



Berkeley Heights Environmental Commission
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MEMO

February 6, 2023

TO: Planning Board

Subject: 310 Snyder Ave., Block 1901, Lot 50, Zone LI

Findings of Fact:

- Applicant proposes to construct new storage facilities.
- Tree removals and tree replacement information is provided on page C-701 of the Bohler document “Preliminary and Final Site Plans for Extra Storage Space”.
- Groundwater recharge is apparently 0 inches per year.
- The north end of the site is apparently contiguous with a 150-ft buffer zone, but not in a wetland or floodplain.
- There is apparently a riparian corridor along the east side of the site. There appears to be parking along this area.

RUNOFF CALCULATIONS	
EXISTING IMPERVIOUS AREA	A(EI) = 224,909 SF => 5.163 AC.
EXISTING PERVIOUS AREA	A(EP) = 40,611 SF => 0.932 AC.
PROPOSED IMPERVIOUS AREA	A(PI) = 224,849 SF => 5.162 AC.
PROPOSED PERVIOUS AREA	A(PP) = 40,672 SF => 0.934 AC.

- Impervious area is slightly reduced.
- General Construction and Design & Grounds and Landscaping Considerations are not 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.
- N.J.A.C. 7:8-5.5 Stormwater Runoff Quality Standards states “Stormwater runoff quality standards are applicable when the major development results in an increase of one-quarter acre or more of regulated motor vehicle surface.”
- There is apparently a reduction in motor vehicle surface with the construction.
- The site appears to be an urban heat island. A heat island has higher temperatures than the area surrounding it due to the presence of blacktop roads, parking lots and buildings that capture heat in the daytime and release that heat back in the evening, and less vegetation to provide cooling.

Recommendations:

- Given that the location of the riparian corridor and buffer zone, the Commission recommends the applicant consider stormwater management measures designed to reduce the post-construction load of total suspended solids (TSS) in stormwater runoff generated from the water quality design storm.
- Include General Construction and Design & Grounds and Landscaping Considerations
- If vehicles are being parked in the riparian zone, they should be removed and native plants should be installed.
- Half of the trees, grasses and shrubs should be native plants. Thus, half of the evergreens, half of the grasses and half of the shrubs should be native plants.
- The Gleditsia Triacanthos Inermis ‘impcole’ can grow to be 40 ft. high and 35 ft. wide. The Commission recommends the trunk of these trees be set back from the overhead utilities at least 17.5 ft.
- To reduce heat island effect, the Commission recommends more trees and shrubs be planted, especially between the Gleditsia and the building to reduce the grass area in the southwest corner of the property.
- To reduce light pollution the Commission recommends outdoor lighting with motion sensors.