

## BOARD OF ADJUSTMENT

JOHN WILLIAMSON, CHAIRMAN  
KEVIN E. CARSON  
JEFF CHORMAN  
JOHN T. HASTINGS  
E. BRENT WORKMAN



# Sussex County

DELAWARE  
sussexcountyde.gov

(302) 855-7878 T  
(302) 845-5079 F

## AGENDA

March 15, 2021

6:00 P.M.

**PLEASE REVIEW MEETING INSTRUCTIONS AT THE BOTTOM OF THE AGENDA\*\***

### Call to Order

### Pledge of Allegiance

### Introduction of Staff Members

### Approval of Agenda

### Approval of Minutes for January 25, 2021

### Approval of Finding of Facts for January 25, 2021

### Old Business

### Public Hearings

**Case No. 12514 – Steven Staniszewski** seeks a variance from the separation distance requirements for a proposed structure (Sections 115-50, 115-182, 115-183 and 115-188 of the Sussex County Zoning Code). The property is located on the east side of Arthurs Town Road within Bahamas Beach Cottages. 911 Address: 602 Arthurs Town Road, Bethany Beach. Zoning District: HR-2. Tax Parcel: 134-17.00-44.00-57

### Recess

### 6:45 p.m.

**Case No. 12535 – FDPN Management, LLC** seeks a special use exception for a potentially hazardous use (Concrete crusher to support the manufacturing and recycling associated with a concrete batch plant) (Sections 115-110, 115-111, and 115-210 of the Sussex County Zoning Code). The property is located on the west side of Sussex Highway (Rt. 13) approximately 0.33 mile north of Cannon Road. 911 Address: 20354 Sussex Highway. Zoning District: HI-1. Tax Parcel: 131-19.00-5.00



COUNTY ADMINISTRATIVE OFFICES  
2 THE CIRCLE | PO BOX 417  
GEORGETOWN, DELAWARE 19947

**Additional Business**

\*\*\*\*\*

**Board of Adjustment meetings can be monitored on the internet at  
[www.sussexcountyde.gov](http://www.sussexcountyde.gov).**

\*\*\*\*\*

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on March 5, 2021 at 12:00 noon, and at least seven (7) days in advance of the meeting.**

**This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting. Agenda items listed may be considered out of sequence.**



-MEETING INSTRUCTIONS-

\*\* The Sussex County Board of Adjustment is holding this meeting under the authority issued by Governor John C. Carney through Proclamation No. 17-3292.

The public is encouraged to view the meeting on-line. Any person attending in person will be required to go through a wellness and security screening, including a no-touch temperature check. The public will be required to wear a facial mask.

Chambers seating capacity is limited, and seating assignments will be enforced.

The meeting will be streamed live at <https://sussexcountyde.gov/council-chamber-broadcast>

The County is required to provide a dial-in number for the public to comment during the appropriate time of the meeting. **Note, the on-line stream experiences a 30-second delay.** Any person who dials in should listen to the teleconference audio to avoid the on-line stream delay.

To join the meeting via phone, please dial:

**Conference Number: 1 302 394 5036**

**Conference Code: 570176**

Members of the public joining the meeting on the telephone will be provided an opportunity to make comments for those items under public hearings on this agenda.

The Board of Adjustment meeting materials, including the “packet”, are electronically accessible on the County’s website at: <https://sussexcountyde.gov/>

If any member of the public would like to submit comments electronically, these may be sent to [pandz@sussexcountyde.gov](mailto:pandz@sussexcountyde.gov). All comments shall be submitted by 4:30 P.M. on Thursday, March 11, 2021

####



Board of Adjustment Application  
Sussex County, Delaware

Sussex County Planning & Zoning Department  
2 The Circle (P.O. Box 417) Georgetown, DE 19947  
302-855-7878 ph. 302-854-5079 fax

Case # 12514  
Hearing Date 1/25  
202013426

Type of Application: (please check all applicable)

Variance   
Special Use Exception   
Administrative Variance   
Appeal

Existing Condition   
Proposed   
Code Reference (office use only)  
115-50 115-182  
115-183

Site Address of Variance/Special Use Exception:  
602 Arthur's Town Road, Bethany

Variance/Special Use Exception/Appeal Requested:

I am requesting a 10' variance so that I can expand the current 7' deck to 10'. I would like to expand the length of the Deck from the current 16' to 31' which would run lengthwise of the house

10-ft var from 40-ft separation between units  
Tax Map #: 1-34-17-44 Property Zoning: HR-2

