

STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES AND
ENVIRONMENTAL CONTROL

NORTH FISH USA, INC. Docket No.
Request for a Standard Coastal 2025-P-CCE-0012
Zone Act Permit (CZA-447P).

HEARING

DATE: Thursday, August 21, 2025
TIME: 6:00 p.m.
BEFORE: Lisa A. Vest, Hearing Officer
LOCATION: Remote Proceeding
Wilmington, DE 19801
REPORTED BY: Brianna N. Fleming
JOB NO.: 7517342

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A P P E A R A N C E S

LIST OF ATTENDEES:

Lawrence Eddie Meade, Delaware Department of
Natural Resources and Environmental Control
(DNREC) (by videoconference)

Tim Tkanadwq, Accountant/Project Manager, North
Fish USA, Inc. (by videoconference)

Doug Seavey, McKim & Creed Engineering Firm (by
videoconference)

Jennifer Holmes, Delaware Department of Natural
Resources and Environmental Control (by
videoconference)

Nick Borisenko, COO, North Fish USA, Inc. (by
videoconference)

E X H I B I T S

NO.	DESCRIPTION	PAGE
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Applicant:

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Exhibits retained by Counsels

P R O C E E D I N G S

THE HEARING OFFICER: Time is 6:00 p.m., it is Thursday, August 21, 2025, and we are here today to provide the virtual platform for the Department of Natural Resources and Environmental Control to conduct its virtual public hearing in the matter of North Fish USA, Inc.

They have a pending coastal zone permit application before the department, and this is the public hearing to vet this to the public. For those of you that may not recognize me, my name is Lisa Vest, and Secretary Patterson has appointed me to serve as the hearing officer for tonight's proceeding. I have a few introductory remarks that I need to go through and then we will go right in to the applications -- or to the presentations rather about the application.

Also, I want to apologize in advance because I am flying this ship solo this evening, so if I seem to stutter or have a pause or two, it's because I'm working everything behind the curtain as well.

For those of -- members of the public that may need additional assistance, there is an ability to show captions on the Zoom platform. At the

1 bottom of your screen you should see, depending on
2 what kind of system you're using, there is either a
3 "Show captions" button or there might be a little
4 ellipse with three dots that say "More."

5 If you click on that, that'll bring up
6 your options and you can choose to have closed
7 captioning going on during this meeting. You can also
8 choose the language. Zoom provides up to 20
9 languages, so we just always want to make sure that
10 people are aware of that.

11 While there are no sign-in sheets to
12 speak of for tonight's proceeding because it is being
13 held virtually, Zoom does generate a list of those who
14 will be in attending -- or in attendance of this
15 meeting tonight. So the department does keep a record
16 of those who join us in these type of events. And
17 again, thank you for taking the time to be here.

18 At the conclusion of these introductory
19 remarks, I will be turning the floor over to
20 representatives from the department. They will have a
21 brief presentation describing the application and
22 essentially how we got here tonight for this hearing
23 to take place. Following the department's
24 presentation, we will have a similar presentation done

1 by the applicants, representatives from North Fish,
2 and following that, we will open the floor to the one
3 member of the public that pre-registered to speak
4 tonight.

5 We do have a policy that members of the
6 public can join us and offer live comment. That
7 deadline to be a pre-registrant closed at noon today,
8 and Mr. Willis is the only one who was signed up. So
9 following the presentations, he will have the ability
10 to offer his live comment.

11 Again, I just want to set a few
12 parameters for this event and then we'll just get
13 right to it. Number one, all comment received in this
14 matter must solely be limited to the subject matter of
15 tonight's hearing, which again is the matter of the
16 pending coastal zone application filed by North Fish
17 USA.

18 Number two, in order to ensure that
19 everyone who wishes to offer comment for the
20 secretary's consideration is accommodated, the record
21 in this matter will not close at the conclusion of the
22 proceedings tonight, but rather it will remain open
23 through September 5th.

