

TOWNSHIP OF DENNIS

**COUNTY OF CAPE MAY
STATE OF NEW JERSEY**

RESOLUTION NO. 2025-132

**RESOLUTION DECLARING BLOCK 35, LOT 5 (FORMERLY KNOWN
AS THE BELLEPLAIN LANDFILL) AS AN
AREA IN NEED OF REHABILITATION**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the “Redevelopment Law”) provides a mechanism to empower and assist local governments to promote the advancement of community interests through programs of redevelopment for the expansion and improvement of commercial, industrial, residential, and civic facilities; and

WHEREAS, the Redevelopment Law empowers the Township of Dennis (“Township”), by and through its Township Council (the “Township Committee”), to delineate an area within the Township as an area in need of rehabilitation if the area qualifies under one of the criteria enumerated under N.J.S.A. 40A:12A-14; and

WHEREAS, Township Committee directed the Township Planner, Randall Scheule, PP, AICP of Scheule Planning Solutions LLC to conduct a preliminary investigation to determine if the Block 35, Lot 5 (formerly known as the Belleplain Landfill (“Study Area”), as described in the attached boundary map, and which is generally bounded by the abandoned West Jersey and Seashore Railroad right-of-way to the northeast and Woodbine Avenue to the southwest, qualifies as an area in need of rehabilitation pursuant to N.J.S.A.40A-12A-14; and

WHEREAS, Scheule Planning Solutions LLC findings, presented in a report entitled “Township of Dennis Preliminary Investigation Belleplain Landfill (Block 35, Lot 5)” dated August 25th, 2025, attached herewith as Exhibit A (“Schuele Planning Solutions LLC Report”); and

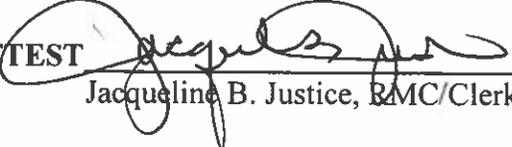
WHEREAS, the Scheule Planning Solutions LLC report concludes that because Environmental contamination is discouraging improvements and investments in the Property, the Study Area qualifies as an area in need of rehabilitation under the Redevelopment Law; and

WHEREAS, the Township Committee desires to refer the Study Report and the draft Resolution to the Consolidated Land Use Board for review and comment.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of Dennis as follows:

1. The Township Committee hereby refers the Study Report and Resolution to the Consolidated Land Use Board for its review and recommendations in accordance with the LRHL.
2. This Resolution shall take effect immediately upon passage.

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PAGE 2

ATTEST  ATTEST 
Jacqueline B. Justice, RMC/Clerk Zeth A. Matalucci, Mayor

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
VanArtsdalen						✓
Germanio	✓		✓			
Cox						✓
Turner		✓	✓			
Matalucci			✓			

This is to certify that this is a true copy of a Resolution adopted by the Dennis Township Committee at their regular meeting held on September 09, 2025 at 5:30 p.m. at the Dennis Township Municipal Building located at 571 Petersburg Road, Dennisville, NJ.

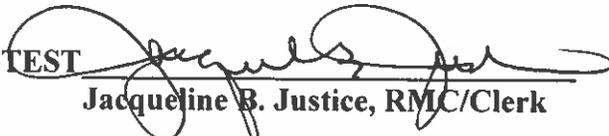
ATTEST 
Jacqueline B. Justice, RMC/Clerk

Exhibit A

TOWNSHIP OF DENNIS PRELIMINARY INVESTIGATION

September 11, 2025

This report provides an evaluation and recommendation as to whether Block 35, Lot 5 qualifies as an “area in need of rehabilitation” pursuant to the Local Redevelopment and Housing Law.

Township of Dennis
Preliminary Investigation
Belleplain Landfill (Block 35, Lot 5)

DENNIS TOWNSHIP

Zeth A. Matalucci, Mayor

Scott J. Turner, Deputy Mayor

Frank Germanio, Committeeman

Matthew Cox, Committeeman

Thomas Van Artsdalen, Committeeman

Jessica Bishop, Township Administrator & CFO

Jacqueline Justice, Township Clerk

Kyle Weinberg, Township Attorney

Michael Fralinger, Jr., Township Engineer

Prepared by

Scheule Planning Solutions, LLC



Randall Scheule, PP, AICP

NJ Professional Planner License No. LI003666

The original of this Preliminary Investigation
has been signed and sealed as required by NJSA 45:14A-12.

Township of Dennis
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Township of Dennis

Preliminary Investigation

INTRODUCTION

This report is responsive to Dennis Township Committee Resolution 2025-123, adopted August 12, 2025 requesting a study of Block 35, Lot 5 to determine if the property qualifies as an area in need of rehabilitation in accord with the Local Redevelopment and Housing Law. Resolution 2025-123 indicates that the property is occupied by the Belleplaine landfill, which ceased operation in 1984.