Applicant Information

Applicant Name: Steven Staniszewski  
Applicant Address: 800 Monroe Manor road  
City Stevensville State MD Zip: \_\_\_\_\_  
Applicant Phone #: \_\_\_\_\_ Applicant e-mail: 21666

Owner Information

Owner Name: Same as above  
Owner Address: \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip: \_\_\_\_\_ Purchase Date: \_\_\_\_\_  
Owner Phone #: \_\_\_\_\_ Owner e-mail: \_\_\_\_\_

Agent/Attorney Information

Agent/Attorney Name: \_\_\_\_\_  
Agent/Attorney Address: \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip: \_\_\_\_\_  
Agent/Attorney Phone #: \_\_\_\_\_ Agent/Attorney e-mail: \_\_\_\_\_

Signature of Owner/Agent/Attorney



Date: 12/7/20





**Criteria for a Variance:** (Please provide a written statement regarding each criteria).

*You shall demonstrate to the Board of Adjustment that the property meets all of the following criteria for a Variance to be granted.*

*In granting any variance the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the Zoning Ordinance or Code. The Board is empowered in no case, however, to grant a variance in the use of land or structures thereon.*

**1. Uniqueness of property:**

That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the exceptional practical difficulty is due to such conditions and not to circumstances or conditions generally created by the provisions of the Zoning Ordinance or Code in the neighborhood or district in which the property is located.

This property is unique in shape in that the property lines both jog to the left about 30' from the front of the house. The original developer of our community left many odd shape lots in our development. In other parts of our community we already have decks or structures that have been granted variances. Case No. 10282 Jack and Rebecca Orr the county granted a 10.7' variance from the required 40' separation

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**2. Cannot otherwise be developed:**

That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance or Code and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

The variance is necessary for us to enable reasonable use of the property This would allow us to be able to put on a larger deck so that we can enjoy our home more.

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**3. Not created by the applicant:**

That such exceptional practical difficulty has not been created by the appellant.

The difficulty of the our lot was not created by the applicant. This variance will enable us to fully use our home.

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**4. Will not alter the essential character of the neighborhood:**

That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located and nor substantially or permanently impair the appropriate use of development of adjacent property, nor be detrimental to the public welfare.

The variance will not alter the essential character of the Bahama Beach Cottages. We have letters of support from two of our community board members (see inclosed letters). There has been four variances already approved by the county Case #10273, 10346, 10282 and 11365

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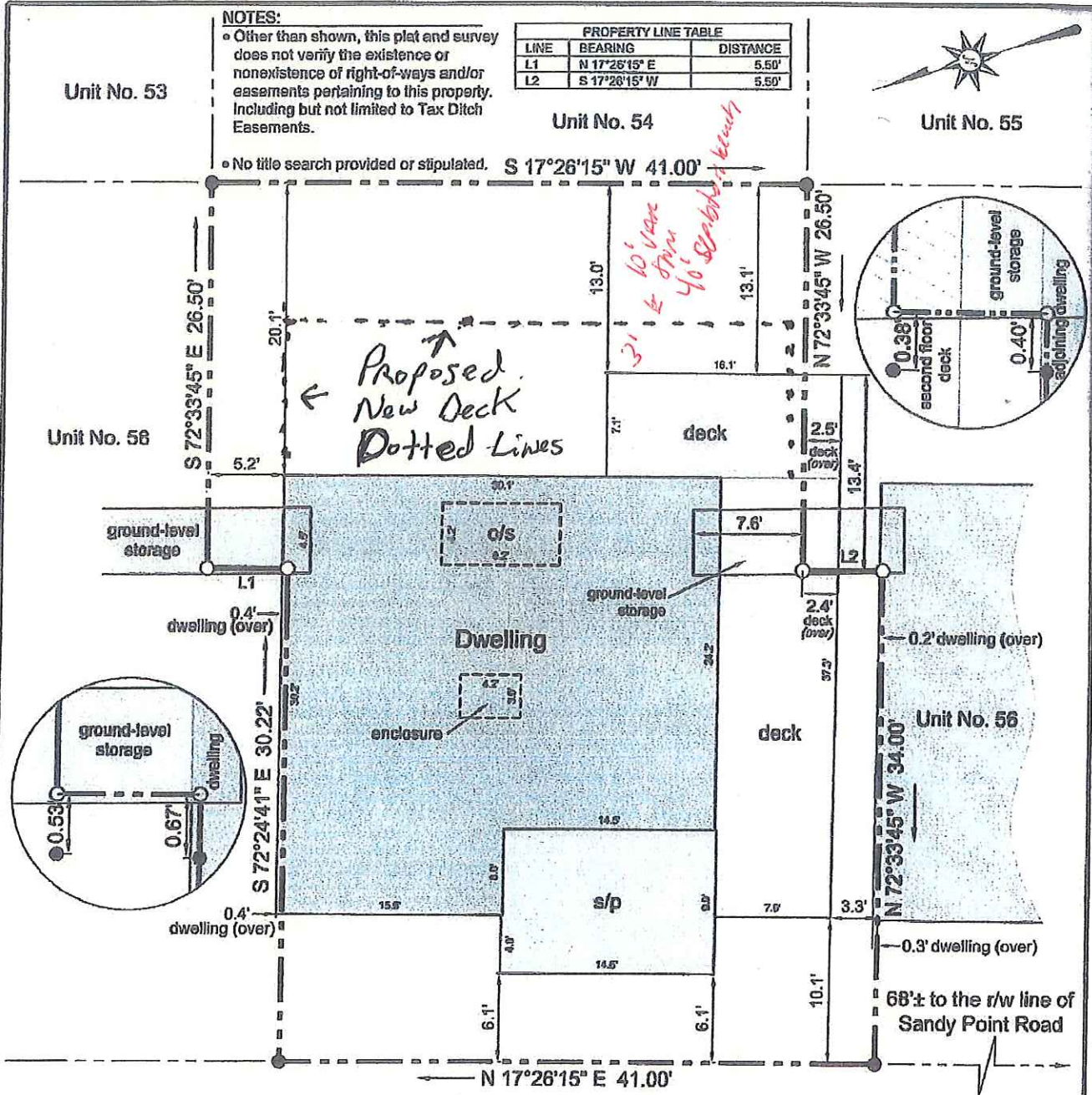
**5. Minimum variance:**

