

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

Chairperson: Rohit Gupta
 Commission Secretary: Adrienne Spota
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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	RECOMMENDATIONS/REPORT	MINUTES	ADJOURN
• Rohit Gupta – Chair	A			
• Sheela Mehta – Co-Chair	Y	Y	Y	Y
• Khalil Eid	Y	Y	Y	Y
• Larry Kaplan	Y	Y	Y	Y
• Rahul Pawar	Y	Y	Y	Y
• Calvin Schwartz	Y	Y	Y	Y
• Praveen Shenoy	A			

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

Commission noted much higher intensity than zoned, however pleased with solar panel on all roofs per plan. Applicant was not clear on distribution method i.e. on grid/off grid (not possible). Zoning Board should inquire as commission feels this is an important component to use and density decisions. Formal delineation needed on plan showing physical stream and flood hazard buffer area protection. - In addition to below engineering environmental review items.

Environmental Requirements Summary

- EIR/EIS
- Historically Farmed/Soil Sampling
- 100 Foot Stream Buffer/Buffer Averaging – THERE IS NO AVERAGING PLAN YET
- Clean Fill
- NJDEP permits
 - Fresh Water Wetland Protection Act
 - Food Hazard Area Control Act

See report for detail – PER ABOVE, SINCE BIFURCATED MUCH OF THIS COULD NOT BE PROVIDED AT TIME OF ENVIRONMENTAL COMMISSION REVIEW. ZONING BOARD SHOULD ASSURE COMPLIANCE WITH APPLICATION

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