

1 Department of Natural Resources
2 and Environmental Control
3 Public Hearing: Goodwill of Delaware and
4 Delaware County, Inc., Standard Coastal Zone Permit
5 (Project CZA-445P)
6

7 Docket No. #2025-P-CCE-0004
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10 Moderated by Lisa Vest
11 Tuesday, April 29, 2025
12 6:00 p.m.
13
14

15 Remote Proceeding
16 89 Kings Highway
17 Dover, DE 19801
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21 Reported by: Blake Robinson
22 JOB NO: 7322434
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A P P E A R A N C E S

List of Attendees:

Lisa Vest, DNREC

Eddy Meade, Board

Jennifer Holmes, DNREC

Leah Williams, Goodwill

Fabiana O'Taro, Goodwill

Susan, Public

Lindsay Rennie, Public

Chaney Hall, Public

Jesse Hayden, DNREC

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P R O C E E D I N G S

MS. VEST: Tuesday, April 29, 2025.

And thank you, guys, for joining us this evening. Now that everyone is connected, we're going to go ahead and begin tonight's proceedings.

We are here tonight to provide the virtual platform for the Department of Natural Resources and Environmental Control to conduct its public hearing on the pending Coastal Zone Permit of Goodwill.

For those that may not know me, my name is Lisa Vest, and the DNREC secretary has designated me to be the hearing officer for tonight's proceeding.

Pursuant to DNREC standard public hearing protocols, this hearing is being conducted virtually.

While there are no signup sheets to document physical attendance tonight, the Zoom platform does generate a list of those who are virtually present for this evening's proceedings. So the Department still maintains a record of those who have joined tonight. And again, I thank you for taking your time to be here.

I have a few introductory remarks, and

1 then I'll be turning the floor over to both the
2 Department and then representatives for the applicant,
3 which in this case is Goodwill.

4 Both the Department and the applicant
5 have brief presentations that they are going to offer,
6 not only for information for those of you that are in
7 attendance, but also for the benefit of the hearing
8 record, which is being compiled tonight.

9 At the conclusion of those proceedings,
10 I'll then retake the floor and say a few concluding
11 remarks to make sure people know how to offer comments
12 should they wish to do so.

13 In the meantime, I do want to remind
14 people that the Department does keep a hearing page
15 online. It's under the Admin Law website section of
16 the DNREC website in general. And all of the
17 supporting documents, copies of both the Department's
18 presentation and the applicant's presentation, as well
19 as all the exhibits that'll be entered into the record
20 tonight, they're all posted on that hearing page.

21 And anybody that wants to learn more
22 about the project and actually read through the
23 exhibits that are going to be entered tonight, you can
24 go there and read them on your own time. There's a

1 lot of information there, and I would encourage anyone
2 that is interested to do so.

3 We have a court reporter here tonight
4 that will be preparing a verbatim transcript of
5 tonight's proceedings. It usually takes a few days
6 for that transcript to be prepared, but once we
7 receive it from the court reporter, it will also be
8 posted on the hearing page.

9 So, again, I would encourage anybody
10 that's interested in this matter to give it a couple
11 days for the transcript to get there, but by all
12 means, check that out.

13 Before we go any further, it is
14 important to set the parameters for tonight's hearing.
15 First and foremost, this is a formal legal hearing.
16 It is not a public information session nor any other
17 informal type of workshop or town hall style event,
18 nor is the purpose of tonight's proceeding to advocate
19 for any side in any way.

20 Rather, the purpose of tonight's
21 hearing is to build the record, as I've already
22 mentioned. It provides the legal platform for the
23 public to come and learn more about the project and to
24 also find ways and make sure they know how to offer

1 comment should the same wish to be done.

2 Part of our standard protocol is that
3 we allow folks to preregister with the Department
4 should they wish to offer comment. In this particular
5 case, no members of the public offered
6 preregistration. So we're not going to have any live
7 comment tonight.

8 But again, the record's going to remain
9 open beyond tonight's hearing. Instead of the record
10 closing at the conclusion of these proceedings, it's
11 going to remain open through May 14th. So that gives
12 people plenty of time, as I said, to go read up on it,
13 look at the exhibits, look at the information that's
14 on the hearing page.

