Township of Marlboro ENVIRONMENTAL COMMISSION 1979 Township Drive Marlboro, NJ 07746

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

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MARLBORO ENVIRONMENTAL COMMISSION - MINUTES DATE: 4-28-2021

NEXT MEETING SCHEDULED FOR 5-26-2021 (no scheduled planning or zoning applications for commission review at this time) Subsequent scheduled commission meeting: 6-30-2021

- 1. SUNSHINE LAW Rohit Gupta
- 2. ROLL CALL present
- Yes Rohit Gupta Chair
- No 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 3/31/2021 meeting approved MOTION: Calvin Schwartz SECOND: Rahul Pawar
- 5. AGENDA DISCUSSION ITEMS

PB 1214-21: SPG Marlboro LLC "Stone Rise", LLC - BLOCK 111 LOT 4, 10-13 – 33.5 acres. 137 Texas Road

DESCRIPTION: Preliminary and Final major Site Plan Approval for construction of 21 residential buildings, totaling 280 housing units of which 58 will be designated as no-age restricted affordable rental units. Includes clubhouse, and amenities like a pool, play area and proposed electric vehicle charging stations, 571 parking spaces of which 228 as garage spaces. Current Auto Wrecking/Junk Yard within R60 zone - designated as an area in need of redevelopment included with the scattered site redevelopment plan.

PROFESSIONALS: For the Applicant: Attorney, Amanda Curley (for Donna Jennings) Wilenz, Goldman & Spitzer. Eric Ballou P.E., and Robert Larson for Insite Engineering, LLC. For the Commission: Joe Giddings, CSE (CME Associates)

Reference recommendations per CME Associates Engineering and Environmental Review report dated April 27, 2021 with comments as approved by commission.

General:

- Scattered Site Redevelopment Plan to supersede R60 zoning applicant to address with Planning Board not an environmental commission issue
- Stormwater management addressed with basin in front, a Bio-retention Basin toward rear of property with a 3rd bio retention in the project area where junk yard currently is. Bio-retention filters for water quality – different infiltration solutions
- The project does not propose any freshwater wetlands disturbance, but does require an approval for transition area waivers.

- LOI for lot 4 done, LOI for 10-13 pending. Applicant should provide
- EV charging stations part of application.
- Walking trail to be provided for residents surrounding area of development, pool and clubhouse. Clubhouse/amenities part of phase 1.

Landscaping:

Landscaping recommendation from Engineering/Environmental Review addressed by applicant and documented in revised Planting Plan – allows for more planting, greater diversity, different species and sizes for survivability. Will be address at PB

Environmental:

- Building 4 and 5 re-grading lowered from original elevation that was higher. Applicant states the borings show no issue due to elevation current elevation of that area must be addressed at PB
- Soil samples required Comply with remediation needed at the phase 3 location (previous junk yard use) for residential standard
- Applicant agrees to specify clean fill on plans
- Applicant to submit to PB and copy commission Preliminary Assessment (NJDEP requirement) or CAP phase 1 Environmental Assessment (astm)
- NJDEP issued Transition Area Waiver and outstanding Fresh water Wetlands LOI prove to PB
- Applicant request waiver of 12 week monitoring, stating that they established the seasonal high water table through mottling. Address with PB.
- 6. OTHER -
- 7. RECOMMENDATION/COMMENTS MOTION: Rahul Pawar
- MOTION: Rahul Pawar SECOND: Calvin Schwartz 8. ADJOURNEMENT MOTION: Rohit Gupta SECOND: Larry Kaplan