

Preliminary Land Use Service (PLUS) Application Municipal Comprehensive Plans

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this “PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
[www.dnrec.state.de.us/DNRECeis/
datamil.delaware.gov](http://www.dnrec.state.de.us/DNRECeis/datamil.delaware.gov)
www.state.de.us/deptagri/

**Preliminary Land Use Service (PLUS) Application
Municipal Comprehensive Plans**

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Name of Municipality: Camden, DE	
Address: 2 South Main Street Camden, DE 19934	Contact Person: Don Mulrine
	Phone Number: (302) 697-2299
	Fax Number: (302) 697-9115
	E-mail Address: don.mulrine@townofcamden.com

Date of Most Recently Certified Comprehensive Plan: April 2003

http://stateplanning.delaware.gov/comp_plans/camden_comp_plan_draft_20071019.pdf

Information prepared by: Remington & Vernick Engineers	
Address: 300 Kings Highway Haddonfield, NJ 08033	Contact Person: Elena Fisher
	Phone Number: (856) 795-9595
	Fax Number: (856) 216-0919
	E-mail Address: efisher@rve.com

Maps Prepared by: Remington & Vernick Engineers	
Address: 232 Kings Highway Haddonfield, NJ 08033	Contact Person: Kevin Zelinsky
	Phone Number: 856-795-9595
	Fax Number: 856 -795-1882
	E-mail Address: Kevin_Zelinsky@rve.com

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General Plan Approval Process

- Step 1: Draft prepared by local government.**
- Step 2: Planning Commission and/or Legislative Body approves draft plan to send to PLUS.**
- Step 3: PLUS meeting, application submitted by 1st business day of the month for that month's meeting.**
- Step 4: State comments submitted to local government within 20 business days of meeting.**
- Step 5: Local government replies to state comments in writing and submits revised plan (if necessary) to the Office of State Planning Coordination (O S P C) for review.**
- Step 6: OSPC requires 20 working days to reply to revised plan. State sends a letter accepting changes or noting discussion items or if no changes are necessary see step 7.**
- Step 7: Certification letter will be sent within 10 business days of final submission to OSPC.**
- Step 8: The local jurisdiction shall adopt the plan as final following certification. Plan is effective on the date of adoption.**
- Step 9: A copy of the final document and written notification of adoption is to be sent to OSPC.**

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Comprehensive Plan / Amendment Checklist¹

Please check yes or no as to whether the following information has or has not been included in the comprehensive plan and indicate page numbers where information may be found.

Public Participation	Yes	No	Page # / Sections
Public Participation Summary and Results	X		73

Population Data and Analysis	Yes	No	Page #
Past Population Trends	X		16
Population Projections	X		17
Demographics	X		17
Position on Population Growth		X	

Housing	Yes	No	Page #
Housing Stock Inventory		X	
Housing Pipeline	X		20
Housing Needs Analysis		X	
Position on Housing Growth		X	
Affordable Housing Plan	X		22

Annexation	Yes	No	Page #
Analysis of Surrounding Land Uses		X	
Annexation Plan	X		69

Redevelopment Potential	Yes	No	Page #
Identification of Redevelopment Areas and Issues		X	
Redevelopment Strategy	X		22, 57
Community Development Strategy	X		22, 57

¹ Please go to the following website for detailed checklist information:
<http://www.state.de.us/planning/services/circuit.shtml>.

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Community Character	Yes	No	Page #
History of the Town or City	X		11
Physical Conditions	X		9
Significant Natural Features	X		12, 29-30
Community Character	X		10
Historic and Cultural Resources Plan	X		62
Community Design Plan	X		57-69
Environmental Protection Plan	X		69-70

Land Use Plan	Yes	No	Page #
Existing Land Use	X		49
Land Use Plan	X		51

Critical Community Development and Infrastructure Issues	Yes	No	Page #
Review of Community Conditions	X		23
Inventory of Community Infrastructure	X		35
Inventory and Analysis of Community Services	X		23
Water and Wastewater Plan	X		39
Transportation Plan	X		59, 62
Community Development Plan	X		63
Community Facilities Plan	X		28-33

