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

July 22, 2026

Davis, Bowen & Friedel, Inc.
Attn: W. Zachary Crouch, P.E.
1 Park Ave,
Milford, DE 19963

RE: PLUS review – 2026-06-09; Campbell Property

Dear Mr. Crouch:

Thank you for meeting with State agency planners on July 1st, 2026 to discuss Campbell Property. According to the information received, you are seeking review of a proposed site plan for 352 age restricted rental units with a restaurant and fitness 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 Sussex 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 in Investment Levels 3 and 4 according to the *Strategies for State Policies and Spending*. Investment Level 3 reflects areas where growth is anticipated by local, county, and state plans in the longer-term future, or areas that may have environmental or other constraints to development. State investments may support future growth in these areas, but please be advised that the State has other priorities for the near future. Investment Level 4 indicates where State investments will support agricultural preservation, and natural resource protection. New development activities and suburban development are not supported in Investment Level 4. These areas are comprised of prime agricultural lands and environmentally sensitive wetlands and wildlife habitats, which should be, and in many cases have been preserved.

This project is located within the Coastal Area according to the Sussex County Comprehensive Plan. Therefore, state has no objection to the development of this property; however, based on comments from State agencies below, this parcel contains environmental concerns or other

constraints to development. Of particular concern is the Potential Public Health and Safety Hazards Related to Floodplain and Sea Level Rise.

Three independent living facilities, a clubhouse, and internal roadways are proposed within the 100-year (1% annual chance) floodplain, designated as Special Flood Hazard Area zone AE. This site already has a history of flooding, as confirmed by aerial imagery going back to 1997. Additionally, the proposed restaurant and gym near the current floodplain are vulnerable to intermittent or routine flooding episodes, due to the combined effects of climate driven sea level rise and heavy precipitation events.

These independent living facilities and related structures are also vulnerable to permanent inundation, beginning at 3 feet of sea level rise. By 2050, mean sea levels are projected to rise by 1.2 – 1.5 feet; by end of century sea levels are projected to increase by 2.5 – 5.2 feet. As mean sea levels rise, the frequency and severity of tidal flooding events is expected to increase, and permanent inundation is projected to occur.

The State requests that the applicant and the local jurisdiction review the environmental comments below and work with state agencies to design the site with respect to those environmental features which will help create a more sustainable development.

Code Requirements/Agency Permitting Requirements

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

- Lighthouse Road is a state-owned and state-maintained road. As such, any access point onto either roadway must be designed in accordance with DelDOT's Development Coordination Manual, which is available at http://www.deldot.gov/Business/subdivisions/index.shtml?dc=changes.

- Pursuant to Section 1.3 of the Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at https://www.deldot.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?08022017.

- Section 1.7 of the Manual addresses fees that are assessed for the review of development proposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.
- In terms of traffic analysis and based on the requirements of the Development Coordination Manual this proposed project will require a Traffic Impact Study (TIS). The

purpose of the TIS will be to assess the particular form of the entrance and any necessary off-site improvements.

- As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Development Coordination Manual, DelDOT will require dedication of right-of-way along the site's frontage. By this regulation, this dedication is to provide a minimum of 50 feet of right-of-way from the physical centerline of all State maintained roads. The following right-of-way dedication note is required, "**A 50-foot wide strip of right-of-way from the centerline is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation."**

- In accordance with Section 3.2.5.1.2 of the Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage with State maintained roadways. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The following note is required, "**A 15-foot wide permanent easement is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation."**

- In accordance with Section 3.8 of the Manual, storm water facilities, excluding filter strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right-of-way along all State maintained roads.

- Referring to Section 3.4.2.1 of the Development Coordination Manual, the following items, among other things, are required on the Record Plan:

    - A Traffic Generation Diagram. See Figure 3.4.2-a for the required format and content.
    - Notes identifying the type of off-site improvements, agreements (signal, letter) contributions and when the off-site improvements are warranted.

- In accordance with Section 5.4 of the Manual, sight distance triangles are required and shall be established in accordance with American Association of State Highway and Transportation Officials (AASHTO) standards. A spreadsheet has been developed to assist with this task. It can be found at http://www.deldot.gov/Business/subdivisions/index.shtml.

- In accordance with Section 5.14 of the Manual, all existing utilities must be shown on the plan and a utility relocation plan will be required for any utilities that need to be relocated.

- In accordance with Section 5.2.9 of the Development Coordination Manual, the Auxiliary Lane Worksheet should be used to determine whether auxiliary lanes are warranted at the site entrances and how long those lanes should be. The worksheet can be found at http://www.deldot.gov/Business/subdivisions/index.shtml.

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.

Special Flood Hazard Area

Within the proposed development, three independent living facilities, a clubhouse, and internal roadways lie directly within the 100-year (1% annual chance) floodplain, designated as Special Flood Hazard Area zone AE. Building in this manner is considered unsafe for residents due to the future vulnerability of this particular location. Roads are essential for first responders in the event of an emergency and could become impassable during flooding events. The following requirements apply:

Approximately 10% of this site is also situated within the moderate risk floodplain, or 500-year floodplain (0.2% annual chance of flooding), identified as a shaded zone-X.

- Map and label the 100-year (1% annual chance) floodplain on site plans. Given the proposed use as an independent living complex, it is also recommended to map and label the 500-year (0.2% annual chance) floodplain.

- The applicant must comply with the local floodplain ordinance and regulations applicable to development or construction within the 100-year floodplain. A floodplain permit issued by the Community Floodplain Official may be required. In determining the boundary of the floodplain, use the most recent FIRM maps available, which can be found at https://floodplanning.dnrec.delaware.gov/

- If fill is to be placed in floodplain to increase grade elevation to raise proposed development out of the mapped floodplain, the applicant must work with the local community floodplain authority to initiate a Certified Letter of Map Revision – Fill (CLOMR-F) request. A CLOMR-F request should be submitted to FEMA for review followed by an application to FEMA for a Letter of Map Revision (LOMR) at completion. Please note that a property will not be officially recognized by FEMA as being located out of the mapped floodplain until a LOMR has been issued. To determine the community floodplain authority for this proposal, please contact DNREC's Shoreline and Waterway Management Section.

- Be aware that FEMA includes within its scope of critical facilities those facilities that are essential for the delivery of vital services or protection of a community. Depending on the services that are part of the proposal, the independent living complex may trigger FEMA's definition of a critical facility and associated guidance.