That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

The variance sought of 10' is the minimum variance necessary to afford relief. This would allow us to move forward with the addition of our deck so that we can maximize the use and enjoyment of our home

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**NOTES:**

Other than shown, this plat and survey does not verify the existence or nonexistence of right-of-ways and/or easements pertaining to this property. Including but not limited to Tax Ditch Easements.

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 17°26'15" E	5.50'
L2	S 17°26'15" W	5.50'



No title search provided or stipulated.

- POINT
- 3/4" PIPE (FD)

SCALE: 1"=10'

AREA: 2,481 SQ. FT.

TAX MAP NO. 1-34-17-44 (UNIT 57)

**ARTHUR'S TOWN ROAD**

Lands of STEVEN STANISZEWSKI. Being known as UNIT NO. 57, BAHAMAS BEACH COTTAGES. Ref: Plat Book 51, Page 162.

**FIRM INFORMATION:**  
 100029 - 0514 - K  
 MARCH 16, 2015  
 ZONE: "AE", B.F.E.= 5'  
 CLASS "B" SURVEY

HUNDRED: BALTIMORE  
 COUNTY: SUSSEX  
 STATE OF DELAWARE  
 DATE OF ORIGINAL: 10/20/2020  
 DRAWN BY: ALEX KANSAK

**SIMPLER SURVEYING & ASSOCIATE, INC.**  
 32486 POWELL FARM ROAD, FRANKFORD, DE 19945  
 www.delawaresurveyor.com  
 PHONE: (302) 539-7873 FAX: (302) 539-4336



I, Gregory M. Hook, registered as a Professional Land Surveyor in the State of Delaware, hereby state that the information shown on this plan has been prepared under my supervision and meets the standards of practice as established by the State of Delaware Board of Professional Land Surveyors. Any changes to the property conditions, improvements, boundary or property corners after the date shown hereon shall necessitate a new review and certification for any official or legal use.



James C. Brennan  
601 Cape Eleuthra Rd  
Bethany Beach, DE 19930

October 16, 2020

**Subject: Board of Adjustment Application for Variance filed by Steven Staniszewski  
property located at 602 Arthurs Town Rd, Bethany Beach, DE (Bahamas Beach Cottages)**

Dear Sussex County Board of Adjustment:

In accordance with the "Check List for Applications" (page 4), I am writing to provide additional information for the Board to consider, and to state my support for granting a variance under the circumstances.

