

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

Chairperson: Rohit Gupta  
Secretary: Adrienne Spota  
Engineer: Laura J. Neumann, P.E.,P.P

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MARLBORO ENVIRONMENTAL COMMISSION  
**AGENDA DATE: 11/29/2023**

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 (m/s)	REC/REPORT(m/s)	MINUTES (m/s)	ADJOURN (m/s)
	• Rohit Gupta – Chair				
	• Sheela Mehta – Co-Chair				
	• Larry Kaplan				
	• Rahul Pawar				
	• Calvin Schwartz				
	• Praveen Shenoy				

3. PUBLIC SPEAKS – N/A

4. APPLICATION AGENDA

**PB 1256-23: JUNED QAZI** – Block 299, Lot 186 & 187 at 444 Tennent Road. 7 acres in the R80 residential zone. Minor subdivision of 2 lots with two story residential dwelling. Variances needed for minimum frontage, and width. Representing Applicant: Juned Qazi and Kashi Consulting Inc., Shrinath j Kotdawala

**PB 1250-23: ORCHARD PARKWAY, LLC** – Block 115, Lot 25&26 at Orchard Parkway and Route 79. 3.836 acres in the R60 residential zone. Previous resolution PB 1126-15 granting preliminary and final major subdivision for lots 25/26. Current application seeking to subdivide two existing in three lots (26.01, 26.02, 26.03) bulk variance needed for proposed 26.02 – Representing Applicant S. Alfieri, Esq and Concept Engineering, John Ploskonka

**PB 1253-23: UNH AVET BROTHERS, LLC** – Block 299, Lot 154,155,157 at Union Hill Road 9.73 acres in the R-80 residential zone. Previous application: ZB 92-5632 variance for porch and deck, existing non-conforming structure. Current application: Preliminary and Final Major Subdivision with variance relief. Proposed 5 lots 154.01, 154.02, 154.03, 155, 157 with lot line adjustment for 155 and 157. New lots need bulk variance for setback. Representing Applicant S. Alfieri, Esq and Concept Engineering, John Ploskonka

**PB 1257-23: JKCH OF NEW JERSEY, LLC** – Block 364, Lot 60 & 63.01-63.09 at Ruffians Way. 23.3 acres in the R80 residential zone. Previous application: PB977-06 subdivision for 10 lots: 8 residential, 1 open space and 1 stormwater management. Current application: number of residential units reduced to seven. Representing Applicant S. Alfieri, Esq and Concept Engineering, John Ploskonka

ENVIRONMENTAL COMMISSION BUSINESS

- A. APPROVAL OF MINUTES – meeting of 6/28/2023
- B. DISCUSSION ITEMS
- C. CLOSE OF PUBLIC SESSION
- D. ADJOURNEMENT

**NEXT MEETING WEDNESDAY, 12/27 (TBA)**