Contact: DNREC Shoreline and Waterway Management Section at (302) 608-5500.
Website: https://dnrec.delaware.gov/watershed-stewardship/waterways/floodplains/

Wetlands and Waterways
Maps from the Statewide Wetlands Mapping Project indicate the potential presence of non-tidal wetlands in the western and southern portions of the site. The application indicates that wetlands have not been delineated. The application proposes to disturb approximately 0.25 acres of non-tidal wetlands and waterways.

State Requirements:

- A wetlands delineation should be completed for the site. For a list of consultants and engineers who can conduct wetland delineations, please call the DNREC Wetlands and Waterways Section.

- If state jurisdictional wetlands are determined to exist on the site, contact the DNREC Wetlands and Waterways Section to determine which permits may be required.

- It is recommended to schedule a meeting with the DNREC Joint Permit Processing (JPP) service for assistance with the necessary state and federal permitting procedures and requirements. Please contact the DNREC Division of Water's Wetlands and Waterways Section to schedule.

State Contact: DNREC Wetlands and Waterways Section at (302) 739-9943.
Website: https://dnrec.delaware.gov/water/wetlands/

Federal Requirements:

- Federal permits from the U.S. Army Corps of Engineers may be necessary if dredge or fill is proposed in certain non-tidal wetlands. A delineation of waterways and wetlands may also be required. In certain cases, permits from the US Army Corps of Engineers may trigger additional certifications from DNREC (Coastal Zone Federal Consistency Certification and 401 Water Quality Certification). Work with the US Army Corps of Engineers to determine the appropriate federal permitting requirements.

Federal Contact: U.S. Army Corps of Engineers (Dover Office) at (267) 240-5278.
Website: https://www.nap.usace.army.mil/Missions/Regulatory/Contacts/

Coastal Zone Federal Consistency Certification (state contact): DNREC Coastal Management Program at (302) 739-9283.
Website: https://dnrec.delaware.gov/coastal-programs/coastal-management/

Hydrologic Soils Group

Hydrologic Soil Group D, poorly drained soils, have been identified on approximately 85% of the site. These soil types could worsen existing drainage issues if present and are typically not conducive to utilizing infiltration stormwater Best Management Practices such as bioretention and infiltration basins. These practices must meet minimum infiltration requirements.

- Any stormwater Best Management Practices that propose the use of infiltration or natural recharge shall include a soils investigation.

Contact: DNREC Sediment and Stormwater Program at (302) 739-9921.
E-mail: DNREC.Stormwater@delaware.gov.
Website: https://dnrec.delaware.gov/watershed-stewardship/sediment-stormwater/

Stormwater Management

The project proposes greater than 5,000 square feet of land disturbing activities and will be subject to Delaware's *Sediment and Stormwater Regulations*.

- A Sediment and Stormwater Plan must be developed, then approved by the appropriate plan review agency, prior to any land disturbing activity taking place on the site. For this project, the plan review agency is the Sussex Conservation District.

- Additionally, to address federal requirements, construction activities that exceed 1.0 acre of land disturbance require Construction General Permit coverage through submittal of an electronic Notice of Intent for Stormwater Discharges Associated with Construction Activity. This form must be submitted electronically https://enoi.dnrec.delaware.gov/, (select Construction Stormwater General Permit) to the DNREC Division of Watershed Stewardship, along with the $195 fee.

- Schedule a project application meeting with the appropriate plan review agency prior to moving forward with the stormwater and site design. As part of this process, you must submit a Stormwater Assessment Study.

Plan review agency contact: Sussex Conservation District at (302) 856-2105 or (302) 856-7219. Website: https://www.sussexconservation.org/

General Stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921.
E-mail: DNREC.Stormwater@delaware.gov.
Website: https://dnrec.delaware.gov/watershed-stewardship/sediment-stormwater/

Excellent Groundwater Recharge Area
An Excellent Groundwater Recharge Area is located on the eastern portion of the site. These areas have soils that are conducive to water infiltrating downward from surface water into groundwater. Preservation of these areas is important for replenishing groundwater supplies and ensuring drinking water for future generations.

- The applicant must comply with all county and municipal requirements for construction and uses in Excellent Groundwater Recharge Areas.

Contact: DNREC Source Water Assessment and Protection Program at (302) 739-9948.
Website: https://dnrec.delaware.gov/water/supply/ground-water-protection/

Wastewater Disposal Systems – Large Systems
For wastewater conveyance offsite by way of a new sewer connection, flow rates exceeding 2,500 gallons of liquid waste per day will require a Wastewater Pollution Collection and Conveyance (WPCC) permit from the Commercial and Government Services section.

Contact: DNREC Commercial and Government Services Section at (302) 739-9948.
Website: https://dnrec.delaware.gov/water/commercial-government/

Electric Vehicle Charging Requirements
Electric vehicle charging infrastructure is now required for residential dwellings in Delaware (see 80 Del. Laws, c. 145 § 8001- § 8006). Requirements may apply to this project. Please refer Title 16 Chapter 80 of the Delaware Code for more information.

Asbestos
The application proposes the demolition of existing buildings on-site. Existing building materials may contain asbestos. Asbestos-containing materials were widely used in industrial and commercial facilities, as well as in homes, until the 1980s. When asbestos is disturbed, it can break down into microscopic fibers that may become airborne. Once airborne, these fibers can be inhaled and trapped in the lungs, posing a health threat. The greatest potential for exposure to asbestos fibers occurs when asbestos-containing building materials are disturbed during building renovations or demolitions.

- The applicant must comply with all applicable state requirements of 7 Del. C., §1121 Emission Standards for Hazardous Air Pollutants, 10.0 Emissions Standards for Asbestos.

- Prior to any demolition of existing buildings, thorough inspection for asbestos is required. Inspection must be performed by a licensed asbestos inspector. A list of licensed asbestos service professionals or abatement firms can be found at https://data.delaware.gov/Licenses-and-Certifications/Certified-Asbestos-Vendors/f677-ahd9/data.

- If the presence of asbestos-containing material is confirmed and said material is deteriorating or will be disturbed during renovation or demolition, it must be removed by a licensed asbestos contractor. More information on building renovation and demolition can be found at https://dnrec.delaware.gov/air/asbestos/renovation-demolition/.

- The applicant must comply with all applicable federal notification requirements related to the stripping and/or removal of asbestos-containing material. See contact information below for the US Environmental Protection Agency.

