



Berkeley Heights Environmental Commission

29 Park Avenue, Berkeley Heights, NJ 07922
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MEMO

April 4, 2022

TO: Zoning Board

Subject: 26 Chestnut Hill Drive, Block 3805 , Lot 14 , Zone R-20

Findings of Fact:

- Applicant proposes one-story addition to rear of the building with porch, deck, basement and walkway.
- Groundwater recharge is apparently 6 to 12 inches a year.
- Site is apparently not in a flood zone, riparian zone or wetlands.
- Slope is apparently 3 to 8 percent

		Maximum Allowed	
		R-15/20 Zone	R-10 Zone
d. <u>Coverage</u> (from 5.b., Page 1)			
Existing structures (Item 1/sq.ft. of lot)	<u>14.01</u> percent	15%	20%
Existing accessory items (Item 4/sq.ft. of lot)	<u>13.75</u> percent	10%	10%
Total existing lot coverage	<u>27.76</u> percent	25%	30%
Total existing impervious (Item 1 + Item 4/sq. ft. of lot)	<u>27.76</u> percent	25%	30%
Proposed structures (Items 1 + 2/sq. ft. of lot)	<u>17.31</u> percent	15%	20%
Proposed accessory items (Items 4 + 5/sq. ft. of lot)	<u>14.73</u> percent	10%	10%
Total proposed lot coverage	<u>32.04</u> percent	25%	30%
Total proposed impervious (Items 1+2+4+5/sq. ft. of lot)	<u>32.04</u> percent	25%	30%

- General Construction and Design & Grounds and Landscaping Considerations are included
- No mention is made of trees.
- No proposal for stormwater runoff has been 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. The Commission supports the NJ DEP's finding that the loss of groundwater recharge can adversely impact the health of streams and wetlands and the yield of water supply wells. Wherever possible, the Commission recommends retaining stormwater runoff by allowing it to recharge on site.

Recommendations:

- Given that the total proposed impervious coverage exceeds the maximum allowed, the Commission recommends that the application as submitted be rejected.
- Should the Board decide to approve the application, 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/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.
- A comprehensive stormwater plan should be reviewed and approved by the Township Engineer.
- If trees are to be removed, the applicant shall apply for a permit.

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