In addition to being a neighbor, I am President of the Bahamas Beach Cottages Homeowners Association and, therefore, familiar with the approval process for structural additions such as decks within the community.

Under our governing bylaws, "No unit owner shall make any exterior and/or structural addition, alteration, or improvement" to his unit without the prior written consent thereto of the Council." Furthermore, "[a]ny application to any governmental authority for a permit to make an addition, alteration, repair, replacement, or improvement in or to any unit and/or the Limited Common Elements appurtenant thereto shall be the responsibility of the unit owner . . ." (emphasis added). Accordingly, when Council reviews an owner request to make a change, we review the request in terms of architectural appearance consistent with existing structures that were either built originally with the unit, or later approved by Council as consistent with the architectural intent and appearance of the community.

In Mr. Staniszewski's case, Council approved his request to build a deck on the rear of his unit, similar to other approved decks within the community. Such approval was based on the described dimensions, colors, material and overall appearance of the deck. As noted above, when such requests are approved by Council, owners are advised that it remains their responsibility to obtain all applicable permits and approvals from the County.

In this case, it is my understanding that Mr. Staniszewski followed the rules and applied and obtained the necessary building permit. Following the completion of the new deck, Mr. Staniszewski now hopes to expand his existing deck along the back of his unit and within his unit's limited common area boundary, the area designed to be for the exclusive use and

enjoyment of the owner. However, when he researched the follow-up process with the County, he learned that his current deck is less than the standard 40 ft., separation between buildings without having a variance approved. Fortunately, the County recognized that a mistake was made and advised Mr. Staniszewski that it would waive the variance requirement on his existing deck.

If Mr. Staniszewski moves forward with his deck expansion request and submits his request to BBC Council, we would review such request as we always have and consistent with our limited role. Based on my experience with his previous deck addition, along with other unit owners similar requests, I see no reason why Mr. Staniszewski's new request would not be approved, subject to the usual provisos regarding owner responsibility to obtain the necessary permits from the County.

Lastly, on the issue of variances granted by the county, I am aware that a number of owners within the BBC Community have obtained variance to build large additions to their units, including decks that fall within the standard 40 ft. distance between buildings.

I hope this letter serves to provide relevant information for the County's review process and will be happy to answer any questions on this matter. I can be reached by cell at (302) 542-8028.

Respectfully,

*James C Brennan*

James C. Brennan



Paul E. Dietze  
603 Cape Eleuthra Rd  
Bethany Beach, DE 19930

October 31, 2020

**Re: Board of Adjustment Application for Variance filed by Steven Staniszewski  
concerning property located in Bahamas Beach Cottages at  
602 Arthurs Town Rd, Bethany Beach, DE 19930**

Dear Sussex County Board of Adjustment:

In accordance with the "Check List for Applications" on the Board of Adjustment Application, Sussex County, DE (page 4), I am writing to provide "additional information for the Board to consider", concerning the above-identified matter. In particular, this letter is to show why I have no objection for granting a variance.

I am on the Council of Bahamas Beach Cottages ("BBC") Homeowners Association and, therefore, familiar with the approval process for structural additions such as the addition of decks to property within the community.

Under our governing bylaws state: "No unit owner shall make any exterior and/or structural addition, alteration, or improvement" to his unit without the prior written consent thereto of the Council." Accordingly, when an owner request to make a change to their property, Council reviews the request in terms of architectural appearance consistent with existing structures that were either built originally with the unit, or later approved by Council as consistent with the architectural intent and appearance of the community. When such requests are approved by Council, the property owner(s) is advised that it is their responsibility to obtain all applicable permits and approvals from the County.

Council had approved an earlier request by Mr. Staniszewski's to build a deck on the rear of his unit, similar to other approved decks within the community. Approval was based on the dimensions, colors, material, and overall appearance of the deck that was provided by Mr. Staniszewski. As I understand it, before building his deck, Mr. Staniszewski had applied for and obtained the necessary building permit to construct his deck.

Mr. Staniszewski would now like to expand his existing deck along the back of his unit and within his unit's limited common area boundary, the area designed to be for the exclusive use and enjoyment of the owner. It is my understanding that when he researched the procedure for expanding his deck with the County, he learned that his current deck is located beyond the standard 40 ft. separation between buildings and without having an approved variance. The County, however, recognized that a mistake had been made and advised Mr. Staniszewski that it would waive the variance requirement on his existing deck.

