



Berkeley Heights Environmental Commission

29 Park Avenue, Berkeley Heights, NJ 07922
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MEMO

September 18, 2022

TO: Planning Board

Subject: 578-590 Springfield Ave, Block 609, Lot 2.01 , Zone HB-3

Findings of Fact:

- Applicant proposes to convert existing two-story office with garage to mixed use with offices and garage on ground floor, and three single-bedroom units on second floor.
- Groundwater recharge is apparently zero inches per year.
- Site is apparently not in a flood zone, riparian zone or wetlands. Slope is apparently between zero percent at north side and up to eight percent on south side of site.
- General Construction and Design & Grounds and Landscaping Considerations are included.
- Apparently a small tree is located to the left of the building, where grass seed is to be planted.

MAX. BUILDING COVERAGE	40% (RESIDENTIAL) 50% (OTHER)	27.1%	27.1%
MAX. OTHER COVERAGE	35%	33.2%	37.3% (V)
MAX. COMBINED COVERAGE	75% (RESIDENTIAL) 85% (OTHER)	60.3%	64.4%

- On March 2, 2020 the New Jersey Department of Environmental Protection published amendments to the Stormwater Management Rules, N.J.A.C. 7:8, for purposes of replacing the existing requirements.
- DEP's new rules require green infrastructure to reduce pollution and flooding from stormwater runoff.

Recommendations:

- The Commission recommends:
 - ◆ Any street lighting, such as that shown on the Landscaping/Frontage Improvement Plan on page 3 of the Preliminary and Final Site Plan, be downward facing.
 - The applicant apply for tree removal permit if trees are to be removed.
 - The grass be a native bunchgrass - such as Big Bluestem, Bushy Bluestem, Broomsedge Bluestem. These grasses do not require regular mowing or fertilizing.
 - The applicant confirm the permeability of the soil or show results of any past permeability test to determine with stormwater runoff can be retained on the property.
 - At least half of any trees, shrubs or groundcovers be native.
 - If the soil is suitable, the Commission recommends retaining stormwater runoff on the property with green infrastructure, including Grass Swale, (2)Green Roof, (3)Pervious Paving System, (4)Small-Scale Bioretention Basin / Rain Gardens
 - Disconnect any downspouts or sump pumps from the street and connect them to rain gardens or vegetative swales. Information on rain gardens can be found at http://water.rutgers.edu/Rain_Gardens/RGWebsite/rginfo.html.
 - The use of cisterns and drywells may be allowed only where the other listed methods cannot meet the requirements for retaining stormwater runoff.

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