24 And by the way, I'll -- I'll probably

1 say this a couple times before we're done, but all
2 comment bears the same weight as far as the department
3 is concerned. So whether you're a member of the
4 public that offers live comment tonight, or if you
5 send in written comment between now and September 5th,
6 it all bears the same weight and it'll all be entered
7 into the record to be considered by the secretary.

8 Number three, there is only one
9 authentic record of this formal hearing tonight, and
10 it will be the official court reporter's transcript.
11 As soon as we receive that from Veritext, we will
12 immediately post that on the hearing page.

13 Number four, the statutory purpose of
14 tonight's hearing is to build the record with regard
15 to this permit application. The record consisting of
16 the transcript of the hearing tonight, any and all
17 written comments that are received, the exhibits, the
18 presentations that we'll hear tonight, they will all
19 be reviewed by the secretary prior to he making a
20 decision in this matter. And again, when he makes the
21 decision, there will be a secretary's order issued by
22 the department, and that order will contain his
23 decision on this permit application and state the
24 reasons therefore.

1 Lastly, it is important to note that no
2 decision has already been made by the department, nor
3 will any decision be made tonight regarding this
4 pending application. We are here to vet it to the
5 public, as I've already said, and to provide a
6 platform for anybody from the public that wish to
7 offer comment and we will build the record
8 accordingly. That being said, I am going to turn the
9 platform over to the department. Eddie Meade has a
10 brief presentation regarding this matter.

11 So Eddie, when you're ready, you may
12 begin.

13 MR. MEADE: Thank you, Lisa.

14 Good evening. My name is Eddie Meade;
15 I'm an environmental scientist in the Department of
16 Natural Resources and Environmental Control with the
17 Division of Climate, Coastal, and Energy. The Coastal
18 Zone Acts regulates new and existing manufacturing,
19 heavy industry, and bulk product transfer activities
20 through a permitting system within the State's
21 designated Coastal Zone, as defined by the Coastal
22 Zone Act, which generally runs the length of the state
23 along the Delaware River, Chesapeake and Delaware
24 Canal, Delaware Bay, Inland Bays, and Atlantic Ocean.

1 The purpose of tonight's hearing is to
2 review a Coastal Zone Act standard permit application
3 submitted by North Fish USA Incorporated, referred to
4 as North Fish, to manufacture smoked fish within the
5 Coastal Zone. The proposed operation is to take place
6 within an existing building at 200 Centerpoint
7 Boulevard in Newcastle, Delaware.

8 North Fish is proposing to produce
9 several smoked fish products. Deliveries to North
10 Fish would include fresh and frozen fish, which would
11 then be cleaned, gutted, and stored in brine tanks.
12 After brining, the fish would be allowed to dry and
13 then would be smoked at either 90 degrees Fahrenheit
14 for cold smoking or 165 degrees Fahrenheit for hot
15 smoking. Maximum production of smoked fish would be
16 9.9208 tons per day, or 3,095.2896 tons per year.

17 North Fish and the DNREC Coastal
18 Program section coordinated for several months over
19 multiple application revisions to reach administrative
20 completeness. This included coordination with other
21 sections within the department. Over the course of
22 these revisions, North Fish provided additional
23 information including emissions calculations and
24 proposed offsets. North Fish submitted a final

1 application on July 14, 2025. The department deemed
2 the application to be administratively complete on
3 July 27, 2025.

4 The application was then noticed and
5 made available in the News Journal, the Daily State
6 News, and the DNREC public notices website. Versions
7 were made available in both English and Spanish on the
8 DNREC public notices website, and the notices were
9 posted in the Newcastle and Route 9 public libraries.
10 A direct email was also sent out to subscribers on the
11 Coastal Zone Act list serve. Additionally, the
12 hearing was added to the Delaware public meeting
13 calendar on July 29, 2025.

14 The production process of the proposed
15 smoked fish manufacturing was analyzed for potential
16 impacts. Potential pollution generated by the
17 smoked -- by the smoking process would be particulate
18 matter (PM) and volatile organic compounds or VOCs.
19 Emissions generated by the smoking process would
20 fluctuate throughout the year and would -- and would
21 increase near holidays.

