

# REMINGTON & VERNICK ENGINEERS AND AFFILIATES

2011-01-02

EDWARD VERNICK, PE, CME, President  
CRAIG F. REMINGTON, PLS, PP, Vice President

## EXECUTIVE VICE PRESIDENTS

Michael D. Vena, PE, PP, CME, (deceased 2006)  
Edward J. Walberg, PE, PP, CME  
Thomas F. Beach, PE, CME  
Richard G. Arango, PE, CME

**DIRECTOR OF OPERATIONS  
CORPORATE SECRETARY**  
Bradley A. Blubaugh, BA, MPA

### SENIOR ASSOCIATES

John J. Cantwell, PE, PP, CME  
Alan Dittenhofer, PE, PP, CME  
Frank J. Seney, Jr., PE, PP, CME  
Terence Vogt, PE, PP, CME  
Dennis K. Yoder, PE, PP, CME, LEED  
Charles E. Adamson, PLS, AET  
Kim Wendell Bibbs, PE, CME  
Marc DeBlasio, PE, PP, CME  
Leonard A. Faiola, PE, CME  
Christopher J. Fazio, PE, CME  
Kenneth C. Ressler, PE, CME  
Gregory J. Sullivan, PE, PP, CME  
Richard Czekanski, PE, CME, BCEE

### Remington & Vernick Engineers

232 Kings Highway East  
Haddonfield, NJ 08033  
(856) 795-9595  
(856) 795-1882 (fax)

15-33 Halsted Street, Suite 204  
East Orange, NJ 07018  
(973) 323-3065  
(973) 323-3068 (fax)

### Remington, Vernick & Vena Engineers

9 Allen Street  
Toms River, NJ 08753  
(732) 286-9220  
(732) 505-8416 (fax)

3 Jocama Boulevard, Suite 2  
Old Bridge, NJ 08857  
(732) 955-8000  
(732) 591-2815 (fax)

### Remington, Vernick & Walberg Engineers

845 North Main Street  
Pleasantville, NJ 08232  
(609) 645-7110  
(609) 645-7076 (fax)

4907 New Jersey Avenue  
Wildwood City, NJ 08260  
(609) 522-5150  
(609) 522-5313 (fax)

### Remington, Vernick & Beach Engineers

922 Fayette Street  
Conshohocken, PA 19428  
(610) 940-1050  
(610) 940-1161 (fax)

5010 East Trindle Road, Suite 203  
Mechanicsburg, PA 17050  
(717) 766-1775  
(717) 766-0232 (fax)

U.S. Steel Tower  
600 Grant Street, Suite 1251  
Pittsburgh, PA 15219  
(412) 263-2200  
(412) 263-2210 (fax)

Univ. Office Plaza, Bellevue Building  
262 Chapman Road, Suite 105  
Newark, DE 19702  
(302) 266-0212  
(302) 266-6208 (fax)

### Remington, Vernick & Arango Engineers

243 Route 130, Suite 200  
Bordentown, NJ 08505  
(609) 298-6017  
(609) 298-8257 (fax)

December 10, 2010

Office of State Planning Coordination  
122 William Penn Street, Third Floor  
Dover, DE 19901

**Attn: Dorothy L. Morris  
Planner**

**Re: Town of Townsend  
Comprehensive Plan Amendment  
Parcel #2500200095**

Dear Ms. Morris:

The Town of Townsend is submitting this Comprehensive Plan Amendment to re-zone a recently annexed parcel (2500200095) from its current split zoning of residential / commercial to commercial. This parcel was to be zoned as commercial during the 2010 Comp Plan update; however, this did not happen. See attached documentation from owner Diamond Networking Group, LLC. The owner and myself meet with Herb Inden on November 10, 2010 to discuss this process.

Should you have any questions please do not hesitate to contact me directly with any questions at (302) 266-0212.

Very truly yours,

**Remington, Vernick & Beach Engineers**



Thomas G. Wilkes, P.E.

cc: Councilwoman Sandy Sturgis, Zoning Chair  
Azure DeShields, Financial Officer  
Christopher J. Fazio, P.E., C.M.E.

