**STATE OF DELAWARE**
**OFFICE OF MANAGEMENT AND BUDGET**
**OFFICE OF STATE PLANNING COORDINATION**

January 23, 2026

Apex Engineering, Inc.
Stephen G. Davies
27 West Market St.
Newport, DE 19804

RE: PLUS review – 2025-12-01 Talleyville Towne Shoppes

Dear Mr. Davies:

Thank you for meeting with State agency planners on December 31st, 2025 to discuss Talleyville Towne Shoppes. According to the information received, you are seeking review of a proposed rezoning for rezoning of tax parcels 06-051.00-083, 06-051.00-056 & 06-051.00-072 from ON to CN to be consistent with the rest of the shopping center.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting. **The developers will also need to comply with any Federal, State, and local regulations regarding this property. We also note that New Castle County is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by the County.**

## Strategies for State Policies and Spending

This project is located in a Level 1 investment area, which is consistent with the 2020 Strategies for State Policies and Spending. This site is also located in the New Castle County's Community Area Master Plan for Concord Pike (US 202).

Investment Level 1 reflects areas that are already developed in an urban or suburban fashion, where infrastructure is existing or readily available, and where future redevelopment or infill projects are expected and encouraged by State policy. Because development in Level 1 is consistent with the 2020 Strategies for State Policies and Spending, the Office of State Planning Coordination has no objection to this rezoning.

## Code Requirements/Agency Permitting Requirements

Department of Transportation – Contact Stephen Bayer 302-760-4834

- DelDOT has no objection to the proposed rezoning. DelDOT notes that if the property is re-developed in the future all applicable reviews and permits will still be required.

Department of Natural Resources and Environmental Control – Contact Beth Krumrine 302-735-3480

Staff from the Delaware Department of Natural Resources and Environmental Control (DNREC) reviewed the project submitted for PLUS review. The absence of comments regarding specific resources does not indicate that there are not additional constraints or environmental issues on site, nor does it indicate DNREC support of a project. Developers and municipal officials are encouraged to reach out to Beth Krumrine at (302) 735-3480 or Beth.Krumrine@delaware.gov if they have any specific requests for information.

- DNREC reviewers do not have any concerns at this time.
- DNREC's Division of Waste and Hazardous Substances, Compliance and Permitting Section, would like to remind commercial property managers that they must comply with Delaware's Universal Recycling Regulations by providing recycling services to their tenants. Also, the commercial sector is required to participate in a comprehensive recycling program.
  https://regulations.delaware.gov/AdminCode/title7/1000/1300/1305.shtml

Delaware Department of Agriculture – Contact Milton Melendez 302-698-4500

- The Delaware Department of Agriculture does not have any restrictive comments regarding this PLUS project.

State Historic Preservation Office – Contact Carlton Hall 302-736-7400

- There is a 2-and-a-half story, rectangular, frame, historic structure constructed in 1886 known as West Brandywine Grange Hall (N04051) adjacent to one of the subject parcels (065100056). The building was an agricultural meeting hall for farmers of Brandywine Hundred in the late nineteenth century. It was moved from 4008 Concord Pike in 1998 to save it from demolition. Please contact our office if any development is planned in the future. The project area has been paved for four decades. Some of the structures in the project area are approaching fifty years.

- There are no archaeological concerns and no objections to the proposed zoning based on the information presented.

- If there are any questions, inquiries, or concerns, feel free to contact the Delaware State Historic Preservation Office for assistance at 302-736-7400.

Delaware State Fire Marshall's Office – Contact Duane Fox 302-739-4394
This document is for information purposes only and does not constitute any type of approval from the Delaware State Fire Marshal's Office.

- This Agency has no objection and submits no comments for projects that involve only zoning or rezoning issues.

**Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason, therefore.**

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,



David L. Edgell, AICP
Director, Office of State Planning Coordination