Township of Marlboro **ENVIRONMENTAL COMMISSION** 1979 Township Drive

Marlboro, NJ 07746

Chairperson: Rohit Gupta Fax: 732-536-9652 Secretary: Adrianne Spota Phone: 732-536-0200x1208 Engineer: Laura J. Neumann, P.E., P.P. environmental@marlboro-nj.gov

MARLBORO ENVIRONMENTAL COMMISSION - MINUTES DATE: 2-24-2021

NEXT MEETING SCHEDULED FOR 3-31-2021

- 1. SUNSHINE LAW Rohit Gupta
- 2. ROLL CALL present
- Yes Rohit Gupta Chair
- Yes Sheela Mehta Co-Chair
- No Joel Bzura
- Yes Larry Kaplan
- Yes Rahul Pawar
- Yes Calvin Schwartz
- No Praveen Shenoy
- 3. PUBLIC SPEAKS N/A
- 4. APPROVAL OF MINUTES 10/14/2020 meeting approved
- 5. AGENDA DISCUSSION ITEMS

PB 1212-20: Pallu Associates, LLC - BL 146 LOT 25 and 26. 39.95 acres. Fronts on Texas and Wooleytown

DESCRIPTION: Site Plan approval for 387 multi-family apartments pursuant to affordable housing settlement in the GH-3 (Generational Housing) Zone - PROFESSIONALS: For the Applicant: Attorney, Bryan Plocker. Engineer, Steve Cattani (Dynamic Engineering). For the Commission: Joe Giddings, CSE (CME Associates)

Applicant agreed to follow Engineering Environmental Review attached. Discussion items include:

Site design for greenway to be left undisturbed, lower existing grassland to accommodate JCPL wires, wetlands undisturbed, leaving tree cover in large perimeter area. Planting trees and shrubs as much as possible throughout developed site in accordance with landscaping notes in CME Environmental Review. Resulting lot coverage 10.7% building, 32.5% impervious, much less than permitted.

Notes on basin maintenance included in applicant's stormwater management report. Grading and stormwater runoff directed to basin and lower wetlands, reducing runoff rates with development. This is being developed under existing DEP stormwater management, not per new regs to be in effect – March 2021. The identification of high seasonal water table based on modeling of soil, not 3 month tracking which could be inaccurate if targeted at more advantageous/dry time of year.

Phase 2 Environmental Assessment pending – should be done prior to PB hearing. Applicant will follow DEP guidelines for any identified contaminants and will be addressed as needed. Per previous use, land appears untouched for about 40 years.

- 6. OTHER ANJEC membership being submitted February 2021
- 7. CLOSE OF PUBLIC SESSION N/A
- 8. RE-OPEN PUBLIC SESSION N/A
- 9. ADJOURNEMENT

MOTION: Rohit Gupta SECOND: Sheela Mehta