**Preliminary Land Use Service (PLUS)  
Comprehensive Plan Amendments and Municipal Ordinances**

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

<b>Name of Municipality: The Town of Townsend</b>	
<b>Address:</b> P.O. Box 223 661 South Street Townsend, DE 19734	<b>Contact Person: Tom Wilkes</b>
	<b>Phone Number: 302-378-8082</b>
	<b>Fax Number: 302-378-7099</b>
	<b>E-mail Address: thomas.wilkes@rve.com</b>

**Date of Most Recently Certified Comprehensive Plan:** August 2010

**Application Type:**

**Comprehensive Plan Amendment: Re-Zoning of recently annexed parcels**

**Ordinance:** \_\_\_\_\_

**Other:** \_\_\_\_\_

<b>Comprehensive Plan Amendment or Municipal Ordinance prepared by:</b>	
<b>Address:</b> Remington, Vernick & Beach Engineers University Office Plaza Bellevue Building 262 Chapman Road, Suite 105 Newark, DE 19702	<b>Contact Person: Tom Wilkes</b>
	<b>Phone Number: 302-266-0212</b>
	<b>Fax Number: 302-266-6208</b>
	<b>E-mail Address: thomas.wilkes@rve.com</b>

<b>Maps Prepared by:</b>	
<b>Address: Remington, Vernick &amp; Beach Engineers</b> University Office Plaza Bellevue Building 262 Chapman Road, Suite 105 Newark, DE 19702	<b>Contact Person: Tom Wilkes</b>
	<b>Phone Number: 302-266-0212</b>
	<b>Fax Number: 302-266-6208</b>
	<b>E-mail Address: thomas.wilkes@rve.com</b>

**Preliminary Land Use Service (PLUS)  
Comprehensive Plan Amendments and Municipal Ordinances**

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

**Please describe the submission:**

**The Town of Townsend wishes to re-zone a previously annexed parcel (2500200095) from its current split zoning of residential / commercial to commercial. See attached documentation from owner.**

# Diamond Networking Group LLC

P.O. Box 416 Townsend, De19734

Ph: (302) 229-3791 Fax:(302) 378-4679

To: Mayor and Council  
Town of Townsend  
661 South St  
Townsend, De 19734

From: Brian A Hayes (president)  
Diamond Networking Group LLC  
6001-6007 Summit Bridge Rd  
Townsend, De 19734

Re: Tax Parcel # 14-016.01-035 (Rt. 71 @ Townsend Traffic Light (Ginns Corner);  
Gateway to Town of Townsend; Corner of Pine Tree Rd)

**Subject: Request for Change of Zoning to Commercial Regional (CR)**

Dear Mayor and Council,

Thank you for your recent approval for the annexation of our property into the Town of Townsend. We had anticipated that the parcel would be annexed with a CR Commercial zoning, and now understand that the entire parcel is not. Please accept this letter as a request for a change in the above referenced parcel's zoning certification from CR/SR to full CR or your determination of the maximum allowable amount of CR at the earliest possible convenience.

In your review of our request you may find that this property is currently zoned as CR (Commercial Regional) and SR (Suburban Reserve). I have attached the most recent survey and other supporting documents that we have on file. Our intended purpose for this request stems from our desire to expand our growing automobile related services operation as a primary and immediate goal. With our 2007 acquisition of the adjacent facility (located at 98 Main St, dba: Certified Automobile Repair & Service and Parts Plus Rental), we have diversified into automobile repair, parts, and equipment rental. Over the next few months we will be expanding that operation to include collision repair. The fact of the matter is that we are running out of room to conduct services, which we believe, provide value to our growing community.

As a longer term goal this rezoning will also promote consideration from companies like Wawa or Royal Farms to put a location in our community. Future development of this parcel seems to be a logical addition to the town serving as the largest corner property at the Gateway to the Town of Townsend.

Please note there are wetlands located on the unimproved portion of the property currently zoned SR (designated on Wetlands Location Plan). We do not wish to change or alter the wetlands as they are an important part of future planning and provide a natural solution for storm water management and DNREC compliance. Additionally, because of the wetlands (which have been delineated and are not intended to be developed at all), residential use of the property is not the highest and best use for the site.