CS Energy (CSE) proposes to develop and construct one or more community solar facilities on the Belleplaine Landfill. Project Size is 4-5 MWdc. CSE is a Solar Development and Engineering, Procurement and Construction ("EPC") company headquartered in Edison, NJ. Their proposal indicates that the State of New Jersey requires community solar projects to be sited only on rooftops, brownfields, landfills, carports and contaminated sites. CSE's proposal for the Belleplaine Landfill includes the following component activities.

- All development costs are 100% funded by CSE. CSE will fund the development of the project and the construction and operation of the Solar Facility using it's own capital and third party financing.
- CSE will obtain all development approvals from DEP, local planning and zoning, NJ BPU, electric utility and any other agencies or authorities having jurisdiction over the site.
- CSE will apply for state grant funding to support landfill remediation efforts with support from Dennis Township.
- CSE will perform landfill closure activities.¹
- After closure, CSE starts construction on solar project and makes one-time payment to the Township.

¹ In accordance with "Sanitary Landfill Facility Closure and Contingency Fund Act", N.J.S.A.13:1E-100, all landfills operating in New Jersey after January 1, 1982 are subject to comprehensive regulatory controls to provide for the proper closure of such disposal facilities.

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- When project starts solar construction, Dennis Township receives a one-time construction payment.
- When the project becomes operational, Dennis Township starts to receive long-term rent payments.
- Rent payment to Dennis Township escalates by 1.5% annually.
- CSE operates and maintains the facility.
- Dennis Township residents given priority to participate in the community solar project and will receive at least a 20% discount on electric bills.
- Contingent upon approval from the Township, CSE may extend the operation period up to 40 years via four five (5) year extensions.

New Jersey's Community Solar Energy Program (CSEP) provides incentives to eligible community solar facilities to enable the continued efficient and orderly development of solar electric generating sources throughout New Jersey. The (CSEP) enables utility customers to participate in a solar energy project that is remotely located from their property. It provides incentives to eligible community solar facilities to enable the continued efficient and orderly development of solar electric generating sources throughout New Jersey. The program allows individuals without the ability to install solar on their rooftops to access the benefits of solar energy, including significant energy savings.

DETERMINATION OF NEED FOR REHABILITATION.

In accord with NJSA 40A:12A-14, a delineated area may be determined to be in need of rehabilitation if the governing body of the municipality determines by resolution that a program of rehabilitation, as defined in section 3 of P.L.1992, c.79 (C.40A:12A-3), may be expected to prevent further deterioration and promote the overall development of the community; and that there exist in that area any of the following conditions such that:

- (1) a significant portion of structures therein are in a deteriorated or substandard condition;
- (2) more than half of the housing stock in the delineated area is at least 50 years old;
- (3) there is a pattern of vacancy, abandonment or underutilization of properties in the area;

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- (4) there is a persistent arrearage of property tax payments on properties in the area;
- (5) environmental contamination is discouraging improvements and investment in properties in the area; or
- (6) a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.

Where warranted by consideration of the overall conditions and requirements of the community, a finding of need for rehabilitation may extend to the entire area of a municipality. Prior to adoption of the resolution, the governing body shall submit it to the municipal planning board for its review.

Within 45 days of its receipt of the proposed resolution, the municipal planning board shall submit its recommendations regarding the proposed resolution, including any modifications which it may recommend, to the governing body for its consideration.

Thereafter, or after the expiration of the 45 days if the municipal planning board does not submit recommendations, the governing body may adopt the resolution, with or without modification. The resolution shall not become effective without the approval of the commissioner pursuant to section 6 of P.L.1992, c.79 (C.40A:12A-6), if otherwise required pursuant to that section.

PROPERTY DESCRIPTION

Tax assessment records indicate Block 35, Lot 5 is a vacant, Class 15C (Public Property), owned by Dennis Township consisting of 78.53 acres², with a land value of \$830,300.