22 Under typical operating conditions, PM
23 would not exceed -- exceed 0.8215 pounds per day or
24 0.128154 tons per year, and VOCs would not exceed 0.33

1 pounds per day or 0.05148 tons per year. Under peak
2 operating conditions, generation of particulate matter
3 would not exceed 0.256308 tons per year, and total
4 VOCs would not exceed 0.10296 tons per year.

5 In addition to particulate matter and
6 VOCs, there are potential odor impacts associated with
7 the manufacturing of smoked fish. There are no
8 proposed changes to wastewater or stormwater. The
9 entire manufacturing process would be conducted in an
10 existing building, so there are no changes to
11 impervious surfaces. No hazardous waste permit is
12 required to produce smoked fish. Particulate matter
13 and VOCs generated by producing the smoked fish would
14 be mitigated using a wet scrubber.

15 This wet scrubber decreases the total
16 particulate matter emissions by approximately 69
17 percent and VOC emissions by approximately 85 percent.
18 Should the wet scrubber be damaged or stop working,
19 the production process would be halted until the wet
20 scrubber is functional. North Fish submitted an odor
21 control plan to -- to address potential obnoxious
22 odors as described by the following measures. All
23 organic waste would be bagged and disposed of in
24 two-cubic yard plastic dumpsters. These waste

1 containers are non-porous, corrosion resistant and
2 washable from the inside.

3 Layers of baking soda would be applied
4 to the bottom of the bin and between layers of waste.
5 These bins would be washed inside the building every
6 three days. The waste itself would be picked up twice
7 a day, with one pickup taking place at the end of the
8 day to prevent any waste from sitting in the dumpsters
9 overnight.

10 Oh, sorry about that. Whoa, lost my
11 spot there for a second. Where am I at? The planting
12 plan, there we go. This is -- this slide illustrates
13 the proposed tree planting plan. We are here tonight
14 to solicit public comment on the North Fish CZA permit
15 application. No decision on the public on the permit
16 application will be made tonight. The public comment
17 period will remain open through September -- through
18 September 5, 2025. The Secretary of DNREC will make a
19 decision after the record has been closed and
20 reviewed.

21 I'm sorry about this. It seems
22 like -- oh, I -- I skipped a slide. My apologies.
23 After the mitigation through the use of a of a -- no,
24 I went through all that. No, I did not.

1 After the mitigation through the use of
2 a wet scrubber, total maximum generation of
3 particulate matter would not exceed 0.256308 tons per
4 year and total VOCs would not exceed 0.10296 tons per
5 year. Therefore, North Fish would be required to more
6 than offset the total 0.359268 tons per year of
7 emissions. North fish is proposing to plant 20 trees
8 in the business park where the building is located.

9 These trees would be a mix of four- to
10 5-year-old approximately four -- five to six feet tall
11 Native Black Cherry, Loblolly, Pine, and
12 Scarlet -- and Scarlet Oak Trees. The trees would
13 trap particulate matter on their leaves and bark and
14 promote the growth of beneficial microorganisms which
15 remove VOCs such as methane from the atmosphere.
16 Additionally, the planting of trees would result in
17 the removal of up to 0.48 tons per year of CO₂,
18 offsetting the emissions from the proposed
19 manufacturing process at a ratio of point -- of 1.33
20 to one.

21 Again, this slide illustrates the
22 planting plan. And I'll -- just to recap, we're here
23 tonight to solicit public comment on the North Fish
24 CCA permit application. No decision on the permit

1 application will be made tonight. Public comment
2 period will be open through September 5, 2025.
3 Afterwards, the secretary of DNREC will make a
4 decision after the record has been closed and
5 reviewed. And then finally, this is a list of DNREC
6 exhibits.

