



Berkeley Heights Environmental Commission

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



MEMO

March 21, 2022

TO: Zoning Board

Subject: 64 River Bend Rd, Block 507, Lot 2, Zone R-15

Findings of Fact:

- Applicant proposes to restore portion of house destroyed by fire and add a second story with a 3 foot cantilever (extension) to the rear.
- Groundwater recharge is apparently between 6 and 12 inches
- Site is apparently not in flood zone, riparian zone or wetlands.
- Slope is apparently 3 to 8 percent.

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>14.72</u> percent	15%	20%
Existing Other coverage (Item 4/sq.ft. of lot)	<u>8.96</u> percent	10%	10%
Total existing lot coverage (Item 7/sq. ft. of lot)	<u>23.68</u> percent	25%	30%
Proposed buildings/structures (Item 3/sq.ft. of lot)	<u>14.98</u> percent	15%	20%
Proposed Other coverage (Item 6/sq. ft. of lot)	<u>8.96</u> percent	10%	10%
Total proposed lot coverage (Item 8/sq. ft. of lot)	<u>23.94</u> percent	25%	30%

- General Construction and Design & Grounds and Landscaping Considerations are included
- It is not clear if trees will be affected.
- 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:

- 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.
- 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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