

TOWNSHIP OF MANSFIELD
100 PORT MURRAY ROAD
PORT MURRAY NEW JERSEY 07865



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December 5, 2022

DEC - 8 2022

Warren County Solid Waste Advisory Council
165 Country Road 519, South
Suite 111
Belvidere, NJ 07823
ATT: Mr. David Dech

WARREN COUNTY
PLANNING BOARD

Subject: Proposed Food Processing Center in Mansfield Township

Dear Members;

The Mansfield Township Committee would like to go on record as opposing any approval that would allow such a facility within the Township. A letter dated March 15, 2022 was mailed to Commissioner Sarnoski from the Township Attorney stating the same.

There are numerous reasons for opposing this proposal. Instead of going into a lengthy description please see the below bullet points.

Water – The water table is very low for residents in the surrounding area. There are 416 wells in a one-mile radius of the property.

NJ Highlands & Wetlands – This area is immediately adjacent to the property in the North. This is protected land that is the habitat to the local ecosystem.

Leachate Reuse – Their plan indicates the use of a small containment tank. This plan lacks the prevention of leachate from seeping into the groundwater and contaminating the community wells and water table for the wildlife.

Traffic – Two (2) traffic studies were completed. However, neither study addressed the effect on neighboring municipalities. Other issues include:

1. Number of trucks per day
2. Size of the trucks
3. Volume the trucks carry
4. Truck route
5. Crossing over lines of traffic and cutting onto the shoulder
6. Sight distance on some roads
7. Additional traffic when schools are in session – did not count for school employees and students driving to the high school
8. Bus stops along the route(s)
9. The size of the roads and the additional wear and tear
10. The cost to repair roads – this will fall on township residents
11. Vivaria Ecologics will have no control over truck drivers regarding the route they take, speed that they travel, and other safety issues
12. The safety and well-being of the children and residents of Mansfield Township was not taken into consideration
13. This will put an extra burden on the Township Police Department

Odors and other air pollutants – How does the facility plan to regulate odors and air pollutants in an open-air operating facility and meet the state law requirements?

Contaminated material – It was stated that Vivaria will turn away loads that have plastic and other nonfood related waste material. How can this be determined without dumping the entire load?

Examples of other facilities - Vavaria provided examples of other Food Processing facilities. These facilities were located near other like facilities and had public water. The proposed site is 20 out of 42 acres and the examples are 670 to 3,136 acres. Surrounding areas are nonresidential and noncommercial businesses. Each example also showed close existing highway infrastructure to support their operation.

Regulations – Zoning, Recycling, and Environmental Impact Statements/Assessments are among some of the regulations that have not been addressed.

Vavaria also stated that Mansfield will see an increase in recycling rates due to the receipt of food waste from within the Township. As of 2021, there are three (3) supermarkets that report food waste recycling in their annual recycling reports. Out of the three (3) there would potentially be two (2) that would have to utilize this new facility. All three (3) supermarkets are located along a highway and some have a large container onsite to store material until a scheduled pick-up. Therefore, the township would not see an increase.

If the S.W.A.C. members wish clarification regarding the above opposing reasons, we would be happy to provide further explanations.

In conclusion, prior to and during the S.W.A.C. meetings, the applicant and their professionals have not always been forthcoming with facts. The entire proposal is based on approximate numbers, not concrete figures. Comments made by the company have been speculative at best.

When making your decision, please keep in mind that Mansfield will have no control over this facility. Residents would have to depend on the D.E.P. for enforcement. Also, this proposed facility will not only effect Mansfield Township it will also affect neighboring townships.

Thank you in advance for your consideration and understanding in this matter.

Sincerely,

Mansfield Township Committee