

**Salem County Solid Waste Advisory Council (SWAC)  
Meeting Minutes  
Wednesday, January 29, 2025; 6:00 PM  
Salem County Improvement Authority Office  
286 Welchville Road, Alloway NJ 08001**

**Call to Order**

Executive Director Acton of the Salem County Improvement Authority called the meeting to order at 6:02 pm and read the Open Public Meetings Act statement:

**Open Public Meeting Statement**

Notice of this meeting has been provided to the public in accordance with the New Jersey Open Public Meetings Act by publication in the South Jersey Times and Elmer Times newspapers, and by posting notice in the SCIA Office, SCIA website, and social media (Facebook). Copies of the minutes of this meeting will be posted on [www.scianj.com](http://www.scianj.com).

**Pledge of Allegiance**

**Roll Call**

<b><u>Municipality</u></b>	<b><u>Name</u></b>	<b><u>Present</u></b>
Alloway	Ed McKelvey, Chairman	Yes
Carneys Point	Joe Santogrossi	No
Elmer	Lynda Davis Alt.	Yes
Elsinboro	Doug Hogate Alt.	Yes
Lower Alloways Creek	Timothy Bradway	Yes
Mannington	Richard Eber	Yes
Oldmans	Thomas (Brad) Holmes	Yes
PennsGrove	Anjanette Scott	Yes
Pennsville	Melissa Thompson	Yes
Pilesgrove	Joseph Crevino	Yes
Pittsgrove	Charles Hughes	Yes
Quinton	Joseph Hannagan	Yes
Salem	Ben Angeli	Yes
Upper Pittsgrove	Edward Meschi	No
Woodstown	Jesse Stemberger	Yes

**Swearing in of Chairman McKelvey and SWAC members**

was conducted by Michael Aimino, Esquire.

**Nomination and vote for SWAC Chairman**

A motion was made by Mr. Ben Angeli to nominate Mr. Ed McKelvey as chair, which was seconded by Mrs. Linda Davis. The motion was carried by voice vote of 13-0.

### **Special Rule of Order**

There shall be a five-minute time limit per speaker

### **Opening Remarks by Chairman McKelvey**

The Salem County Solid Waste Advisory Committee (SWAC) acts in an advisory position to the Salem County Commissioners for matters involving the Salem County Solid Waste Management Plan (SWMP).

One of the duties of SWAC is to review applications for inclusion into the County Solid Waste Management Plan. Inclusion into the Solid Waste Management Plan is required as the first step of a lengthy process to obtain permits from the NJDEP to operate a Recycling Center, Materials Recovery Facility or Transfer Station.

### **Presentation regarding Giordano's proposed Salem City IMRF Facility**

Chairman McKelvey turned the floor to Mr. Brad Giordano, and was sworn in by Mr. Michael Aimino, Esq., 6:11 pm.

Mr. Giordano opened by thanking Salem City for their desire to do business with the Giordano family, as well as SWAC members and County Commissioners for their participation and consideration. He noted that Giordano is a family-owned business, operating in Vineland since 1948. The Vineland facility started with metal scrapping and has evolved into a multi-material recycling facility using state-of-the-art sorting technology. Material coming to Vineland originates from communities within a 60-mile radius of Vineland. There are no imported materials coming in. Recycling is the number goal. There is "trash" which is contamination that accompanies recycled materials (an industry wide issue). Vineland is not a transfer station; they are sorting materials that have value (commodity) which are sold to worldwide markets. By using these vast markets recycled materials have second, third, and fourth life, which eliminates the need of producing new products. The Vineland facility employs approximately 160 employees, which includes information technology, mechanics, electricians, welders, drivers, operators and pickers. Giordano's wages are much more competitive than competing farm wages (as Vineland is majorly a farming community).

