



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

**MEMO**  
**September 14, 2018**

**TO: Planning Board**

**Subject: 450 Springfield Ave., Block 702, Lot 13, updated memo from July 24, 2018**

**Findings of Fact:**

- Applicant proposes building three-story, 20-unit apartment building with parking garage and retail space. Three units (15%) are proposed to be affordable housing.
- The property is apparently not in a flood zone or wetland.
- Recharge value is 0 inches per year.
- Slope apparently ranges from three to eight percent.
- The terrace does not appear to include shrubs or other plantings.
- The application does not include the Green Design Checklist

**Recommendations:**

- The Commission recommends that the applicant consider solar panels or green roof. Or install solar panels in the parking lot.
- The Commission recommends shrubs or other plantings on the terrace.
- The Commission also strongly recommends that half the plantings (shrubs and trees) be native. A list is attached, which includes native plants.
- Commission also recommends that lighting be downward facing and not produce glare or other adverse effect on the existing or future use of nearby properties, as required by ordinance.
- Please include the Green Design Checklist.

*Rhei*