

CITY OF VINELAND

RESOLUTION NO. 2018-391

RESOLUTION OPPOSING THE ISSUANCE OF OR THE CREATION OF A CLASS B RECYCLING LICENSE, A MATERIAL RECOVERY FACILITY, THE RECEIPT OF CONSTRUCTION/DEMOLITION DEBRIS AND/OR A MATERIALS TRANSFER STATION ON PROPERTY KNOWN AS 2046 WEST LANDIS AVENUE (BLOCK 2605 LOTS 7 AND 8); 1950 WEST LANDIS AVENUE (BLOCK 2605 LOT 10); 110 NORTH MILL ROAD (BLOCK 2605 LOT 12; 119 NORTH MILL ROAD (BLOCK 2708 LOT 22) AND 149 NORTH MILL ROAD (BLOCK 2708 LOT 23) AND URGING THE SOLID WASTE ADVISORY COMMITTEE AND CUMBERLAND COUNTY IMPROVEMENT AUTHORITY TO REJECT THE SAME

WHEREAS, Block 2605 Lots 7, 8, 10 and 12 are located on West Landis Avenue and Block 2708 Lots 22 and 23 are located on Mill Road at its intersection with Landis Avenue (Property), all being owned by Giordano Real Estate Holdings LLC, Giordano Central Operations LLC and being operated by Giordano Vineland Scrap Material, LLC (collectively, Giordano); and

WHEREAS, the Property is located in the City's Business District, however Giordano operates a Class A recycling facility thereon, which is not consistent with the present zoning; and

WHEREAS, the City recognizes West Landis Avenue as the "Gateway" to the City and has taken steps to improve West Landis Avenue including the acquisition of the U-Pull It salvage yard which was located on West Landis Avenue, to stop any further use of the site for salvage operations, which site is now the new Bottino's ShopRite which led to new development on the adjacent properties which include Inspira Urgent Care, Lidl store and the future home of a Planet Fitness health facility; and

WHEREAS, on West Landis Avenue is also the location of a substantial hospitality business, again, due to its close proximity to Route 55, including the Hampton Inn, owned by Hilton Hotels, Wingate Inn, Ramada Inn, Bennigan's Restaurant, IHOP Restaurant, Dakota Prime Steak House Restaurant as well as a great number of professional office complexes (collectively Hospitality/Business district)); and

WHEREAS, a great deal of West Landis Avenue is yet to be developed although interest in development has occurred due to its close proximity to Route 55 and present expansion of sanitary sewer along West Landis Avenue by the Landis Sewerage Authority; and

WHEREAS, Giordano presently is a Class A recycling facility, licensed through the new Jersey Department of Environmental Protection to receive, store, process or transfer source separated metal, glass, paper, plastic containers and cardboard; and

WHEREAS, Giordano has applied to the Cumberland County Improvement Authority (CCIA) by way of the Solid Waste Advisory Council (SWAC) to amend the Cumberland County District Solid Waste Management Plan (Plan) to create a Transfer Station/Materials Recovery Facility and Class B Recycling Center (Facility) and to the New Jersey Department of Environmental Protection (NJDEP) for a Solid Waste Facility Permit and Air Quality Permit which will be located on the Property on West Landis Avenue right in the center of the Hospitality/Business District; and

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WHEREAS, the proposed permits will allow Giordano to expand their present non-conforming use to accept construction/demolition debris from throughout the State, including Atlantic, Gloucester, Camden and Cumberland Counties and increasing the capacity of the Facility to “1,000 tons per day of Solid Waste types non-putrescible Type 10 Municipal Waste (household, commercial, and industrial), Type 13 (bulky), Type 13C (construction demolition), and Type 27 (industrial waste). The Facility will also accept up to 400 tons per day of Class B Material consisting of shingles, brick, block, concrete, and wood, painted, unpainted, and engineered wood.” (Page 2 Application to Amend the Cumberland County District Solid Waste Management Plan dated July 2018 T&M Engineers, attached hereto, referred to as the Plan), however a Class B license will also allow Giordano to receive store, process and transfer petroleum contaminated soil in accordance with N.J.A.C.7:26A-1.3; and

WHEREAS, the proposal will be to increase the Facility buildings from 20,060 sf to 88,000 sf, to operate seven days per week and 24 hours per day (page 5 of the Plan) and up to 24 trucks loaded with waste per hour (page 4 of the Plan) for up to 7,000 tons per week and 250 trucks per day (page 9 of the Plan); and

WHEREAS, the Plan is for the 250 trucks per day to use Delsea Drive to West Landis Avenue and Route 55 to West Landis Avenue, all vehicles going through the Hospitality/Business District on West Landis Avenue and dumping the waste at the West Landis Avenue Giordano site; and