The application for Salem City is for an IMRF – Integrated Materials Recovery Facility. The initial phase would be to collect metals and construction debris. This would be done in a 20,000 square foot building and would include a metal buy-back program. Customers would be paid upon delivery and grading of materials. The materials would be sorted and separated inside of the building. After sorting the materials would be returned to Vineland for storage and eventually it's staging and transportation to end use buyers (remember global markets). Construction debris, which is of concern and contains fewer desirable items for landfills would also be sorted, returned to Vineland, and distributed to the appropriate recycling markets. Mr. Giordano refers to the applications' blueprint (prepared by Engineering firm Mid-Atlantic) for the location of this 20,000 SF building, buffer areas, and potential areas for new buildings after a successful start-up and trial period. Michael Aimino, Esquire asked that the blueprint be marked as Exhibit G-1. Potential areas for growth would include a wet-waste facility. Mr. Giordano noted that Governor Murphy has already signed food waste initiatives. Food waste is a major

contributor to methane gas emissions (also known as Green House Gasses). Wet waste/food waste recycling will become law in New Jersey. The Vineland facility is already accepting wet waste, most of which originates from the many farms of Cumberland County. There are many reasons why a crop may need disposal, and farmers cannot risk staging and storing rotting and diseased crops in or near the packing areas of healthy crops. Each farming customer has specific containers for unhealthy crops and a specific sorting area at Giordano's. Food waste is tested and sampled before unloading at the facility, to ensure items are routed appropriately. Food waste that passes testing would be hauled to a digester facility that produces biofuels; possibly a university for testing/research to identify other bio-fuel possibilities. Materials deemed not good for bio-fuel options that need to be landfilled would be offered to Salem County Improvement Authority first. Giordano's has identified twelve (12) (with secured escrow accounts) total landfills to accept a multitude of wet waste materials – each landfill having their own authority on testing specifications/acceptable and non-acceptable items of wet waste.

The economic benefits of this facility would include the employment of 15-30 people (including drivers, mechanics and electricians). Full/expanded operations could lead to needing 20 employees per building. Giordano would like to hire Salem City residents and collaborate with Salem County Vocational Technical School and Salem Community College for training and educational opportunities. Salem City would be eligible for host benefit fees (per ton) and property tax revenue. Giordano would like to provide trash bins/receptacles for Salem City residents to ensure trash is not left in bags on the streets, improving the quality of life for residents.

Mr. Giordano wanted to address concerns that he has received phone calls about: Exposed trash will not be coming in by barge. Most materials for this facility are Industrial Waste (not municipal solid waste). Industrial waste is transported in closed/covered/contained equipment (not the trucks you see picking up residential waste). There will not be smelly “garbage” left outside or on the ground. All materials will be offloaded inside of buildings (at least 10 feet inside). They are required to sort and remove “refuse” within NJDEP guidelines. Each building will be empty and cleaned nightly, also per NJDEP requirements. Items that are left outside would be source-separated materials (think scrap metal), which will also be moved to Giordano's Vineland facility regularly. The Giordano family takes great pride in their house-keeping efforts and property image. A small percentage of Municipal Solid Waste will be processed at the facility. Upon arrival at the facility the waste is sampled and separated/sorted by customer (not co-mingled). Giordano's has an extensive history with each of these customers and knows the trend/items included in that customers waste. Brad had an inspection sheet for reference, which Mr. Michael Aimino, Esq., asked to be marked as Exhibit G-2.

In the interest of transparency Giordano noted that this site is ideal: Very close to the Vineland facility, mitigation and redevelopment of a Brownfields location, and proximity to Port and Rail access. Upon approvals of further expansions at the Salem facility, Giordano would like access to Port and Rails. Of course, there are many actions (applications, hearings, permits, approvals and improvements) needed before Port or Rail access can be implemented. But Mr. Giordano reminded the audience that approvals and expansions to Port and Rail structure in Salem City would result in additional

employment opportunities and makes Salem City desirable for other businesses opportunities.

Mr. Giordano has received calls and understands there are traffic concerns. He told the audience that they have a driver safety system. Warnings and driver re-training will occur at 8 points and dismissal will occur at 12 points. Giordano has cameras on trucks, and they use fleet software for routing optimization. They also have apps that indicate traffic trends (example: school dismissal times/areas), enabling timely rerouting notifications for many reasons: accidents, weather, construction, etc. Very similar to map apps you are using on your cell phone. Traffic plans are not final. Brad has received calls about Tilbury Road and surrounding Chestnut Terrace Roads, and increased truck traffic on many other roads like Route 49, Route 45, Route 540. Your concerns are being heard, and Brad encourages residents and Salem City/County leaderships input. Please make contact to be included in the Traffic Plan.

In closing Mr. Giordano reiterated their commitment to sustainability. The Vineland facility uses electric forklifts, eco-friendly rail equipment, and is committed to providing materials for more green-energy research and discoveries. Water sampling at the Vineland facility takes place more frequently than NJDEP requirements and tests cleaner than road runoff. Noise levels are coming in lower than a neighboring hotel property (<60 decibels). They believe the Salem location has longevity and that bringing their business to Salem City is one piece of puzzle – to returning Salem City back to its previous vibrancy.