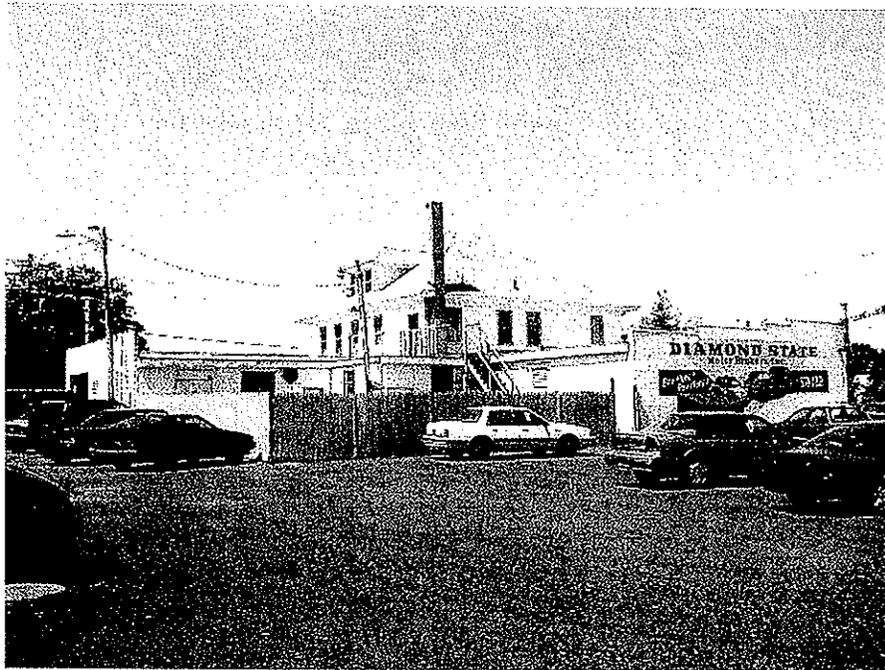
We respectfully request any assistance the Mayor and Council of Townsend can provide in fulfilling the above referenced request. We have never made a request of this nature before and are not familiar with any requirements or procedures which may be due on our part. Will you kindly guide us in whatever may be required and in order to expedite this request in a timely manner. Thank you very much for your time and consideration on this matter.

Sincerely,

  
Brian A Hayes (president)  
Diamond Networking Group LLC  
(302) 229-3791



**Subject Property Located at 6001 Summit Bridge Road, Townsend, Delaware  
(SJH, 05/16/05)**



**Rear View of Subject Property  
(SJH, 05/16/05)**

LANDS N/F  
EDGAR T. HEINHOLD

S 40°30'00" W 296.29'

PARCEL 1

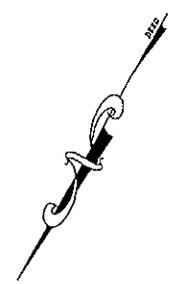
N 46°37'00" W

642.00'

LANDS N/F  
RANDOLPH WATERS

S 43°23'00" W  
200.00'

DELAWARE STATE ROUTE #896  
(60' WIDE)



20' WIDE ADDITIONAL RIGHT OF  
WAY DEDICATED BY SUBDIVISION PLAN

N 46°37'00" W  
225.50'

PARCEL 2  
LANDS N/F  
VAUGHN C. HOLLIDAY

630.45'

S 28°37'00" E

BUILDING  
RESTRICTION LINE

2 1/2 STORY  
CONCRETE  
BLOCK BUILDING

STONE  
AREA

ASPHALT

N 63°30'00" E  
TOWNSEND-PINE TREE CORNER ROAD  
(60' WIDE) (COUNTY ROAD #25)

17.6'  
17.2'  
1.8' CLEAR

P.O.B.  
N 3905.0172  
E 4405.7057

PIPE  
N 3679.7836  
E 5366.0787

PIPE  
N 3826.8179  
E 4779.5501

SURVEY CLASS: C

THIS PLAN DOES NOT REPRESENT A PROPERTY SURVEY & SHOULD NOT BE USED FOR FURTHER IMPROVEMENTS. CORNERS HAVE NOT BEEN STAKED UNLESS NOTED. PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS & RESERVATIONS OF RECORD.