Intergovernmental Coordination	Yes	No	Page #
Description of Intergovernmental Relationships	X		26
Intergovernmental Coordination Strategy	X		27
Analysis and Comparison of Other Relevant Planning Documents	X		9

Economic Conditions	Yes	No	Page #
Economic Base / Major Employers		X	
Labor Market		X	
Income and Poverty		X	
Economic Development Plan		X	

Open Space and Recreation	Yes	No	Page #
Inventory of Open Space and Recreation Facilities	X		49
Open Space and Recreation Plan	X		69-70

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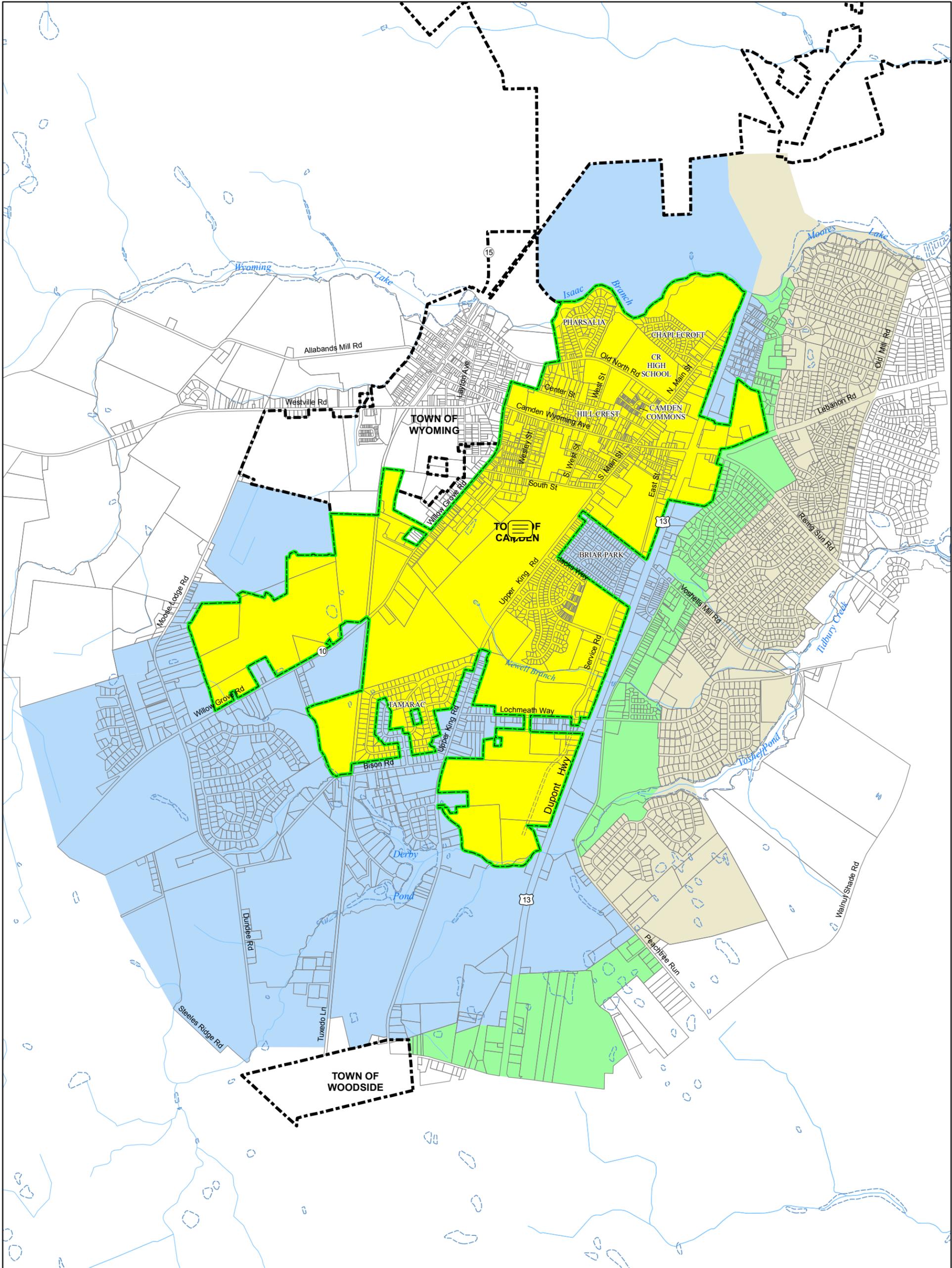
Implementation Strategies	Yes	No	Page #
Evaluation of Current Codes and Ordinances	X		25
Zoning Map Revisions	X		Appendix C
Zoning and Subdivision Code Revisions	X		57-70
Implementation Plan		X	
Coordination with Other Government Agencies	X		59