### **Engineer's Comments**

James McKelvie of Alaimo Group was sworn in at 6:44 pm. The Alaimo Group reviewed the Giordano application on behalf of the Salem County Improvement Authority for accuracy and to capture potential concerns for the community. Giordano's had not seen this report (dated 1/25/2025), nor had their lawyer. A five-minute recess was suggested. Upon conclusion of recess, it was determined that Engineering Reports should not be discussed at this meeting – allowing Giordano time to review the report and prepare adequate responses. Therefore, another Public Meeting will be required to present these concerns and responses. The Public Meeting date will be negotiated by SWAC members, Salem County Commissioners and Giordano availability. This will require the posting of Public Notice in multiple local newspapers, the SCIA office building, and will also be posted on The Salem County Improvement Authority website and social media (Facebook).

### **Comments/Questions from SWAC Members**

**Mr. Hanagan of Quinton:** Many roads in Salem were noted in your application and have been mentioned here tonight: Tilbury, Chestnut, Grieves. But what about other township roads? Will there be impact studies on major roadways like Routes 130/295/Hook Road?

Mr. Giordano: Yes, per my earlier comments -- traffic plans are in process and we welcome resident/City and County leadership participation.

**Mr. Hogate of Elsinboro:** Elsinboro borders Salem City and is very close to this property. County Roads 624 and 627 which run through Elsinboro could be affected. Were these roads considered in the traffic plan. Could the proposed entrance on Tilbury Road (2 lane roadway, with existing business congestion) be renegotiated at possibly Grieves and S. Front?

Mr. Giordano: Encouraging comments/suggestions/engagement from residents, City and County leadership concerning the traffic plan. That would also include other viable options for the entrance/exit road.

Mr. Hogate also asked what led Giordano's to selecting this location, and how will odors be minimized?

Mr. Giordano: The property is currently useless now due to Brownfields status. Mitigating and redeveloping the property is an ideal situation. Proximity to Port and Rail is a benefit. The Anchor Hocking property was ideal for Rail access, but the property was too small. Odor control will include misting machines, processing materials and moving to Vineland quickly, leaving no materials behind at the close of business day and nightly cleaning of the sorting areas minimize the potential for odor.

Mr. Hogate thanked Mr. Giordano for his answers and stated that traffic is his largest concern.

**Mrs. Davis of Elmer:** Construction materials that need landfilling. You mentioned that it would be offered to the County Landfill. What if it does not meet specs for the County Landfill and or they don't want it? There are very specific safety concerns about drywall.

Mr. Giordano: Drywall is a very difficult product. It is not a landfill friendly material. The County Landfill can reject it – we have vendors that are prepared to take it quickly for safe recycling.

**Mr. Eber of Mannington:** Industrial Accounts vs Municipal Waste. Can you explain what is coming in and from what areas.

Mr. Giordano: Industrial Waste (mostly recyclable materials) will originate within 200 miles. Solid Waste will originate within 60 miles. Anything that is residual from either stream will also be sorted. Can some portion of it be used for bio-fuel (organics)? If so, it's transported to the appropriate facility. All other residual materials will be offered to Salem County Landfill. If the Salem County Landfill does not want those materials, it can be offered to several other facilities (12) in South Jersey.

Mr. Eber: How is Wet Waste transported to prevent contamination?

Mr. Giordano: The majority of our transportation equipment is by compactor, sealed can. DOT regulations require our equipment to always be in top quality condition. They are inspected daily for holes, leaks and damage. We employ 12 welders and 15 mechanics in

Vineland for daily repairs and maintenance on our equipment. Once organics are delivered to the facility they will be in self-contained units for sampling and processing.

**Mr. Crevino of Pilesgrove:** Why are you not building this new facility in Vineland or Cumberland County – eliminating transportation from County to County?

Mr. Giordano: We felt that redeveloping the Brownfields site was ideal.

**Ms. Melissa Thompson of Pennsville:** Your impact statement mentions future expansion of the current business plan which includes receiving multiple materials, sorting and separating. Would DEP regulate your expansion plans? Would it require more equipment, and would it include barges and rail cars bringing items in and out? Traffic concerns for Hook Road in Pennsville should be considered too.

