



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF
STATE PLANNING COORDINATION

April 15, 2005

Ms. Lynnette Propst
Community Planner
Town of Camden
2 South Main Street
P.O. Drawer 1002
Camden, DE 19934

RE: PLUS 2004-10-09; Cooper Property

Dear Ms. Propst:

The Office of State Planning has received a letter from Mr. Garth Jones of Becker Morgan Group in response to our PLUS comments on the above reference project. It should be noted that the State had no objections to this project and we were encouraged that the applicants were considering a mixed use concept for the property.

From the letter received, it appears that the developer has worked to address our concerns regarding this project with the exception of comment #4 under the Department of Transportation. Bill Brockenbrough with DelDOT informs us that the issue of the northernmost collector alignment was discussed during the scoping meeting. It appears to DelDOT that a significant amount of traffic from the area west of Route 13A would use this road to access the proposed commercial development. Therefore, DelDOT believes the road should be designed and located to safely accommodate that traffic and serve both the Cooper Property and the Worship Center. DelDOT will continue to pursue this matter.

If you have any questions, please contact me at 302-739-3090.

Sincerely,

A handwritten signature in cursive script that reads "Constance C. Holland". The signature is written in black ink and is positioned above the printed name.

Constance C. Holland
Director

CC: Mr. Garth Jones, Becker Morgan Group

Attachments: PLUS response letter dated 11-16-2004
Response from developer dated 3-11-05