Contact: DNREC Asbestos Management Program at (302) 323-4542.
Website: https://dnrec.delaware.gov/air/asbestos/

Contact: US Environmental Protection Agency Asbestos Ombudsman at 1-800-368-5888.
Website: https://www.epa.gov/asbestos/information-owners-and-managers-buildings-contain-asbestos#renovations

Air Quality – Particulate Emissions
Particulate emissions are regulated by DNREC's Division of Air Quality. To control particulate emissions from construction and materials handling operations, the following is required:

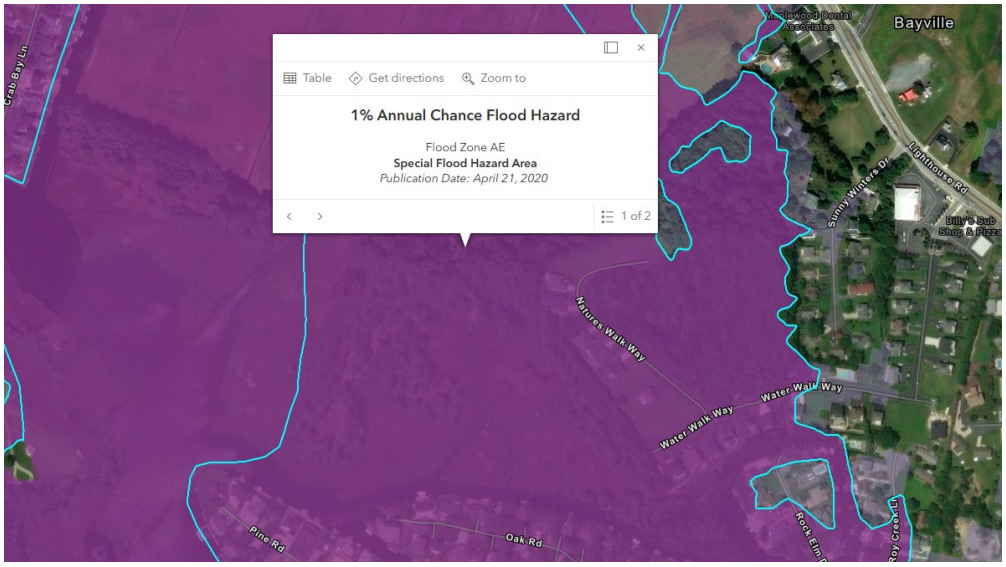
- The applicant must use dust suppressants and other measures during demolition activities, grading, land clearing, excavation of non-paved roads, material movement or storage, and sandblasting activities.

Contact: DNREC Division of Air Quality at (302) 739-9402.
Website: https://dnrec.delaware.gov/air/permitting/

Delaware Emergency Management Agency – Contact Tara Wilbur 302-659-2325

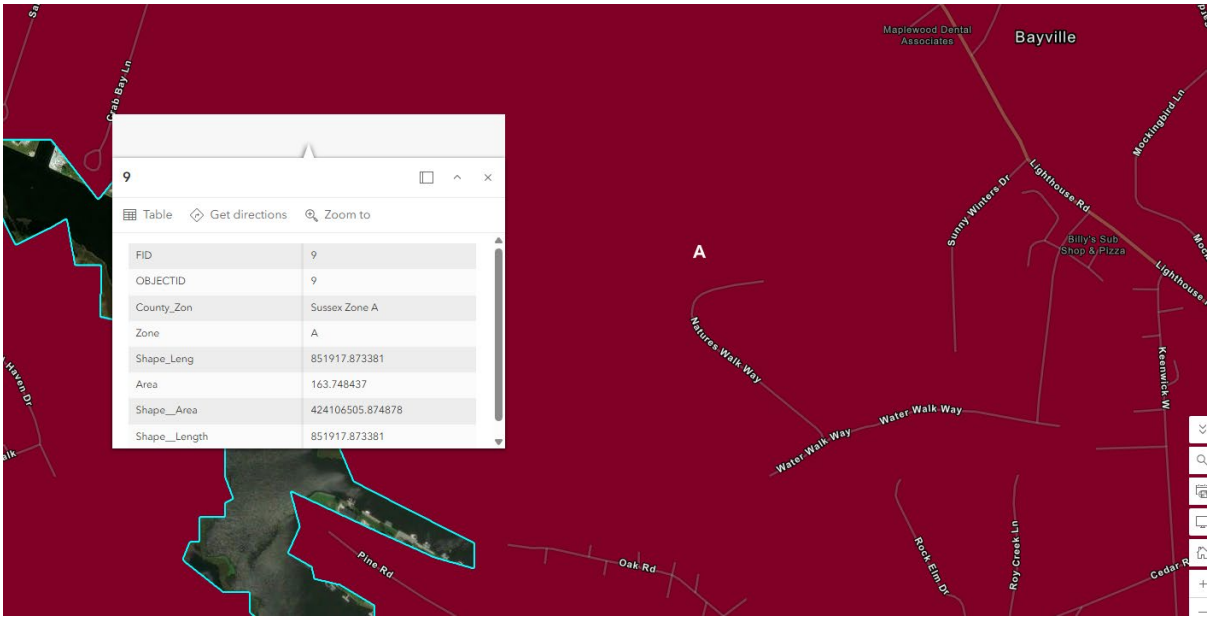
Proposed Project Parcel Flood Concern

- This parcel is located within an area of **Minimal Flood Concern of 1000 years or greater**. However, a Special Flood Hazard Area exists along the property line as illustrated below. It's been identified as Flood Zone AE and is also known as the 1% Annual Chance Flood Hazard.



Parcel Status within County Evacuation Zone Location

- The parcel is located within Sussex County's Evacuation Zone A.



Parcel Status within the 10-mile Emergency Planning Zone (EPZ) for the Salem Nuclear Power Plant

- The parcel **is not** located within the 10-mile EPZ for the Salem Nuclear Power Plant.

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

- The Delaware SHPO does support or recommend development in Level 4 areas. There is a known historic structure on the property (dwelling, CRS #S02097**)** that, based on the plans provided, is planned to be demolished. The architectural survey for the dwelling is over twenty years old, which our office considers outdated. SHPO recommends performing an updated architectural survey for our records prior to its demolition.
- SHPP has minimal concerns about archaeological resources for this project. 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.

