



**Berkeley Heights Environmental Commission**  
29 Park Avenue  
Berkeley Heights, NJ 07922  
(908) 464-2700 ext. 2116  
[www.BH-EC.org](http://www.BH-EC.org)

**MEMO**

**March 24, 2020**

**TO: Zoning Board of Adjustment**

**Subject: 462 Springfield Ave.**

**Findings of Fact:**

- The applicant proposes to open a retail shop on the ground floor, to demolish a garage and provide five parking spaces. The shop will have front and back doors.
- The site does not appear to be in a flood plain or a wetland.
- Recharge value is not available for this site.
- Slope of 0 to 8 percent.
- Site is in Downtown Development Zone.
- Proposed impervious coverage for structures is 21.96% where 50% is permitted.
- Proposed other impervious coverage is 72.4% where 35% is permitted.
- Total proposed combined impervious coverage is 94.02% where 85 % is allowed.
- Application includes General Construction and Design & Grounds and Landscaping Considerations.

**Recommendations:**

- The Commission recommends that the applicant be required to take measures to retain stormwater runoff on site.
- The Commission recommends that the applicant be required to install at least half of the plants as native plants.
- Have any downspouts at the rear of the house connect to a rain garden or bioswale at the rear of the property.
- Given the location for the honeylocust (a 3.9 foot-wide strip), a small tree, such as a native serviceberry or hackberry are recommended instead. These are moderately salt tolerant.
- Disconnect any downspouts or sump pumps from the street and connect them to a rain garden or bioswale. Information on rain gardens can be found at [http://water.rutgers.edu/Rain\\_Gardens/RGWebsite/rinfo.html](http://water.rutgers.edu/Rain_Gardens/RGWebsite/rinfo.html).

A handwritten signature in black ink, appearing to read "R. Hei".