



Berkeley Heights Environmental Commission

29 Park Avenue, Berkeley Heights, NJ 07922
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MEMO

October 3, 2022

TO: Zoning Board

Subject: 713 Plainfield Ave, Block 3102 , Lot 33, Zone R-20

Findings of Fact:

- Applicant proposes expansion of the existing service station to allow:
 - expanded hours of operation from 6 a.m. to 10 p.m., 365 days a year;
 - sale of diesel fuel;
 - sale of bags of ice inside the building or on existing impervious lot coverage;
 - installation of an ATM inside the building;
- The site does not appear to be in a flood plain, a riparian zone or a wetland.
- Recharge value appears to be greater than 12 inches per year.
- Slope ranges from 0 percent to 3 percent.
- Total existing and proposed impervious coverage is 87.9%, which is 62.9% above the maximum allowed.
- General Construction and Design & Grounds and Landscaping Considerations are not included.
- It appears that a requirement to maintain planting boxes has not been complied with.
- 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.

d. Coverage (from 5.b., Page 1)	Maximum Allowed	
	R-15/20 Zone	R-10 Zone
Existing structures (Item 1/sq.ft. of lot) <u>17.4</u> percent	15%	20%
Existing accessory items (Item 4/sq.ft. of lot) <u>70.5</u> percent	10%	10%
Total existing lot coverage <u>87.9</u> percent	25%	30%
Total existing impervious (Item 1 + Item 4/sq. ft. of lot) <u>87.9</u> percent	25%	30%
Proposed structures (Items 1 + 2/sq. ft. of lot) <u>17.4</u> percent	15%	20%
Proposed accessory items (Items 4 + 5/sq. ft. of lot) <u>70.5</u> percent	10%	10%
Total proposed lot coverage <u>87.9</u> percent	25%	30%
Total proposed impervious (Items 1+2+4+5/sq. ft. of lot) <u>87.9</u> percent	25%	30%

Recommendations:

- Given the 87.9 percent of impervious surface, the Commission recommends the applicant not be required to maintain planting boxes, but instead the applicant should retain stormwater runoff on the property with green infrastructure by installing and maintaining pervious paving and a small-scale bioretention basin (rain garden or bioswale).
- Run the downspouts from the roof at the rear of the building to the area north of the building now covered with stones. Remove evergreens to allow room for the bioswale, which can include stones. Install the rain garden or bioswale. 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.