At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

Fire Protection Water Requirements:

- Water distribution system capable of delivering at least 1000 gpm for 1-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Assembly and Apartment)
- Where a water distribution system is proposed for the site, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

Fire Protection Features:

- All structures over 10,000 Sq. Ft. aggregate will require automatic sprinkler protection installed.
- Buildings greater than 10,000 sq. ft, 3-stories or more, over 35 feet, or classified as High Hazard, are required to meet fire lane marking requirements
- Show Fire Department Connection location (Must be within 300 feet of fire hydrant), and detail as shown in the DSFPR.
- Show Fire Lanes and Sign Detail as shown in DSFPR

Accessibility:

- All premises, which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible

to fire apparatus. This means that the access road to the subdivision from Lighthouse Road must be constructed so fire department apparatus may negotiate it.

- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.
- Any dead-end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.
- The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.
- The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.

Gas Piping and System Information:

- Provide type of fuel proposed and show locations of bulk containers on plan.

Required Notes:

- Provide a note on the final plans submitted for review to read “All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations”
- Proposed Use
- Alpha or Numerical Labels for each building/unit for sites with multiple buildings/units
- Square footage of each structure (Total of all Floors)
- National Fire Protection Association (NFPA) Construction Type
- Maximum Height of Buildings (including number of stories)
- Note indicating if building is to be sprinklered
- Name of Water Provider
- Letter from Water Provider approving the system layout
- Provide Lock Box Note (as detailed in DSFPR) if Building is to be sprinklered

- Provide Road Names, even for County Roads

Recommendations/Additional Information

This section includes a list of site-specific suggestions that are intended to enhance the project. These suggestions have been generated by the State Agencies based on their expertise and subject area knowledge. **These suggestions do not represent State code requirements.** They are offered here in order to provide proactive ideas to help the applicant enhance the site design, and it is hoped **(but in no way required)** that the applicant will open a dialogue with the relevant agencies to discuss how these suggestions can benefit the project.

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

- The applicant should expect a requirement that all PLUS and Technical Advisory Committee (TAC) comments be addressed prior to submitting plans for review.

- Please be advised that the Standard General Notes have been updated and posted to the DelDOT website. Please begin using the new versions and look for the revision dates of March 21, 2019 and March 16, 2021. The notes can be found at https://www.deldot.gov/Business/subdivisions/

- The developer of this property is encouraged to include a crosswalk at the entrance with Lighthouse Road.

- Lighthouse Road has a functional classification of principal arterial. Principal arterials provide a high degree of mobility through rural areas. This project is generally in alignment with that function.

- This site has frontage along SR 54. There is a current Multimodal Improvements Project planned in this area. The developer will need to coordinate with DelDOT as both projects progress.

- This project is located primarily in Investment Level 3 according to the 2025 State Strategies for Policy and Spending. In Investment Level 3 DelDOT prioritizes improving safety; ensuring effective regional travel between population centers; preserving corridor capacity; maintaining existing transportation facilities; and improving connections among existing and redeveloping neighborhoods, public facilities, and commercial areas, consistent with local growth forecasts. At this time, this project may be in conflict with those priorities.

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

Potential Public Health and Safety Hazards Related to Floodplain and Sea Level Rise
Three independent living facilities, a clubhouse, and internal roadways are proposed within the 100-year (1% annual chance) floodplain, designated as Special Flood Hazard Area zone AE. This site already has a history of flooding, as confirmed by aerial imagery going back to 1997. Additionally, the proposed restaurant and gym near the current floodplain are vulnerable to intermittent or routine flooding episodes, due to the combined effects of climate driven sea level rise and heavy precipitation events.

These independent living facilities and related structures are also vulnerable to permanent inundation, beginning at 3 feet of sea level rise. By 2050, mean sea levels are projected to rise by 1.2 – 1.5 feet; by end of century sea levels are projected to increase by 2.5 – 5.2 feet. As mean sea levels rise, the frequency and severity of tidal flooding events is expected to increase, and permanent inundation is projected to occur.

Locating access routes and permanent structures in this vulnerable area may put property, infrastructure, and lives at risk. Likewise, there is no guarantee of public funding for future repairs or drainage projects.

- Locate all structures outside of the floodplain. If this is not possible, the developer should consider designing structures to a higher standard to avoid potential future flood damage and loss.

- Specifically, it is not recommended to place in the floodplain roadways that are essential for first responders in the event of an emergency. Roadways in the floodplain could become impassable during major flooding events. Safe access to such locations should be ensured at all times.

- Ensure unimpeded access to and from the independent living facilities, especially in the event of an evacuation.

- DNREC reviewers recommend that hydrologic and hydraulic engineering analyses are conducted for this site. These studies will determine base flood elevations and floodway delineations.

Floodplain Contact: DNREC Shoreline and Waterway Management Section at (302) 608-5500. Website: https://dnrec.delaware.gov/watershed-stewardship/waterways/floodplains/

Sea Level Rise Contact: DNREC Climate and Sustainability Section at (302) 735-3480.
Website: https://dnrec.delaware.gov/coastal-programs/planning-training/adapting-to-sea-level-rise/

Stormwater Management

- Where the site and soil conditions allow, integrate runoff reduction techniques including infiltration basins, bioretention (rain gardens), filter strips, and pavers to encourage on-site stormwater infiltration and reduce runoff.

- For improved stormwater management, preserve existing trees, wetlands, and passive open space.

Plan review agency contact: Sussex Conservation District at (302) 856-2105 or (302) 856-7219. Website: https://www.sussexconservation.org/

General stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921.
E-mail: DNREC.Stormwater@delaware.gov.
Website: https://dnrec.delaware.gov/watershed-stewardship/sediment-stormwater/

Hydrologic Soils Group

- Removing forested areas should be avoided to the greatest extent possible. Forest removal may exacerbate conditions on poorly drained soils.

Contact: DNREC Sediment and Stormwater Program at (302) 739-9921.
E-mail: DNREC.Stormwater@delaware.gov.
Website: https://dnrec.delaware.gov/watershed-stewardship/sediment-stormwater/

Removal of Mature Forest

The preliminary plan proposes the elimination of approximately 7 of 15 acres of forest on the site. An analysis of historical data indicates that the forest area located on the western and southern portion of the site has likely maintained some degree of forest cover since 1937 and could be considered mature forest. Mature forests possess the potential for rare, threatened, or endangered species that rely on this type of habitat. Forests filter water for improved water quality, provide habitat for wildlife, absorb nutrients, infiltrate stormwater, moderate temperatures, and store atmospheric carbon which would otherwise contribute to climate change.

