



## Berkeley Heights Environmental Commission

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### MEMO

November 23, 2021

TO: Planning Board

Subject: 135 Industrial Road, Block 1301, Lot 6, LI Zone

### Findings of Fact:

- The applicant proposes to build a 62,392 square foot building with office space.
- Site appears to be in a flood zone with a riparian buffer.
- Site does not appear to be in wetland.
- The site appears to have a recharge of more than 12 inches a year.
- Slope of 0 to 8 %.
- The applicant plans a detention basin to control stormwater runoff.
- Application includes General Construction and Design & Grounds and Landscaping Considerations

### Recommendations:

- The Environmental Commission recommends that the application be accepted with these provisions:
  - Since the site appears to have a high recharge, the Commission recommends a bioretention system (a vegetated facility as described in SWBMP Manual Chapter 9.1) instead of a detention basin. While bioretention systems may be more expensive to install, they appear to be less expensive to maintain.
  - The design engineer shall demonstrate through hydrologic and hydraulic analysis that 1.5 inches over all impervious surfaces is infiltrated or retained on site.
  - Since the drive and parking area slope to the east, include a bioswale along the eastern border instead of a berm with plants. In practical terms, many suitable native plants may be used.
  - Along the riparian zone, remove any invasive plants and install native, non-invasive vegetation that is consistent with the soil, slope and moisture conditions of the site.
  - Consider a green roof or solar panels.
  - Maple trees comprise a majority of street trees in Berkeley Heights. Please reduce the number of sugar maples to four trees. Half of the trees, shrubs, grasses and ground covers outside the riparian zone shall be native. It appears that fewer than half of the shrubs, grasses and ground covers are native. Perhaps replace some pennisetum alopercuriodes with native panicum virgatum.
  - Any trees planted near or under overhead utility lines must be smaller than 25 feet high at maturity. Acceptable trees include *amelanchier arborea*, *amelanchier canadensis*, *cornus florida*, *oxydendrum arboretum*, *prunus Americana*.

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