If Mr. Staniszewski moves forward with his request to expand his deck and submits his request to BBC Council, we would review such request as we always have and consistent with our limited role. As noted above, when Council reviews an owner request to make a change, we review the request in terms


of architectural appearance consistent with existing structures that were either built originally with the unit, or later approved by Council as consistent with the architectural intent and appearance of the community. Based on my experience with his previous deck addition, along with similar requests from other unit owners, I see no reason why Mr. Stansizewski's new request would not be approved, subject to the usual provisos regarding owner responsibility to obtain the necessary permits from the County.

I see no reason to oppose Mr. Stansizewski's request for a variance.

Should you need any additional information or have any questions, please feel free to contact me. I can be reached by cell at (410) 302-1498 or email at dietze2@verizon.net.

Thank you.

Sincerely,

A handwritten signature in dark ink, appearing to read "Paul E. Dietze". The signature is written in a cursive style with some loops and flourishes.

Paul E. Dietze





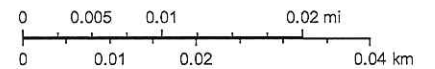
<b>PIN:</b>	134-17.00-44.00-12
<b>Owner Name</b>	BELL ARTHUR W TRUSTEE OF THE
<b>Book</b>	4444
<b>Mailing Address</b>	2515 BAYSIDE DR
<b>City</b>	BALTIMORE
<b>State</b>	MD
<b>Description</b>	BAHAMAS BEACH
<b>Description 2</b>	COTTAGES UNIT 12
<b>Description 3</b>	
<b>Land Code</b>	

- polygonLayer**

  - Override 1
- polygonLayer**

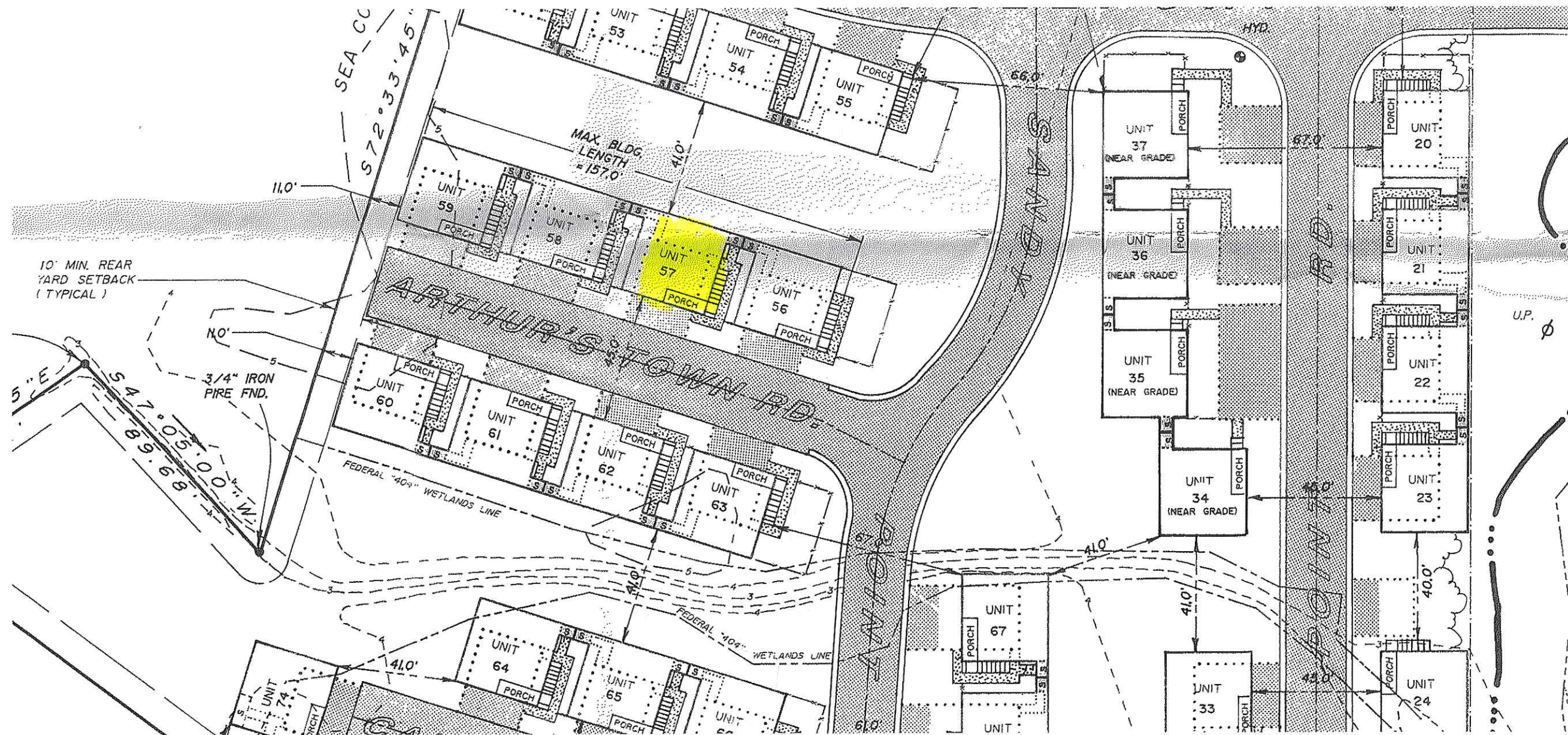
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- Tax Parcels
- 911 Address
- Streets
- County Boundaries

