Berkeley Heights Environmental Commission
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https://berkeleyheights.gov/ec

MEMO
April 5, 2021

TO: Planning Board
Subject: 100 Connell Drive, Block 4301, Lot 1.02 - OR-B zone

Findings of Fact:

- Applicant proposes renovations to existing patio and sidewalk around the building.
- While not expressly mentioned, it appears from some drawings that areas where motor vehicles travel may be removed and repaved.
- Groundwater recharge is apparently less than 6 inches a year around the building, but between six and 12 inches a year in the southeast portion of the lot.
- Slope ranges from zero percent in the southeast to 25 percent in the northwest part of the site.
- There is apparently a riparian corridor and flood zone along the brook at the southeast part of the site.
- A 150 wetlands buffer apparently extends from the brook to the northeast.
- Memorandum submitted by applicant titled Drainage Improvements for 100 Connell Site Improvements states "18.41 acres of existing impervious surface already present on the 38.86 acre site," and impervious surface will increase by about 4,700 square feet.
- Drawing CS-100 indicates maximum impervious coverage of 55% is permitted.
- Native plantings will be installed on the site.
- On the submitted survey at least one catch basin is noted as having debris.
- General Construction and Design & Grounds and Landscaping Considerations are included.
- DEP issued a revised N.J.A.C. 7:8 Stormwater Management rule (dated 2 March 2021). The revised rule requires the use of green-infrastructure as the first practice to reduce pollution and flooding from stormwater runoff.
- Unless efforts are made to retain stormwater runoff on properties, stormwater runoff can lead to increased flooding downhill.

Recommendations:

- The Commission recommends the applicant revise the application to retain stormwater runoff on the property with green infrastructure, following N.J.A.C. 7:8, revised March 2, 2021.
- Suggest disconnecting downspout from proposed shade structure. Water can be collected in a rain barrel for reuse or directed to planting area or rain garden.
- Suggest installation of rain garden in space just north of proposed rubber exercise surface. Proposed catch basin at this location (CB-1) can utilize a domed "beehive" grate for overflow during heavy rainfall events.
- Convert any retention basin involved with stormwater runoff to a bioretention basin.
- Information on rain gardens can be found at http://water.rutgers.edu/Rain_Gardens/RGWebsite/rginfo.html.
- The applicant shall clear all drainage structures (including catch basins) and storm sewer pipes of silt and debris both within and downstream of the project limits to insure positive flow of stormwater to the retention basin just south of Connell Drive.

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