

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING
MONDAY, DECEMBER 4, 2023,
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairman Bill Barron at 6:00 pm on Monday, DECEMBER 4, 2023.

A Salute to the Flag and Pledge of Allegiance was repeated.

This meeting has been advertised as required by enactment of the Sunshine Law.

ROLL CALL:

William Barron	Chairperson	Present
Felicia Finn	Vice Chairperson	Present
Timothy Umlauf	Mayor's Designee	Present
James Vaccaro	Council Liaison	Present
James Teague	Member	Present
Timothy Poss.	Member	Absent
Sandra Drake	Class II Member	Absent
Wayne Mascola	1st Alternate	Present
William Foor	2nd Alternate	Present
Joseph Coronato, Jr., Esq.	Board Attorney	Present
Mark Rohmeyer, PE	Board Engineer	Present

MEMORIALIZATIONS:

1. Minor Site Plan Application
Property Address: 640 Route 530
Block: 89 Lots: 1
Applicant: Chris B. Garboshian
Case # PB-2023-14

The Applicant was seeking Minor Site Plan Approval to maintain the existing seasonal farmer's market use and is requesting approval for onsite development. The Application was approved at the November 6, 2023, meeting.

Mr. Coronato explained that there were two corrections to the plans made at the hearing. The first was that the Applicant will comply with the required handicap parking and the second was that they are not required to provide EV stations because the size of the proposed site does not meet the threshold for that requirement. If they ever have to come before the Board for subsequent approvals, they will need to construct EV Stations.

Motion to Approve made by J. Vaccaro and seconded by Timothy Umlauf.

Roll Call: W. Barron-yes, F. Finn-yes, T. Umlauf- yes, J. Vaccaro-yes, J. Teague-yes, Wayne Mascola-yes, Bill Foor-yes. Motion carries.

APPLICATIONS:

1. Administrative Review
Property Address: 2498 NJ-70
Block: 2 Lots: 6
Applicant: Ocean Energy Holdings, LLC
Case # PB-2023-16

Mr. Barron explained that the Applicant is seeking to update outdated technology on site for improved operations. Where methane gas naturally occurs from the decomposition of the garbage, and Landfills are required by permit to destroy the methane gas, currently the methane is partially destroyed by burning and partially converted to electricity through engines. This project will convert the naturally occurring methane gas into useable "natural gas" to provide energy to homes, businesses, vehicles, etc.

Scott King, Esq introduced himself as the Applicant's attorney. He explained that the reason the Applicant was here before the Board was for an improvement on outdated technology. The proposed project is a more complete way to get rid of the methane gas emitted by the Landfill. The Landfill is governed by the rules set forth by the DEP and SWMA.

Mr. Decina, the engineer for the Applicant, was introduced and sworn in and he set forth his credentials. He graduated from Villanova and is employed as VP by French & Parrello Associates. He has been employed as a Professional Engineer for 25 years, has been licensed in NJ for 21 years, and has appeared before many Planning Boards and Zoning Boards of Adjustment in NJ. The Board accepted his credentials as an expert.

Mr. Decina introduced Sheet 2 of 8 of the plans submitted as his first exhibit before the Board. He explained the location and size of the site, being 70 acres. Within the parcel currently before the Board, the conversion of methane gas to electricity already exists. There are two existing buildings utilized for the operation of the conversion. As it currently exists, not all of the methane gas is able to be converted to electricity. The rest is burned off through flair stacks.

Exhibit A1 is introduced as the Site Plan for the Renewable Natural Gas Facility. Two buildings currently exist. The Applicant is proposing to convert to a Renewable Natural Gas Facility, which is a supporting use to the current use as a Landfill. It is a permitted use in the zone so no use variance would be required.

There would also be two new buildings constructed, a 14,400 SF building for the equipment and operation and the 4,200 SF for offices.

There would be a porous pavement used to account for stormwater management with a storage bed below. The project will be in compliance.

A separate application will be submitted for the installation of the required gas infrastructure.

The new conversion process from methane to natural gas is greener and cleaner. It is 90% efficient vs. the conversion to electricity, which is 25% efficient.

The Applicant has a Title 5 Air permit and a Soil Erosion permit pending approval.

Mr. Barron asked if the new conversion process would result in more noise and Mr. Decina said no it would not. Mr. Barron also asked if the electricity being converted is being sold back and if the Applicant will now require more employees on site.

Mr. Decina answered the there would be 4 new employees required and they would also continue to utilize the existing 6 employees. This would result in 10 employees needed for this operation in total and this would only be for the conversion process. It does not include the already existing employees needed to run the Landfill.