**MORTGAGE INSPECTION PLAN**

DIAMOND NETWORKING GROUP, L.L.C.  
6001-6007 SUMMIT BRIDGE ROAD  
PARCEL 1  
"WARRINGTON" SUBDIVISION  
APPOQUINIMINK HUNDRED  
NEW CASTLE COUNTY, DELAWARE

PLANNED  
PROFESSIONAL  
SURVEYING  
EAST  
COAST  
SURVEY

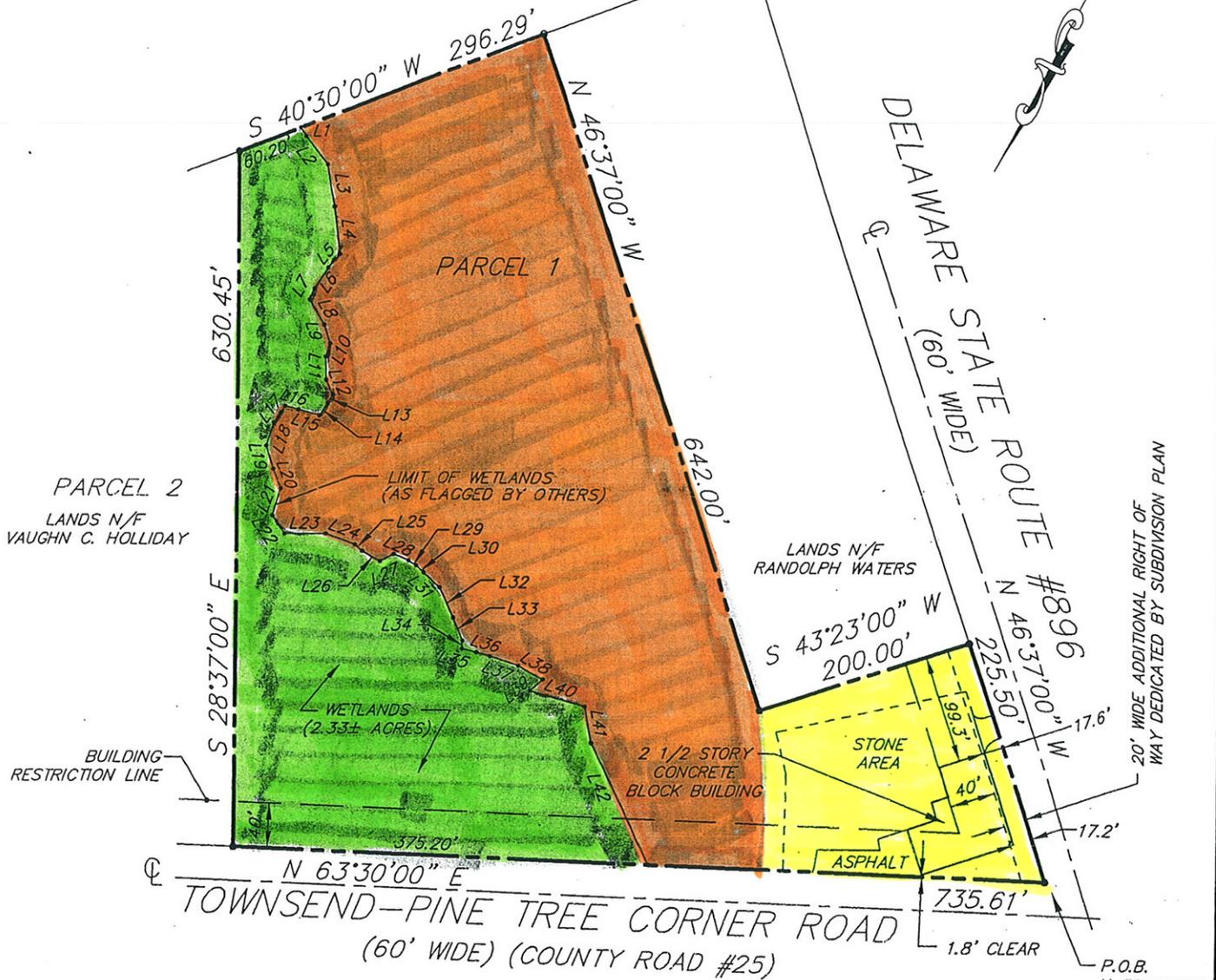
P.O. BOX 3854  
WILMINGTON, DE 19807  
PHONE: 302/994-1800

