

Township of Marlboro
ENVIRONMENTAL COMMISSION
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MARLBORO ENVIRONMENTAL COMMISSION

Minutes: 3-30-2022 – NEXT MEETING: WED. APRIL 27

1. SUNSHINE LAW – Rohit Gupta

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	MINUTES	ADJOURN
• Rohit Gupta – Chair	x	y-motion	y	y-motion
• Sheela Mehta – Co-Chair	x	y		y-second
• Larry Kaplan	x	y-second	y-motion	y
• Rahul Pawar				
• Calvin Schwartz	x	y	y-second	y
• Praveen Shenoy				

3. PUBLIC SPEAKS – N/A

4. APPROVAL OF MINUTES – meeting of 2/23/22

5. AGENDA DISCUSSION ITEMS

ZB 21-6754: Vision Marlboro, LLC – Block: 172. Lot: 58 and 59. (29.28 Acres): 198 Tennent Road in the LC Zone

DESCRIPTION: Use variance to allow self-storage facility, 3 self-storage buildings. – proposed bulk variances building and total impervious coverage: 5% allowed - 10.71% proposed, excluding wetlands. Site consists of fresh water wetlands and Sandy Brook. – Appearing for the Applicant: Peter Klouser, Lorali Totten and Yosef Portnoy. Appearing for the commission: Allyson Rooke, Project Leader

General Discussion:

Made changes in response to previous, hearing. Engineering changes even though use variance at this point. Issues identified by zoning board chair were studied for more thorough analysis in front of the board. Onsite storm water management. Sandy Brook, tributary of deep run, deep run with one other tributary, heavily wooded, with slope to brook. 1930 farm evidence which is where development is planned in the on the N.E. section, Adjustment from previous, smaller and taller, so less impervious, with a small office building. Delineated flood plain and wetlands LOI received by applicant to be re-submitted prior to hearing. Total impervious, 100 foot stream buffer and riparian buffer, mostly outside area of disturbance. Effort to stay away from older growth trees. Stormwater basins according to current dep rules.

Environmental Comments:

Environmental Comments Pending site plan. Review of use variance in consideration of relative impact of proposed use compared to existing use.

PB 1227-21: 45 Route 520, LLC – Block: 268. Lot: 66,67,68,69 and (3.5 acres) in the OPT 1 Zone

Preliminary and final site plan and use variance approval for proposed 30,000 sq. foot office building. With additional parking, site lining landscaping and drainage facilities. Impervious coverage: 50% allowed, 59.6% proposed. Appearing for the Applicant: Ken Pape, Attorney, Stuart Challoner, PE, Principal of the Applicant Felix Bruselovsky, Jeff Mendelson. Appearing for the Commission Allyson Rooke, Project Leader

General Review:

Acquiring property to add to existing campus, last of homes to turn in to commercial

12 week groundwater monitoring program. 4 to 5 weeks to go prior to completion as follow-up to township. Phase 1 done and will be filed with ZB. Stormwater management: below ground and above ground elements with dep current guidelines. New basin expanded along route 520 for roof runoff. Green infrastructure. Fully compliant. Standing water will exist with vegetation, aqua-filter, and bubble system with gravel to accommodate overflow as needed, outlet onto route 520 as part of design in storm water management report. Monitoring wells on property installed by environmentalist to check for offsite origin contamination. Will be there until the LSRP determines safe to remove.

Environmental Comments (see report dated 3/30/22)

1. Completed when purchased and will be submitted to twp and cme
2. 12 weeks currently underway and will be provided to cme when complete
3. Stormwater management will be compliant with DEP regs as of March 2021
4. There is no basement.

6. MATTERS ON AGENDA – rain garden planting 5/14. Proposed green checklist.

7. CLOSE OF PUBLIC SESSION

8. RE-OPEN PUBLIC SESSION

9. ADJOURNEMENT

10. **NEXT MEETING WEDNESDAY, APRIL 27, 2022**