

INNOVATIVE ASSEST GROUP, INC./JUST RIGHT TRUCKING LLC
USE VARIANCE APPLICATION PRESENTATION BEFORE
THE 35TH LEGISLATURE OF THE U.S. VIRGIN ISLANDS
COMMITTEE OF THE WHOLE
FRIDAY, MARCH 10, 2023

HC RUPARELAH, AUTHORIZED AGENT OF INNOVATIVE ASSET GROUP, INC. - APPLICANT

Good day, Senate President Novelle Francis, Members of the 35th Legislature, DPNR Staff, and the listening and viewing audience. I am HC Rupareliah, authorized agent for Innovative Asset Group, Inc. I appear before you today to provide testimony in support of the use variance request for Plots Nos. 50-01 and 50-04 Remainder of Estate Orange Grove to allow for JUST RIGHT TRUCKING LLC to undertake cement block manufacturing activities in a B-2 Zoning District.

Specifically, a zoning amendment request is being sought for a use variance from B-2 to Commercial to allow Just Right Trucking, LLC to expand its onsite operations to include cement block manufacturing. The cement block manufacturing process utilizes a concrete mixture of water, sand, and gravel. The process incorporates best available control technology and state-of-the-art equipment and consists of mixing, moulding, curing and cubing.

As the owner of the subject property, Innovative Asset Group, Inc. submits this variance request in support of Just Right Trucking, LLC expanding its operations, which will this local small business to diversify its business offerings and shore up its sustainability and viability.

MITCHELL MATTHEW, SR., OWNER OF JUST RIGHT TRUCKING, LLC

Good day, Senate President Novelle Francis, Members of the 35th Legislature, and the listening and viewing audience. I am Mitchell Matthew, Sr., Owner of Just Right Trucking, LLC. Present with me today are Lorraine Benjamin Matthew, Co-Owner of Just Right Trucking, LLC, Winston Nugent, Media Consultant, Eric Douglas, P.E., Environmental Consultant, and Alicia Barnes, Subject Matter Expert. They are available to answer relevant questions pertaining to environmental concerns and the application before you. I have over 20 years of experience in the

trucking and trash removal business and would like to expand my operations to include cement block manufacturing.

Just Right Trucking is an exemplary small business, established in 2003, locally owned and operated by myself, Mitchell Matthew, Sr. and my wife, Lorraine Benjamin Matthew. We are both civic minded contributing members of our community. Just Right Trucking pays competitive wages, employs approximately 15 full-time employees, and intends to increase the employee count to approximately 20, once the cement block manufacturing operations begin.

Currently on-site is the shell of a 10,000 square foot warehouse that will house the cement block manufacturing operations, a fleet of trash removal and heavy equipment, trash bins, and a 5000-gallon fuel storage tank for a proposed stand-by generator. Finally, there are also two office trailers on-site. As such, the variance herein requested is compatible with the site's current conditions and operations. It is important to note that Just Right Trucking's operations have both a Storm Water Pollution Prevention Plan (SWPPP) and Spill Prevention Control and Countermeasures (SPCC) Plan. Each plan is site specific and was developed to ensure that on-site operations are conducted in an environmentally compliant and prudent manner.

I would now like to show videos of the proposed operation, after which we will be available to answer any questions you may have.

Thank you for your favorable consideration of this request.

VIDEOS

Q & A