



Berkeley Heights Environmental Commission

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MEMO

March 20, 2023

TO: Zoning Board

Subject: 725 Mountain Ave, Block 2006, Lot 15, Zone R-15

Given the long process of this application, it is not clear to the Environmental Commission what has been reviewed and approved, so the Commission may be repeating comments and recommendations as it has not seen replies to certain recommendations.

Findings of Fact:

- Applicant proposes a major subdivision with five lots: 32.01, 32.02, 32.03, 32.04, 32.05
- Groundwater recharge appears to be between six and greater than 12 inches per hour.
- Property does not appear to be in a flood zone, riparian zone or wetlands.

1) ZONED: R-15 (RESIDENTIAL)		EXISTING	PROPOSED	PROPOSED	PROPOSED	PROPOSED	PROPOSED
2) ZONING REQUIREMENTS:	REQUIRED	LOT 32	LOT 32.01	LOT 32.02	LOT 32.03	LOT 32.04	LOT 32.05
MIN. LOT AREA	15,000 SF	—	—	—	42,400 SF	25,534 SF	19,517 SF
MIN. LOT AREA CORNER	16,500 SF	259,748 SF	128,372 SF	20,327 SF	—	—	—
MIN. LOT WIDTH	100 FT	—	—	—	143.03 FT	106.0 FT	144.69 FT
MIN. LOT WIDTH CORNER	120 FT	429.3 FT(MOUNTAIN)	164.09 FT(PLAINFIELD)	158.26 FT	—	—	—
MIN. LOT DEPTH	130 FT	626.9 FT	331.8 FT	155.0 FT	195 FT	177 FT	130 FT
MIN. FRONT YARD	50 FT	81.0 FT	81.0 FT	> 50 FT	>50 FT	>50 FT	>50 FT
MIN. SIDE YARD	12 FT	145.4 FT	145.4 FT	>12 FT	>12 FT	>12 FT	>12 FT
MIN. COMBINED SIDE YARD	30 FT	NA	NA	>12 FT	>12 FT	>12 FT	>12 FT
MIN. REAR YARD	40 FT	400.1 FT	90.5 FT	>40 FT	>40 FT	>40 FT	>40 FT
ACCESSORY BLDG MIN. REAR YARD	10 FT	64.5 FT	NA	NA	NA	NA	NA
MAX. PRINCIPLE BUILDING COVERAGE	15%	3.6%	6.0%	<15%	<15%	<15%	<15%
MAX. OTHER COVERAGE	10%	15.5%*	27.9%**	<10%	<10%	<10%	<10%
MAX. TOTAL IMPERVIOUS COVERAGE	25%	19.1%	33.9%**	<25%	<25%	<25%	<25%

*EXISTING NON-CONFORMING CONDITION
 **PROPOSED NON-CONFORMING CONDITION

- A tree removal and replacement plan has not been included.
- 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.
- Drain inlets are shown for lot 32.01, but the drawings do not indicate where lot 32.01 drains to.

Recommendations:

- The design engineer shall demonstrate through hydrologic and hydraulic analysis that 1.5 inches over all impervious surfaces is infiltrated or retained on site. If this has been done, then please cite relevant documents.
- The site appears to have a high recharge, so permeability tests should be performed on site to at least a depth of 10'. If the tests have been done, then please reference them
- The applicant shall provide a completed NJDEP Low Impact Development Checklist and a Nonstructural Strategies Point System Form. If this has been done, then please cite relevant documents.
- Instead of a detention basin the Commission recommends a bioretention system (a vegetated facility as described in SWBMP Manual Chapter 9.1) that can provide for water infiltration through the clay strata. This is typically done by installing vertical stone columns that allow water to permeate to deeper soil layers with better permeability rates. While bioretention systems may be more expensive to install, they appear to be less expensive to maintain.

- Stormwater from runoff from lot 32.01 should be retained on site in compliance with new State regulations especially in regard to TSS.
- 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.
- Given the location of this project, the Commission recommends against granting a waiver for stormwater runoff.