

Minutes of the Commercial Township Land Use Board meeting was held at the Municipal Hall in Port Norris on November 25, 2020.

The Chairperson called the meeting to order at 6:30pm. It was advised that the meeting was being electronically recorded in accordance with the Open Public Meeting Act and that anyone wishing to speak must state his or her name and address in a clear tone of voice. All joined in the Flag Salute.

**SYNOPSIS:**

**Roll Call:**

Michael Vizzard, Mayor  
John Nardone, Environmental Commission  
Ryan Broughton, Committee Man  
LaRae Smith, Class IV Board Member; Chairperson  
Debra Karp, Class IV Board Member; Vice Chairperson  
Aaron Harden, Class IV Board Member  
Dean Berry, Class IV Board Member  
Edward Fox, Class IV Board Member  
Heike Wheatly, Class IV Board Member  
Matt Wheatly, Alternate I  
Steve Nardelli, Engineer  
Frank DiDomenico, Solicitor  
Heather Whitaker, Board Secretary

**Minutes:**

October 28, 2020

A Motion was made by Ms. Karp and Seconded by Mr. Nardone to approve the minutes.

**Roll Call**

Ryan Broughton	Abstain
John Nardone	Yes
Michael Vizzard	Yes
Ed Fox	Abstain
Debra Karp	Yes
Dean Berry	Abstain
LaRae Smith	Yes
Aaron Harden	Abstain
Heike Wheatly	Yes
Matt Wheatly	Yes

**NEW BUSINESS**

**COVIA HOLDINGS**

Block 171 Lot 9; Block 170 Lots 11, 12, &13

Phase 7 & 8

Mining License Renewal

Steve Nardelli was sworn in.

Four members have conflicts and therefore will not be voting on this application; Ryan Broughton, Mike Vizzard, Matt & Heike Wheatly.

This will first be heard for completeness. Mr. Nardelli's report was referenced for completeness.

Mr. Nardelli: I am fine with deeming it complete. There was only one item, item #22: cross sections of existing streets, was missing, but I have no problem with waiving that.

With no other questions from the board on completeness a motion was requested.

A motion was made by Ms. Karp and Seconded by Mr. Nardone to deem the application Complete.

**Roll Call**

Ryan Broughton	Abstain
John Nardone	Yes
Michael Vizzard	Abstain
Edward Fox	Yes
Debra Karp	Yes
Dean Berry	Yes

Aaron Harden	Yes
Heike Wheatly	Abstain
Matt Wheatly	Abstain
LaRae Smith	Yes

The Application is Complete.

Mr. Gruccio: Mr. DiDomenico identified this application as a mining license previously applied for by Unimin Corp. I just wanted to clarify that Unimin and COVIA are one and the same company. There was no sale or change in ownership. This is an application for a 5-year renewal of an earth extraction and site plan approval. The overall area of Phase 7 & 8 is comprised of 211.28 acres of land. Phase 7 is 98.48 acres, it has a maximum mining area of 47.93 acres and the pond area associated with excavation is 23.14 acres. Phase 8 is 112.65 acres with maximum mining area of 56.9 acres and a pond area of 52.03 acres. Phase 7 is bounded on the north by Snow Hill rd, to the east by Spring Garden Rd, south by Highland Ave, and west by COVIA's Phase 7A mining site. Phase 8 is bounded to the north by lands owned by the State of NJ, to the east by lands owned by the State of NJ and COVIA's Phase 9, to the south by Highland Ave, and to the west Spring Garden Rd. This site has a history of approvals dating back to 1992, they have been renewed every 5 years as required by the Township Ordinance. There are no new variances or waivers proposed for this application. There is no expansion proposed for the mining areas. Use variances were approved in the past for this application, there is a history of those variances which run with the land. The application before the board reflects the progression of mining over the years. Once extracted the slurry is pumped to the plant not shipped by truck. There is a minimum number of employees on site at any given time. 80% of the product from this plant is shipped by Rail not by truck causing little to no impact on the local traffic. There is no impact on ground water.