APPROVED BY

PROJECT	TAX PARCEL #	DEED REF.	DATE	SCALE
540-0524	14-016.01-035	1758-247	3-26-02	1" = 150'



LANDS N/F  
EDGAR T. HEINHOLD



Area currently zoned CR

Area desired to re-zone as CR from SR

Wetlands

THIS PLAN DOES NOT REPRESENT A PROPERTY SURVEY & SHOULD NOT BE USED FOR FURTHER IMPROVEMENTS. CORNERS HAVE NOT BEEN STAKED UNLESS NOTED. PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS & RESERVATIONS OF RECORD.

SHEET 1 OF 2

PIPE  
N 3679.7836  
E 5366.0787

PIPE  
N 3826.8179  
E 4779.5501

SURVEY CLASS: C.

### WETLANDS LOCATION PLAN

DIAMOND NETWORKING GROUP, L.L.C.

6001-6007 SUMMIT BRIDGE ROAD  
PARCEL 1

"WARRINGTON" SUBDIVISION  
APPOQUINIMINK HUNDRED  
NEW CASTLE COUNTY, DELAWARE

PROJECT	TAX PARCEL #	DEED REF.	DATE	SCALE
540-524A	14-016.01-035	1758-247	2-16-05	1" = 150'

APPROVED BY

PLANNED  
PROFESSIONAL  
SURVEYING  
INNOVATION  
ALIGNING  
©

**EAST  
COAST  
SURVEY**

P.O. BOX 265  
YORKLYN, DE 19736  
PHONE: 302/234-8100

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.94	N62°43'19"W
L2	32.33	N66°51'11"W
L3	38.61	N37°56'10"W
L4	43.15	N34°46'26"W
L5	16.02	N11°21'01"E
L6	22.85	N04°06'16"E
L7	10.56	N03°52'38"W
L8	25.96	N59°47'24"W
L9	18.06	N46°29'47"W
L10	12.48	N10°40'12"W
L11	20.88	N30°15'23"W
L12	14.36	N53°43'10"W
L13	8.67	N01°43'27"E
L14	13.98	N04°31'48"E
L15	20.11	N77°10'38"E
L16	12.76	N74°51'12"E
L17	18.33	N05°22'23"E
L18	21.63	N11°08'48"W
L19	22.52	N45°00'09"W
L20	19.22	N50°14'31"W
L21	26.39	N11°45'11"W
L22	20.07	N63°12'54"W
L23	37.87	S61°07'12"W
L24	27.62	S82°06'01"W
L25	8.90	N76°31'39"W
L26	18.63	N89°59'37"W
L27	13.99	S34°19'55"W
L28	14.60	S84°00'32"W
L29	8.53	N83°45'27"W
L30	9.63	N79°06'41"W
L31	19.98	N76°20'42"W
L32	29.87	N52°56'02"W
L33	22.31	N51°14'25"W
L34	7.44	N26°02'15"W
L35	13.17	S75°24'48"W
L36	12.96	S76°21'36"W
L37	27.91	S79°09'25"W
L38	25.34	N88°54'12"W
L39	15.11	N19°09'53"E
L40	50.36	S77°47'19"W
L41	34.08	N38°13'56"W
L42	120.79	N54°17'08"W

## WETLANDS LOCATION PLAN

DIAMOND NETWORKING GROUP, L.L.C.

