



Berkeley Heights Environmental Commission

29 Park Avenue, Berkeley Heights, NJ 07922
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MEMO

April 4, 2022

TO: Zoning Board

Subject: 125 Kent Drive, Block 2061, Lot 2.02, Zone R-20

Findings of Fact:

- Applicant proposes to install an in-ground pool and patio.
- Groundwater recharge is apparently from 6 inches to more than 12 inches.
- Site is apparently not in a flood zone, riparian zone or wetlands.
- Slope is apparently 8 to 15 %.

c. <u>Lot Coverage</u> (from 5.b., Page 1)	<u>Maximum Allowed</u>	
	<u>R-15/20 Zone</u>	<u>R-10 Zone</u>
Existing buildings/structures (Item 1/sq.ft. of lot) <u>8.08</u> percent	15%	20%
Existing Other coverage (Item 4/sq.ft. of lot) <u>12.20</u> percent	10%	10%
Total existing lot coverage (Item 7/sq. ft. of lot) <u>20.28</u> percent	25%	30%
Proposed buildings/structures (Item 3/sq.ft. of lot) <u>8.08</u> percent	15%	20%
Proposed Other coverage (Item 6/sq. ft. of lot) <u>16.90</u> percent	10%	10%
Total proposed lot coverage (Item 8/sq. ft. of lot) <u>25.0</u> percent	25%	30%

- General Construction and Design & Grounds and Landscaping Considerations are included.
- Trees apparently will not be removed.
- Stormwater management for excess impervious surface is proposed. It is not clear how the infiltration trench is to function. Is the lawn to be sloped so that rainwater from the lawn flows into the infiltration trench?
- 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:

- The Commission recommends retaining stormwater runoff both on the front and back of 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.

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