

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

Chairperson: Rohit Gupta  
 Secretary: Adrienne Spota  
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 MARLBORO ENVIRONMENTAL COMMISSION  
 MINUTES DATE: 2-23-2022 – **NEXT MEETING 3/30/2022**

1. SUNSHINE LAW

Pursuant to the provisions of the open public meetings act notice of the regularly scheduled meetings of the Marlboro Township Environmental Commission has been posted on the bulletin board of the municipal building, filed in the office of the Municipal Clerk, and posted on the Marlboro Township Website.

2. ROLL CALL	PRESENT	OPEN	MINUTES	ADJOURN
• Rohit Gupta – Chair	X		SECOND	
• Sheela Mehta – Co-Chair				
• Larry Kaplan	X	MOTION		SECOND
• Rahul Pawar				
• Calvin Schwartz	X	SECOND	MOTION	MOTION
• Praveen Shenoy				

3. PUBLIC SPEAKS – N/A
4. APPROVAL OF MINUTES – meeting of 7/28/21 – PER ABOVE
5. APPROVAL OF 2022 SCHEDULE – SEE SCHEDULE BELOW
6. AGENDA DISCUSSION ITEMS

**ZB-21-6764:** Mary Ida Gueyikian – Block: 357. Lot: 1. Acres: 1.2 in the R80 zone (29,707.55 sf??) - 107 School Road East

DESCRIPTION: bulk variance approval for single family residential. – principle building coverage and lot coverage on a triangular lot, with septic. Wetlands review should be evaluated.

REPRESENTING the Applicant: Joanne Briggs, Administrator, Byron Hill Home Builders. Representing the Commission: Allyson Rooke, Project Leader, CME Associates

See CME Environmental Review Report dated 2-23-2022. Comments: Applicant agreed to provide plat from development across school road for environmental review, interpretation of wetlands location – 50 foot from impervious coverage for radial projection of wetland transition. Applicant to provide soil sampling would be done re: prior farm usage, however based on growth if farmed it would have been a long time ago.

**ZB-21-6762:** CSH Marlboro – Block: 213. Lot: 3 and 4. Acres: 3.86 (168,317 sf) 108 and 110 North Main Street

Preliminary and Final site plan and use variance approval for proposed assisted living facility in the Office Professional Transitional zone 2 (OPT2 or C2). Variances s

Representing the Applicant: Joseph Zadlo, Dan Sehnal, James Langenstein, Joe McElwee. Representing the Commission: Allyson Rooke, Project Leader, CME Associates

See CME Environmental Review Report dated 2-23-2022. Comments: Applicant to provide soil sampling would be done re: prior farm usage. Phase I Environmental Assessment provided. Phase II will be submitted as needed for past agricultural use. Underground storage tank was noted in Phase II report per previous applicant. Imported fill to be clean fill comment, already updated on plan. Storm water management according to most current DEP standards. Impervious lot coverage (46%) increase total over existing however under max allowable 60%.

**MEETING DATES: last Wednesday 7:30 pm - 2/23, 3/30, 4/27, 5/25, 6/29, 7/27, 8/31, 9/28, 10/26, 11/30. Dec. TBA**