

**SALEM COUNTY SOLID WASTE ADVISORY COUNCIL**

**Resolution 2025-01**

**April 30, 2025**

**RESOLUTION OF THE SALEM COUNTY SOLID WASTE  
ADVISORY COUNCIL RECOMMENDING TO THE SALEM COUNTY BOARD  
OF COUNTY COMMISSIONERS AN AMENDMENT TO THE  
THE SALEM COUNTY SOLID WASTE MANAGEMENT PLAN APPROVING  
GIORDANO'S VINELAND SCRAP MATERIAL, LLC'S PROPOSED FACILITY**

WHEREAS, the Salem County Board of County Commissioners ("County") has adopted the Salem County Solid Waste Management Plan ("Plan") pursuant to the New Jersey Solid Waste Management Act, N.J.S.A. 13:1E-1.1 et seq., and has subsequently adopted modifications and amendments thereto; and

WHEREAS, the Salem County Board of Commissioners has created a Solid Waste Advisory Council (the "SWAC") pursuant to N.J.S.A. 13:1E-1.1 et seq., to conduct public hearings on applications for amendments to the Salem County Solid Waste Management Plan; and

WHEREAS, the Salem County Solid Waste Advisory Council (hereafter "SWAC") has received a solid waste management plan amendment application (hereafter "Application") from Giordano's Vineland Scrap Material, LLC (hereafter "Giordano"); and

WHEREAS, the Application concerns property located in the City of Salem, Salem County, New Jersey, designated as Block 47, Lots 2, 3, and 4, located along Tilbury Road, CR #661 in the City of Salem. The properties consist of 47.75 acres based on the tax map. The plans show a 50,000 SF building (Phase 1) containing a 30,000 SF construction/demolition (C/D) area and a 20,000 SF metal buy back area. The plans show a 100,000 SF building (Phase 2) containing the addition of a 50,000 SF trash area. There are other related improvements shown to the site; and

WHEREAS, the proposed project is a Transfer Station/Materials Recovery Facility (TS/MRF), Single Stream, Class A (with metal buy-back center), Class B Recycling Center and Class C decasing area; and

WHEREAS, in support of the Application, Giordano has submitted the following documents, which are all made a part of the record:

1. Application to Amend the Salem County District Solid Waste Management Plan, 15 pages, dated 10/23/24; and
2. Conceptual Preliminary Site Plans, prepared by William J. Parkhill, II, PE of MidAtlantic Engineering Partners, dated 9/24/24, revised 3/13/25, consisting of eleven (11) pages; and
3. Impact Statement for Block 47, Lots 2, 3 & 4, City of Salem, Salem County, NJ, prepared by William J. Parkhill, PE of MidAtlantic Engineering Partners, dated 3/17/25; and
4. Copies of Public Notices; and
5. Response letter from MidAtlantic Engineering Partners, LLC, dated 3/19/25; and
6. Letter from New Jersey American Water, dated 2/24/25; and
7. Letter from Jim Pfeiffer, COO of SMS Rail Service, Inc., dated February 17, 2024; and

8. Traffic Engineering Assessment, prepared by Nathan B. Mosley, PE, CME and Christopher R., Campbell, PE of Shropshire Associates, LLC, dated March 25, 2025; and
9. Building Renderings – Proposed 200' x 500' x 40' Pre-Engineered Metal Building System for Giordano's Recycling, prepared by Fabbri Builders, Inc.
10. At the time of the hearing, the Applicant marked the following Exhibits which were made a part of the record:
  - A-1 Sheet C3.01 of the submitted site plans; and
  - A-2 Sheet C3.02 of the submitted site plans; and
  - A-3 Rendering of the Building; and
  - A-4 Truck Route Display; and
  - A-5 Truck Route Display

WHEREAS, the SWAC conducted two (2) public hearings on the Application, on January 29, 2025 and March 31, 2025. Both meetings were properly noticed by the Applicant by publishing a Legal Notice for the SWAC meeting in a newspaper of general circulation within Salem County, once each week for two (2) consecutive weeks, notifying the public of the application to amend the Salem County Solid Waste Management Plan, with the second notice being published at least seven (7) days prior to the scheduled public meeting.

