



Berkeley Heights Environmental Commission
29 Park Avenue
Berkeley Heights, NJ 07922
(908) 464-2700 ext. 2116
www.BH-EC.org

MEMO

July 6, 2020

TO: Planning Board
Subject: 528 Springfield Ave. , Block 612, Lot 4

Findings of Fact:

- The applicant is proposing to remove the present building and construct a three-story building on the footprint of the present building.
- The site is apparently not in a floodway, wetlands or riparian zone.
- Slope is 0 to 3 %.
- Recharge is zero inches per year.
- Existing building coverage is 27.2%, and maximum proposed building coverage is 27.2%
- Maximum proposed other coverage is 61.4% where 35% is allowed and 55.4% exists.
- Maximum proposed combined coverage is 88.6% where 85% is allowed and 82.6% exists.
- Application includes General Construction, Design, Grounds and Landscaping Considerations
- One drawing shows trees, but these are not indicated in the landscaping plan.
- Most of the shrubs in the landscaping plan are not native.
- Stormwater management is not included in the application.

Recommendations:

- Applicant should consider installation of solar panels on roof. Information on financing solar panels is available at <https://www.energysage.com/solar/financing/>.
- At least half of the shrubs in the landscaping plan shall be native plants.
- Include a stormwater management plan to be approved by the township engineer.
- In light of the new DEP green infrastructure rules the applicant should be required to have the parking area slope toward the landscaped area to capture runoff from the parking area and use native plants that are suitable for a bioswale or rain garden. Information on rain gardens can be found at http://water.rutgers.edu/Rain_Gardens/RGWebsite/rginfo.html.

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