Ms. Finn asked how far the proposed project is from Rt. 70 and if it would be visible and Mr. Decina answered that it would be 1,964 ft from Rt. 70 and it would not be visible. Ms. Finn also asked if Pinelands Approval was needed, and Mr. Decina explained that it is not.

Mr. Umlauf asked if the operation would be pulling all the methane gas to the subject area and no more new facilities would be installed and Mr. Decina confirmed that his understanding was correct. Mr. Umlauf also asked how long they would be supplying NJNG and what the longevity was. Mr. Decina explained that the product would go into the NJNG pipelines and feed the gas meters. Mr. Umlauf asked him to clarify that it would not just be to Manchester, but wherever the gas lines routed to, and Mr. Decina confirmed.

Ms. Finn asked how much waste would be burned off and she was told to ask the operations manager and she said she would ask again.

Mr. Rohmeyer commented that the applicant amended their SWMA permit and that this was a courtesy review. He said that the engineer and the applicant provided a good explanation and that he has no issue with the site layout. He further explained that the Fire Marshal issued a "no issue" letter. He said that the Environmental Commission had some questions about the outside approvals required. They wanted to know about the status of the CAFRA approval and Notice.

Mr. Decina confirmed that the CAFRA permit was noticed to the public. He explained that the conversion is similar to what is there today, and it would not be a power plant. There would be no detriment to the public and it would be a more efficient process.

Mr. Rohmeyer asked about the waste product and Mr. Decina said that he would defer that question to the operations management.

Mr. Coronato confirmed that there would need to be a separate application for the connection to the Natural Gas lines and Mr. Decina confirmed that NJNG would come before the Board for that.

Mr. Barron asked if the operation of the conversion would be 24/7 and Mr. Decina confirmed that it would be. He also asked where the operation is proposed in relation to the existing solar panels and Mr. Decina answered that the operation is located to the South of the Solar Panels.

Mr. Umlauf asked to confirm that the hours of operation would not be changing, and Mr. Decina answered that he believes that they would not change.

Mr. Rohmeyer stated that the use is in keeping with the current use and the project complies with building height and setback requirements.

Mr. Barron opened it to the public for questions and comments to the Engineer.

Alice DeVito of 2016 Fourth Ave was sworn in. She asked if the Landfill has a lease agreement with Manchester Township and if that would expire any time soon.

Mr. Coronato answered that the Applicant is the title owner of the lots, and it is essential a permitted use.

Ms. DeVito asked if the conversion would continue once the Landfill closes and Joe explained that that was not a question for the project engineer.

Ms. Gail Apgar of 53 Columbus Blvd was sworn in. She asked if the application would help the public with the cost.

Mr. Coronato explained that this also was not really a question for the Engineer and that they would touch on that later in the presentation.

Public questions and comments for the Engineer was closed.

Mr. King introduced Steven Gabrielle from NextEra and he was sworn in.

Mr. Coronato asked Mr. Gabrielle to give the Board and the public an idea of the operations.

Mr. Gabrielle explained that he has been in the business for over 25 years and has worked on 30+ projects like this from Coast to Coast. He explained that the conversion plant on site cannot currently handle all the gas emitted from the Landfill. This new conversion process will allow it to handle almost 100%. It will lower emissions profile for the community and the process is 90+% efficient.

Mr. Barron asked how many employees would be required for the 24-hour operation.

Mr. Gabrielle explained that the main shift would be during the day. There would likely be only one person on the night shift to monitor the system.

Mr. Barron asked if anything that was burned off would be released into the air and Mr. Gabrielle answered that it would not.

Mr. Coronato asked if they would communicate regularly with the Fire department and if they have a fire safety plan and Mr. Gabrielle confirmed that they do in fact have a fire safety plan and will regularly communicate with the Fire Department.

Mr. Vaccaro asked why the Applicant is doing this and Mr. Gabrielle answered that it is newer technology and more efficient.

Mr. Barron asked what happens to the operations of the plant if the Landfill closes and Mr. Gabrielle said that the conversion operations will continue until the gas is no longer emitted. Mr. Barron then asked what the life expectancy is of the Landfill and Mr. Gabrielle said that it would be at least a decade more.

Mr. Rohmeyer asked if there would be any detriment to the neighboring properties and Mr. Gabrielle said no.

Mr. Umlauf asked if the site was self-inspected, and Mr. Gabrielle confirmed that the Landfill is self-inspected, and state inspected. He said that DEP comes in often.

