

Planning Commission Questions for Green Ridge Representatives from the January 27, 2025

Workshop

General Questions

1. What is the status of a request to DEQ for an additional 350 acres of potential cell expansion? Would any additional expansion require a new CUP?
2. Would the current transfer stations be kept and maintained by Green Ridge or will there only be one station at the landfill for county residents? Are the hours for County residents to be limited based upon the landfill hours of operation as proposed, in regards to use of the convenience station proposed at the landfill?
3. How much of Pine Grove Road will be utilized by traffic to the site? What are the plans for improvements if needed, and who will be responsible for payment of said improvements? May we also have all copies of the VDOT traffic analysis related to the landfill submitted to us?
4. How many ground water wells will be installed and their locations? What will be the frequency of the monitoring; daily, weekly, monthly? Will samples be tested onsite, by an outside lab, or both? Will there be an onsite lab? The monitoring will be done by a county employee, correct? Also the same questions for gas/odor monitoring stations.
5. They are submitting a CUP for a smaller facility than the original CUP but want the ability to expand to what was or what would be close to the original CUP submitted in 2018. Is that what the plan is from the Company?
6. Could the applicant explain how the "Purchase of Credits" works in further details than was mentioned at the 27 Jan 25 workshop?
7. There is no reference that I could find regarding the potentiality of gulls on or near the site. Could the applicant describe what the potential for these birds to be present is and what impact they may have?
8. What percent of the methane gas produced by the landfill is expected to escape?
9. In general I am concerned about any possible means neighbors have to any adverse effect of the Landfill. What assurance can the applicant give to ensure that if there is a problem, the issue will not be tied up in court or paperwork to the point that a neighbor adversely affected does not receive justice?

Questions on Conditions

Condition 1. What is meant by "but the location and dimensions of identified uses may differ from the master plan as may be required or permitted by ...VDEQ, ...VDOT, and other governmental agencies or as reasonably required for the efficient construction, management, and operation of the Landfill and related operations, with the uses generally retaining the same relation to each other as reflected on the master plan subject to the approval of and to the extent permitted by VDEQ, VDOT and other applicable governmental departments and agencies." Is Cumberland County considered one of those "applicable governmental departments and agencies"?

Condition 2. Is the following sentence referencing any future “expansions” desired by the applicant? “Permittee shall obtain County approval of a site plan for the facility prior to commencing landfill operations at the Facility.”

Condition 6. What is the definition or standard for “unreasonable traffic congestion”. Would it include for example a truck on the edge of Pinegrove road or 60 that is awaiting a tire repair, etc.”

Condition 7. Can you explain more clearly what is meant by the following sentence? “Provided, however, the buffer may be intersected by or contain road(s) provided the total aggregated buffer excluding roads between residential property and the Landfill operations shall total at least 200 feet.” a. How far is the nearest residence “as of the date of the purchase of the site by Permittee...?” b. How far is the closest well or spring used for drinking water as of the effective date of the Host Agreement... Why is the last sentence included “no longer used for drinking water through no fault of the operations of the Landfill”? Who determines this? This is the first mention of many in the CUP of the Host Agreement. How is the Commission to accurately evaluate the protections of the conditions without reviewing this document?

Condition 14. This seems to read that “public” property and roadways will be monitored for litter but what about the property line of neighboring residences? Littering in Virginia is a Class 1 Misdemeanor and is punishable by up to \$2,500 and or 12 months in jail if I am not mistaken. If litter is found on a neighbor’s property from the applicant’s property what are the possible actions and how will the neighbor be compensated for this wrong? Who at the applicant’s property will ultimately be held responsible? Is it only the County who can bring changes of littering?

Condition 18. a. Does “applicable state regulations” mean only DEQ permitting and enforcement or are their other state regulations that apply?

Condition 19. Can the applicant elaborate on this inspection policy? How can “all” incoming waste be verifiably “acceptable in content and origin” if someone puts unacceptable waste in a trash bag and takes it to the transfer station and it in turn gets transported to the Landfill. b. Can the applicant elaborate on this? It seems quite vague to me.

Condition 24. How is this consistent with Cumberland County Code 74-702 (c) And 74:5 (b) and what is indicated in Condition 39?

Condition 32. a. Why is the income capped at 3% per year? What if the CPI-U is more than 3%? What possible conflicts of interest might arise with an employee tasked with oversight whose income is directly paid by the Landfill? How might this conflict of interest be resolved?

Condition 34. What about the entrance at Pine Grove Road?

Condition 37. Can the applicant identify any situation in the nation whereby a single layer system had a breach? During the first workshop the applicant indicated the cost for the double layer system was approximately \$80,000 per acre? Is this correct? Does that mean that for the 100-acre waste disposal location it cost an additional \$8,000,000 for the second liner system?

Condition 38. What is the maximum possible “natural disaster waste approved by VDEQ and Cumberland County”?

Condition 39. If the Board of Supervisor terminates the CUP under the conditions here, how will the Landfill be secured according to the paragraphs of Condition 36?

Concerning the letter dated 9 Nov 23 to Mr. Cifor. Can the applicant explain where this letter is in the process. For example, the 3rd paragraph indicates that the Department found both the first and second applications to be “technically inadequate”. Is there a third application that rectifies these inadequacies? Is what is contained in pages 2 and following the final approval, or what is being referred to as Part A approval? A. What is JPA? I missed what this stands for. 4. If a Part B “major permit modification” is required, why would a new CUP not also be required? 7 Can the applicant explain the math computations of 690 ft above sea level and lowest elevation of 287.47 ft and what is presented in the power point slide “How has Green Ridge Changed Since Previously Approved”?

Questions regarding the Power Point Presentation presented on 27 Jan 25.

Slide 1. Am I correct in understanding that “significantly less intense” is considered roughly 30% less tonnage? Throughout reference is made to 1,500 tons per day. Would it be possible in all future presentations by the applicant to use numbers of maximum with all future permitting, especially if the Planning Commission will not see another CUP on this project?

Slide entitled “Typical MSW Landfill”. Could the applicant explain “state-of-the-art double composite liner system” as it relates to other systems, especially any examples of such systems elsewhere?

Slide “How has Green Ridge changed since previously approved” Would it be possible in all communications to present slides with the proposed “expansion” numbers as well?

Slide entitled “Being a good neighbor” Would it be possible to include in future presentation not just what the county in general might “benefit” from the Landfill but how the surrounding neighbors may be affected?