- Removing forested areas for development, especially mature forests, should be avoided to the greatest extent possible.

- In general, contiguous forest and connected areas of natural habitat are more beneficial to wildlife, allowing for safer movement from one area to another while reducing roadway mortality.

- To reduce impacts to nesting birds and other wildlife species that utilize forests for breeding, it is recommended that tree clearing not occur from April 1st to July 31st.

Contact: DNREC Division of Fish and Wildlife, Species Conservation and Research Program at (302) 735-3600. Website: https://dnrec.delaware.gov/fish-wildlife/contact-information/

Forested Wetlands and Vegetated Buffer Zones
Maps from the Statewide Wetlands Mapping Project indicate the potential presence of forested wetlands on the western and southern portions of the site. This habitat type is known to support an array of plants and animals, most notably wetland dependent species such as amphibians.

To reduce impacts to these species, the following is recommended:

- Do not disturb forested wetlands. Maintain an upland buffer of at least 100 feet along all wetlands, waterways, and sensitive habitats, including those containing existing forest or natural vegetative cover.

- Vegetated buffer zones should be identified outside of the Limit of Disturbance on the engineering plans.

- Maintain vegetated buffer zones as native species meadows or forest.

- Maintain habitat connections to undeveloped open space, which are especially important for species movement across the landscape.

Contact: DNREC Division of Fish and Wildlife, Species Conservation and Research Program at (302) 735-3600. Website: https://dnrec.delaware.gov/fish-wildlife/conservation/

Excellent Groundwater Recharge Area

- For Excellent Groundwater Recharge Areas, limit impervious surfaces to no more than 20% of the entire area designated as having excellent recharge.

Contact: DNREC Public Water Supply Protection Program at (302) 739-9948.
Website: https://dnrec.delaware.gov/water/supply/ground-water-protection/

Air Quality – Design to Minimize Mobile Source Emissions
Mobile sources include a variety of motor vehicles and mobile equipment that generate air emissions, such as ozone, particle pollution, and air toxics. The DNREC Mobile Sources Control Program reduces motor vehicle-related pollution from both on-road vehicles and non-road vehicles.

- This site lies within Sussex County. Ambient air quality in this area may not meet Federal Air Quality Standards.

- Consider designing the project to connect to local pedestrian and bicycle networks. Designing for travel alternatives has the potential to minimize the overall tailpipe emissions associated with the use of this site.

- Consider designing the project for low maintenance green spaces. Designing green spaces to be less dependent on gas-powered lawn and garden equipment has the potential to minimize emissions associated with the on-going maintenance of this site.

Contact: DNREC Division of Air Quality's Mobile Sources Program at (302) 739-9402.
Website: https://dnrec.delaware.gov/air/mobile-sources/

Sustainable Practices

- To improve public safety and the wellbeing of future residents, follow all recommendations above regarding flooding and sea level rise.

- Consider planting select areas with native trees. Native trees improve air, water, and soil quality. Planting and nurturing trees is also a nature-based solution to reducing the greenhouse gases that drive climate change. In addition, native trees have an increasingly important role in the survival of native birds and beneficial insects whose habitat is shrinking due to development and climate change.

- Consider planting select areas with meadow comprised of native species. Native plants are well-suited to our climate and require limited maintenance. Mowing in these areas should not occur between April 1st to July 31st to reduce impacts to nesting birds and other wildlife species that utilize meadows and grasslands for breeding habitat.

- Consider maximizing natural light by locating windows and doors with views to outdoor green spaces.

- Consider creating safe access to planted outdoor spaces for both residents and employees, including safe garden paths, garden seating, biophilic living walls, and outdoor shelter.

- Consider installing electric vehicle charging stations for employees and visitors. Installation costs can vary significantly depending on the parking and electricity distribution at a given location, so it is often easier and cheaper to plan for the installation at construction, rather than doing costly retrofits later. The DNREC Division of Climate, Coastal and Energy offers rebates of up to 80% of the cost of the charging station for commercial, multi-unit dwelling and other public properties. These programs address climate change goals of reducing greenhouse gas emissions and improving

overall air quality (https://dnrec.delaware.gov/climate-coastal-energy/clean-transportation/).

- Use renewable energy infrastructure such as solar or geothermal to reduce energy costs and further reduce pollution created from offsite generation. Grant funds and incentives are available for Delmarva Power customers through the DNREC Green Energy Fund, which includes several funding types through the state's major electric utilities (https://dnrec.delaware.gov/climate-coastal-energy/renewable/assistance/).

- Use efficient Energy Star rated products and materials in construction and redevelopment. Energy efficient appliances use less energy over time. This saves consumers and businesses money, while also helping to reduce pollution from power generation.

- Use structural paint coatings that are low in Volatile Organic Compounds to help protect air quality. Air pollution from new construction is generated through the use of maintenance equipment, paints, and consumer products like roof coatings and primers.

- Use recycled materials, such as reclaimed asphalt pavement, to reduce heat island effects on paved surfaces, prevent landfill waste, and lower material costs.

- Include space for recycling dumpsters within the preliminary site design stage. These can be placed adjacent to trash dumpsters.

Contact: DNREC Division of Climate, Coastal & Energy at (302) 735-3480.
Website: https://dnrec.delaware.gov/climate-coastal-energy/

Delaware Emergency Management Agency – Contact Tara Wilbur 302-659-2325

Population

- The county has a population density of 265.60 per square mile based on the US 2020 Census report, an increase from 2010 at 208.90 persons per square mile. The specific census block(s) the project is located on has a total population of 371, though, with development, this will undoubtedly change. The 36 adjacent blocks aggregated bring the area to a total population of 2754.

FEMA National Risk Index

- The FEMA National Risk Index is an online mapping application that identifies communities most at risk to 18 natural hazards: Avalanche, Coastal Flooding, Cold Wave, Drought, Earthquake, Hal, Heat Wave, Hurricane, Ice Storm, Landslide, Lightning, Riverine Flooding, Strong Wind, Tornado, Tsunami, Volcanic Activity, Wildfire, and Winter Weather. The FEMA National Risk Index is calculated by multiplying the Expected Annual Loss times the Social Vulnerability and dividing that by the Community Resilience.