7 THE HEARING OFFICER: All right, thank
8 you Eddie. Just for housekeeping purposes, the slide
9 that we are viewing right now, Exhibits 1 through 10
10 proposed by the department, are they the same ten
11 exhibits that are posted on the hearing page?

12 MR. MEADE: They are.

13 THE HEARING OFFICER: And have they
14 been changed or altered in any way since their
15 posting?

16 MR. MEADE: They have not.

17 THE HEARING OFFICER: Very good. Let
18 the record reflect that DNREC proposed Exhibits 1
19 through 10 as identified on the department's
20 PowerPoint slide just now as well as the -- they are
21 the same as the ones that are posted on the hearing
22 page, they are formally hereby entered into the record
23 being generated in this matter.

24 //

1 (Department Exhibit 1 through Exhibit
2 10 were marked for identification.)

3 THE HEARING OFFICER: Does the
4 department have anything further that they wish to
5 offer at this time?

6 MR. MEADE: We do not.

7 THE HEARING OFFICER: Okay. Thank you,
8 Eddie. At this point -- you can go ahead and take
9 your -- your PowerPoint down. Thank you.

10 At this point, I will allow the
11 representative from the applicant, North Fish, to post
12 their PowerPoint.

13 Tim, I believe you should see a green
14 screen. Yep, there we go.

15 This will be noted as the Applicant's
16 Exhibit Number 1 for record keeping purposes.

17 (Applicant Exhibit 1 was marked for
18 identification.)

19 THE HEARING OFFICER: And Tim, before
20 you begin, I would ask that if you haven't already
21 done so, I -- I did -- I failed to check before the
22 hearing. We want to make sure that this application
23 gets posted on the hearing page as well. So if it's
24 already been received by us, excellent. If not,

1 please get it to Eddie at your earliest convenience.
2 That being said, you can begin when ready.

3 MR. TKANADWQ: Thank you very much,
4 Lisa. Thank you very much Eddie, and thank you very
5 much everybody who made it out today to participate in
6 our public hearing.

7 My name is Timothy Tkanadwq; I'm North
8 Fish's head accountant, a financial director of sorts.
9 I run all the numbers, especially project management
10 such as moving our corporation to Delaware. I'm
11 joined tonight by Nick Borisenko, who is our company's
12 COO, Chief Operations Officer, and is responsible for
13 basically running the production facility on a
14 day-to-day basis and production of smoked fish as a
15 whole at North Fish.

16 Now briefly about our company history,
17 North Fish was initially founded in 1998 in Toronto,
18 Canada. We have since grown and expanded our
19 presence, especially in the U.S. by rebranding and
20 opening a Florida manufacturing facility in 2022,
21 specializing in light seafood processing, which for us
22 was smoked fish. Prior to that in Toronto, the
23 company was mostly for focused on import, export, and
24 distribution. And in the U.S. we were able to delve a

1 little bit more into manufacturing.

2 Now with certain growth that our
3 company was very fortunate to enjoy, we were able to
4 expand our presence in the northeast markets where
5 historically and economically the sale and consumption
6 of seafood is much more prevalent than that in
7 southern states such as Florida, especially smoked
8 fish.

9 And we were able to open a relatively
10 modest distribution facility in New Jersey at the end
11 of 2023. And right now with the global situation
12 gearing more and more to -- global and economic
13 situation, gearing more and more toward deeper
14 processing, we would like to entirely move our smoked
15 fish facility to Delaware, which would garner some
16 advantages for us.

17 Now a little bit more about us from a
18 numbers perspective. We are fundamentally and wholly
19 a small business, we employ around 30 employees
20 currently and by moving to Delaware, we hope to boost
21 that number up to 40. North Fish is not a
22 multimillion dollar corporation. We are a proud 100
23 percent U.S.-based company that really hopes to get
24 involved in the community and hire locally. We really

1 do hope to source all of our employees from Newcastle
2 and from the local community. As mentioned
3 previously, we're consolidating all of our facilities
4 into Delaware and putting all of our eggs in one
5 basket so to speak by shutting down the Jersey
6 distribution facility and the Florida production
7 facility.