15 And again, you can find that under the
16 Admin Law tag on the DNREC website. And as long as
17 the comment is received in writing on or before
18 May 14th, it all bears the same weight as if it was
19 offered live tonight, and it'll all be reviewed by the
20 secretary prior to a formal decision being made in
21 this matter.

22 I just have a couple more things to
23 say, and then we'll get on with the presentations from
24 both the Department and the applicant.

1 Number one, all comment received must
2 be limited solely to the subject matter of tonight's
3 hearing, which again is the pending Coastal Zone
4 Permit of Goodwill.

5 Number two, in order to ensure that
6 everyone who wishes to offer comment for the
7 secretary's consideration is accommodated, the record
8 in this matter, as I mentioned previously, is not
9 going to close at the conclusion of the proceedings
10 tonight, but it will remain open through May 14, 2025.

11 Number three, there is only one
12 authentic record of this formal proceeding, and it is
13 the official court reporter's transcript. And again,
14 we will post that on the hearing page on DNREC's
15 website as soon as it is received.

16 Number four, as I previously mentioned,
17 the statutory purpose of tonight's hearing is to build
18 the record with regard to this pending permit
19 application.

20 The record, consisting of the
21 transcript of tonight's hearing, any written comments
22 that we may receive between now and May 14, all the
23 exhibits that you'll hear mentioned tonight, and
24 eventually the hearing officer's report, will all be

1 reviewed by Secretary Patterson.

2 The secretary will ultimately make a
3 decision regarding this permit application, and it
4 will take -- it'll be in the form of a secretary's
5 order. That order will contain his decision as well
6 as his reasons therefore.

7 Lastly, it's important to note that
8 absolutely no decision has been made by the Department
9 with regard to this matter at this point, nor will any
10 decision be made tonight as a result of these
11 proceedings.

12 Again, the record remains open through
13 May 14th so that the public can offer written comment
14 if they wish to do so, and all that comment will be
15 entered into the record and taken into consideration
16 by the secretary prior to his decision being made.

17 That being said, I am going to turn the
18 platform over to Eddy Meade. He has a brief
19 presentation for the Department.

20 So, Eddy, when you're ready, you can
21 begin.

22 MR. MEADE: All right. Good evening
23 everyone. My name is Eddy Meade. I'm an
24 environmental scientist in the Department of Natural

1 Resources and Environmental Control, with the Division
2 of Climate, Coastal, and Energy.

3 The Coastal Zone Act regulates new and
4 existing manufacturing, heavy industry, and bulk
5 product transfer activities through a permitting
6 system within the state's designated Coastal Zone, as
7 defined by the Coastal Zone Act, which generally runs
8 the length of the state along the Delaware River,
9 Chesapeake and Delaware Canal, Delaware Bay, Inland
10 Bays, and Atlantic Ocean.

11 The purpose of tonight's hearing is to
12 review a Coastal Zone Act Standard Permit application
13 submitted by Goodwill of Delaware and Delaware County,
14 referred to as Goodwill, to manufacture recycled sand.
15 The proposed operation is to take place within an
16 existing building at 400 Centerpoint Boulevard, New
17 Castle, Delaware.

18 This type of manufacturing within the
19 defined Coastal Zone requires a Coastal -- a Standard
20 Coastal Zone Act Permit.

21 Goodwill is proposing to produce sand
22 using recycled glass and ceramics. This will be done
23 by processing the glass and ceramics through a
24 pulverizer. The maximum production of recycled sand

1 is expected to be 200 tons per year.

2 Goodwill and DNREC Coastal Program
3 Section coordinated for several months over multiple
4 application revisions to reach administrative
5 completeness. This included coordination with other
6 sections within the Department.

7 Over the course of these revisions,
8 Goodwill provided additional information, including
9 emission calculations and information regarding
10 emission reductions.

11 Goodwill submitted a final application
12 on February 14, 2025. The Department deemed the
13 application to be administratively complete on
14 March 22, 2025.

15 The application was then noticed and
16 made available in the News Journal; the Daily State
17 News, which is formerly the Delaware State News; and
18 the DNREC Public Notices website. Versions were made
19 available in both English and Spanish on the DNREC
20 Public Notices website, and the notices were posted in
21 the New Castle and Route 9 public libraries.