Mark Shourds, Planner, and Brian Lenhart, Plant Manager, were sworn in.

Mr. Lenhart: The dredge is currently on 4A, we will be advancing north west through the light green shown on the plan. We have another dredge in Phase 8 & 9 advancing east. Both dredges pump under Haleyville Rd to a separator, from there there is a 2-mile pipeline that goes to the plant. We only run one dredge at a time as we don't have enough water to run both. We have three people who run the processing and 2 people who run briar and loadout. Most of our business runs by railcar. We ship from Bridgeton all the way to Canada, 75-80% are by railcar. I have been the Plant Manager for 4 years now but have been with them for 15 years.

Mr. Gruccio: Mr. Nardelli's report requests testimony about our environmental impact; noise, air quality, resources, water quality, etc.

Mr. Lenhart: I will state that a continuation of the same thing we have been doing for years. We have screening and trees. We move all our materials via pipeline, there is no noise or dust with that.

Mr. Gruccio: I made mention that we know of no impact on wells, ground water, and water quality; did I speak true in that regard?

Mr. Lenhart: Yes, that is accurate. I feel I need to point out that we have over 51 active permits with the State of New Jersey regarding Air, Water, and Land. The plant is inspected on a frequent basis.

Mr. Gruccio: Is it necessary to have an active traffic control program in place in regard to this plant's operations?

Mr. Lenhart: No, as mentioned everything is pumped by pipeline. The only way that anyone leaves or enters is via our paved plant entrance.

Mr. Shourds: Phase 7 has been mined out for quite some time, we have permission to continue into 4A connecting those two ponds. In Phase 8, the mines in that area will continue into Phase 9. The pipelines go through to the processing plant located in Phase 2. These two mining sites have been renewed in recent years and have been mined to their limits. We have received questions regarding the reclamation of these sites. It can be seen in the figure in the light green, that that soil has been kept to be sloped back into the mines when they close. We have not started that yet as we still use them for the water balance from them for the slurry balance and to return the fines to the site. Though we have permission to go to 100' we typically only go to the 60' range and then use the fines to return to the pond to fill that back in. The berms will then be used to slope in the mines. In these two phases, they are attached to other phases. What we intent to leave behind is a 300' depth from the roadways to allow for residential development.

Mr. Gruccio: In Mr. Nardelli's report it refers to a previous approval of B173 L4, can you talk about that?

Mr. Shourds: The railroad is the limit of the CAFRA zone. This required approval from CAFRA to mine up into the centerline of the railroad, this was approved in Phase 7 & 8. So now this allowed it to

be connected to the abandoned railroad right of way and that is what is being continued now. Here we have a high quality, high intensity sand, with a minimum area to create the same resource.

With no questions from the Board members or Mr. Nardelli, the meeting was opened to the public. There was no public present.

A Motion was made by Mr. Nardone and Seconded by Ms. Karp to approve the Conditional Use Permit, Major Site Plan, and 5-year Mining License Renewal; no new variances and no new waivers.

Roll Call

Ryan Broughton	Abstain
John Nardone	Yes
Michael Vizzard	Abstain
Edward Fox	Yes
Debra Karp	Yes
Dean Berry	Yes
Aaron Harden	Yes
Heike Wheatly	Abstain
Matt Wheatly	Abstain
LaRae Smith	Yes

Application approved.

Mr. Gruccio thanked the board for coming out on the eve of Thanksgiving to hear the application.

**CORRESPONDENCE  
BOARD BUSINESS**

- Heike Wheatly has been promoted to a Class IV member from an Alternate.
- Two board vacancies that need to be filled, if any board members know someone interested.

**BILL LIST  
APPROVE BILL LIST**

A motion was made by Mr. Wheatly and seconded by Ms. Karp to approve the Bill List. All in favor, none opposed.

**OPEN TO PUBLIC**  
No Public present.

**ADJORN MEETING**

With no other business, Ms. Smith adjourned the meeting.

Heather N. Whitaker  
Board Secretary  
Next meeting: January 27, 2021