

# Stafford Township Landfill Closure and Business Park Redevelopment

June 15, 2011

1983 Landfill closed

1987 Applications to Pinelands & NJDEP

1990 Voters approve Business Park

1990 Pinelands approves Business Park

1991-1993 Development Occurs

1994 NJDEP issues Disruption Permit

1995 NJDEP awards Landfill Mining Demonstration Grant

1999 Pinelands issues Landfill Disruption Approval

1999 Stafford Resort Dev.Co. proposed capping landfill/ developing adjacent area

2001 Township ordered by NJDEP to sign MOU

2003 RFP for redevelopment

2004 Walters Dev. Co. designated redeveloper; assumes all landfill closure costs

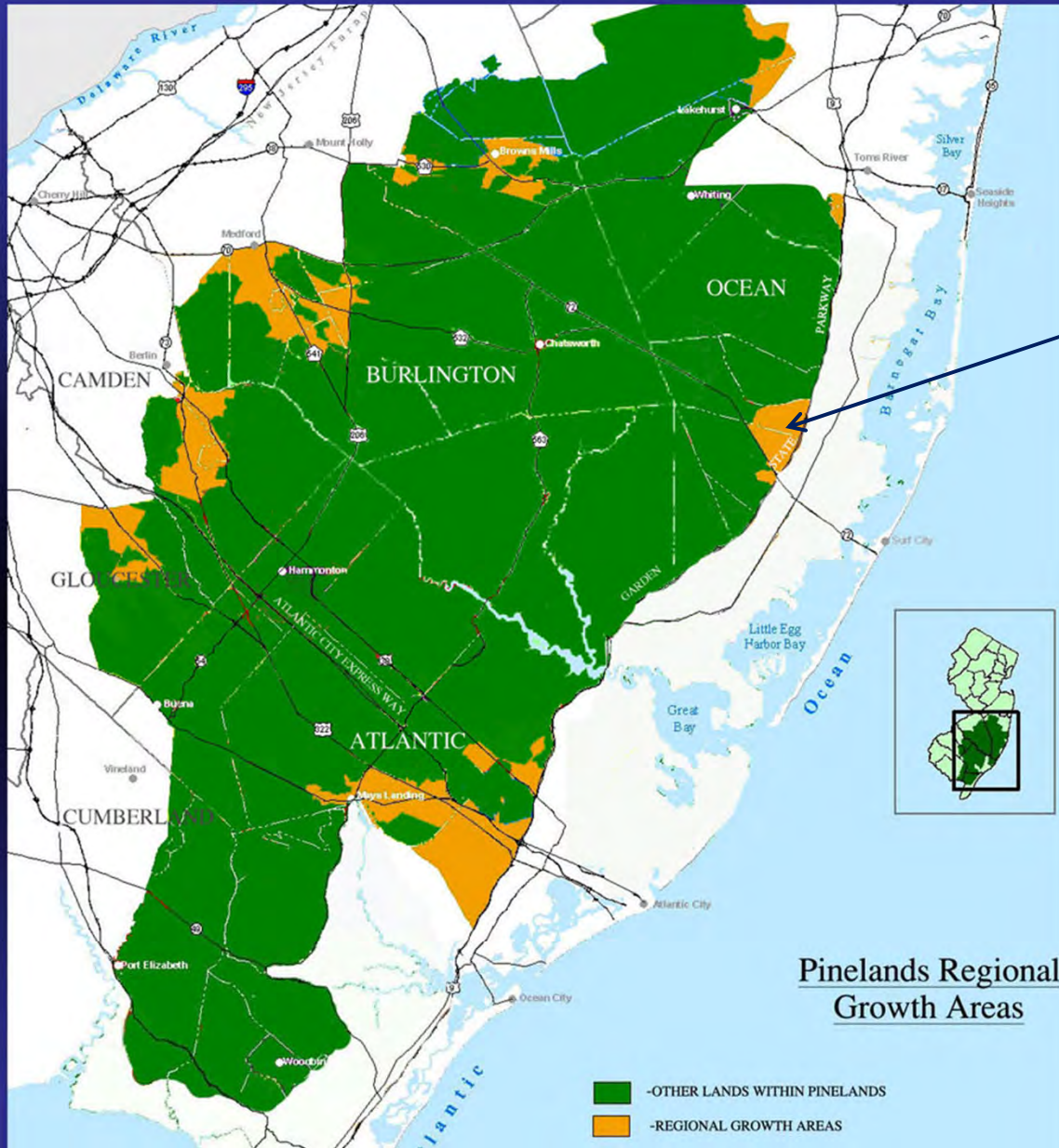
# Landfill Closure



# Responsible Redevelopment

# Aerial View of Stafford Park





Stafford  
Twp./Business  
Park

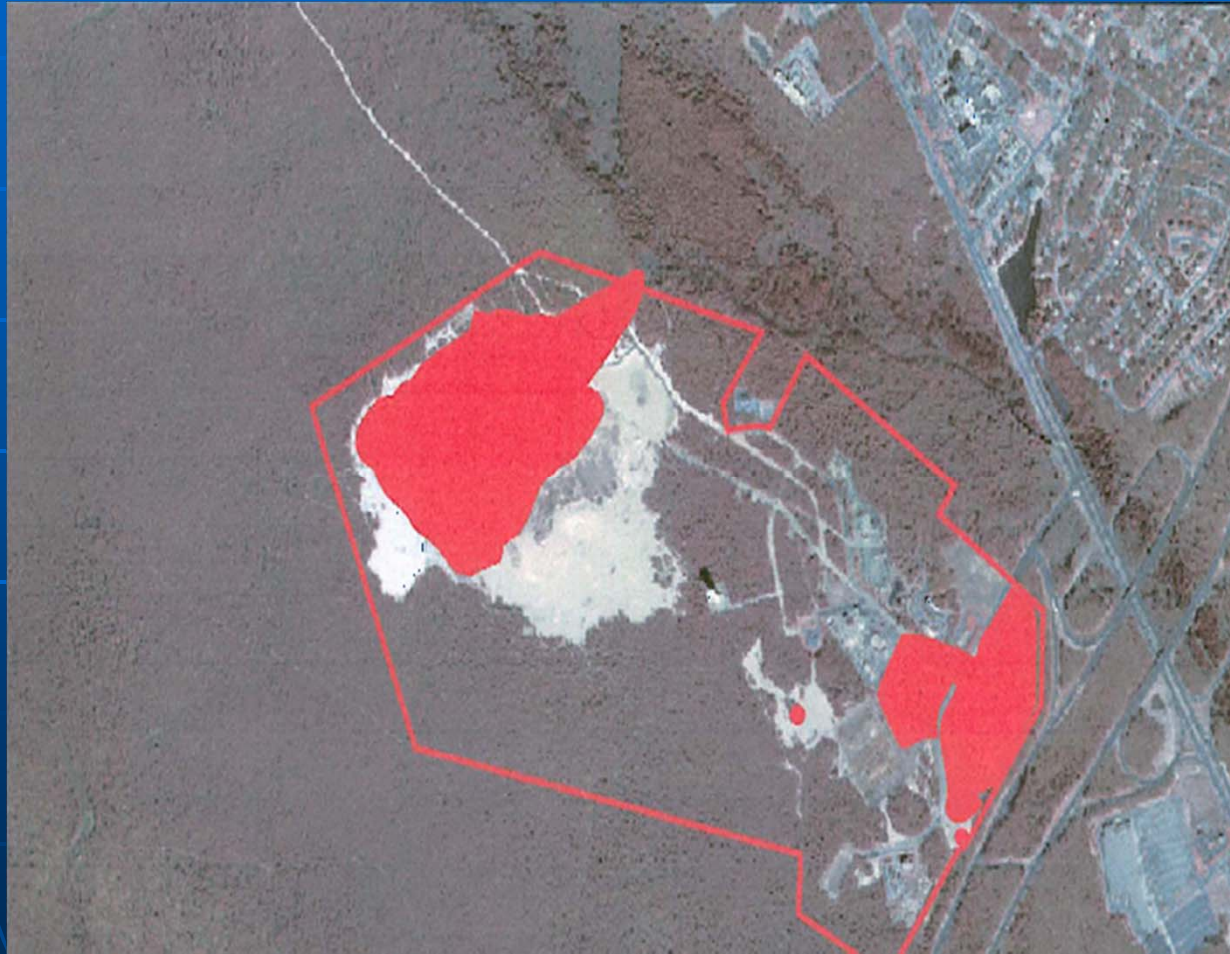
Pinelands Regional  
Growth Areas

- OTHER LANDS WITHIN PINELANDS
