



Berkeley Heights Township
 29 Park Ave
 Berkeley Heights, NJ 07922
 908-464-2700, 2115

Date Issued: _____
 Application Number: ZA-21-79
 Application Date: 2/12/2021
 Project Number: _____
 Permit Number: _____
 Fee: \$0.00

Zoning Review Comments

Worksite **663 SPRINGFIELD AVE**
 Location: **Berkeley Heights Township, NJ**

Contractor: _____

Owner: **BERKELEY CROSSING URBAN RENEWAL L**
 Address: **210 MOUNTAIN AVE
 BLDG. A
 WATCHUNG, NJ 07069**

Applicant: **BERKELEY CROSSING URBAN RENEWAL L L**
 Address: **210 MOUNTAIN AVE
 BLDG. A
 WATCHUNG, NJ 07069**

Block: 502 Lot: 2 Qualifier: _____ Zone: HB-3

This Certifies that an application for the issuance of a Zoning Review Comments has been examined.

Present Use: **(None)**

Non Conforming Use

Non Conforming Structure

Proposed Use: Downtown Mixed Use Urban Renewal

Work Description:

Site Plan Zoning Comments - BERKELEY CROSSING ZONING COMMENTS / REVIEW

Landscape / Trees

1. Site Plan sheet 10 of 14; Landscape Table indicates deciduous tree sizes at 2 inch diameter. Section 12.16.050 minimum deciduous tree caliper size to be installed shall be 2 1/2" - 3" caliper B&B (balled and burlap). This needs to be changed in the table.
2. Section 12.16.050 minimum evergreen tree height to be 6' - 8' B&B where site plan table sheet 10 of 14 indicated 6' - 7'.
3. Sheet 10 of 14 HARDWOOD detail note #5. All deciduous and evergreens trees to be installed shall be staked as per detail, with the exception of the newly planted trees fronting Springfield Ave.
4. Tree rap shall be made part of the tree planting detail and installed on all deciduous trees to protect the tree trunks from deer damage.
5. A tree planting grate detail needs to be added to the plan showing what will be used when installing street trees along Springfield Ave.
6. Sheet 10 of 14 Landscape Table indicates ornamental trees at 1 inch. Section 12.16.050 requires ornamental trees to be a minimum 8 feet high. These include; dogwood, dogwood native, red bud. The river birch in the table is listed as 8' high.
7. Sheet 13 of 14 TREE REMOVAL DEMOLITION PLAN; Tree Removal (Deciduous) shows SIZE incorrectly where 8"-30" needs to be changed to 18"-30".
8. Sheet 13 of 14 TREE REMOVAL (Evergreen) calculates replacement incorretly. Evergreens tree are replaced foot for foot. A tabulation of existing evergreen heights needs to be indicated and replacement is based on those heights (example - four 50' tall evergreens removed = 200' of evergreens replaced; 20 evergreens as 10' each).
9. NOTE: TREES IN RIGHT OF WAYS ARE NOT INCLUDED. This note appears on Sheet 13 of 14. A clarification needs to be received. All tree removals need to be included and replaced as per Ordinance.
10. An on-site tabulation of tree quantities, type and caliper size has not been performed to sign off on amounts listed on sheet 13 of 14.
11. Retail, 4,800 sq. ft., is listed as the use permitted on the property. Retail is a very broad term which would apply to many different types of businesses, such as "Retail Food Establishment" - Any fixed facility in which food or drink is sold primarily for off-premises preparation and consumption. A retail food establishment is a grocery store, convenience store or supermarket. Retail services would provide service or entertainment, as opposed to products, to the general public for personal or household use, including eating and drinking places. Many uses as listed in the ordinance demand higher parking ratios than 1 space per 300 sq. ft. (barber shop, beauty parlor, bar, fitness center, professional office, learning center, restaurant)
12. Will there be designated parking on-site for the 4,800 sq. ft. of retail?

13. Architectural plans sheet PB-300 West Elevation shows a sign above aluminum storefront. This sign needs a variance as it does not comply with Section 5.4.2HB3.; one wall sign per adjacent street. This sign is on the side of the building.

14. It appears there are two door openings along Springfield Ave. into the retail space, however there is no indication as to how this 4,800 sq. ft. of space will be divided. As a result, has any thought been given to the aesthetic display of multiple signs on the facade of this building, possibly 5 to 7 business retail signs?

15. What would trigger the construction of the banked parking?

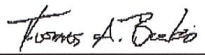
16 There is no landscaping proposed around the placement of the monument sign. Will this area be maintained by the property owner.

17. Many trees are proposed to be removed along reconstructed River Road, however new deciduous street tree plantings are not proposed along this approximate 300 LF improvement. It is recommended to plant new deciduous street trees 40 feet on center totally 7 new street trees.

Application Approved Date: _____

Upon review it was determined that the Zoning Review Comments:

- Permitted by Ordinance
- Permitted by Variance approved on: _____
- Approved with Conditions
- Valid Nonconforming Use/Structure is established by
 - Zoning Board of Adjustment
 - Zoning Officer


Thomas A. Bocko - Zoning Officer

2/12/2021
Date