



Berkeley Heights Environmental Commission

29 Park Avenue, Berkeley Heights, NJ 07922
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MEMO

March 20, 2023

TO: Zoning Board

Subject: 131 Timber Drive, Block 2202, Lot 8, Zone R-15

Findings of Fact:

- Applicant proposes an in-ground 14 ft x 28 ft pool with patio, retaining wall, pool equipment pad
- Groundwater recharge is apparently between 6 and 12 inches a year.
- Site is apparently not in a flood zone, a riparian zone or wetlands.
- Slope is apparently between 8 and 15 percent

c. Lot Coverage (from 5.b., Page 1)		Maximum Allowed	
		R-15/20 Zone	R-10 Zone
Existing buildings/structures (Item 1/sq.ft. of lot)	<u>12.98</u> percent	15%	20%
Existing Other coverage (Item 4/sq.ft. of lot)	<u>10.96</u> percent	10%	10%
Total existing lot coverage (Item 7/sq. ft. of lot)	<u>23.94</u> percent	25%	30%
Proposed buildings/structures (Item 3/sq.ft. of lot)	<u>12.98</u> percent	15%	20%
Proposed Other coverage (Item 6/sq. ft. of lot)	<u>17.82</u> percent	10%	10%
Total proposed lot coverage (Item 8/sq. ft. of lot)	<u>30.81</u> percent	25%	30%

- General Construction and Design & Grounds and Landscaping Considerations are included.
- The site where the pool is proposed appears to have several large trees.
- The lot is uphill from drains that feed into a waterbody and Zone AE.
- No stormwater management plan is proposed to address the excess coverage.
- 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:

- Given that the other proposed coverage and total proposed lot coverage exceed the maximum allowed, the Commission recommends that the application as presented be denied.
- If the Zoning Board approved 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 on the front lawn area. 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.
- The Stormwater management plan should be approved by the township engineer.

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