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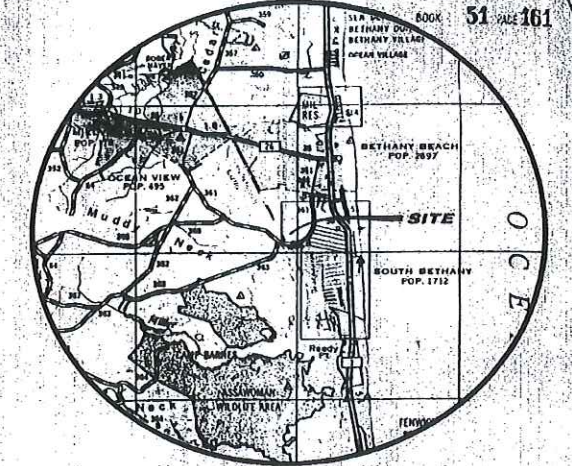




Case 12512 - Staniszewski



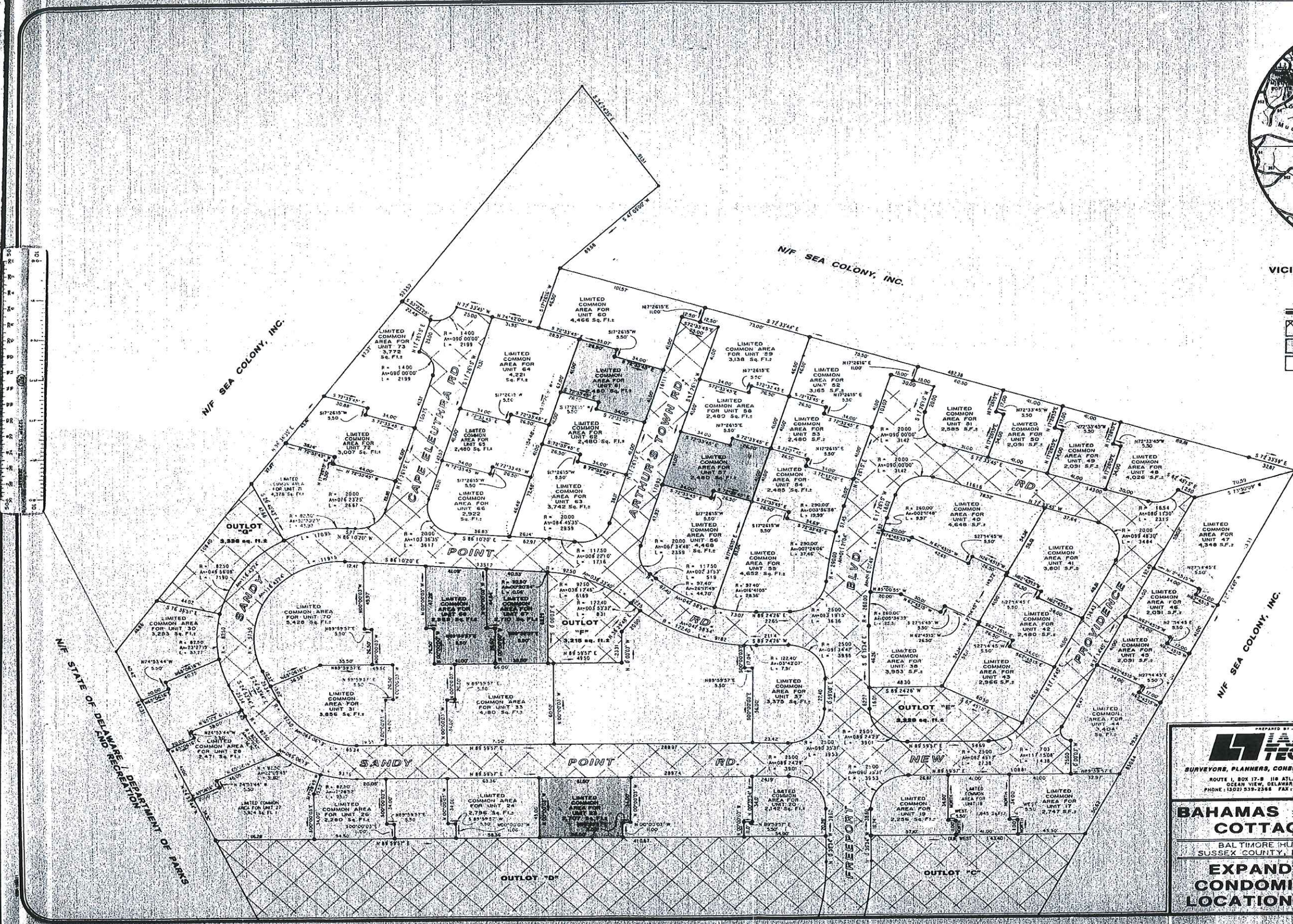




VICINITY MAP - SCALE : 1"=1 MILE

**LEGEND**

- COMMON AREA