Table 1 - 2025 Tax Assessment Data

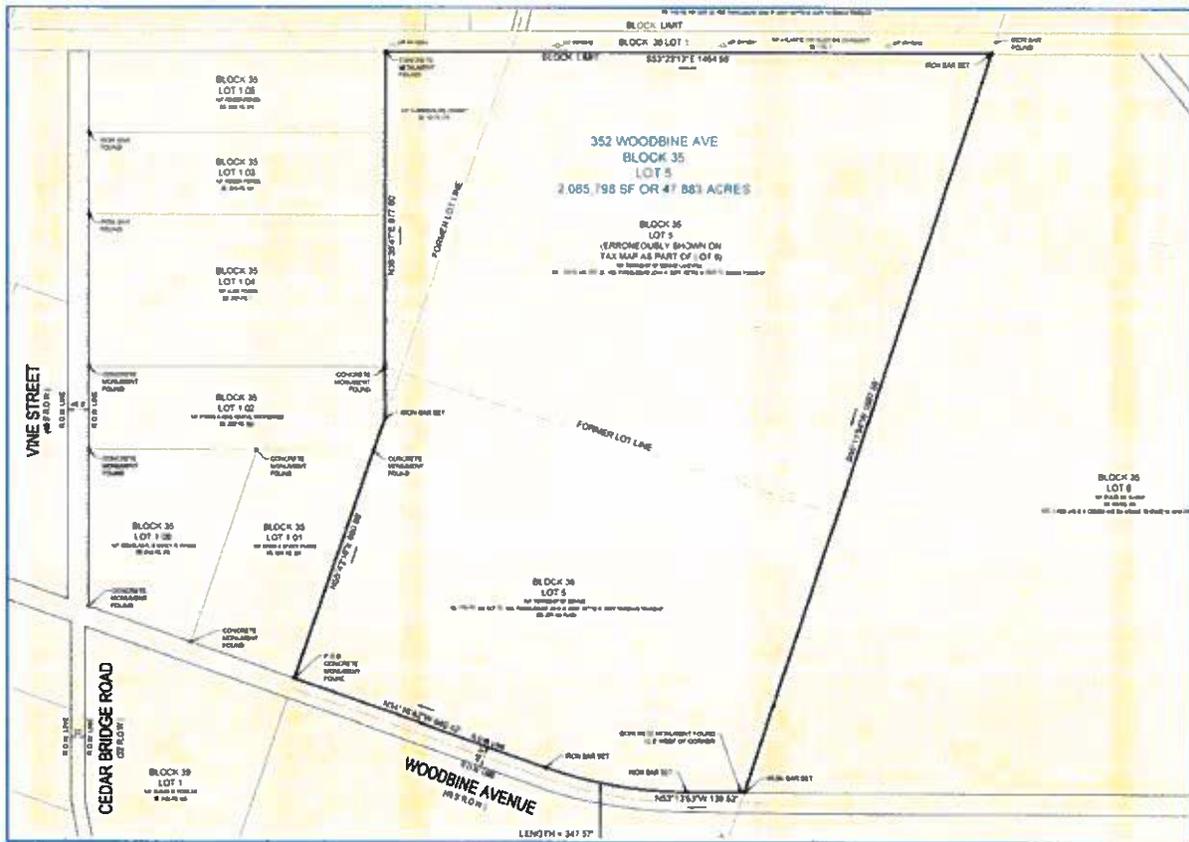
Block	Lot	Address	Owner	Acreage	Real Property Class Code	Zone District	Assessment Land/Imp./Total
35	5	325 Woodbine Avenue	Dennis Township	78.53 ²	15C Public Property (Vacant)	PF 25 Zone	\$830,300 \$ 0 \$830,300

² Certified Boundary Survey, Fralinger Engineering, July 3, 2025 indicates property is 47.88 acres.

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The Certified Boundary Survey dated July 3, 2025 (Figure 1) indicates the subject property is 47.88 acres in size, irregularly shaped with frontage on Woodbine Avenue. The Closure and Post Closure Care Plan indicates that the abandoned West Jersey and Seashore Railroad right-of-way - which provided access to the site - abuts the northeast property line.