8 Overall, our vision is simple. We
9 strive to deliver the best value to our consumers for
10 the best price possible, and we do that by controlling
11 every single batch and monitoring all of our quality
12 control processes, such as distributing all of the
13 fish that we manufacture in-house in refrigerated
14 vehicles.

15 Now many people may wonder why we're
16 moving to Delaware and that's a great question, but we
17 were able to weigh a lot of risks and benefits to this
18 move, and ultimately Delaware would always come out on
19 top. Now by being in Delaware, we would take
20 advantage of a large consumer base -- based primarily
21 in the Northeastern U.S. I have a little map right
22 there. Lots of people eat a lot of smoked fish in the
23 Northeast. This is much more difficult down south.

24 Favorable weather. Now many people

1 would laugh. You know, "What would weather have to do
2 with fish processing?" I would thoroughly disagree,
3 and I'm sure Nick would disagree even more. It has
4 everything to do with smoked fish. I mean coolers,
5 freezers, refrigeration, even the product
6 its -- itself just sweats so much more and has to work
7 so much harder in 100 degree Florida heat, whereas
8 here the mild Atlantic climate would really allow us
9 to achieve a supreme quality in our -- in our smoking
10 process, just based on the elements that we have
11 outside. The winters are mild and the summers aren't
12 too hot either compared to Florida.

13 We also really like the strong tight
14 knit local community in Delaware, which I came to
15 enjoy and came to understand and appreciate much more
16 after already moving here and starting to set up shop
17 with the company. It seems like everyone knows each
18 other in Delaware, which is very, very different from
19 Florida and other big states where manufacturing and
20 processing is just very, very cumbersome and difficult
21 to do.

22 Aside from that, we also see robust
23 industrial economic and employment benefits in
24 Delaware. It really is an up and coming state with

1 net positive migration to it and a robust job market
2 to -- to work from, especially production employees as
3 opposed to maybe office workers or some sort of
4 virtual workers. We would really benefit from a -- a
5 strong day-to-day presence of, you know, honest people
6 coming into work every single day to work with their
7 hands.

8 A little more about where we sell to.
9 This is a brief map of our current coverage.
10 Obviously we're looking to expand that as well, but
11 once again, fundamentally northeast presence, around
12 200 stores in the Northeast that we sell, to over 2
13 million consumers. We also pride ourselves in
14 processing over ten different types of -- species of
15 fish. So we have a large scale of fish that we dabble
16 with, from salmon, trout, mackerel, herring, so not
17 just one specific type.

18 Finally, a few words about our smoked
19 fish manufacturing process. We are incredibly,
20 incredibly proud to only use four ingredients in all
21 of our products regardless. We only use fish, salt,
22 water, and natural wood smoke. We never use liquid
23 smoke in any of our smoking processes. Only natural
24 wood smoke, which is caused by gently burning and

1 simmering embers of hickory wood -- hickory wood
2 chips, which ultimately lead to the minimal emissions
3 that the company will be producing.

4 By virtue of being a small business,
5 robust quality control and attention to each batch, we
6 really do treat our company as a family.

7 We're -- once again, I -- I cannot emphasize enough
8 that we are not a multimillion dollar corporation
9 coming in with, you know, boilerplate standards. We
10 understand that smoking fish is an art, it's a craft.
11 Very few people understand that and we pay very, very
12 close attention to every single step of the way. We
13 also have some mechanization and automation, but we
14 always include a human factor to that.

15 We understand that technology is the
16 way to grow forward, but some things like natural wood
17 smoke, using simple salt, and good quality water from
18 the Delaware Bay, nothing changes that. And finally,
19 not only are we committed to delicious smoked fish,
20 we're also committed to doing it in a clean, safe,
21 legal, and environmentally friendly manner, such as
22 offsetting all of our emissions and more than all of
23 it through -- via wet scrubbers and tree planting as a
24 whole.

