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## Pinelands Preservation Alliance

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PPA  
1989 - 2009

Celebrating 20 years of  
Pinelands Preservation

### **Manchester Zoning Board**

**19 Apr 2010**

**Rossoc Holdings Application for a solid waste truck depot**

***Presented by Theresa Lettman***

### **Certificate of Filing**

When an application is in the “pinelands area” I always review the application that has been filed with the Pinelands Commission. In the case of Rossoc Holdings – there is NO application. The applicant has indicated that they have a certificate of filing dated Feb 4, 2009 but that is NOT the application that is before you.

Rossco Holdings had a pre-application meeting on April 1, 2009 and was sent a fee letter the following day which tells me the Pinelands Commission felt that it was in fact – A NEW APPLICATION. They gave Rossco Holdings an application # of **.009**. So they are before you without a certificate of filing for their application.

This in my mind, a certificate of filing from the Pinelands Commission, is a simple enough requirement and I always wonder what kind of a “neighbor” a new development will be if they can’t follow the simplest of rules.

I have here a copy of the Pinelands Commission’s Public Status report for April of 2009, so that you can see that this was given an application number of 1982-2367.**009**.

### **Ridgeway Road**

There are no applications for or plans which include the improvements of Ridgeway Road at the Pinelands Commission. – I know the applicant has indicated this and I just wanted to verify it.

### **Washing trucks/containers at the landfill**

The applicant indicated during his testimony on December 10, 2010 stated that “his clients could wash roll offs after dumping at the Ocean County Landfill.” I have never seen this done at the landfill and the next morning I sent an e-mail to Marin Ryan, Vice President – Engineering at the landfill and asked him this question. I have a copy of the e-mail here – he indicated to me that statement is incorrect. So it’s important for you to keep in mind that there is no additional washing that takes place.

### **Changing the neighborhood**

The applicant has answered concerns about changing the neighborhood along Ridgeway by saying – they are the same as “what’s there now” and that “they won’t be anything else”.

If you think they are the same as what’s there now – go to Ridgeway Blvd at 5:30 am on a day that has cloud cover. Then go to Route 37 in front that portion of the Industrial Park where Waste Management has a truck depot. You will be able – even with a bad sense of smell be able to smell the difference. There is a strong diesel odor. It’s not the same.

Saying that they won’t be anything else and that Manchester Township can control it by placing it in its resolution – is wrong. I have served on the Ocean County Solid Waste Advisory Committee for 20 years and for at least half of those years I have heard from Municipalities that try to have influence over solid waste centers.

If you approve changes to this site – you will have no influence over the possibility of there being solid waste storage or the site becoming a transfer station. The Solid Waste Management Act 13:E-1 states: “Solid Waste management plans adopted by districts and approved by the commissioner of the DEP preempt municipal zoning” - I have a copy here for you.

This change can lead to bigger changes – and would mean changes in the neighborhood.