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June 2, 2011

Constance C. Holland, AICP
Director, Office of State Planning Coordination
122 William Penn Street
Haslett Armory, Suite 302
Dover, DE 19901

Re: *PLUS Review - 2007-04-02; Newark Town Center*

Dear Ms. Holland:

Thank you for your letter dated May 25, 2011 containing the PLUS comments regarding the above-referenced application.

Please note the following corrections regarding your letter:

1. The project involves 344,600 square feet, not 255,600.
2. The project is located in Investment Levels 1 and 2 according to the State Strategies For Policies And Spending map recently approved by Governor Markell.

Based upon information received from the Delaware Public Service Commission, there is no current authorized water supplier for the site, but the closest one is the City of Newark. Contact with Newark will be made regarding water service.

The requirements summarized on pages 2 through 7 of your letter will be addressed to the extent that they are applicable in accordance with the legal requirements. The recommendations and additional information contained on pages 7 through 12 of your letter will be taken under advisement. Many of these items are required as a matter of course by the New Castle County Department of Land Use in the Subdivision Land Development Plan review and approval process in accordance with the Unified Development Code (UDC) and/or State law, and will be complied with accordingly.

As we discussed with Herb Inden at the PLUS hearing on April 27th, the project design is largely driven by the potential commercial tenants and their desires regarding visibility, parking, and layout. Of course, we will comply with all UDC requirements regarding project design.

Because most of the 54+/- acre project site is cleared and has been cultivated for many years for farming purposes, additional evaluation of the area is unnecessary. No natural or environmental resources are located on the area proposed for development. The other 120+/- acres will not be developed. They are only being subdivided as a housekeeping matter. Thus, the status quo will be maintained on that "other" portion of the lands which contain the resources of interest.

This should address the items contained in your letter. Thank you for your input regarding this application.

Sincerely,



Gejza J. Csoltko, P.E.