

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

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

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MARLBORO ENVIRONMENTAL COMMISSION

AGENDA DATE: 7/31/2024 - See *NOTE below

TIME: 7:30PM

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				
• Khalil Eid				
• Larry Kaplan				
• Rahul Pawar				
• Calvin Schwartz				
• Praveen Shenoy				

3. PUBLIC SPEAKS – N/A

4. APPLICATION AGENDA

ZB 22-6793 – Block 111, Lot 2 - 356 Texas Road (at Ryers Lane). 11.32 acres in the R60 residential zone (SFD acre and half). Seeking a Bifurcated Use Variance and Density Variance to allow removal of existing structure and construction of a 43 unit townhouse development (33-market/10-affordable) with parking for 132 vehicles. Includes paving of Ryers Lane and 3 stormwater management basins. There is a stream bordering the property. Representing Applicant: Michael Pucci, CPL Partnership LLC, Donna Jennings Esq., Willentz, Goldman, & Spitzer, P.A. Representing Commission: Austin Bazuk, CME

Environmental Requirements Summary

- EIR
- Historically Farmed/Soil Sampling
- 100 Foot Stream Buffer/Buffer Averaging
- Clean Fill
- NJDEP permits
 - Fresh Water Wetland Protection Act
 - Food Hazard Area Control Act

See report for detail

ENVIRONMENTAL COMMISSION BUSINESS

- A. APPROVAL OF MINUTES – meeting of 11/29/2023, approval of 2024 schedule
- B. DISCUSSION ITEMS
- C. CLOSE OF PUBLIC SESSION
- D. ADJOURNEMENT

NEXT MEETING WEDNESDAY 8/28/2024 - 7:30PM

*NOTE: The Environmental Commission is currently meeting remotely. If a resident wishes to attend, please email environmental@marlboro-nj.gov the day before the scheduled meeting, by 4pm.