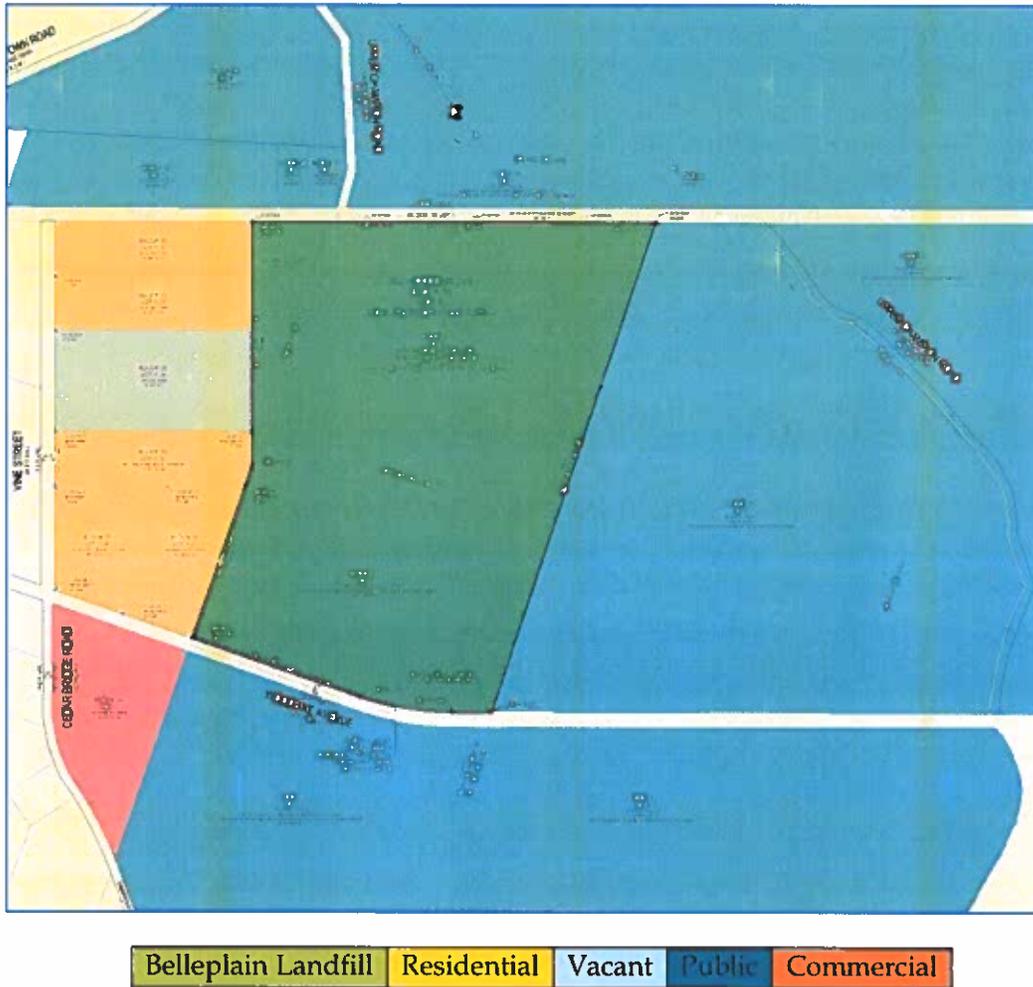
Figure 1 - Certified Boundary Survey



Source: Certified Boundary Survey, Fralinger Engineering, July 3, 2025

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Belleplain Landfill (Block 35, Lot 5)

Figure 2 - Existing Land Use



Tax records indicate land uses in proximity to the landfill include properties classified as residential, commercial, public (Dennis Twp. and NJDEP), and vacant.

Figures 3-7 display information from the NJ-GeoWeb.

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Belleplain Landfill (Block 35, Lot 5)

Figure 3 - 2015 Land Use



Figure 3 identifies the subject property as forest and baren land.

Figure 4 - 1995 Infrared Imagery



Figure 4 illustrates the relative maturity of tree coverage and disturbance in 1995.

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Figure 5 - 2015 Infrared Imagery



Figure 5 depicts the relative maturity of tree coverage and disturbance in 2015.

Figure 6 -1930 Aerial Image



Figure 6 depicts the condition of Block 35, Lot 5 and adjoining parcels in 1930.

Figure 7 - Google Earth Image (2/25/24)



ENVIRONMENTAL ASSESSMENT

Geology - The NJ-GeoWeb indicates that the subject property is underlain by the Bridgeton Formation whose lithology is described as sand, clayey sand, pebble gravel, minor silt and cobble gravel; reddish-yellow, red, yellow, white, very pale brown. This formation overlies older Miocene formations, such as the Kirkwood Formation and Cohansey Sand, which also comprise the aquifer system and can be up to 60 feet thick in this region.

The Bridgeton Formation is often hydraulically connected with the underlying Cohansey Sand and Kirkwood Formation, which are major aquifers in the region. This connection creates pathways for potential contaminant movement between these units. Potential impact on water quality is an important consideration in terms of NJSA 40A:12A-14.a(5) since leachate can directly contaminate the underlying aquifer.

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Groundwater Monitoring - Analytical reports from Eurofins QC, LLC contain laboratory results for four monitoring wells at the Belleplaine Landfill. The groundwater analyses identify a variety of contaminants in groundwater sampled at the landfill.

NJDEP Waste Types - According to NJDEP's solid waste landfill list, the following waste types (NJAC 7:26-2.13(g)) were discarded at the Belleplaine Landfill prior to closure.

- **10 - Municipal (household, commercial and institutional):** Waste originating in the community consisting of household waste from private residences, commercial waste which originates in wholesale, retail or service establishments, such as, restaurants, stores, markets, theaters, hotels and warehouses, and institutional waste material originated in schools, hospitals, research institutions and public buildings.
- **13 - Bulky waste:** Large items of waste material, such as appliances and furniture. Discarded automobiles, trucks and trailers and large vehicle parts, and tires are included under this category.
- **23 - Vegetative waste:** Waste materials from farms, plant nurseries and greenhouses that are produced from the raising of plants. This waste includes such crop residues as plant stalks, hulls, leaves and tree wastes processed through a wood chipper. Also included are non-crop residues such as leaves, grass clippings, tree parts, shrubbery and garden wastes.
- **25 - Animal and food processing wastes:** Processing waste materials generated in canneries, slaughterhouses, packing plants or similar industries, including animal manure when intended for disposal and not reuse. Also included are dead animals. Animal manure, when intended for reuse or composting, is to be managed in accordance with the criteria and standards developed by the Department of Agriculture as set forth at N.J.S.A. 4:9-38.
- **27 - Dry industrial waste:** Waste materials resulting from manufacturing, industrial and research and development processes and operations, and which are not hazardous in accordance with the standards and procedures set forth at N.J.A.C. 7:26G. Also included are nonhazardous oil spill cleanup waste, dry nonhazardous pesticides, dry nonhazardous chemical waste, and residue from the operations of a scrap metal shredding facility.