Mr. Giordano: Yes, the DEP would be involved as would the City of Salem and County officials. Of course it would include more equipment, state-of-the-art technology increases recycling opportunities. Increasing recyclables is of economic benefit to the City in tonnage host fees, and additional property taxes. Rail access needs to be approved before we can barge, therefore timing for barging is uncertain. Truck volume would increase, but remember these trucks are much lighter than trucks currently using County Roads like sand trucks and farm trucks that weigh ~40,000 lb. Tank trucks carrying flammables, box store merchandise, and many other items are also much heavier. Giordano's full containers typically weigh ~5,000 lb. Our routing/map software will alert drivers in a timely fashion of traffic situations that require re-routing.

**Mr. Michael Aimino, Esquire:** clarifying notes concerning the Solid Waste Plans Flow Control policy. If Giordano's was to provide totes and MSW collection for the City of Salem it would need to be approved by SWAC. Recyclables and solid waste originating outside of Salem County are NOT accepted at the County Landfill. Local haulers currently collecting County generated recyclables and waste – their operating plans remain unchanged and adhere to the flow control plan.

### **Public Comments:**

*Mayor Dan Neu – Pennsville:* Has read the Alaimo Engineering report, and having read many over the years, commented that he felt this report was factual, unbiased and an excellent report. Concerns about NOT having a complete traffic assessment at the time of this meeting. time. Mayor Neu and would like confirmation of in and out bound truck traffic, especially during the peak hours. He believes that there may be an inaccuracy in the Giordano proposal. As for the routes and impacted intersections and certain waste streams (institutional, medical, brush & vegetation, slaughterhouse waste and deceased animals), who will ultimately have jurisdiction of traffic impacts? The City of Salem/County Planning Board/Who? Also questioned the final project decision making hierarchy? Is approval of this project coming from SWAC or County Commissioners?

Mr. Giordano responded that no hazardous waste is coming to the facility. The waste classes identified in the application are all approved in the Salem County Solid Waste

Management Plan. These items are already being transported throughout the County and State. Giordano's looks forward to the communities' input on the traffic study and plan. As for project approval: SWAC members will vote, and their decision will be communicated to the Salem County Commissioners. Upon approvals by both SWAC and County Commissioners, the application moves forward with NJDEP.

*Mr. Hollis Irvine – Mid Atlantic / Tilbury Road Association and Bermuda Intermodal:* Considers about increased traffic in the area. Tilbury Road is also a residential area, some congestion now with Port / shipping containers moving in and out. Mr. Irvine also noted that the proposed site is at least 600 yards away from the rail head at SJ Port Corp. Extending the rail to Giordano's facility would disrupt wetlands. Also concerned about rodents being attracted to the area, if food will be coming in and out of the Giordano facility via rail. SJ Port Corp is being used to ship "good/fresh" food shipments to Bermuda.

Mr. Giordano responded that industrial roads will always be the preferred route getting to and from the proposed facility. Traffic plans are being evaluated and they welcome suggestions from the community and elected officials. As for rodents: the building would be empty at the end of each business day and cleaned in the overnight hours. At some point, Giordano's would like rail service extended to the facility, but at this time, timing can't be projected. Implementing rail access would require further engineering, applications and approvals, and project work. Giordano's goal for rail does NOT include having MSW or wet waste arriving by train, usage would be to move recyclables (commodity items) out of the facility.

*Mr. Rick Kazunas – Elsinboro:* There are many residential properties within ¼ mile of the proposed facility. Do you have plans to reduce noise pollution (thinking about truck traffic and air handlers)? What about emergency procedures?

Mr. Giordano responded that they are always procuring machinery and equipment that helps reduce noise: Electric forklifts, eco-friendly rail equipment. Noise is monitored and reported per NJ DEP regulations and Giordano's Vineland facility is well under the limits. <60 decibels. The Vineland facility is running quieter than a hotel that neighbors the property (mostly HVAC generated noise from the hotel property). The buffer area in the plan also reduces noise pollution. As for emergency preparation: the facility will have many cameras, heat detectors, and fire suppression systems. The property is also staffed after hours to monitor/prevent emergencies and begin emergency response protocols if needed. The buffer area will also act as an additional safe zone for the community.