Other State Programs, Policies, and Issues	Yes	No	Page #
Total Maximum Daily Loads		X	
Corridor Capacity Preservation Program	X		47
Agricultural Preservation Program	X		69-70
Sourcewater Protection	X		36-37, 58

Additional Comments:

Summary:

Using public feedback and input from town officials and volunteers, Camden Delaware has prepared this comprehensive plan to ensure the protection of the welfare of its citizens. The plan identifies goals, objectives and recommendations for the town's future land use, addressing such issues as maintaining the town's character, preserving its environment, planning for its roads, and ensuring the adequate provision of public services.



ANNEXATION PLAN

TOWN OF CAMDEN

KENT COUNTY, DELAWARE

REVISED JULY 25, 2007

LEGEND

- Town of Camden Boundary
- Other Municipal Boundaries
- Camden Area Parcels
- Water
- Stream

Annexation Plan

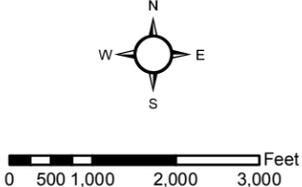
- 1 to 3 Years
- 3 to 5 Years
- 5 Years & Beyond
- Town of Camden

Map Positions Based on the Following:
 - NAD 1983 HARN (Horizontal Datum)
 - Delaware State Plane Coordinate System
 - Metric Meter Units