Mr. Umlauf asked if the project would be better for all parties involved and Mr. Gabrielle confirmed that it would be.

Mr. Coronato asked if the storage facility would be storing Natural Gas and Mr. Gabrielle stated that it would not, just materials.

Mr. Coronato then asked if the circle traffic patterns were fire compliant and Mr. Decina answered that they were compliant.

Mr. Barron asked what the building would be made out of, and Mr. Gabrielle answered that they would be made out of steel with truss roofs.

Mr. Umlauf asked if there was to be an incident of explosion, what would the impact range be, and Mr. Gabrielle answered that there would be no gas stored on site and that there are safety features onsite to prevent that.

Mr. Barron asked what specifically is being stored on site and Mr. Gabrielle answered again that no gas would be stored in the facility.

Ms. Finn asked what happens to the other by products and Mr. Gabrielle answered that they are properly disposed of.

Mr. Rohmeyer asked if they sell the gas to NING does the Town benefit and Mr. Gabrielle said no that it would be the same as the current electricity conversion.

Mr. Barron opened to the public for comments and questions.

Gail Apgar asked if there should be more that just one person monitoring the facility at night and Mr. Gabrielle answered that maintenance and conversion would take place during the main day shift and the night shift would just be to monitor the equipment to make sure it is running properly.

Mr. Barron closed to the public because there were no more comments or questions.

Mr. Umlauf asked if the operations were centrally monitored, and Mr. Gabrielle confirmed that they were.

Mr. Barron closed the operations manager's testimony to the Board.

Mr. Coronato explained that he and Mr. King had multiple conversations about the application. It is the only privately owned landfill in NJ, and it is exempt from the Planning Board's authority. The Board only has the ability to make suggestions or comments about the project. The distinction between the solar application and this application is that solar power production and installation is not an ancillary use to the landfill and the conversion process before the Board today is.

Mr. Barron asked Mr. Coronato to explain the host community benefit and Mr. Coronato explained that it was a tax benefit.

Mr. Barron asked the Applicant if there were any similar types of facilities in NJ and Mr. Gabrielle said there were none currently, but that there would soon be one in Atlantic County in Vineland.

Mr. Vaccaro asked what agency has jurisdiction over the Landfill and Mr. Coronato explained that they receive permit approval by the DEP.

Mr. Vaccaro asked if the applicant has to come before the Board if the rules change and Mr. Coronato explained that any time, they are doing construction the Board would look at the application again and do a courtesy review. Mr. King confirmed.

Mr. Barron asked if there were any other questions or comments from the Board and there were not. He requested a motion to approve.

Motion to approve made by Felicia Finn and seconded by Jim Vaccaro.

Roll Call: F. Finn-yes, T. Umlauf-yes, J. Vaccaro-yes, J. Teague-yes, W. Mascola-yes, W. Foor-yes, W. Barron-yes.

Mr. Barron thanked the applicant for the education and for teaching the Board members new technology.

Mr. Umlauf said that he would like to see the residents of Manchester receive more of a benefit for hosting the Landfill.

ADMINISTRATION SESSION:

1. Payment of Bills

We are in receipt of 3 invoice from Colliers Engineering totaling \$404.29 and 2.00hrs. The services are in support of:

Project No.	Project
MCP0096 (2)	Manchester Apartments
MCP001	General Planning Board Services

The services are in support of Correspondence; Application Review; Resolution Preparation; and Preparation for and Attendance at Planning Board Meetings.

He finds the charges to be reasonable and appropriate and recommends approval.

Mr. Barron asked for a Motion to pay the Bills.

Mr. Vaccaro made that Motion and Mr. Teague seconded that Motion.

Roll Call Vote: ALL IN FAVOR
NONE OPPOSED

2. Approval of October 2, 2023, Meeting Minutes

Mr. Barron asked for a Motion to approve the October 2, 2023, Meeting Minutes.

Ms. Finn made the Motion; Mr. Vaccaro seconded that Motion.

Roll Call Vote: ALL IN FAVOR
NONE OPPOSED

3. Approval of November 6, 2023, Meeting Minutes

Mr. Barron asked for a Motion to approve the November 6, 2023, Meeting Minutes.

Ms. Finn made the Motion; Mr. Vaccaro seconded that Motion.

Roll Call Vote: ALL IN FAVOR
NONE OPPOSED

ITEMS FOR DISCUSSION: None.

PROFESSIONAL REPORTS- None

PUBLIC PORTION- None

CLOSED PUBLIC PORTION

ADJOURNMENT: 6:52 p.m.

Respectfully submitted,


Amanda Kisty

Secretary to the Board