

SOLID WASTE AND RECYCLING MANAGEMENT REPORT

Prepared for:

Army Associates, LLC

**Proposed Warehouse Redevelopment
Block 8, Lots 1.02 & 1.03
322 & 326 Cranbury-Half Acre Road
Township of Cranbury
Middlesex County, NJ**

Prepared by:



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A handwritten signature in black ink, appearing to read 'J. Henry', is written over a horizontal line.

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I. INTRODUCTION

This report has been prepared to satisfy the requirements of the Township of Cranbury Planning Board's Preliminary and Final Site Plan and Variance Application by Arny Associates, LLC for a proposed warehouse redevelopment. The report serves to introduce guidelines for the trash and recyclable materials on-site and parties responsible to collect the generated waste. The proposed development consists of the demolition of the existing facility on Lot 1.02 and redeveloping the lot with an 85,053 SF footprint (94,287 GFA) warehouse building while modifying the existing parking lot, loading area and drive aisles on Lot 1.03. The project also includes associated improvements such as parking areas, loading areas, drive aisles, sidewalks, landscaping, lighting, stormwater management facilities and utilities as shown on the accompanying Site Plan drawings.

Solid waste generated during site operations will be separated into recyclables and non-recyclables and stored within the existing trash/recycling enclosures located on-site. All refuse containers located outdoors or exposed to stormwater shall be covered at all times. Any spilling, dumping, leaking or otherwise discharge of liquids, semi-liquids or solids from the containers to the municipal storm sewer system operated by the Township of Cranbury or County of Middlesex shall be prohibited in accordance with Section 130-26.

Recyclable and non-recyclable solid waste will be picked up by a private licensed waste hauler at least once per week, or as often as required.

II. WASTE MANAGEMENT PROCEDURES

a. Description of Business

The proposed development consists of one (1) warehouse facility as noted above. The proposed use can be classified as: warehouse.

b. List of Recyclable Materials

Below is a list of recyclable materials as defined in section 120-2 expected to be generated by the proposed development that will be separated from other solid waste:

1. Newspaper
2. Aluminum cans
3. Glass containers
4. Plastic containers
5. Steel Cans
6. Corrugated cardboard
7. Mixed Paper
8. Textiles

9. Motor Oil
10. Leaves
11. Brush
12. Masonry/paving material
13. Rechargeable Batteries
14. Tires
15. White goods
16. Electronic waste
17. Plastic film
18. Wood Scraps

c. Approximate Amount of Materials Generated

The proposed development is anticipated to produce an average of approximately 4,000 lbs/week of solid waste, which is anticipated to be collected twice weekly, and 1,500 lbs/week of recycling waste which is anticipated to be collected once per week. It should be noted the production numbers may vary depending on the final tenant for the second tenant space proposed within the warehouse building.

In addition, the proposed warehouse facility is anticipated to have no more than 55 employees working at one time. Again, the employee may vary depending on the final tenant for the second tenant space proposed within the warehouse building.

d. Material Separation and Handling

1. Recyclables are expected to be generated within the warehouse and office space of the proposed building.
2. The development will utilize proposed trash enclosures to store waste materials generated by the proposed use. The trash enclosures will be located within a loading bay on each side of the truck loading area adjacent to the northern side of the building. Trash compactors are provided for each associated tenant.
3. It is anticipated that recyclables and trash will be stored in two (2) separate 10' x 35' trash compactors (one per tenant space), resulting in a total of 350 square-feet of solid waste and recyclable storage.
4. Solid waste generated within the proposed building will be transported to the existing trash enclosure by employees.
5. The proposed trash compactors are 10 'x 35'. Final details and specifications shall be provided by the established contractor and tenant.

6. The dumpsters will be directly attached to the proposed building via the proposed loading bays, therefore screening is not feasible. However, there will be natural screening provided by the proposed landscaping adjacent to the northeastern proposed trash compactor.
7. A local recycling and trash pickup service will be contracted to remove recyclables weekly. It is anticipated that a front-loading truck will be utilized by the pickup service. The private hauler shall adhere to the noise level requirements in accordance with the Township of Cranbury's Ordinance.

III. CONCLUSION

In summary, this report has been prepared to satisfy the requirements of the Township of Cranbury Planning Board's Preliminary and Final Site Plan and Variance Application by Arny Associates, LLC for a proposed warehouse redevelopment. The development proposed the use of two (2) trash compactors, one for each proposed warehouse tenant. The site has been designed to ensure the waste and recycling materials can be sorted and stored on-site until the trash and recycling will be picked up by a private contractor.