



ENVIRONMENTAL CONSULTANTS INTERNATIONAL CORPORATION

ENGINEERING
PLANNING
SURVEYING

220 Rehoboth Avenue
P. O. Box 820
Rehoboth Beach, Delaware
19971
(302) 226-2844
(800) 403-4749
Fax (302) 226-2939
E-mail: ecl@ecieng.com

One East Uwchlan Avenue
Suite 116
Exton, Pennsylvania
19341
(610) 524-2440
(888) 804-2440
Fax (610) 524-2452
E-mail: ecipa@ecieng.com

www.ecieng.com

January 18, 2006

The Office of Management & Budget
Office of State Planning Coordination
Suite 7, 3rd Floor
Thomas Collins Building
540 S. Dupont Highway
Dover, DE 19901

Attn: Ms. Constance C. Holland, AICP Director

**RE: OAK CREEK SUBDIVISION – PLUS REVIEW 2005-11-19
ECI PROJECT NO. 04-065**

Dear Ms. Holland:

I am in receipt of your correspondence of December 16, 2005, regarding the Oak Creek Subdivision. As you may be aware, this project is currently an approved recorded plan within Sussex County. In fact, the plan was recently amended to eliminate two (2) lots that are now being utilized for a recreational area, within the development. The plan associated with the reduction of lots for the recreation area is also approved and recorded. Therefore, the only change contemplated for the Oak Creek project, is the reduction of front yard setbacks to 15' and the reduction of side yard setbacks to 5'. All other plan issues are identical to the current plan of record.

We recognize the amount of effort that is associated with the PLUS process and the responses by the agencies represented. We thank you and them for your efforts. However, due to the fact that there is no physical change in the plan, when one compares the approved plans versus the proposal to reduce setbacks and side yards, it is apparent that a detailed response to the comments contained within your correspondence would waste the time and resources of you, your staff and the agency staff represented at PLUS.

It is our intention to simply request the Sussex County Planning and Zoning Commission and Sussex County Council to consider the merits of our reduction in setbacks, as a measure to parallel the project that is immediately adjacent to our and currently known as Warrington Creek. As you are aware, the only way to affect these reductions was through a variance application or to apply for an RPC Overlay. The current status of the variance is, the Board of Adjustment could find no hardship and therefore, denied the application for variance, leaving open the only recourse of applying through Sussex County for an RPC Overlay, which is exactly what our client wishes to do.

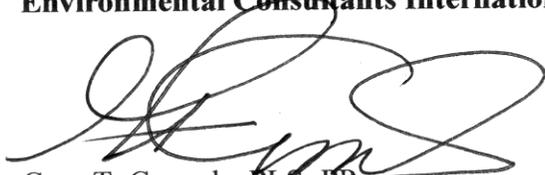
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I apologize for any inconvenience to the planning agencies this application may have caused, however, we were advised by Sussex County and by review of the regulations made a part of the PLUS process, that a submittal to PLUS is a requirement, even though the plan is approved by all of the agencies that currently impact on final plan approvals within Sussex County.

I hope that this correspondence adequately addresses the issues brought forth within the PLUS review and provides a satisfactory explanation as to the manner in which we felt prudent to address these comments. Should you have any questions or comments regarding this submittal, please feel free to contact me directly.

Very truly yours,

Environmental Consultants International Corporation



Gary T. Cuppels, PLS, PP
Chief Operating Officer

cc: Jim Fuqua, Esquire
Rob Baker