*Ms. Lisa Gillespie – Elsinboro:* Concern is traffic. If the estimates in the application are correct, a truck could be entering and exiting every 2 minutes. The negative impact of this amount of truck activity could include truck traffic (waiting in lines), noise, air quality, odor and debris/litter. Considering the 200-mile radius noted for MSW, and waste types called food processing waste, cannery and slaughterhouse, dead animals, is this a pathogen risk while in transit, etc.

Mr. Giordano responded that the estimates in the application are for the maximum daily tonnage. It will take a while before they operate at the maximum rates. Traffic plans are still being evaluated, and they welcome input from neighbors and County officials.

MSW that will be coming to Giordano's will be coming via closed containers (please don't think it will be in a residential trash type truck). The weight of Giordano's trucks is considerably lighter than farm/sand/fuel and 18-wheel trailer trucks. As for animal waste concerns: these types of waste are in the County Solid Waste Plan and are currently being transported on County and State Roads. Like all other products they are handled expeditiously and within NJ DEP guidelines. They will be processed (inside) before the closing of each business day, and the building will be cleaned nightly.

*Ms. Renee Waters – Alloway:* Asked for clarification on any waste that may be offered to the Salem County Landfill. What are the implications of taking even a small percentage of MSW from densely populated areas within the 200-mile radius. Would it affect the life span on the landfill, increase leachate, or compromise the barrier liner?

Mr. Giordano responded that the Salem County Landfill has the right to refuse any/all residual waste from the recycling facility. Therefore, it should not affect the life span or any infrastructure if they refuse or limit the acceptance of materials from the Salem facility. Giordano will not be responsible for any infrastructure repairs at the County Landfill.

*Gail Nazarene – Alloway:* Is 1000-tons daily the maximum and will it eventually increase? There are currently ~150 FDA recalls daily. Are there concerns about leaks/run off to roads, ponds, streams, rivers, affecting animals, birds, fish and other marine life? Has the land been offered at a steep discount? Why hasn't the land been developed similarly to PHL/Penns Landing waterfront for dining and entertainment?

Mr. Giordano confirmed that the application was submitted at the maximum rate of 1000 tons. It will take a while to reach that rate. Once demonstrated, and there is a desire to increase the daily tonnage, they would need to begin another NJDEP application, public hearing and Solid Waste Advisory Committee approval process.

Mr. Giordano noted that they too love the native wildlife. Water sampling (retention basins) is sampled more frequently than required by NJDEP guidelines. They sample in-house frequently and as required in the NJ DEP guidelines send samples to an outside/independent laboratory to verify compliance.

Mr. Giordano reminded the audience of the site's Brownfield status, and no offer has been made on the land deal. It would cost a developer a very large amount of money to mitigate the area. He also stated the property has remained vacant for several decades – if there was an interested developer with finances to convert this area into an entertainment venue– it would have been done by now. Redeveloping this area for Giordano's facility would complete the mitigation and redevelop the abandoned site. Tourism is a wonderful idea for the area, but high-paying technical jobs create longevity for the City of Salem.

*Mr. Craig Martyniak - Pennsville:* Mr. Martyniak is a graduate of Rutgers University, taught high school Biology and worked for a sampling facility. He appreciates this meeting but vehemently opposes this facility. His concern is that of broken promises and industries that have left the County and too-often left "forever" contaminants and dangerous products behind. There are too many instances of companies that have threatened the health and well-being of County residents by closing the doors, locking the

gates, and leaving dangerous contaminants and products behind. Too often local municipalities are left holding the bag, with little or no funds to remediate the property, or spend years mitigating costing them more of what they may or may not be awarded for clean-up and remediation. Not to mention how abandoned properties have deteriorated with crumbling exteriors, broken windows, and overgrown lots that usually become illegal dumping spots – degrading the quality of life in our neighborhoods and the value of homes. He is tired of NJ being referred to as the “armpit of NJ” and a repository of other peoples’ waste. He encourages SWAC to vote “NO” and leave recycles to be dealt with at the point of origin.

Mr. Giordano responded that none of the proposed waste classes are hazardous. Sadly, yes, he is aware of similar circumstances throughout southern New Jersey. The Giordano family take pride in keeping their property clean and presentable. Doing so is necessary to be a good neighbor, protect the environment, and will encourage other businesses to do the same.