22 A direct email was also sent out to
23 subscribers on the Coastal Zone Act email list.
24 Additionally, the hearing was added to the Delaware

1 public meeting calendar on April 11, 2025.

2 The production process of recycled sand
3 was analyzed for potential environmental impacts. The
4 primary source of potential pollution from the
5 recycled sand would be particulate matter generated in
6 the manufacturing process.

7 There are no proposed changes to
8 wastewater or stormwater. The entire manufacturing
9 process would be conducted in an existing building, so
10 there are no changes to impervious surfaces. No
11 hazardous waste permit is required to produce this
12 sand.

13 This slide illustrates the standard
14 production process as described in the application.

15 Particulate matter generated by
16 producing the recycled sand would be mitigated using a
17 misting system. This misting system decreases the
18 total particulate matter emissions by 97 percent.
19 Should the misting system be damaged or stop working,
20 the production process would be halted until it is
21 functional.

22 Brownfield Science & Technology,
23 referred to as BSTI, was retained by Goodwill and
24 provided an environmental impact statement which

1 analyzed the potential impacts of this particulate
2 matter. Particulate matter calculations were
3 determined using the EPA's AP-42 factor for stone
4 crushing.

5 Based on this data, BSTI determined
6 that the operation of the glass recycling facility,
7 including generation of low levels of dust emissions,
8 which will be confined to the facility interior, will
9 not have negative environmental impacts on the Coastal
10 Zone. Since there are no negative environmental
11 impacts, no offsets would be required to produce the
12 recycled sand.

13 We're here tonight to solicit public
14 comment on the Goodwill CZA permit application. No
15 decision on the permit application will be made
16 tonight. The public comment period will be open
17 through May 14, 2025. Secretary of DNREC will make a
18 decision after the record has been closed and
19 reviewed.

20 And then, finally, here is a list of
21 the exhibits for the Department.

22 MS. VEST: Okay. Thank you, Eddy. And
23 just a little housekeeping, as it were. Are the -- if
24 you would go back to the list of exhibits for a hot

1 minute. Are the 11 exhibits that are identified on
2 the slide that you're showing now the same as those
3 that are posted on the hearing page?

4 MR. MEADE: Yes.

5 MS. VEST: And have they been changed
6 or altered in any way since that posting?

7 MR. MEADE: No.

8 MS. VEST: Excellent. Let the record
9 reflect that DNREC Exhibits 1 through 11, as posted on
10 the hearing page for this matter, as well as viewable
11 now on the PowerPoint, are hereby entered into the
12 formal hearing record.

13 (DNREC Exhibit 1 through Exhibit 11
14 were marked for identification.)

15 Does the Department have anything
16 further that they wish to say at this time?

17 MR. MEADE: We do not.

18 MS. VEST: Excellent. Thank you. You
19 can take that slide down now.

20 At this point I am going to turn the
21 floor over to representatives from Goodwill. I
22 believe that Fabiana is going to be making the
23 presentation on behalf of Goodwill.

24 And, Fabiana, I have told the system to

1 allow you to screen share. So if you see the green
2 box with the arrow at the bottom of your screen, you
3 can go ahead and put up your presentation at this
4 time, and you can start when ready.

5 MS. O'TARO: Great. Thank you, Lisa.
6 Give me one second while I do so. It does say "Host
7 disabled participant screen sharing."

8 MS. VEST: It's being difficult
9 tonight. Let's try this again. It did the same thing
10 for the Department when I did it the first time.

11 MS. O'TARO: Okay. I think we are set.

12 MS. VEST: Excellent.

13 MS. O'TARO: Thank you.

14 MS. VEST: You can begin when ready.

15 MS. O'TARO: Great. Okay.

16 Thank you, everyone, for your --

17 MS. VEST: I can see your screen.

18 So --

19 MS. O'TARO: Okay. Wonderful.

20 Thank you, everyone, for your time.

21 I'm going to be telling a little bit about Goodwill
22 and our mission, both our social mission and our
23 environmental mission, today.

24 First and foremost, Goodwill's mission

1 is to improve the quality of life for people with
2 barriers to self-sufficiency through the power of
3 work. Our vision is to empower people, strengthen
4 families, build communities, and most recently added
5 to our vision is to protect the planet.