6001-6007 SUMMIT BRIDGE ROAD  
PARCEL 1

"WARRINGTON" SUBDIVISION  
APPOQUINIMINK HUNDRED  
NEW CASTLE COUNTY, DELAWARE

PROJECT	TAX PARCEL #	DEED REF.	DATE	SCALE
540-524A	14-016.01-035	1758-247	2-16-05	1" = 150'

APPROVED BY \_\_\_\_\_

LAND SURVEYING  
PROFESSIONAL  
©

**EAST  
COAST  
SURVEY**

P.O. BOX 265  
YORKLYN, DE 19736  
PHONE: 302/234-8100



DEPARTMENT OF LAND USE

September 18, 2000

**In reply, refer to:  
2000-0963-V**

Mr. Brian Hayes  
Diamond State Motor Brokers Inc.  
6001-6005 Summit Bridge Road  
Townsend, DE 19734

Dear Mr. Hayes:

The New Castle County Department of Land Use is in receipt of your request for a verification of zoning and use for tax parcel number 14-016.01-035, located at 6001-6005 Summit Bridge Road Townsend, Delaware.

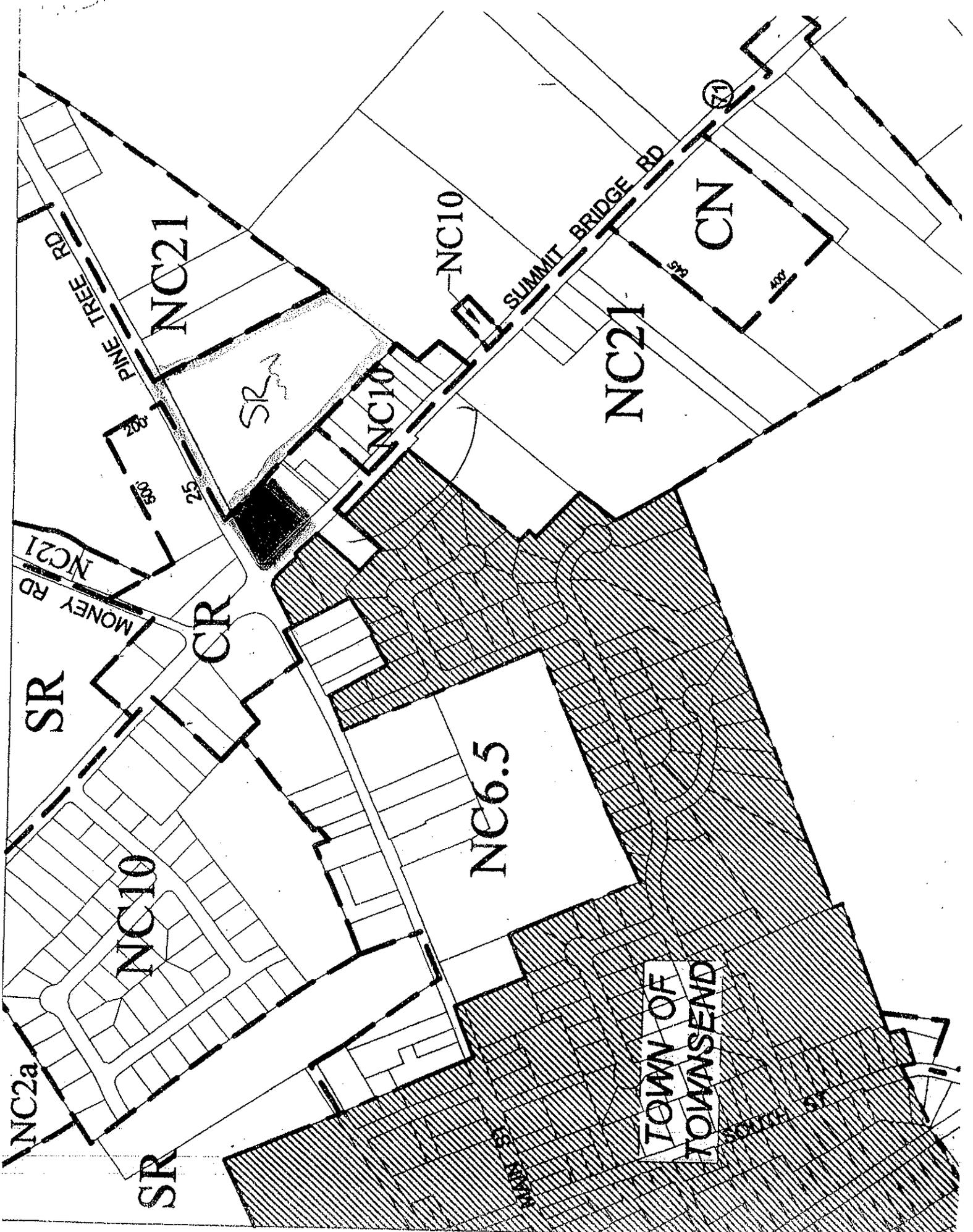
A review of the Official Zoning Map of New Castle County indicates the subject parcel is zoned **CR (Commercial Regional)** and **SR (Suburban Reserve)**. **Only the CR zoned portion of the site**, highlighted in solid green on the enclosed map, permits the sale, rental, and service of automobiles, light trucks, boats, and motorcycles and the rental of automobiles, but no other truck sales or rental pursuant to Table 03.110 and Section 33.240.P of the New Castle County Unified Development Code (UDC). The SR-zoned portion of the property **cannot** be used for commercial purposes.