*Ms. Jane Asselta - USDA:* Thanked the public for attending this meeting and appreciates that a second Public Meeting will be held, to continue the discussions concerning this application. Ms. Asselta stated that NJDEP requires the applicant to estimate and file at the maximum rate -- this being the 1000 tons per day noted in the application. Increased tonnage will require another application, another Public Hearing process, and SWAC approval to amend the Salem County Solid Waste Plan and NJDEP approval to increase the tonnage. Ms. Asselta thanked Giordano for their transparency tonight and noted that their Vineland facility runs exceptionally well, that she respects the work that is taking place there.

Mr. Giordano thanked her for her comments.

*Mr. Nick Mesiano Jr – Pittsgrove:* Thanked Ms. Asselta for her courageous comments. Nick has also visited the Vineland facility and is impressed with the work that Giordano does there. As per the 1000 tons per day maximum, that equated to a lot of truck traffic. Truck traffic is a very big concern for him. His family residence is on Gerhsal Ave, Vineland which is a common thoroughfare for truck traffic heading in and out of Giordano’s facility and the Cumberland County Landfill. Despite having a traffic plan in place (which was to minimize Gershal Ave traffic), drivers have routed away from the traffic plan causing noise and litter concerns for the Mesiano family. Nick Jr has prepared a series of maps for Mr. Giordano, which he asked him to review and communicate other viable routes to drivers and incorporate into mapping software.

*Ms. Betsy McBride – Elsinboro:* Commends the recycling effort and the remediation of the Brownfields Site. Although she is an Elsinboro resident, she is employed in Salem City. There are obvious concerns about increased traffic. She is also concerned that the number of jobs being offered at this facility is inaccurate. As you talk about improved sorting machinery and automation, won’t that mean less work for humans?

Mr. Giordano: Traffic Plans are still being drafted, and we welcome input from the community. We will have mapping software to help identify trends/patterns and limit traffic during peak hours or other situations like accidents and weather. As for the jobs, we believe our estimates to be correct. Even with automation, as tonnage increases to a

maximum of 1000-tons per day, people are always needed to keep product moving, equipment maintained and sorted items organized.

Mr. John Fox, Elsinboro: What impact studies have been done, specifically for species of special concern like the American Bald Eagle and Osprey, who use the river area for nesting and hunting?

Mr. Giordano: Water sampling (retention basins) is sampled more frequently than required by NJDEP guidelines. They sample in-house frequently and as required in the NJ DEP guidelines send samples to an outside/independent laboratory to verify compliance. They also have personnel monitoring the area throughout the day to avoid situations that disrupt the neighborhood (odor, noise, weather). Giordano's has funding for ponds, other beautification efforts and wildlife preservation. He encouraged Mr. Fox to schedule a tour of the Vineland facility, that Brad would personally show him around.

*Holly Bradway – Elsinboro (previously a Mannington resident):*

Having been a recent Tilbury Road resident, Ms. Bradway stated it is much quieter than her previous residence on Route 45. She also appreciates the low light pollution. Ms. Bradway has concerns about increased traffic in the area and wants to ensure kids in the area won't be at risk. She also expressed concerns about fire hazards noting the large number of reeds (phragmites) in the area. She noted that she has previously seen trucks frequenting Route 45 with animal carcasses/waste and noted that a lot of the trucks she has seen do leave (drip) waste. What effect will redevelopment of this property have on home values in the area?

Mr. Giordano: As mentioned previously, traffic concerns will be considered during the traffic study. Routing software will minimize traffic during school start/dismissal times, and drivers can be rerouted during other circumstances: weather, accidents, construction, etc. Cameras, heat detectors, fire suppression systems, overnight crew, and a property barrier will minimize the chance of fire. Animal waste products will be transported in closed containers – contents of the load will not be visible. Equipment is inspected daily, and repaired as needed to ensure no holes, no leaks. Property values will increase as their business grows and should entice more businesses to establish roots in Salem. The Vineland facility has thriving neighboring businesses.

*Andrea Davis – owner, Barbara's Basin Marina, Elsinboro:*

Why are you not expanding in Vineland? Was the previous Salem County location/ (Pittsgrove) application denied? How/why was Salem City selected for the current application? After having read some interviews about the Pittsgrove application, and hearing tonight's presentation, Ms. Davis feels as though Giordano's is not being transparent about doing business in Salem County. Ms. Davis feels this property could be best utilized for family entertainment like Wilmington and Philadelphia waterfronts – have city officials considered that? Fire concerns around lithium batteries, previous fire at Giordano's Vineland location in 2019 – most firefighters in the area are volunteers and the stations have seen reduced recruiting.

