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November 23, 2020

Marlboro Township Zoning Board
1979 Township Drive
Marlboro, NJ 07746

Re: Reck (ZB19-6694)
Use Variance and Preliminary and Final Major Subdivision –
Historic Designation Supplemental Review
Block 219 Lots 4 and 5
Location: Hudson Street and Orchard Street
Zone: C-1 (Village Commercial) (Lot 4) and LI (Light Industrial) (Lot 5)
Our File: HMRZ0219.02

Dear Zoning Board Members:

As a follow up to comments from the November 10, 2020 Zoning Board hearing, additional information was received by the Historic Commission concerning the above referenced site. Pursuant to the Historic Element of the Master Plan, adopted on September 17, 1997, the subject property is located within the Historic Village District. Further, a listing of historic sites within the Township includes Block 219 Lot 4, 30 Hudson Street, noting that the last entry on government records related to any construction activities on the property was 1873. It should be noted that a 1 ½ story dwelling, as well as a 2 ½ story dwelling, exist on the property. The development plan proposes demolition of the 1 ½ story dwelling, and maintaining the 2 ½ story dwelling along the Hudson Street frontage.

The Applicant should provide testimony regarding the historic significance of the property based upon the following criteria as set forth is the Historic Element:

1. The site is associated with significant events or with the lives of significant persons;
2. The site embodies the distinctive characteristics of a type, period, or method of construction;
3. The site has yielded or maybe likely to yield information important in history; and
4. The site represents the work of a master architect/craftsman.

The right is reserved to present additional comments pending the receipt of revised plans and/or the testimony of the Applicant before the Board.



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If you have any questions with regard to the above matter, please do not hesitate to call.

Very truly yours,

CME ASSOCIATES

Laura J. Neumann, PE, PP
Zoning Board of Adjustment
Engineer and Planner

LJN/GAC/pg

cc: Marlboro Township Engineering Department
Ronald Cucchiaro, Esq. - Planning Board Attorney
Frederick and Mary Reck - Applicant
Insite Engineering, LLC – Applicant's Engineer
Insite Surveying – Applicant's Surveyor
John A. Giunco, Esq. – Applicant's Attorney