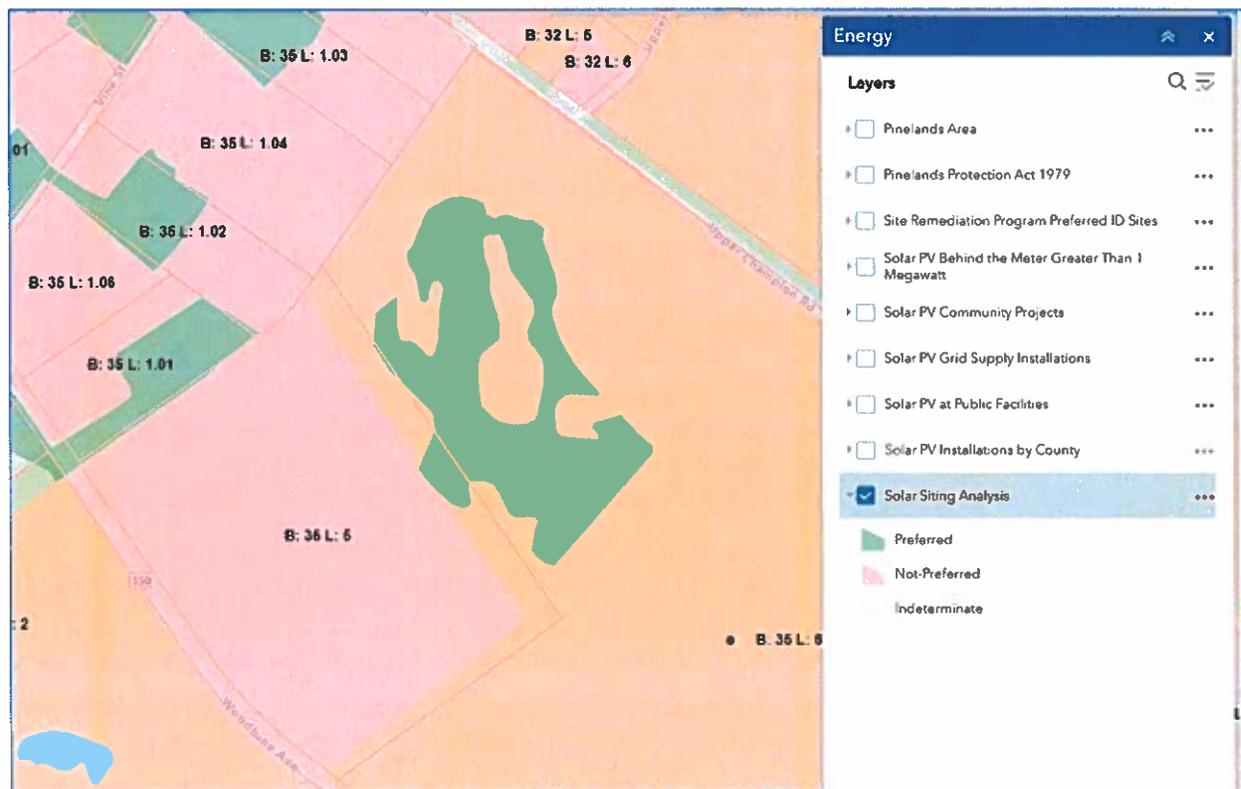
NJDEP's Site Remediation Program (SRP) - Preferred ID GIS layer represents pending, active and closed cases within the Contaminated Site Remediation and Redevelopment (CSRR) program. This GIS layer includes all sites that are regulated

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under the Site Remediation Reform Act (SRRA), N.J.S.A. 58:10C-1 et seq. The Belleplaine Landfill site is not listed on the SRP website.

Solar Siting Analysis - The purpose of this analysis is to aid the NJDEP, local communities and potential solar developers in planning for solar installations by distinguishing between lands where the NJDEP encourages solar development from those where solar development is discouraged. While solar energy projects provide environmental benefits, environmental damage can occur if projects are not properly sited, more than negating the benefits. This analysis was performed to identify preferred development sites where solar projects are most environmentally desirable from NJDEP's perspective. The Belleplaine Landfill site is listed as "Preferred" - see Figure 8.