**WHEREAS**, the SWAC, has made its determination in this matter based on the following:

1. The documents set forth above; and
2. The representations made by the Applicant in its application and by the Applicant's representative, Brad Giordano; the Applicant's Professional Engineer, William J. Parkhill, PE; the Applicant's Traffic Engineer, Nathan B. Mosley, PE, CME and the Applicant's attorney, Keith Davis, Esq., at the time of the hearings before the Board on January 29, 2025 and March 31, 2025; and
3. Letters from the SWAC's Engineer, James H. McKelvie PE, CME, dated January 25, 2025 and March 28, 2025, which are incorporated and made a part of this resolution by way of reference; and
4. Comments made by James H. McKelvie, PE, CME, at the time of the hearings on January 29, 2025 and March 31, 2025; and
5. Comments made by the members of the SWAC at the time of the hearing on January 29, 2025 and March 31, 2025; and
6. At both hearings the matter was opened to the public for public comment. Numerous individuals spoke both for and against the project and the amendment.

WHEREAS, at the conclusion of the two (2) public hearings, on March 31, 2025, the members of SWAC voted in favor of a recommendation to the Salem County Board of County Commissioners to amend the Salem County Solid Waste Management Plan to include Giordano's Vineland Scrap Material, LLC's project, in accordance with its Application, by a vote of seven (7) in favor, and six (6) opposed, with the conditions, representations and requirements set forth below and herein, on the record at the time of the hearing and in the submitted documents

NOW, THEREFORE, BE IT RESOLVED, by the Salem County Solid Waste Advisory Council that the Application of Giordano's Vineland Scrap Material, LLC is hereby recommended to the Salem County Board of County Commissioners and it is further recommended that the Salem County Board of County Commissioners amend the Salem County Solid Waste Management Plan in accordance with the Application of Giordano's Vineland Scrap Material, LLC.. This recommendation is granted subject to the following conditions, representations and requirements:

1. All of the paragraphs set forth above are incorporated herein as if written out at length; and


2. Subject to the Applicant complying with and obtaining any and all necessary approvals from any other local, county, state and/or federal government or administrative body, specifically including but not limited to: A-901 Approval (New Jersey Department of Law & Public Safety); NJDEP Solid Waste Facility Permit; NJDEP Air Quality Permit; Cumberland-Salem Conservation District Certification; Department of Community Affairs – Building Permits and the Salem County Planning Board; and
3. The Applicant complying with all agreements and representations contained in its response letter dated March 19, 2025, unless specifically modified herein; and
4. The Applicant shall pay all escrows, costs and professional fees associated with the Application within thirty (30) days of notice of said fees and costs, absent any challenge by the Applicant as to the correctness or amounts of such fees and costs; and
5. The landfill will be required to be fully capped, with all necessary approvals, prior to the issuance of a Certificate of Occupancy; and
6. The Applicant will adhere to the submitted traffic routes for trucks using the facility; and
7. The Applicant will work with Salem County to provide additional signage directing trucks to use Hawks Bridge Road; and
8. The Applicant will not accept any waste generated in the County of Salem without the prior written consent of the Salem County Improvement Authority; and
9. The Applicant will require trucks using the facility to utilize state highways at all possible times, except in emergency situations where use of local roads is absolutely necessary; and
10. The Applicant will not utilize the port in connection with its operations. Any use of the port would require the Applicant to file an application for amendment to any existing approval; and
11. The Applicant shall provide a crossing guard, at its sole expense, at the nearby intersection where the school children cross to access the school; and
12. The Applicant shall conduct air sampling and testing in accordance with NJDEP regulations and provide the results to the SWAC and Salem County Board of County Commissioners.

BE IT FURTHER RESOLVED that a copy of this Resolution and the entire Application, including all exhibits, the minutes and all documents of record be forwarded to the appropriate offices of the Salem County Board of County Commissioners. A copy of this Resolution shall also be sent to the New Jersey Department of Environmental Protection.

This resolution, adopted this 30<sup>th</sup> day of April, 2025, by a vote of 7 in favor, 3 opposed and 2 abstained, shall take effect immediately.

ATTEST:

  
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Julie Acton, SCIA Executive Director

  
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Edward McKelvey, Chairperson