WHEREAS, the Director of Economic Development has found that the existence of the Facility has had a negative impact on future development on West Landis Avenue for Hospitality, businesses and professionals despite the large amount of undeveloped land on West Landis Avenue and its interchange with Route 55 and Route 47 which are important factors for future growth and the Director has further urged that the proper location for such a facility would be in the City of Vineland Industrial Parks or other industrially zoned properties which would allow such uses; and

WHEREAS, the Landis Sewerage Authority (LSA) has begun the expansion of sewer down West Landis Avenue towards Route 55 in anticipation of future development of Hospitality, Business and professional offices, which will be difficult at best with a Facility such as the proposal in the Plan and 250 trucks per day laden with waste travelling on Delsea Drive and West Landis Avenue; and

WHEREAS, Tower Hospitality, owners of the Hampton Inn, Wingate Inn and Bennigan’s Restaurant has submitted a letter of protest to any expansion of the Facility as they have found that the existing Facility as well as the proposed expansion has and will adversely impact their hospitality business, wherein it states “This gateway to Vineland, which has beautiful hotels and restaurants, is now pockmarked with an industrial recycling plant.” (see letter Tower Hospitality, Ed Roth dated September 25, 2018, attached); and

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WHEREAS, the CCIA provides educational, economic and environmental benefits to the residents of Vineland as well as the County of Cumberland from funds collected for tipping fees, among other sources, and should the Facility be approved, the CCIA will lose approximately 41.25 tons per day which would be delivered to the CCIA but for the expansion as proposed in the Plan and therefore will lose funds which would otherwise be used for the provision of educational, economic, and environmental benefits to the residents of Vineland and Cumberland County; and

WHEREAS, along with the CCIA, there are other Class B licensed facilities in close proximity to Giordano which accept materials, including Kennedy Concrete, Vineland; South State, Bridgeton; Thompson's Paving Center, Fairfield Township; Redy Mix Concrete, Woodbury; Winzinger's, Franklin Township and there are several Transfer Stations/Material Recovery Facilities in close proximity to Giordano including Waste Management, Buena Vista Township; Atlantic County Utilities Authority, Egg Harbor Township and Hainesport Industrial Railroad, Hainesport; and

WHEREAS, Mayor Anthony Fanucci previously submitted a letter dated April 25, 2018 indicating his support for the application to the CCIA/SWAC however, after meeting with the Planning Division, Economic Development, Engineering, Health Department and other department heads and upon further consideration of facts that were not available at the time of the issuance of the April 25, 2018 letter, has determined that the future of Vineland expansion along the West Landis Avenue corridor between Delsea Drive and Route 55 will be adversely impacted should this Plan be instituted and now opposes the application; and

WHEREAS, it is clear from the acquisition of the U-Pull It site, the development of the Super Wal Mart, Bottino's Shop-Rite, Lidl Supermarket, Song Medical Office complex and future home of Planet Fitness on the eastern portion of West Landis Avenue, the existence of the Ramada Inn, Hampton Inn, Wingate Inn, IHOP Restaurant, Dakota Prime Restaurant, Rosner Medical Office complex on the western portion of West Landis Avenue and the new LSA sewer expansion along West Landis Avenue that the development of West Landis Avenue for Hospitality, Business and Professional use is and has been the City's goal and that the existence of a Solid Waste collection and Transfer Station, including industrial waste and petroleum contaminated soil in the middle of West Landis Avenue will adversely impact and impede future development, the creation of tax ratables and employment for the City of Vineland.

WHEREAS, the Governing Body and Mayor recognize the benefits of a recycling facility to the environment as well as the job creation proposed by the expansion of the Giordano recycling facility, but simply believe it is not in the best interest of the City for such an expansion, including a Class B license and Material Recovery/Transfer Station, to be located on West Landis Avenue as proposed, but may consider alternative sites within the I-4 Zone of the City.

NOW THEREFORE BE IT RESOLVED by the Council of the City of Vineland that the application to amend the Cumberland County District Solid Waste Management Plan, including the creation of a Class B Recycling Facility, a Transfer Station/Materials Recovery Facility and an expansion of the pre-existing non-conforming use is hereby OPPOSED.

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BE IT FURTHER RESOLVED that the city Council urges the Solid Waste Advisory Council, Cumberland County Improvement Authority and New Jersey Department of Environmental Protection deny an amendment to the Cumberland County District Solid Waste Management Plan and/or the issuance of any additional recycling license, expansion of the same or the location of a Transfer Station/Material Recovery Facility on property known as 2046 West Landis Avenue, 1950 West Landis Avenue, 110 North Mill Road, 119 North Mill Road and/or 149 North Mill Road.

Adopted:

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President of Council

ATTEST:

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City Clerk