

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

Chairperson: Rohit Gupta  
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**MARLBORO ENVIRONMENTAL COMMISSION**  
**MINUTES DATE: 04/26/2023**

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	REC/REPORT	MINUTES	ADJOURN
• Rohit Gupta – Chair (RG)	Y	Y	Y Y	Y	Y
• Sheela Mehta – Co-Chair (SM)	Y	Y	Y Y	Y	Y
• Larry Kaplan (LK)	Y	Y	Y Y	Y	Y
• Rahul Pawar (RP)	Y	Y	Y Y	Y	Y
• Calvin Schwartz (CS)	Y	Y	Y Y	Y	Y
• Praveen Shenoy PS)					

3. PUBLIC SPEAKS – N/A

4. APPLICATION AGENDA

Appearing for both applications, Sal Alfieri, Attorney and Ken Parker, Owner. For Commission, Austin Bazuk, CME

**ZB 22-6800:** Parker Family Farm - Block: 214 Lot: 14 (5.23 acres) 5 Dugans Lane, in the LC-Land Conservation (5 acre) Residential Zone – Applicant seeking Use Variance Approval to change Single-family residential to commercial landscaping business with additional construction of a 1,600 square foot pole barn, and extension of stone driveway. Existing well water service and septic system. Landscaping businesses are not permitted in LC zone.

**APPLICATION AMENDMENT DATED 1/18/2023:** amended to permit existing single-family residential dwelling to remain, for two principal uses.

RECOMMENDATIONS - RG: motion, LK: second

- The commission supports the environmental considerations listed, per, CME report.
- Further recommendations for ZB to review impact of the addition of proposed commercial landscaping use on property as it relates to pesticide storage, fluids associated with storage and maintenance of additional commercial vehicles, storage of materials (fertilizer, mulch, other) for environmental impact on the Land Conservation residential zone.
- Concerns also posed regarding potential chemical/other run off for neighboring residential properties serviced by well water.
- Commission expressed no negative concerns with historic usage (per owner) consisting of single family residence, horse farm and agricultural use.
- Consideration re: additional lot coverage as it pertains to Land Conservation zone.

**PB 1247-23** Parker Family Farm – Block: 214 Lot: 8 (1.94 acres) 559 Route 520 (corner at Dugans Lane) in the LC-Land Conservation (5 acre) Residential Zone – Applicant seeking minor subdivision to create two new lots equally divided to .97 acre each. No improvements proposed at this time. Existing well water service and septic system.

RECOMMENDATIONS – SM: motion, RP: second

- The commission supports the environmental considerations listed, per, CME report.
- Further recommendations for PB to review environmental impact of additional lot coverage as it relates to subdivide for two residential properties in the land conservation zone.

- PB to determine impact of loss of old growth trees associated with proposed property development. Loss of existing root system/trees and review of mitigating strategies.

5. APPROVAL OF MINUTES – meeting of 09/28/2022 and 03/29/2023

6. DISCUSSION ITEMS pending

Discussion regarding the Environmental Commission role as it pertains to Bifurcated Use Variance. Without site related material it is difficult to ascertain specifics on environmental issues that may present themselves based on scope of work projected. We recommend that, in general, information regarding such be part of the board's decision-making process in regard to use variance.

7. CLOSE OF PUBLIC SESSION

8. ADJOURNEMENT - RG: motion, CS: second

**NEXT MEETING WEDNESDAY, MAY 31, 2023**