



Berkeley Heights Environmental Commission
29 Park Avenue
Berkeley Heights, NJ 07922
(908) 464-2700 ext. 2116
<https://berkeleyheights.gov/ec>

MEMO
May 17, 2021
TO: Zoning Board

Subject: 356 Timber Drive, Block 2502, Lot 21, Zone R-15

Findings of Fact:

- Applicant proposes inground pool, patio, spa, fire pit along with original house additions and improvements
- Groundwater recharge appears to be 6 to 12 inches a year for most of the property and greater than 12 inches for the back of the property
- Property does not appear to be in flood zone.
- Property appears to be in a 150-foot buffer and 50-foot buffer to a forested wetlands.
- Slope is apparently 8 to 15% at front of property and 3 to 8% at rear.

Coverage f	%	% Allowed for zone	Over, under or =
Existing Structures	9.9	15	Under
Existing Other	10.54	10	Over
Total existing lot	20.45	25	Under
Total proposed structures	12.55	15	Under
Total proposed other items	17.55	10	Over
Total proposed impervious	30.1	25	Over

- General Construction and Design & Grounds and Landscaping Considerations
- 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:

- Because the property appears to be in a 50-foot buffer to a wetlands and the total impervious surface exceeds the maximum allowed, the Commission recommends that the application be denied.
- If the Board decides to approve 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.
- Stormwater calculations for green infrastructure shall be approved by Township Engineer.
- Use pervious pavers as approved by the Township Engineer.
- 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

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the requirements for retaining stormwater runoff.

- Plant appropriate native plants in the buffer zone at the rear of the property.