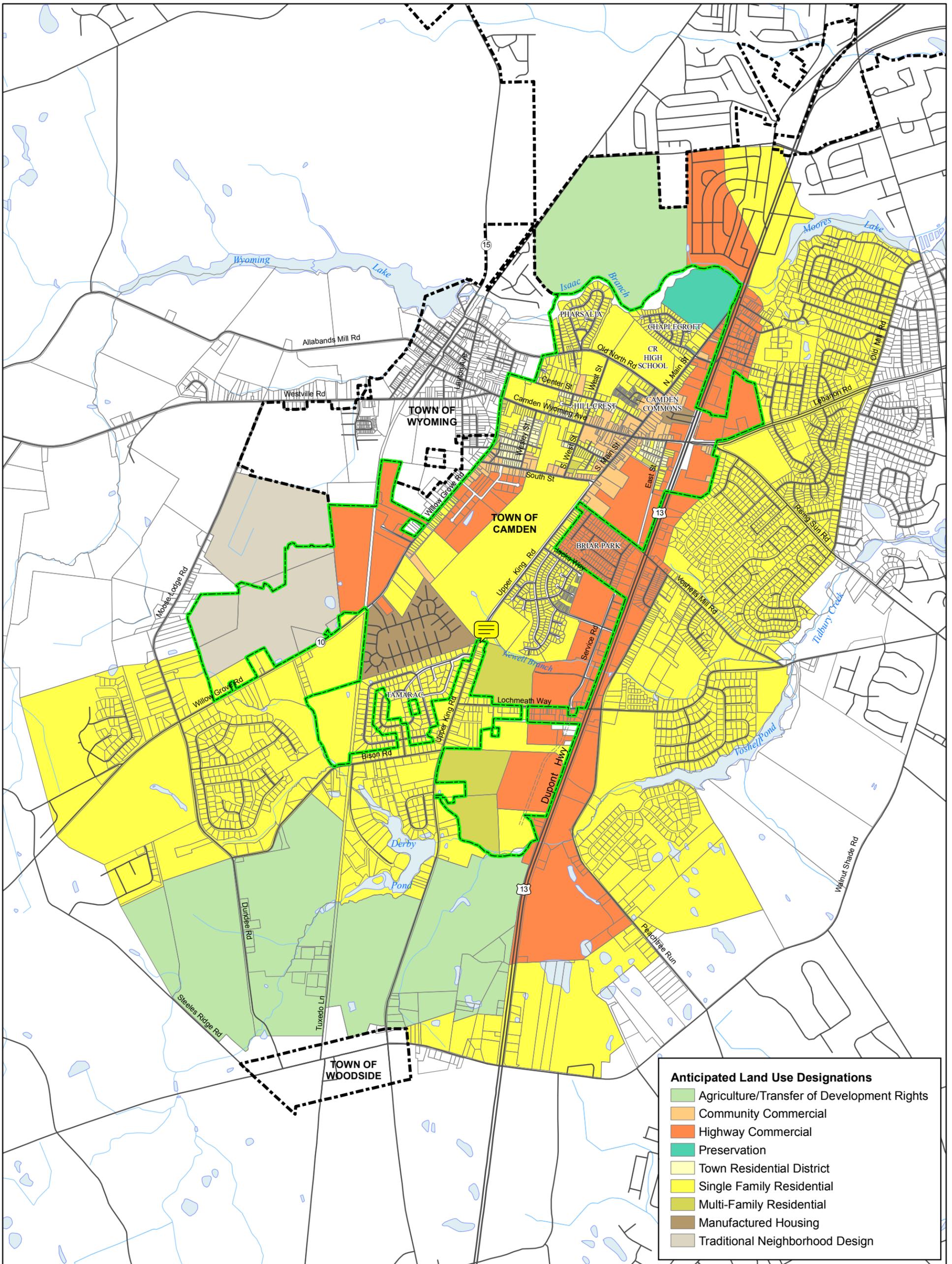
Annexation Addition (2004), town boundary, place name labels, service road and parcel spatial data obtained from the 2002 Update of the Comprehensive Plan for the Town of Camden, published April 2003 by Davis Bowen & Friedel, Inc. Data obtained March 8, 2007. Street name labels from the Delaware Department of Transportation street centerline spatial data, published by DelDOT in 2002. Streams and water data from the USGS National Hydrography Dataset (NHD), published 1999. Town Boundary and annexation plan modified to include the 2007 annexation of the Savannah property; Savannah property boundary data produced by Morris & Ritchie Associates, Inc., received by Remington Vernick & Beach Engineers on 9/21/2007.



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 Web Site Address www.rve.com



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Anticipated Land Use Designations

- Agriculture/Transfer of Development Rights
- Community Commercial
- Highway Commercial
- Preservation
- Town Residential District
- Single Family Residential
- Multi-Family Residential
- Manufactured Housing
- Traditional Neighborhood Design

ANTICIPATED LAND USE MAP
TOWN OF CAMDEN
 KENT COUNTY, DELAWARE

REVISED JULY 25, 2007

LEGEND

- Town of Camden Boundary
- Other Municipal Boundaries
- Camden Area Parcels
- Road
- Highway
- Water
- Stream

Map Positions Based on the Following:
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 - Delaware State Plane Coordinate System
 - Metric Meter Units

Anticipated Land Use Designations, town boundary, place name labels, service road and parcel spatial data obtained from the 2002 Update of the Comprehensive Plan for the Town of Camden, published April 2003 by Davis Bowen & Friedel, Inc. Data obtained March 8, 2007.

Street name labels from the Delaware Department of Transportation street centerline spatial data, published by DeIDOT in 2002.

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