- According to FEMA's National Risk Index, the parcel **is** considered **relatively low** for overall natural hazards risks.

- Community Resilience is a consequence reduction risk component and a community risk factor that represents the ability of a community to prepare for anticipated natural hazards, adapt to changing conditions and withstand/recover rapidly from disruptions. Social Vulnerability is a consequence-enhancing risk factor that represents the susceptibility of social groups to the adverse impacts of natural hazards.

- Its community resilience is rated as **relatively moderate** whereas its social vulnerability is rated as **relatively high.**

Renewable Energy Commitment

- Regarding energy use and consumption, the census tract utilizes **electricity** as the predominant fuel type for heating purposes.

- DEMA strongly encourages the use of renewable energies and high-efficiency appliances and utilities. Regarding utilities, DEMA suggests incorporating 90% series furnaces/HVAC systems; the closer to 99%, the better, as well as A/C units of 20 Seer or greater. DEMA recommends using tankless water heaters, and battery backup systems for sump pumps to reduce potential water damage from power failure. Lastly, DEMA encourages the integration of modern and emerging technologies, such as the potential for electric vehicles in garages/parking lots, green roofs or solar panels where applicable and allowable, and the like.

- In reference to the flood zones, DEMA strongly discourages construction of any type directly within, adjacent to or within proximity to a 100-year floodplain as water knows

no bounds. Regardless of whether within or adjacent to a floodplain, should construction continue, we recommend utilizing additional mitigation strategies to reduce the risk from flooding. This could include, but isn't limited to, wet/dry floodproofing, elevating the home out of the flood plain, elevating mechanicals/HVAC/Electricity out of the flood waters, mass notification systems, large drainage systems (increased diameter pipes, ditches, basins, etc.) and other similar methods.

- Lastly, in reference to the county evacuation zones, DEMA encourages this information be made readily available to any and all persons residing there. This can be done simply through pamphlets or a neighborhood sign.

Delaware State Housing Authority - Contact Cole Shultz (302) 739-4263

- Senior residents, just like all others in Sussex County and across the State, are experiencing a severe housing affordability crisis brought on by chronic underproduction of new units. In this context, developments like Campbell Property address that underproduction by adding new units to the overall supply of housing. However, the proposed age restriction prevents this added supply from fully addressing this shortage, as non-elderly households are unable to access these units. While we understand that community opposition can be lessened through the age restrictions, a market-rate rental community ultimately is a more affordable housing option for the entire community of county residents, as it would remain accessible to both elderly and non-elderly alike. This is compounded by the fact that the supportive services proposed for this development are offered a la carte, and so would be used by the same population of residents regardless of age restriction.

If you have questions or would like more information on the above recommendations, please contact me at Cole.Shultz@delaware.gov or at ext. 302-574-3659.

Delaware State Fire Marshall's Office – Contact Duane Fox 302-739-4394
Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from our website: www.statefiremarshal.delaware.gov, technical services link, plan review, applications or brochures.

Fire Department Comments:

- The fire department is obligated to provide fire and EMS service to this property. Additional new development within their fire/EMS district has put a financial strain on the volunteer fire service. In order to provide quality service within the fire/EMS district the fire department may have to hire career staff to keep up with the demand of service. Currently State and County funding is not keeping up with the

growth of the fire district and the burdens placed on the volunteer fire department. The developer and future residents will need to consider financial support, before this becomes a tax burden.

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

Attachments:

- Sussex County Planning & Zoning Comments
- Sussex County Engineering Department Comments
- Sussex County Community Development & Housing Comments

JAMIE WHITEHOUSE, AICP MRTPI
PLANNING & ZONING DIRECTOR
(302) 855-7878 T
(302) 854-5079 F
jamie.whitehouse@sussexcountyde.gov

Sussex County
DELAWARE
sussexcountyde.gov

Preliminary Land Use Service (PLUS) Meeting
July 1, 2026
June PLUS Comments
Sussex County Department of Planning & Zoning

Review and Discussion: Campbell Property (2026-06-09)
County: Sussex County
Municipality: Unincorporated Sussex County
Location: Southwest side of Lighthouse Road (Route 54), west of Fenwick Island
Project: 352-unit age-restricted independent living community with a 5,180-square-foot restaurant and 5,000-square-foot fitness center on approximately 23.1 acres. Existing zoning is AR-1 and MR. Conditional Use approval is anticipated for multifamily development within the AR-1 portion of the property.

Sussex County Department of Planning & Zoning Comments

The applicant is required to participate in a pre-application meeting with the County. Please contact the Planning and Zoning Department at (302) 855-7878 to schedule a meeting with staff to discuss the proposed project.

Following submission to the County, staff will review the Preliminary Site Plan and provide more detailed comments to the applicant. At the PLUS stage of review, staff comments are limited to high-level observations only.

Please note that the following are informal staff comments and do not prejudice any decision that the Sussex County Planning & Zoning Commission or County Council may make as part of any application submitted to the Department.

Tax Parcel ID: 533-19.00-27.00

General Comments

1. The proposed development is located within the County's coastal growth area near Fenwick Island and includes a mixture of AR-1 and MR zoning districts. The applicant should clearly identify acreage within each zoning district and demonstrate compliance with all applicable provisions of the Sussex County Zoning Code.
2. The applicant proposes 352 age-restricted rental units together with ancillary commercial amenities. A detailed density analysis shall be provided showing how the proposed unit count is calculated within each zoning district and identifying any density transfers, bonus densities, or other code provisions utilized.

3. Because a Conditional Use is anticipated for multifamily development within the AR-1 District, the application should demonstrate compatibility with surrounding land uses and address impacts related to traffic, buffering, lighting, and environmental resources.

Land Use / Development Design

1. Submit a detailed site plan identifying building locations, building heights, setbacks, parking counts, internal street layout, sidewalks, recreation areas, open space areas, landscaping, and phasing information.
2. The project narrative should clarify whether the proposed restaurant and fitness center are intended solely for residents or will be open to the public. Any public commercial use should be evaluated for zoning compliance and parking requirements.
3. The applicant should provide architectural elevations and renderings demonstrating building scale and compatibility with the surrounding development pattern.