- LIMITED COMMON AREA
- UNIT AREA






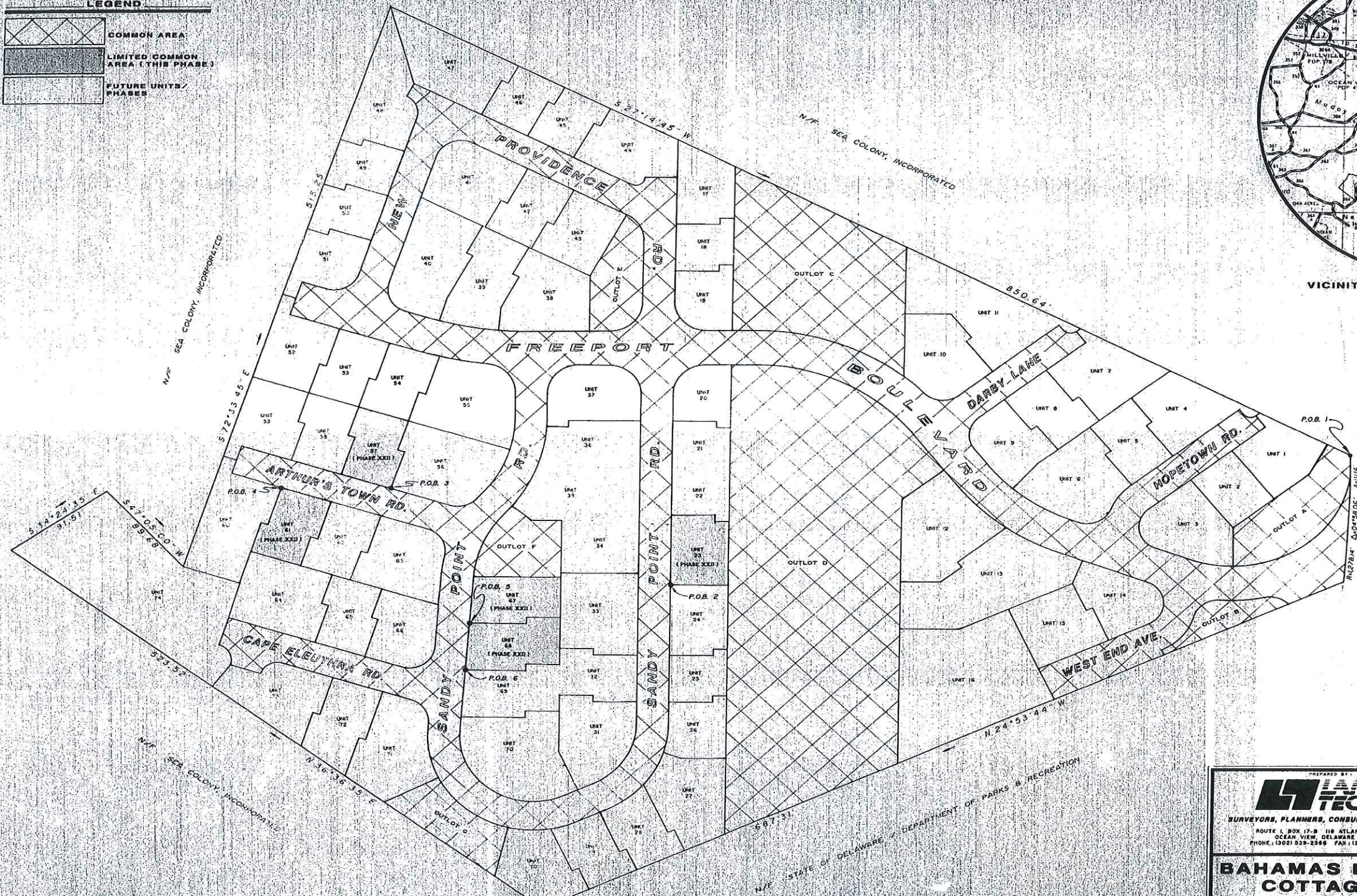
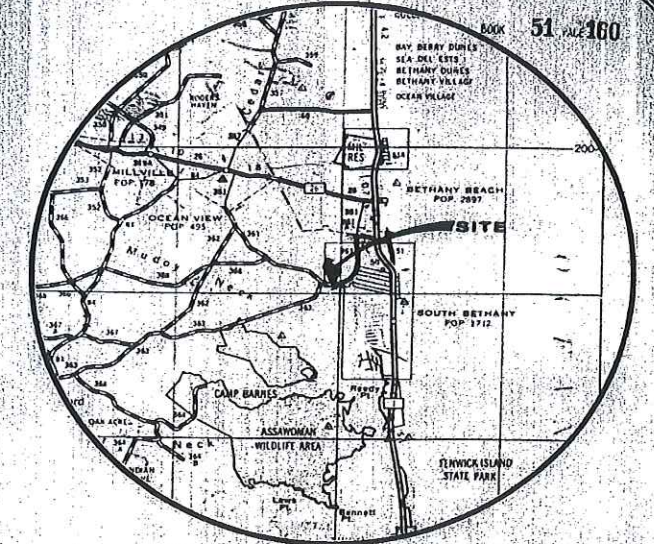
NOTE :  
 THIS PLOT AND SURVEY DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS PERTAINING TO THIS PROPERTY.