1 So I appreciate everyone's time for
2 hearing a little bit about North Fish and we really,
3 really hope to begin manufacturing in Delaware soon.
4 Thank you very much.

5 THE HEARING OFFICER: Okay, thank you
6 very much.

7 The presentations having been
8 concluded, we will move to the public comment portion.
9 As I mentioned previously, we do have a mechanism by
10 which members of the public can pre-register that they
11 get recognized at the time of the hearing to offer
12 their comment. In this particular matter we only had
13 one person pre-register. I can see that Mr. Willis is
14 here.

15 Good evening, Mr. Willis, thank you for
16 joining us. You know how this goes. You're given
17 three minutes, so whenever you're ready, you may
18 begin.

19 MR. WILLIS: I just want to say thank
20 you for allowing me to give my public comment. I say
21 I've reviewed the entire 124 pages of the application.
22 I think it's worthy to say that it's been one I -- I
23 normally try to attend every closed door a hearing I
24 possibly can. And this has been the -- this

1 application is one of the best. It's very detailed, I
2 like the way they -- they -- I really do like the
3 offset program.

4 In the past, I've been a critic of the
5 offset program, but I think North Fish has done a very
6 good job, especially with the planting of the trees
7 and the way the details that with the plant -- the
8 detail of the planted trees.

9 The questions I do have for offset is
10 do you want to put your -- the salt -- the run off
11 salt into the sewer system? Will that have an impact,
12 a corrosion impact, on the city sewer system? And
13 that's about it. But I -- all in all, I think this
14 application should be approved and I wish North Fish
15 good luck in the future.

16 THE HEARING OFFICER: Thank you,
17 Mr. Willis, and we'll certainly enter those comments
18 into the record.

19 As I mentioned previously, Mr. Willis
20 was the only one who pre-registered to speak this
21 evening. So that being said, we're going to move now
22 to conclude the hearing. As we always put in our
23 transcripts and -- and make known to the public, there
24 are three basic ways that members of the public can

1 offer their comment for inclusion into the record.

2 Certainly by offering live comment as
3 Mr. Willis did this evening is one. You can also
4 visit our hearing page online. There is a little
5 button there on the hearing page that says "Click here
6 to make a comment," and that will make your comment
7 available to me, that it'll send it directly to me.
8 So that's one way. And of course you can always send
9 an email.

10 Eddie, I would ask if you -- if you
11 have a -- if you still have your PowerPoint ready, if
12 you would put up the final slide that offers all of
13 that information. If not, no biggie.

14 But like I said, you can -- members of
15 the public are -- are welcome to sign up to speak
16 live, they can visit the hearing page and click the
17 button that says "Leave a comment," you can send an
18 email directly to us at the DNREC hearing comments
19 page. And all of this stuff is available online as I
20 said, the presentations are available that
21 we've -- that we've seen tonight.

22 Lastly, if you want to send an -- if
23 you want to send a regular letter offering comment,
24 you can certainly do so. Just direct it to me and it

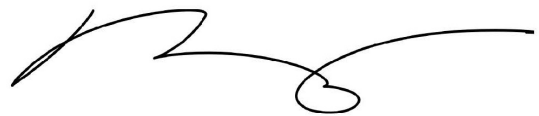
1 can be accepted through the United States Postal
2 Service at the address that once again is on the
3 hearing page. But for the benefit of the record, it
4 would be to DNREC, attention me, and the address would
5 be 89 Kings Highway, Dover, Delaware, 19901.

6 I want to thank everybody for taking
7 the time and joining us for this hearing tonight.
8 This matter is formally concluded. Thank you all.

9 (Whereupon, at 6:25 p.m., the
10 proceeding was concluded.)
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CERTIFICATE

I, BRIANNA N. FLEMING, 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.



BRIANNA N. FLEMING

Notary Public in and for the
State of Maryland

CERTIFICATE OF TRANSCRIBER

I, SARA MCVEY, 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.

A handwritten signature in black ink that reads "Sara McVey". The signature is written in a cursive, flowing style.

SARA MCVEY

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