Environmental Comments

1. The PLUS application identifies approximately 5.2 acres of non-tidal wetlands on the site and indicates that wetlands have not yet been delineated. A jurisdictional wetlands delineation and verification by the appropriate agencies should be completed prior to County land use approvals. Development plans should clearly depict all wetlands and required buffers.
2. The application indicates that approximately 15.2 acres of forest exist on the site and that approximately 6.7 acres of forest removal is proposed. The applicant should submit a forest inventory and forest conservation/reforestation plan consistent with applicable County and State requirements.
3. Public pre-check results identified potential issues related to wetlands, soils, and FEMA floodplain mapping. The development plan should address these constraints and demonstrate that all development areas are suitable for construction.
4. Any floodplain areas, flood hazard zones, and associated restrictions shall be shown on future plans.

Stormwater Management

1. Stormwater management is proposed through ponds, swales, and infiltration facilities. Detailed stormwater calculations and agency approvals will be required. Stormwater facilities should be designed to minimize impacts to adjacent properties, wetlands, and groundwater resources.
2. Stormwater management areas should be incorporated into the overall open space design and maintained through an appropriate ownership and maintenance entity.

Utilities

1. The applicant proposes public water service from Artesian Water Company and public sewer service through the Fenwick Island Sanitary Sewer District. Written verification of capacity and willingness to serve should be provided.
2. Utility infrastructure should be coordinated to avoid impacts on wetlands and other environmentally sensitive areas.

Transportation and Access

1. The applicant estimates approximately 1,998 average weekday vehicle trips. A Traffic Impact Study and DelDOT review are anticipated and should address roadway capacity, intersection operations, pedestrian accommodations, and multimodal improvements along SR 54.
2. The proposed sidewalk and bicycle facilities should connect to adjacent and future transportation networks where feasible.
3. Internal pedestrian connections should be provided between residential buildings, recreational amenities, parking areas, and any commercial components.
4. Emergency access and circulation shall be reviewed by the applicable fire and emergency service providers.

Open Space and Recreation

1. The application indicates approximately 15.44 acres of open space, including active recreation, passive recreation, wildlife habitat, stormwater facilities, and community amenities. A breakdown of active versus passive open space should be provided.
2. The applicant should identify all recreational amenities, ownership responsibilities, and maintenance obligations.

Additional Information Requested

1. Submit a detailed zoning exhibit identifying:

- AR-1 acreage and MR acreage.
- Density calculations by zoning district.
- Gross and net acreage calculations.
- Wetland, floodplain, and open-space acreage.

2. Provide a lighting plan demonstrating compliance with Sussex County requirements and minimizing impacts on adjacent residential properties.
3. Provide landscape and buffering plans, particularly along SR 54 and adjacent residential uses.
4. Demonstrate consistency with the Sussex County Comprehensive Plan and future land use policies applicable to the project area.

Preliminary Recommendation

Based on the information submitted, Planning & Zoning staff require additional information regarding zoning compliance, density calculations, environmental constraints, transportation impacts, and utility capacity before a formal recommendation can be made. The applicant should address the comments above as part of any future Conditional Use and/or Site Plan submission.

Efficient. Data-Rich. Connected.

Visit de.gov/plus for updates

Preliminary Land Use Service (PLUS) Meeting
Meeting will be conducted on-line and in person
Room 133, Haslet Armory
122 Martin Luther King Jr. Blvd., South
Please see https://publicmeetings.delaware.gov/ for link to on-line access
July 1, 2026

Applicants should arrive at least 15 minutes before their appointed time. Times are approximate and are subject to change.

Public comment will be heard at the end of each PLUS application after the State Agencies have shared their comments with the applicants. Each person wishing to comment on the application under review will have up to 3 minutes.

I. 8:30 AM **Pre-Meeting Discussion – PLUS Reviewers**

II. 9:00 AM **Review and Discussion: Town on Frederica 2025 Comprehensive Plan (2026-06-01)**
County: Kent **Municipality: Frederica**
Location:
Project: Review of the Town of Frederica's 2025 Comprehensive Plan Update.

III. 9:15 AM **Review and Discussion: West Dennys Road General Business Rezoning (2026-06-06)**
County: Kent **Municipality:** Unincorporated
Location: North side of West Dennys Road
Project: Review of proposed rezoning approximately 18 acres from IL & IG (Limited Industrial & General Industrial) to BG (General Business) in an area categorized as State Strategies Level 1.

IV. 9:45 AM **Review and Discussion: Campbell Property (2026-06-09)**
County: Sussex **Municipality:** Unincorporated
Location: Lying on the southwest side of Lighthouse Road (Rt. 54), West of Fenwick Island
Project: Review of a proposed site plan for 352 age restricted rental units with a restaurant and fitness center. A 23.1-acre mixed use project in an area categorized as State Strategies Levels 3 & 4.

The proposed project is located within a Tier 1 area within the Sussex County Unified Sanitary Sewer District and connection to the sewer system is mandatory.

A "Use of Existing Infrastructure Agreement" is required for new projects. Sussex County Code, Chapter 110, requires that the Engineer and/or Developer request a

Sewer System Concept Evaluation (SSCE) from the Utility Planning & Design Review Department for the project by providing the parcel(s) estimated equivalent dwelling units (EDU) for the project, along with payment of a $1,000.00 fee for the evaluation and must be approved prior to approval of construction plans. The fee is to be payable to Sussex County Council. The Department will review the parcel(s) and EDU, confirm capacity, provide the connection point and define any additional parcels that must be served as part of the project. Should it be determined that a pump station is required for the project, additional information may be requested. This information will be conveyed to the engineer and/or developer. The Department will use this information when reviewing construction drawings to verify that the correct connection point is used, and all required parcels are served.

The proposed development will require a developer installed collection system in accordance with Sussex County standards and procedures.

One-time system connection charges will apply. Please contact the Utility Permits Division at 302 855-7719 for additional information on charges.

The Sussex County Engineering Department recommends that all subdivision streets meet or exceed Sussex County Standards.

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 855-7370.

V. 10:15 AM **Review and Discussion: Daisey Estates (2026-06-08)**
County: Sussex **Municipality:** Unincorporated
Location: Lying on the north side of Daisey Rd. at the intersection of Honeysuckle Rd.
Project: Review of a proposed rezoning and site plan for a planned community with a workforce housing component. Approximately 105-acre project with 342 total units consisting of single family, multifamily and duplex style housing options. Rezoning proposes change from AR-1 (Agricultural Residential) to MR/RPC (Medium Density Residential/Residential Planned Community District) in an area categorized as State Strategies Levels 2 & 3.