Figure 8 - Solar Siting Analysis



Vernal Habitat

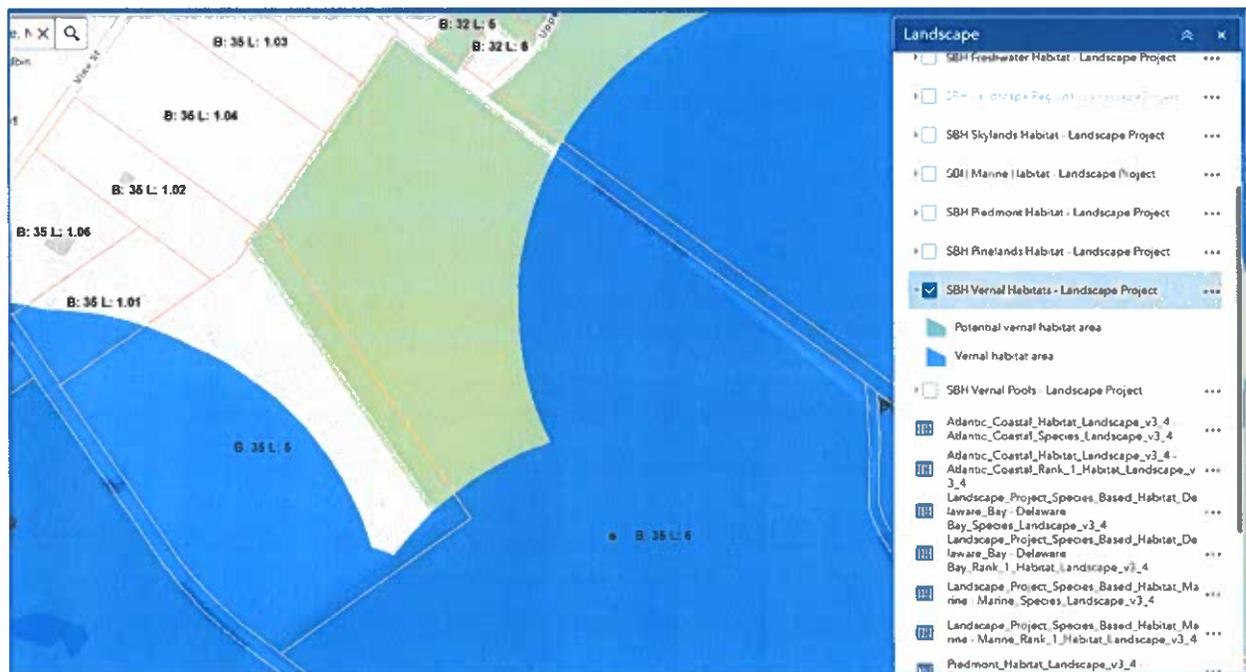
NJDEP's Landscape Project was designed to provide users with peer-reviewed, scientifically sound information that transparently documents threatened and endangered species habitat. Landscape Project data can be used for planning purposes

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before any actions such as proposed development, resource extraction (e.g. timber harvests) or conservation measures occur. The maps help increase predictability for local planners and developers, and help facilitate local land use decisions that appropriately site and balance development and habitat protection.

Vernal habitats are small, seasonal water bodies that pond water from the time of snowmelt into early to mid-summer. Vernal habitats are valuable to a variety of species of wildlife, particularly as breeding locations for amphibians such as frogs and salamanders. Vernal habitats, while themselves being defined in the regulations as either freshwater wetland or state open water, may be surrounded by wetland or non-wetland habitat. In New Jersey vernal habitats constitute small, ponded areas or pools that are often less than 0.25 acre in extent, and which may be smaller than 0.1 acre in extent in some cases.

Figure 9 - Vernal Habitat Area



The vernal habitat area may be associated with the small pond in the southeast portion of the site as noted in the Closure Plan, and as visible on Figures 4, 5 and 7.

[Closure Plan](#) - The Closure and Post Closure Care Plan (Closure Plan) prepared by Andrew Previti indicates that the site was initially operated as a resource mining facility,

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after which it was operated by Dennis Township as a municipal landfill for twenty years. The Closure Plan notes that approximately 95% of the site is forest area and a small pond exists in the southeast portion of the site.

The Closure Plan notes that four groundwater monitoring wells were installed outside of the filled areas, and that groundwater depth is 7.65-14.4 feet below grade. According to this Plan, results of the groundwater monitoring protocol are sent to NJDEP on a quarterly basis. The Closure Plan notes that the closest residence is approximately 1,000 feet from the site, and addresses the items required by NJAC 7:26-2A.9(e)4.

Dennis Township Committee Resolution 2025-123 indicates that the Belleplain Landfill ceased operations in 1984.