- REGIONAL GROWTH AREAS

# Township's Proposal

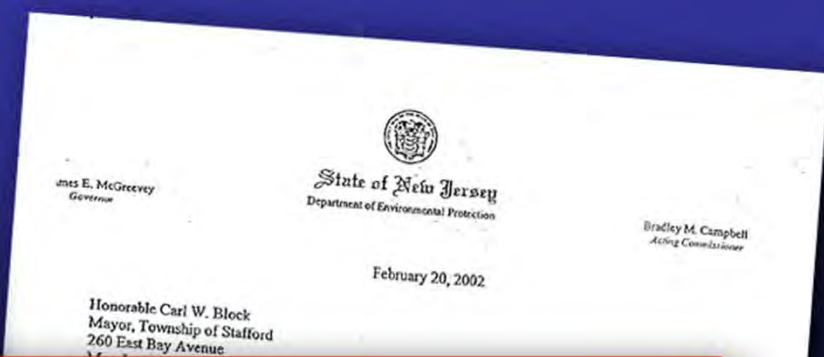
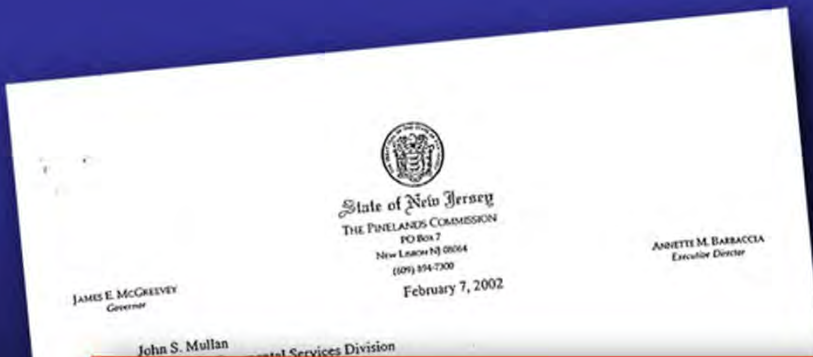
- Unique opportunity to “link” landfill closure to redevelopment of business park
- Mine three unlicensed landfills
- Cap licensed landfill with an impermeable cap
- Redevelop the business park to finance landfill closure costs

# Licensed and Unlicensed Landfills



# Landfill History

- Unlicensed Landfills
- 3 that total +25 acres
- Informal dump sites dating back to the 1950's
- Dumping stopped in the 1970's
- Licensed Landfill
- 55 acre municipal landfill
- Operation ceased in 1983
- Closure Plan
- Initially approved in 1994



“... landfill degrading groundwater quality...”  
and “... leachate plume exists  
and an impermeable cap is required...”

*The Pinelands Commission*

“... landfill degrading the groundwater resources...”  
“... landfill has impacted the nearby stream...”  
“... statutory requirement to properly close the landfill...”

*DEP Commissioner, Bradley Campbell*



# Contaminants

- Licensed Landfill – Groundwater

- Arsenic
- Cadmium
- Iron
- Lead
- Sodium
- pH
- TDS
- Ammonia
- Chlorine
- Chromium
- Chloroform
- Manganese
- Silver
- Zinc

# Contaminants

- Unlicensed Landfill – Groundwater

- Ammonia
- Aluminum
- Arsenic
- Calcium
- Chromium
- Chloroform
- Iron
- Lead
- Manganese
- Sodium
- Benzene

# Contaminants

- Mill Creek
- Ammonia
- Fecal Coliform
- Methylene Chloride
- Alpha Chlordane

# Storm Water Runoff



# Issues To Address

- Competing Environmental Issues
  - Mandated landfill closure versus Threatened and Endangered Species
- Litigation – PPA v. Pinelands Comm. and the Redeveloper
- Pinelands Regulations versus NJDEP regulations regarding groundwater
- PILOT for the Commercial/Retail