Mr. Giordano: The Pittsgrove application was pulled. That land was purchased before the application was complete. Salem City has been receptive to the Giordano plans, and they felt that re-developing a Brownfields location made this an ideal spot. As for the family entertainment area, if there was a developer interested in that site, which has been

abandoned for decades, there wouldn't be a need to meet tonight. This recycling center would bring long-term, high-tech and well-paying jobs to the area versus minimum wage service industry jobs. That creates longevity and could entice other businesses to the area. As for fire/emergency services, Mr. Giordano noted that the facility must have a fire/emergency response plan. The site would also have preventative measures in place to minimize the chance of fire. Batteries can be segregated. Cameras, heat detectors, fire suppression systems, overnight watch crew, and a property barrier will minimize the chance of fire. He also acknowledged that small volunteer firefighting crews are common throughout south Jersey, recruitment seems to be getting more difficult. Giordano's would be open to supporting local recruiting efforts, offer training opportunities, and possibly help upgrade older equipment.

*Dr. Jody Veler – Mayor, Salem City:* Dr. Veler stated that the City of Salem is bankrupt. Even with transitional aid from the State, Salem does not cover the expenses of the city. 42% of residents have poverty level income. The unemployment rate is 13% and the median age of those unemployed is 25-44 years old. The massive crime, rate and unkept properties deter potential business opportunities and people purchasing homes here. When Giordano approached the City about their proposed facility, it felt like a step in the right direction. They want to hire City residents (even with minor law/criminal infractions) at very competitive wages, partner with SCVTS and Salem Community College to increase education opportunities and help clean up the streets by providing toters for a cleaner curbside appearance. Revenue from host fees and property taxes will help the City budget immensely. Please if you are from surrounding neighborhoods and have opposition to the proposal, please drive through Salem City neighborhoods and see what is happening. A successful business in Salem City could surely help bring other businesses and families to Salem City.

Mr. Giordano: Thank you for your comments.

A Salem City resident followed the mayor's comments by saying she's a lifelong resident having been raised in Quinton by now resides in the city. She's seen the unfortunate changes occurring in the city. Recently having had a son who graduated from college and relocating out of state for employment due to lack of quality employment in Salem County. While she is not thrilled with the increased traffic, she values the opportunity to bring competitive paying work to the city. She believes that the community and Giordano can find alternate traffic routes to make this plan viable.

Mr. Giordano: Thank you for your comments.

*William Schmidt – Pittsgrove:* Concerning the materials that will need to be transported from the Salem facility to the Vineland facility, especially highly regulated materials – how long would those materials be in Salem before the move to Vineland? Mr. Schmidt also voiced concerns about first responders (small volunteer organizations, recruitment, aging equipment) – would Giordano's be able to assist? Mr. Schmidt also encouraged the County Commissioners who are present tonight to look at Resolutions that are being prepared and presented concerning speed limits in Pittsgrove and other communities.

Mr. Giordano: All materials must be processed per strict NJDEP timelines. Some items picked in Salem will need to go to Vineland to finish the processing procedure and prepare for transport to finished markets. Nothing will be held in Salem longer than NJDEP time/ guidelines. As stated previously, Giordano is open to assisting local firefighters/emergency response personnel.

*Sonia Myers – Pennsville:* Ms. Myers asked for a definition of “wet-waste”. She also asked if sewage and tires would be accepted at the facility. She also noted that Hook Road, Pennsville, is often closed due to accidents and flooding, and that Route 49 becomes the main thoroughfare during those instances. This could be troublesome for the increased truck traffic.

Mr. Giordano: Wet waste, also known as organic or biodegradable waste, refers to waste materials that contain moisture and are capable of decomposing naturally. This type of waste primarily consists of food scraps and other organic materials. The characteristics of wet waste include biodegradable, high moisture content and items with a short lifespan. Common types of wet waste are food scraps: leftover food, peels, and other kitchen waste; garden waste: grass clippings, leaves, and other plant materials; animal waste: this includes manure and other animal by-products that are biodegradable; paper waste: while paper is generally dry waste, contaminated paper products (like used paper towels or food wrappers) can fall into the wet waste category.

Mr. Giordano confirmed that sewage and tires will not be accepted/sorted at the facility. He also stated that the traffic study is still being evaluated and they welcome community involvement with that plan. Routing software will assist drivers with many traffic scenarios: weather, accidents, congestion AND road closures.