ZONING ANALYSIS

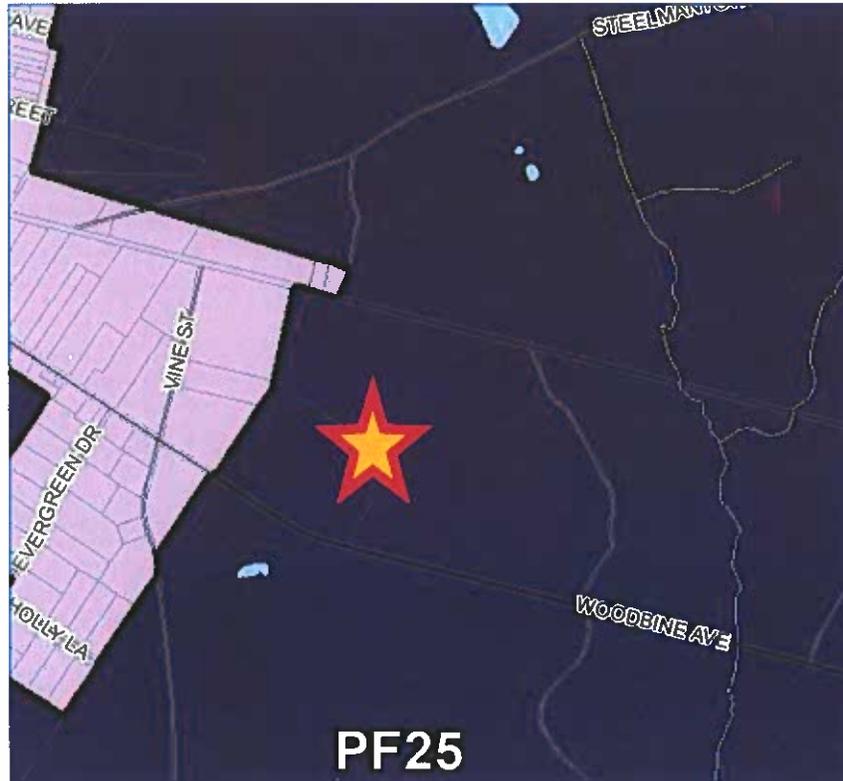
Dennis Township's current zone plan identifies the subject parcel as being located within the Pinelands Management Area - PF25 Low Density Forest District codified as §185-28 of the Zoning Ordinance. The purpose of the forest zones is to protect undistributed forested portions of the protection area which support characteristic Pinelands plant and animal species. Permitted principal uses in the PF25 Zone are listed in §185-28B of the Zoning Ordinance.

According to the Master Plan, the Pinelands Management Area encompasses 24.5 square miles (or 40 percent) of the land area of Dennis Township. The Pinelands Protection Act established a requirement that county and municipal master plans and land use ordinances be brought into conformance with the Pinelands Comprehensive Management Plan. Dennis Township's Master Plan and Zoning Ordinance are in conformance with the Pinelands Comprehensive Management Plan.

According to the Municipal Land Use Law (NJS 40:55D-66.16.a):

Notwithstanding any law, ordinance, rule or regulation to the contrary, a solar or photovoltaic energy facility or structure constructed and operated on the site of any landfill or closed resource extraction operation, shall be a permitted use within every municipality.

Figure 10
Zoning Map



Source: Dennis Township Zoning Map, April 2013

CONCLUSION AND RECOMMENDATION

This Preliminary Investigation has been prepared in response to Township of Dennis Committee Resolution 2025-123 which requests the Municipal Planner to conduct a study of Block 35, Lot 5 to determine if the property qualifies as an area in need of rehabilitation pursuant to NJSA 40A:12A-14.

The information contained in this report supports a determination that the subject property (Block 35, Lot 5), satisfies the applicable statutory criteria - (NJSA 40A:12A-14a(5)) *environmental contamination is discouraging improvements and investment in properties in the area* - and may be designated as an area in need of rehabilitation as described in the Local Redevelopment and Housing Law.

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In accord with NJSA 40A:12A-14a, it is anticipated that the program of rehabilitation proposed by CS Energy may be expected to prevent further deterioration of the subject property and promote the overall development of Dennis Township in accord with the Master Plan.

The proposed Belleplain Landfill Redevelopment Area is depicted in Figure 11.

Figure 11

Proposed Redevelopment Area



IMPLEMENTATION OF REDEVELOPMENT PLAN (NJSA 40A:12A-15).

In accordance with the provisions of a redevelopment plan adopted pursuant to section 7 of P.L.1992, c.79 (C.40A:12A-7), a municipality or redevelopment entity may proceed with clearance, replanning, conservation, development, redevelopment and rehabilitation of an area in need of rehabilitation. With respect to a redevelopment project in an area in need of rehabilitation, the municipality or redevelopment entity, upon the

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adoption of a redevelopment plan for the area, may perform any of the actions set forth in section 8 of P.L.1992, c.79 (C.40A:12A-8), except that with respect to such a project the municipality shall not have the power to take or acquire private property by condemnation in furtherance of a redevelopment plan, unless: a. the area is within (1) an area determined to be in need of redevelopment prior to the effective date of P.L.2013, c.159, or (2) a Condemnation Redevelopment Area and the municipality has complied with the notice requirements under subparagraph (e) of paragraph (5) of subsection b. of section 6 of P.L.1992, c.79 (C.40A:12A-6); or b. exercise of that power is authorized under any other law of this State.

