



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

**MEMO**

**September 22, 2020**

**TO: Zoning Board of Adjustment**  
**Subject: 391 Springfield Ave., Block 208, Lot 20 (DD Zone)**

**Findings of Fact:**

- In an earlier application to the Planning Board, the applicant proposed to convert second and third floor commercial space into apartments.
- In this application to the Zoning Board, the applicant also seeks to construct an addition over the parking deck with eight residential units.
- The proposal changes the exterior footprint of the parking deck and the driveway impervious surface.
- Coverage for proposed structures is at 51.9 percent, which exceeds the maximum of 50 percent.
- Total proposed impervious coverage is at 74.9 percent, which is below the maximum of 85% for the downtown development zone.
- The site does not appear to be in a flood plain, a riparian zone or a wetland.
- Recharge for most of the property appears to be zero inches per year except for a small area at the rear (north side), which has a recharge of greater than 12 inches a year.
- Slope is apparently between 3 and 8 percent.
- No plan is presented to remove or add any plantings on the property.
- Application includes General Construction, Design, Grounds and Landscaping Considerations

**Recommendations:**

- Since this appeared to be submitted originally as a major development, the application shall incorporate a maintenance plan for the stormwater management measures incorporated into the design of a *major development* in accordance with [Section 13.17.410](#) of the Township Code.
- If trees or shrubs are to be replaced, at least half of the vegetation shall include native plants. A list of recommended native plants is available from the Planning Secretary.
- The applicant should consider solar panels on the roof or a green roof, as described in SWBMP 9.14.