6 Adding to that last vision of
7 protecting the planet, you'll see here that we've
8 integrated a more environmentally conscious strategy
9 into our pillars -- and our pillars including our
10 people, our businesses, our community, and our planet.

11 Speaking a little bit now to our social
12 mission -- so we are a 501(c)(3) nonprofit
13 organization. And our -- we've been able to service
14 over 15,000 services provided annually. Over
15 600 people were placed -- had jobs -- I'm so sorry.
16 Over 600 people were assisted with job placement
17 through our workforce development.

18 Some of these services include reentry
19 programs, support services, disability services. In
20 short, the folks that we help are folks with learning
21 disabilities or physical disabilities, students coming
22 right out of university, senior citizens reentering
23 the workforce, and also folks that are -- have been
24 recently incarcerated.

1 These are some of the areas that we
2 serve, which include New Castle County, Kent County,
3 Sussex County, and also some -- we have some retail
4 stores in Delaware County, PA.

5 In 2024, we had an estimated
6 585,000 donors, which -- in 2024, we were able to
7 divert over 24 million pounds of donations from the
8 community, which also equates to 12,000 tons.

9 Speaking a little bit more to the items
10 that we're able to divert from the landfill -- so as
11 responsible stewards of the donated items and funds
12 entrusted to us for the advancement of our nonprofit
13 mission, and as protectors of our planet, Goodwill
14 endeavors to make the most of every item we receive as
15 we work towards our goal of zero waste.

16 Donations are prioritized for reuse
17 through our retail stores, e-commerce, and outlet
18 stores. And if donations are not salable or not
19 purchased through these channels, we continue to
20 maximize the life of these goods through reuse or
21 recycling from our aftermarket partners.

22 These efforts contribute to our
23 diversion of waste from landfill, and some of these
24 items include toys, shoes, plastic film, cardboard,

1 textiles, and electronics.

2 We like to see ourselves as the
3 solution to a more circular economy. In this visual
4 here, you'll see that Goodwills participate in
5 services of reuse, resell, donation. We make sure
6 that materials that are generated in our economy get
7 recycled, then sorted and processed. And this is all
8 part of our donation stewardship.

9 So at Goodwill we strive to maximize
10 the use of our donations. To do so, we follow a
11 hierarchy of sustainable material management. So as I
12 mentioned, reuse, recycle, downcycle -- and as a last
13 resort, landfill. So taking these measures to handle
14 materials with the environment and people in mind
15 contributes to our participation in a more circular
16 economy.

17 Not every donation material we receive
18 can be recycled or reused if not purchased or salable.
19 So this includes glass and ceramic donations, which
20 may be chipped, broken, or have incomplete sets.
21 Through a generous grant awarded by the Truist
22 Charitable Fund, we have purchased a pulverizer that
23 will turn glass and ceramic into sand, as Eddy
24 mentioned.

1 And this picture over here is our
2 ribbon cutting of our machine. Here's a picture of
3 our location. In the top left is a picture of the
4 outside of the recycling center, which also serves as
5 our outlet in the front.

6 So we estimate an annual projection of
7 400,000 pounds of sand that we're able to convert from
8 these glass and ceramic donations. And the pictures
9 to the right show a more clear or glass-only sand
10 product. And to the right is a picture of what our
11 sand looks like when we incorporate ceramics and
12 colored sand.

13 This list on the right are the
14 different organizations that we've partnered with to
15 ensure that we're meeting environmental and market
16 standards for the sand product that we are producing,
17 so making sure that we are doing tests to analyze
18 metal and grain size.

19 And that's it. The picture on the left
20 is a picture of Colleen Morrone, our CEO and
21 president. And you can see our contact information on
22 this slide as well.

23 MS. VEST: Excellent. Okay. Thank
24 you, Fabiana.

1 For the record, let me just state that
2 the applicant's PowerPoint presentation that you've
3 just viewed has been provided to the Department, and
4 it is formally entered into the record as Applicant's
5 Exhibit 1.

6 (Applicant Exhibit 1 was marked for
7 identification.)

8 And for those of you that want to, you
9 can go back and study the PowerPoint, as you can the
10 Department's PowerPoint. They'll both be placed on
11 the hearing webpage. They should actually already be
12 there, but by tomorrow morning they'll definitely be
13 there.