**PLEASE BE ADVISED THAT THIS ZONING VERIFICATION ONLY VERIFIES THAT THE USE EXISTING OR PROPOSED ON THE SITE AS YOU DESCRIBED IN YOUR ZONING VERIFICATION APPLICATION IS PERMITTED, NOT PERMITTED, OR PERMITTED UNDER LIMITED CIRCUMSTANCES.**

**THIS VERIFICATION DOES NOT CONSTITUTE A LIMITED USE PERMIT, CERTIFICATE OF USE, BUILDING PERMIT, CERTIFICATE OF OCCUPANCY, OR ANY OTHER PERMIT THAT MAY BE REQUIRED BY THE NEW CASTLE COUNTY CODE BEFORE THE PROPOSED USE MAY COMMENCE.**

**Any new or change of use in an existing building may require:**

1. **Limited Use Permit Application.** If a landowner proposes to institute a new use or expand an existing use on his/her property and such use is classified as a "Limited Use", a review



NC2a

SR

NC10

SR

CR

MONEY RD  
NC21

NC21

SR

NC10

NC10

NC6.5

SUMMIT BRIDGE RD

NC21

CN

TOWN OF  
TOWNSEND

500

25

40

45

40

21

David B. Raughley, Mayor  
John D. Hanlin, II, Councilman  
Sandra J. Wyatt, Councilwoman  
Sherene G. Drake, Councilwoman  
Karen Jennings, Councilwoman



Tom Wilkes, Town Engineer  
Fred Townsend, III, Town Attorney  
Michael J. Jester, Code Enforcement Officer  
Azure Wright, Finance Officer / Town Clerk  
Cathy Beaver, Executive Secretary

Introduced by: John Hanlin  
Introduced on: October 22, 2008

**ORDINANCE NO. 08-12**  
**Approving Annexation**  
**6001-6007 Summit Bridge Road**

**WHEREAS**, the equitable owners of certain real property, with the consent of the legal owners, have sought to annex said property into the Town of Townsend; and,

**WHEREAS**, the said property, consisting of tax parcel number **14-016.01-035**, located at 6001-6007 Summit Bridge Road, Townsend, DE 19734; and,

**WHEREAS**, the Town Council has previously discussed annexation; and,

**WHEREAS**, the Town Council believes that annexation is appropriate; and,

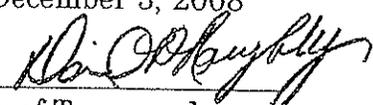
**WHEREAS**, the Town Council is prepared to grant annexation approval; and,

**NOW, THEREFORE, BE IT RESOLVED** that the proposed annexation be and hereby is, approved subject to such reconsideration as may be desired by Town Council as set forth below; and,

**RESOLVED**, that in accordance with the laws and charter of the Town of Townsend; and,

**RESOLVED**, that according to the Town Comprehensive Plan, Adopted by the Town of Townsend on February 5, 2003 that was certified by the Office of State Planning Coordination on February 13, 2003 and amended, November 2003, January 2004 and September 2005 is approved by the plan.

First & Second Reading: November 5, 2008  
Public Hearing: December 3, 2008  
Third & Final Reading: December 3, 2008

Signed by:   
Mayor of Townsend