Slope is apparently zero at the south and up to 8% at the north side.
- A building permit was issued in 2018 to construct a home on the vacant lot.

Coverage per Zoning Officer	%	% Allowed for zone	Over, under or =
Existing Structures	15.01	15	Over
Existing Other	10.87	10	Over
Total existing lot	25.88	25	Over
Total proposed structures	15.01	15	Over
Total proposed other items	22.81	10	Over
Total proposed impervious	37.82	25	Over

- A drawing shows a drywell installed with drains. But no stormwater calculations are provided.
- General Construction and Design & Grounds and Landscaping Considerations are not included.
- It is not shown if trees will be removed.
- 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:

- Because total proposed impervious surface exceeds the maximum allowed, the Commission recommends that the application as proposed be denied.
- If the Board decides to approve the application, the Commission recommends the applicant be required to 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.
- 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 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.

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