14 So thank you, Fabiana. I appreciate
15 that.

16 Normally, with our protocols, we do
17 have the ability for members of the public to offer
18 live comment if they wish to do so. The process is
19 that there's a link on the hearing page, and they can
20 sign up and offer comment that way. In this
21 particular matter, we did not have any members of the
22 public sign up to offer comment. So there will be no
23 live comment received this evening.

24 However, as I mentioned, the hearing

1 record is not closing tonight at all. In fact, it
2 remains open through close of business on May 14,
3 2025. So if there are any members of the public that
4 wish to offer written comment for the secretary's
5 consideration, you certainly may do so.

6 Eddy, if you could, real quick, could
7 you go ahead and put up your final slide again because
8 it provides the information on how people can offer
9 comment?

10 MR. MEADE: Absolutely.

11 MS. VEST: You should still have
12 sharing abilities.

13 MR. MEADE: Just one second.

14 MS. VEST: Excellent. Thank you. Make
15 sure it goes up there a little bit bigger.

16 MR. MEADE: There we go.

17 MS. VEST: There we go.

18 As the slide says, comments can be
19 received by the Department a couple different ways.
20 You can submit comments by using the DNREC comment
21 form. There's a little button -- it's a blue box,
22 actually; it's not a button -- right on the hearing
23 page.

24 If you'd wish to submit a comment, you

1 just click there, and it'll take you right to a form.
2 That comment will get sent directly to my Hearing
3 Comments inbox and -- easy peasy. It'll be a secure
4 way to get it straight to me.

5 You can also send it by good old United
6 States Postal Service mail, as noted on the hearing
7 page. But since we're talking now, and you're not
8 probably looking at the hearing page, you can send it
9 to my attention.

10 Again, my name is Lisa Vest. I am the
11 hearing officer for this matter. And you can send it
12 to DNREC, Attention: Office of the Secretary, with my
13 name on it. And the address is 89 Kings Highway,
14 K-I-N-G-S, Dover, Delaware, 19901.

15 Again, as the slide says, a copy of the
16 court reporter's full verbatim transcript of
17 everything that we've talked about tonight will be
18 posted on the hearing page as soon as it gets
19 received. Give it a few days, but as soon as we get
20 it, we will make sure it gets posted.

21 I want to thank everybody for attending
22 tonight. Again, comments are very much welcomed from
23 the public. So feel free to do it. And any comment
24 that's received bears the same weight.

1 So if it was said live tonight at the
2 time of the hearing, or if it doesn't come in until
3 right at the end of the day on May 14th, all comments
4 bear the same weight, and they'll all be incorporated
5 into the record, and the secretary will consider them
6 prior to making the decision.

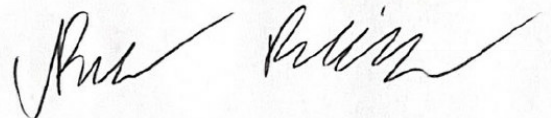
7 Again, I want to thank everybody for
8 attending tonight. This hearing is hereby adjourned.

9 (Whereupon, the hearing concluded at
10 6:23 p.m.)

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CERTIFICATE

I, BLAKE ROBINSON, the officer before whom the foregoing proceedings were taken, do hereby certify that any witness(es) in the foregoing proceedings, prior to testifying, were duly sworn; that the proceedings were recorded by me and thereafter reduced to typewriting by a qualified transcriptionist; that said digital audio recording of said proceedings are a true and accurate record to the best of my knowledge, skills, and ability; that I am neither counsel for, related to, nor employed by any of the parties to the action in which this was taken; and, further, that I am not a relative or employee of any counsel or attorney employed by the parties hereto, nor financially or otherwise interested in the outcome of this action.



BLAKE ROBINSON

Notary Public in and for the
State of Delaware

CERTIFICATE OF TRANSCRIBER

I, SONYA SOWERBY, do hereby certify that this transcript was prepared from the digital audio recording of the foregoing proceeding, that said transcript is a true and accurate record of the proceedings to the best of my knowledge, skills, and ability; that I am neither counsel for, related to, nor employed by any of the parties to the action in which this was taken; and, further, that I am not a relative or employee of any counsel or attorney employed by the parties hereto, nor financially or otherwise interested in the outcome of this action.



SONYA SOWERBY

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