**Knieskern's Beaked  
Rush**



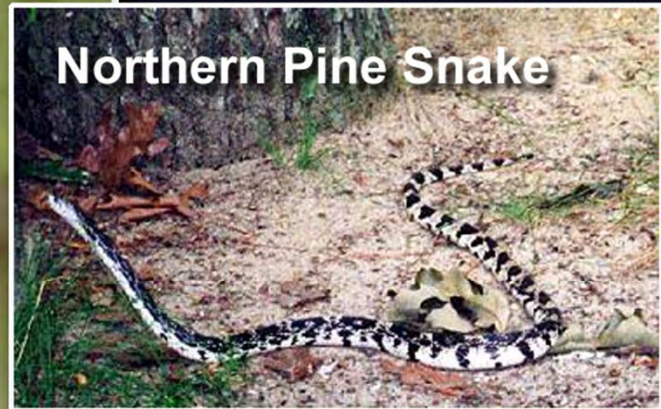
**Little Ladies Tresses**



**Southern Gray Tree Frog**



**Northern Pine Snake**



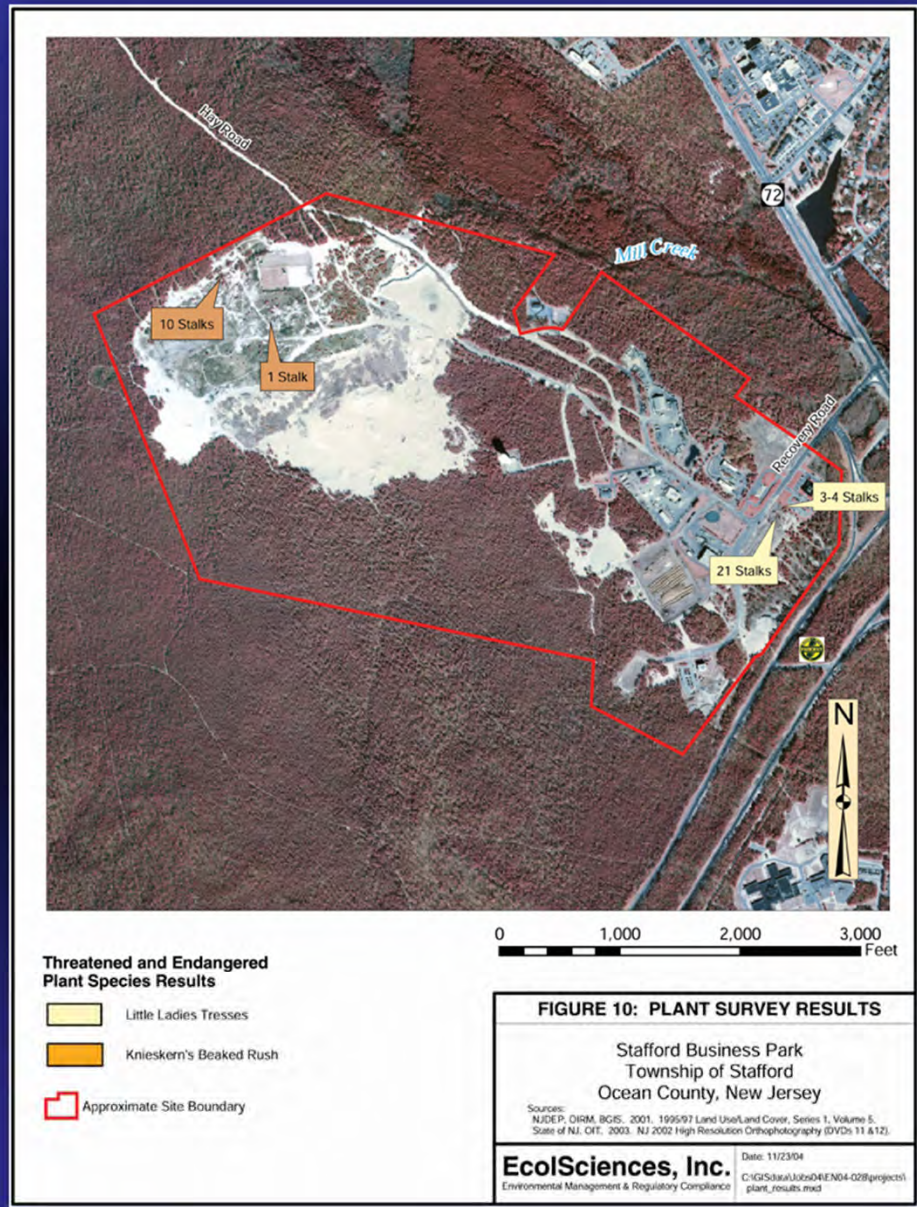
# Existing Storm Water Basin



# Den Area









- Proposed drift fence - 13,000 linear feet of 3' high silt fencing with a total of 135 traps
- Known winter den site - double enclosure of 4' high 27 gauge hardware cloth with a total of 12 traps
- Approximate site boundary

