



WASHINGTON TOWNSHIP

MUNICIPAL OFFICES
MORRIS COUNTY
LONG VALLEY, N. J. 07853

39831

43 Schooley's Mt., N.J.
P. O. Box 216

Area Code 201
876-3315

October 28, 1980

TO: Mayor and Township Committee

FROM: Frederick L. Jordan, Zoning Officer

RE: Combe Landfill

Attached hereto is a copy of our Township's road map indicating certain boundaries concerning the Combe Landfill located in Chester and Washington Township.

There is a growing anxiety concerning the operation of this landfill by the citizens of both townships with regards to the possibility of expansion due to the future closing of the landfill in Mt. Olive Township. It has, in fact, been mentioned to two Township officials by an employee of Combe Landfill that 200 or more acres are intended to be utilized for landfill purposes, therefore, this concern is not unfounded.

Due to this concern, this office has researched through municipal records the possible extent to which it can legally expand with respect to zoning regulations.

The following are brief statements of my findings:

- 1) Combe Landfill Inc. purchased some 155.5 acres from Chester Hills Inc. and "J" Associates, corporations owned by Joseph and John Filiberto, in August 1978.
- 2) Approximately 94 acres of this property was located in the R-40A zone, as per the zoning ordinance in effect at that time, which permitted sanitary landfills.
- 3) This 94 + acres was at that time being operated as a sanitary landfill.
- 4) Of the 94 + acres zoned for landfill operations, 27 + acres could not be utilized for such purposes due to the fact that this acreage was located within the required 200' buffer strip as per Section 17-9.3b3 of the old ordinance thereby leaving approximately 67 + acres for dumping purposes.
- 5) There is presently a question as to whether or not there is dumping being done in the above mentioned buffer strip. This office is contemplating a more thorough on-site inspection in order to make a more accurate determination.

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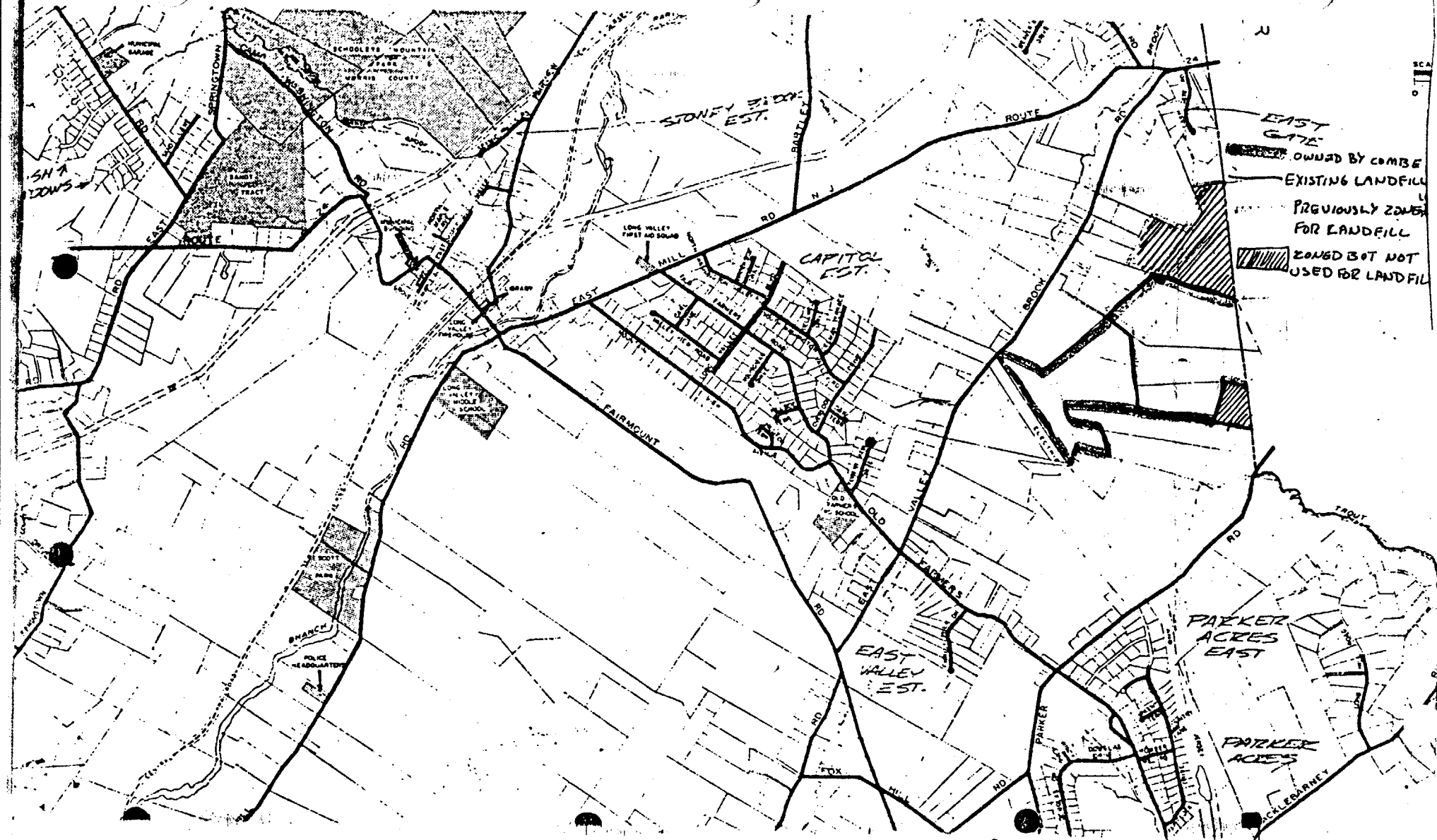
- 6) The remaining acreage owned by Combe, lots 17, 23-2, and 28, is not nor ever was zoned to permit sanitary landfills, therefore, in order to utilize these lots for this purpose both site plan approval and a variance would be required.
- 7) In the event that this office should find that dumping was ever done or is presently being done in the buffer area, a notice of violation will be issued to the owners in conjunction with a notification to the Board of Health in order to determine if said dumping poses any health problems.
- 8) Certain concerned citizens who live in the area have volunteered to look into the above possibility and report their findings to this office when their investigation is complete.
- 9) Since non-conforming uses, which this operation is, cannot be expanded or intensified, this office will pose the question to Township council whether or not the presently unused or "dormant" areas of the landfill can be legally deemed "abandoned" thereby restricting the use of this land to present zoning regulations.

In conclusion, it is the writer's opinion that pursuant to the above statements, the possibility of future expansion of this operation without the approval of various Township bodies is slight. There is in fact a modest hope of even reducing it's active operational size.

FLJ/clp

cc: Dianne Gallets

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