

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: 3-31-2021

NEXT MEETING SCHEDULED FOR 4-28-2021

1. SUNSHINE LAW
Rohit Gupta

2. ROLL CALL - present
 - Yes - Rohit Gupta - Chair
 - No - Sheela Mehta – Co-Chair
 - No - Joel Bzura
 - Yes - Larry Kaplan
 - No - Rahul Pawar
 - Yes - Calvin Schwartz
 - Yes - Praveen Shenoy

3. PUBLIC SPEAKS – N/A
4. APPROVAL OF MINUTES 2/24/2020 meeting approved
5. AGENDA DISCUSSION ITEMS

PB 1217-21: Ashbel Associates, LLC - BLOCK 119 LOT 16 - 34.79 acres. Fronts on Texas and Greenwood.

DESCRIPTION: Site Plan approval for 120 multi-family apartments pursuant to affordable housing settlement in the GH-4 (Generational Housing) Zone. Seeking waiver for tree ordinance (ch.337 township code) per section IV of the settlement agreement with township.

PROFESSIONALS: For the Applicant: Attorney, Bryan Plocker. Spring Hill Properties, Jason Kahane and Danny Kahane, Mike Seidner, Engineer, Steve Cattani (Dynamic Engineering). For the Commission: Joe Giddings, CSE (CME Associates)

Reference recommendations per CME Associates Engineering and Environmental Review report dated March 23, 2021 with comments as approved by commission.

- Property appeared to have been agricultural – orchard, based aerial view of existing tree configuration, with no alternate use for at least 50 years– following DEP – area of concern guidelines. To be developed with 20% affordable housing units
- Phase I assessment submitted, will determine necessity for Phase II. Applicant will comply as needed.
- Poor drainage existing – pre and post re-charge will be the same. Reviewing for full stormwater submission, will comply
- Compliance with tree ordinance per engineering report, applicant indicate a waiver per settlement agreement. Based on reasonable conditions for planning board review
- Stream Corridor and Flood Hazard verification (south of property) to be added to plans
- Licenses and permits with the Environmental Impact Statement revision to include Statewide general permits and averaging plant under NJDEP Fresh Water Wetland Protection Act have been submitted and under review of DEP per previous storm water regulations.
- All imported fill to meet the definition of Clean Fill to be added to plans.

ZB 21-6729: 405 Route 9, LLC – BLOCK 288 LOT 370,371 – 4.08 acres (?) Fronts on Route 9 south

DESCRIPTION: construction of two retail strip centers with associated site improvements. Retail, Restaurants w/ Drive Thru.

PROFESSIONALS: For the Applicant: Engineer, Jim Henry (Dynamic Engineering). For the Commission: Joe Giddings, CSE (CME Associates)

Reference recommendations per CME Associates Engineering and Environmental Review report dated March 26, 2021 with comments as approved by commission

- Pre-existing conditions include undersized lots, insufficient depth, streams between and to the west of both lots.
- 2 lots on route 9 south – vacant for a long time - to be constructed separately with parking on each. No access planned connecting two commercial properties due to stream between. Both to contain combination of restaurant and commercial.
- Basins need to be designed within DEP compliance with bottom elevation to be 1 foot separation from seasonal high water table – applicant to accurately provide calculations that water table will not negatively impact operation of basin
- Stream buffer requirements not to be met. Applicant stated significant stormwater management improvements designed to remove 80% of suspended solids. Each property to contain underground stormwater management measures and additional planting along stream buffer area and should show benefits to zoning board for variance relief.
- Phase I assessment to be submitted
- All imported fill to meet the definition of Clean Fill to be added to plans

6. OTHER –

7. CLOSE OF PUBLIC SESSION – N/A

8. RE-OPEN PUBLIC SESSION – N/A

9. ADJOURNEMENT

MOTION: Praveen Shenoy

SECOND: Larry Kaplan