**FIGURE 2: PROPOSED TRAP LOCATIONS**

Stafford Business Park  
 Township of Stafford  
 Ocean County, New Jersey

Source:  
 State of NJ, OIT, 2003, NJ 2002 High Resolution Orthophotography (DVDs 11 & 12)

**EcolSciences, Inc.**  
 Environmental Management & Regulatory Compliance

Date: 2/3/06  
 C:\GIS\data\jobs\04\EN04-028\project\p\en04\_06\proposed\_trapping.mxd

# Stafford Twp Business Park Commission

- Created by Township in 1990
- Separate legal entity by law
- 7 Members appointed by governing body
- One representative from banking, legal, commerce, labor, real estate, service clubs, & chamber of commerce

# Selection of Redeveloper

- Creation of Business Park in 1990 by Referendum
- Approval of Business Park for Development of Pinelands Comm in 1990
- Limited success from 1990-2003
- RFP Process in 2003
- Competitive Negotiation and Award

# Redevelopment Proposal

- Relocate existing facilities
- Mine unlicensed landfills
- Use mined waste to contour licensed landfill
- Excavate 1 million cubic yards of soil to fill mined landfills and to cover licensed landfill
- Install an impermeable cap on licensed landfill
- Direct costs = \$31 million

# Master Plan



CONCEPT SITE PLAN

SCALE: 1"=200'-0"  
DATE: 05/14/2010



State of New Jersey  
THE PINELANDS COMMISSION  
PO Box 7  
NEW LISBON NJ 08064  
(609) 894-7300

RICHARD J. CODEY  
*Acting Governor*

JOHN C. STOKES  
*Executive Director*

**MEMORANDUM**

**DATE:** January 3, 2006

**TO:** Members, Public and Government Programs Committee

**FROM:** John C. Stokes, Executive Director

“... redevelopment of the site will not violate  
Pinelands environmental standards...”  
“... project clearly has environmental benefits...”  
“... landfill closure and redevelopment project  
seems to warrant the Commission’s support...”

*John Stokes, Executive Director, The Pinelands Commission*

## Capped & Closed Landfill





# Stafford Park - June 2010 Aerial



# Species Management





## LEED for New Construction



## LEED for Homes



## LEED for Neighborhood Developments



# Renewable Energy



# Traffic Improvements



# Streetscape Concepts



# OPINION

A15

## EDITORIALS

### On balance, a good idea

**D**evelopment of the Stafford Business Park in a designated regional growth area of the Pinelands makes good environmental sense. That may sound contradictory, but it is the only feasible way to seal the township's former landfill and keep its polluted water from leaching into the ground and reaching the nearby Mill Creek.

The \$31 million cost of closing the landfill would be absorbed by the Walters Group, which wants to build 520 homes, a shopping center, an ice rink and offices on 363 acres of the business park site, south of Route 72. The project, which would take an estimated 12 years to complete, fits the Pinelands Commission criteria for development. The area already hosts numerous businesses and Southern Ocean County Hospital.

The 55-acre landfill stopped accepting trash in 1983, but Stafford hasn't had the money to cover and close it. Redevelopment makes it financially doable.

That's why the Pinelands Commission has endorsed the environmental trade-off — the landfill closing in exchange for the right to develop the area. But members of the Pinelands Preservation Alliance disagree. They say the project would disregard commission standards for protecting rare plant and animal species on the tract, setting a dangerous precedent.

But the landfill area is unfit for animal or plant life. The closure and related development would be an upgrade. The agreement between Stafford and the Pinelands Commission takes the animal and plant life into account. The snakes and frogs would be relocated, a new pond would be created for the frogs and an area would be set aside to replant the rare grass and wild orchids.

We are concerned about the coziness between the Walters Group and the Ocean County Republican Party. The developer is a longtime contributor to the party and donated nearly \$40,000 to campaigns last year alone. But on balance, this project deserves to move forward. It does not threaten Pinelands preservation. And by finally securing the landfill, it will be a net plus for the environment.