*Biff Crossley – Alloway:* Mr. Crossley suggested that two lanes/routes should be considered at the facility: One route for lighter or empty trucks, and one for heavier trucks. He also noted that Hook Road, Pennsville, is a frequently traveled road for truck traffic, but it is a residential road. He does not think Hook Road should be considered for the additional traffic coming in and out of the Giordano facility. Mr. Crossley mentioned that he is a volunteer fire fighter for Alloway Township. Alloway responded to 151 calls in 2024, the majority of those calls for motor vehicle accidents. Alloway has been strained to recruit new members, there are currently about 6 people who are able to respond during daytime hours (most of the Alloway volunteers are employed during regular business hours). Mr. Crossley is the 4<sup>th</sup> youngest (at 73 years young) of the 6 who can respond to daytime calls. Mr. Crossley feels that the increased traffic will result in additional calls on already strained volunteer stations.

Mr. Giordano thanked Mr. Crossley for his volunteer service. He suggested that increased tax revenue in Salem would certainly help increase funding for emergency equipment upgrades. Giordano’s would also be open to assisting first responders.

*Christina Mesiano, Pittsgrove:* Mrs. Mesiano wanted to discuss Giordano’s previous application in Pittsgrove. This proposed facility was ultimately in her back yard. Her family bought the property to prevent the building of Giordano’s recycling facility. She

wanted to remind residents that what happens in one town does affect the residents in other towns. While there was/is a traffic plan for their Vineland facility, which shares a roadway with the Cumberland County landfill, she says drivers have strayed away from the traffic plan (and there is also no enforcement). This has resulted in noise pollution and excessive litter. Mrs. Mesiano noted that Pittsgrove township employees are picking up litter – not Giordano’s or Cumberland County landfill employees. Mrs. Mesiano stated that she does not have an answer for Salem City’s redevelopment options, but that trash is NOT the answer.

*Jordan Schlump, Pennsville:* Mr. Schlump stated that extending the railroad will have tracks crossing Route 49. This will stop traffic. There are very few alternate in/outbound routes south of the Delaware Memorial Bridge and alternate routes are limited after crossing the Salem River Bridge. Mr. Schlump also asked if American Water has been contacted – can they handle additional water usage the facility (including fire suppression systems). Mr. Schlump stated that lithium battery fires do NOT respond to water, and that a fire-fighting foam is the means for suppression. Does Giordano’s have plans to contain the “forever chemicals” if fire-fighting foam (FFF) is used at that facility?

Mr. Giordano: Extension of the rail is desired, but still uncertain. It will require extensive planning, applications and approvals. It will also require a traffic study/plan to address the concerns you mention. Mr. Giordano stated that sampling of ground wells will be taken much more frequently than required. Air monitoring is required as well as water filtration.

When FFF is used the foam sticks to the burnt material. Clean up of burnt materials would be properly contained and tanked out to a treatment facility. Giordano’s believes that it is in their best interest to keep the property in tip top shape, to avoid and repair structural wear and tear, and keep access to ditches and catch basins clear, perform regular inspections and maintenance to avoid any potential for dangerous run offs. They would also follow FFF clean up protocol to minimize run/off exposure.

*Nick Mesiano, Sr. – Pittsgrove:* Mr. Mesiano shared concerns about traffic. There was a traffic plan for the eastern part of the County – near Route 55, Gershal Ave and Sheman Roads. These roads lead to the Giordano Vineland facility and the Cumberland County Landfill. The traffic plan was enforced for a while and drivers were ticketed, not so much anymore. Drivers do as they please. It is noisy, there is litter. Roads are deteriorating (Jesse Bridge Road). Repairs to these roads are costing taxpayers. Nick Sr implored residents and County Commissioners to “SAY NO” to this facility. Bring the recycling center to the landfill. Mr. Mesiano also proposed that if the County wanted to help Salem City, SWAC should consider increasing tonnage fees by \$2.00/ton and give that fee to Salem City to avoid approving the Giordano facility.

#### **Last call for questions or comments**

Having heard from no one, a motion was made by Mr. Joseph Hanagan to adjourn. The motion was seconded by Mr. Ben Angelini. Meeting Adjourned at 9:22 pm.

Respectfully submitted,

# Sandra S, Kearney

Recording Secretary