The proposed project is located within a Tier 4 area for wastewater planning. Sussex County does not currently have a schedule to provide sanitary sewer to this project. The Sussex County Engineering Department recommends the project receive wastewater service from a public utility or municipality.

The Sussex County Engineering Department recommends that all subdivision streets meet or exceed Sussex County Standards.

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 855-7370.

VI. **10:45 AM Review and Discussion: Hunter's Run Development Project (2026-06-03)**
County: Sussex **Municipality:** Unincorporated
Location: 30836 DuPont Boulevard, Dagsboro, DE 19971
Project: Review of a proposed site plan for an 85-acre mixed use development project that includes a mix of housing options, medical office space, approximately 200,000 sq ft of retail space and 100,000 sq ft of restaurant space in an area categorized as State Strategies Levels 2-4.

The project is within a Tier 2 and Tier 3 area for wastewater planning. Sussex County does not currently have a schedule to provide sanitary sewer to these parcels. The Sussex County Engineering Department recommends the project receive wastewater service from a public utility or municipality.

The Sussex County Engineering Department recommends that all subdivision streets meet or exceed Sussex County Standards.

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 855-7370

VII. 11:15 AM **Review and Discussion: 2027 City of Lewes Comprehensive Plan Pre-Update (2026-06-04)**
County: Sussex **Municipality:** Lewes
Location:
Project: Pre-update review of Lewes' Comprehensive Plan in preparation for their 2027 Comprehensive plan update.

The proposed project is a Comprehensive Land Use Plan Update of the City of Lewes. The Sussex County Engineering Department does not have comments for this project.

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 855-7370.

VIII. 12:00 PM Lunch

IX. 1:00 PM **Review and Discussion: Town of Elsmere Comprehensive Plan Amendment (2026-06-05)**
County: New Castle **Municipality: Elsmere**
Location:
Project: Review of the Town of Elsmere's 5-year review, includes their accomplishments, an updated Tuture Zoning map and updated examples of historic properties in the town.

X. 1:30 PM **Review and Discussion: Reserve at Christiana Creek (2026-06-07)**
County: New Castle **Municipality:** Unincorporated
Location: Whittington Woods, New Castle County
Project: Review of a proposed site plan for an 82-lot open space planned subdivision. Approximately 63.5 acres residential project in an area categorized as State Strategies Levels 1 & 5.

XI. 2:00 PM **Review and Discussion: NCC Ord 26-053 Rezoning (2026-06-02)**
County: New Castle **Municipality:** Unincorporated
Location: 101 CIP Ct, 416 and 420 Boyds Corner Rd.
Project: Review of a proposed county ordinance 26.053 to rezone part of TP 13-007.00-038 from S (Suburban) to I (Industrial) and to amend the comprehensive plan to be consistent.

XII. 2:15 PM **Review and Discussion: NCC Redevelopment Ordinance (2026-06-10)**
County: New Castle **Municipality:** Unincorporated
Location: 101 CIP Ct, 416 & 420 Boyds Corner Road

Project: Review of a proposed county ordinance to amend NCC Code Chapter 40, Article 3, Article 5, Article 7, Article 8, Article 9, Article 14, Article 22, Article 26, Article 3 and Article 33 regarding development.

The agenda items times are approximate and subject to change. This agenda is subject to change to include additional items or the deletion of items, which arise at the time of the meeting.

BRANDY BENNETT NAUMAN
DIRECTOR OF COMMUNITY
DEVELOPMENT & HOUSING
(302) 855-7777 T
(302) 854-5397 F
bnauman@sussexcountyde.gov

Sussex County
DELAWARE
sussexcountyde.gov

July 7, 2026

Mr. W. Zachary Crouch
Davis, Bowen & Friedel, Inc.
1 Park Ave.
Milford, DE 19963

RE: PLUS Review (PLUS 2026-06-09) – Cunningham Property

Dear Mr. Crouch,

Sussex County endeavors to promote non-discrimination and affordable housing whenever possible throughout the County. In this regard, the developer and associated financial institutions are encouraged to provide and finance affordable housing opportunities to Sussex County residents in all new developments, and affirmatively market those affordable housing units to diverse populations.

For questions about opportunities available for affordable housing projects within Sussex County, please consult Sussex County's "Affordable Housing Support Policy". The policy along with other resources are available on the County's Affordable & Fair Housing Resource Center website: www.sussexcountyde.gov/affordable-and-fair-housing-resource-center. The County's Community Development & Housing Department can advise about existing affordable housing opportunities in Sussex County and the appropriate County Department to contact regarding specific development issues concerning future affordable housing projects within Sussex County.

The Community Development & Housing Department can also explain and assist with any financial support or incentives that may be available to a project from federal, state, and county sources, as well as private funding sources that also promote affordable housing in Sussex County. **Please visit www.sussexcountyde.gov/housing-trust-fund for information on the County's Housing Trust Fund. This includes the County's Homebuyer Assistance Program,** which provides eligible homebuyers with down payment and closing cost assistance, structured as a deferred 0% interest second mortgage. Developers offering homeownership units are encouraged to make prospective buyers aware of this resource.

Further, Sussex County recently strengthened the Sussex County Rental Program (SCRP) through the adoption of Ordinance No. 4060, offering even greater incentives for developers who choose to participate. The SCRP continues to permit up to 12 units per acre, by right, in eligible areas that set aside 25% of the total units for affordable rentals. SCRP now also allows building heights of up to 60 feet with streamlined, more flexible setback standards for participating projects. Combined with the program's expedited review process, the SCRP

offers developers a meaningful opportunity to increase project density and marketability while helping meet the County's affordable housing goals. For more information on program details and compliance, please visit the Community Development & Housing website at www.sussexcountyde.gov/affordably-priced-rental-units. To learn more about project eligibility and design criteria, please review the Ordinance at https://sussexcountyde.gov/sites/default/files/ordinances/o4060.pdf. The application for SCRP can be found on the Planning & Zoning website at https://sussexcountyde.gov/sites/default/files/forms/SussexCountyRentalProgram_Application.pdf.

Please understand that all residential projects, including Affordable Housing Projects are subject to the applicable provisions of the Sussex County Subdivision and Zoning Codes, and the approval processes set forth in those Codes.

On behalf of Sussex County, we look forward to cooperating with you and your project as it moves forward.

Thank you,



Brandy B. Nauman
Director