APPENDIX A - DENNIS TOWNSHIP RESOLUTION NO. 2025-123

TOWNSHIP OF DENNIS

**COUNTY OF CAPE MAY
STATE OF NEW JERSEY**

RESOLUTION NO. 2025-123

**RESOLUTION REQUESTING STUDY OF DESIGNATING BLOCK 35,
LOT 5 (FORMERLY KNOWN AS THE DENNIS TOWNSHIP SANITARY
LANDFILL BELLEPLAIN) WITHIN THE TOWNSHIP AS AN AREA IN
NEED OF REHABILITATION**

WHEREAS, pursuant to the "Local Redevelopment and Housing Law," N.J.S.A. 40A:12A-1 et seq., a municipality may designate an area in need of rehabilitation; and,

WHEREAS, pursuant to N.J.S.A. 40A:12A-14, a delineated area may be determined to be in need of rehabilitation if the governing body of the municipality determines by resolution that a program of rehabilitation, as defined in section 3 of P.L. 1992, c.79 (C.40A:12A-3), may be expected to prevent further deterioration and promote the overall development of the community, and that there exist in that area any of the following conditions such that:

- (1) A significant portion of the structures thereon are in a deteriorated or substandard condition;
- (2) More than half of the housing stock in the delineated area is at least 50 years old;
- (3) There is a pattern of vacancy, abandonment, or underutilization of properties in the area;
- (4) There is a persistent arrearage of property tax payments on properties in the area;
- (5) Environmental contamination is discouraging improvements and investment in properties in the area; or
- (6) A majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.

WHEREAS, prior to its cease of operations in 1984, Block 85, Lots 5 on the tax maps of the Township of Dennis (the "Area") housed the Dennis Township Sanitary Landfill Belleplain; and

WHEREAS, the Area remains undeveloped; and

WHEREAS, in accordance with the LRHL the Township Committee of the Township of Dennis (the "*Township Committee*") has determined to investigate whether the Area should be designated as an "area in need of rehabilitation" as that term is defined in the LRHL; and

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Belleplain Landfill (Block 35, Lot 5)

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WHEREAS, in accordance with the requirements of *N.J.S.A. 40A:12A-14*, the Township Committee has determined that there is sufficient documentation that, with respect to the Area: environmental contamination is discouraging improvements and investment in properties in the Study Area (criteria (5)); and

WHEREAS, the designation of the Area by the Township as an area in need of rehabilitation is expected to promote the overall development of the Township in accordance with the requirements of *N.J.S.A. 40: 12A-14*; and

WHEREAS, the Township Committee desires to conduct a preliminary investigation to determine if the Area qualifies as an area of in need of rehabilitation pursuant to *N.J.S.A. 40A-12A-14*; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of Dennis as Follows:

1. The Township Committee hereby authorizes the preliminary investigation (the "Study") of the Area to be performed by the Municipal Planner, Randall Scheule, PP, AIC of Scheule Planning Solutions, LLC to determine that the Area qualifies as "an area in need of rehabilitation."

ATTEST  **ATTEST** _____
Jacqueline B. Justice, RMC/Clerk Zeth A. Matalucci, Mayor

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
VanArsdalen			✓			
Germano	✓		✓			
Cox						✓
Turner		✓	✓			
Matalucci			✓			

This is to certify that this is a true copy of a Resolution adopted by the Dennis Township Committee at their regular meeting held on August 12, 2025 at 5:30 p.m. at the Dennis Township Municipal Building located at 571 Petersburg Road, Dennisville, NJ.

ATTEST 
Jacqueline B. Justice, RMC/Clerk

Township of Dennis
Preliminary Investigation
Belleplain Landfill (Block 35, Lot 5)

APPENDIX B – EUROFINS ANALYTICAL REPORT (COVER PAGE)

 QC	Analytical Report
	Serialized: 07/30/2019 04:27pm QC21
GLEN O. CLARKE TOWNSHIP OF DENNIS 571 PETERSBURG ROAD PO BOX 204 DENNISVILLE, NJ 08214	Regarding: TOWNSHIP OF DENNIS 571 PETERSBURG ROAD PO BOX 204 DENNISVILLE, NJ 08214
PROJECT ID: J02271 BELLEPLAIN	
LABORATORY REPORT NUMBER: L7117444	
PO NUMBER: 16-00018 VOUCHER	
	
Authorized by: Douglas I. Gump Client Services Manager	
703 Electronic Drive, Horsham, PA 19044 · Phone: 215-355-3990 · Toll Free: 800-289-8378 · Fax: 215-392-0626 · www.eurofins.com QC	
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APPENDIX C - CLOSURE AND POST CLOSURE PLAN (COVER PAGE)

**BELLEPLAIN SANITARY LANDFILL
TOWNSHIP OF DENNIS
CAPE MAY COUNTY, NEW JERSEY
FACILITY NO. 0504B
PROJECT NO. 8147**

CLOSURE AND POST CLOSURE CARE PLAN

WALKER, PREVITI, HOLMES & ASSOCIATES
156 Stagecoach Road
Marmora, New Jersey 08223
(609) 390-1927



**Andrew A. Previti, P.E.
N.J. License No. 36663**

Township of Dennis
Preliminary Investigation
Belleplain Landfill (Block 35, Lot 5)

**APPENDIX D - DENNIS TOWNSHIP RESOLUTION XXXX-XXX
(DESIGNATION).**

RESOLUTION TO BE ADDED.

Exhibit A

[Attach Preliminary Investigation]