

JOHN H. ALLGAIR, PE, PP, LS (1983-2001)  
DAVID J. SAMUEL, PE, PP, CME  
JOHN J. STEFANI, PE, LS, PP, CME  
JAY B. CORNELL, PE, PP, CME  
MICHAEL J. McCLELLAND, PE, PP, CME  
GREGORY R. VALES, PE, PP, CME



BRUCE M. KOCH, PE, PP, CME  
LOUIS J. PLOSKONKA, PE, CME  
TREVOR J. TAYLOR, PE, PP, CME  
BEHRAM TURAN, PE, LSRP  
LAURA J. NEUMANN, PE, PP  
DOUGLAS ROHMEYER, PE, CFM, CME  
ROBERT J. RUSSO, PE, PP, CME  
JOHN J. HESS, PE, PP, CME  
KEITH CHIARAVALLO, PE, CME

April 21<sup>st</sup>, 2023

Marlboro Township Environmental Commission  
1979 Township Drive  
Marlboro, NJ 07746

Attn.: Rohit Gupta, Chairman

**Re: Parker Family Farm, LLC (PB#1247-23)  
Minor Subdivision – Environmental Review  
Block 214, Lot 8  
Location: Dugans Lane & County Route 520  
Zone: LC (Land Conservation)  
Our File: HMRP0214.13**

Dear Chairman Gupta and Environmental Commission Members:

Our office received the following information in support of the above-referenced application for Minor Subdivision approval:

- Completed Planning Board Application;
- Minor Subdivision Plan (3 sheets) prepared by WJH Engineering, Inc., dated December 19, 2022, unrevised;
- Boundary & Topographic Survey (1 sheet) prepared by WJH Engineering, Inc., dated June 30, 2021, unrevised.

In accordance with the Townships authorization, our office has reviewed the Minor Subdivision application package for the above-referenced site, from an environmental perspective, and offer the following comments (please note that the project description discussed below is based on our letter to the Planning Board dated February 9<sup>th</sup>, 2023):

1. Project Description

The subject 1.94-acre corner property is located within an LC Zone District and contains 202 feet of frontage along the south side of Newman Springs Road (CR 520) and 422 feet of frontage along the west side of Dugans Lane. Currently, the property contains a single-family dwelling with patio and driveway to Dugans Lane. The property also contains woods and fenced areas in the south of the property. It appears that the existing dwelling is currently serviced by private well and septic systems.



Marlboro Township Environmental Commission  
Re: Parker Family Farm, LLC (PB#1247-23)  
Minor Subdivision – Environmental Review

April 21<sup>st</sup>, 2023  
Our File No. HMRP0214.13  
Page 2

The Applicant is proposing to subdivide the existing 1.94-acre property into two (2) new lots as follows:

- Proposed Lot 8.1 would contain 0.97 acres and 202 feet of frontage along the south side of Newman Springs Road (CR 520) and 211 feet of frontage along the west side of Dugans Lane. This property contains the existing residential dwelling which is to remain. No improvements are proposed at this time.
- Lot 8.2 would contain 0.97 acres and 211 feet of frontage along the west side of Dugans Lane. No improvements are proposed at this time.

### 3. Environmental Review

#### a) Township Ordinance

- It appears that the subject site has been historically farmed and as such, a Site Investigation and Soil Sampling Report (as found within Section 220-159.1 of the Ordinance) must be submitted.

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

Very truly yours,

**CME ASSOCIATES**

Austin Bazuk  
For the Firm

AB

cc: Salvatore Alferi, Esq. – Applicant's Attorney  
WJH Engineering, LLC – Applicant's Engineer/Surveyor