<p>PREPARED BY:</p> <p><b>LAND TECH INC.</b>        SURVEYORS, PLANNERS, CONSULTING ENGINEERS        ROUTE 1, BOX 17-B 118 ATLANTIC AVENUE        OCEAN VIEW, DELAWARE 19870        PHONE: (302) 539-2366 FAX: (302) 533-2499</p>		<p>DRAWN BY: CAD/P.M.V.</p> <p>CHECK BY:</p> <p>CHECK BY:</p> <p>T.S. NO.:</p> <p>DATE: 11/17/93</p> <p>SCALE: 1"=30'</p>	
<p><b>BAHAMAS BEACH COTTAGES</b></p> <p>BALTIMORE HUNDRED        SUSSEX COUNTY, DELAWARE</p> <p><b>EXPANDING CONDOMINIUM LOCATION PLAN</b></p>		<p>REVISIONS</p>	
<p>91057        PROJ. NO. 1</p> <p>3 OF 9        SHEET NO. 1</p> <p>B-324 DP        DWG. NO. 1</p>			



**LEGEND**

-  COMMON AREA
-  LIMITED COMMON AREA (THIS PHASE)
-  FUTURE UNITS/ PHASES




ROUTE 361  
COUNTY

PREPARED  
NOV 11 1993

NOTE  
THIS PLOT AND SURVEY DOES NOT  
VERIFY THE EXISTENCE OR NON-  
EXISTENCE OF RIGHT OF WAYS OR  
EASEMENTS PERTAINING TO THIS  
PROPERTY.



<p>PREPARED BY:</p> <p><b>LAND TECHNIC</b></p> <p>SURVEYORS, PLANNERS, CONSULTING ENGINEERS</p> <p>ROUTE 1, BOX 17-B 118 ATLANTIC AVENUE OCEAN VIEW, DELAWARE 19750 PHONE: (302) 539-2366 FAX: (302) 539-2499</p>	<p>DRAWN BY: P.M.V.</p> <p>CHECK BY:</p> <p>F. B. NO.:</p> <p>T. M. NO.:</p> <p>DATE: 11/17/93</p> <p>SCALE: 1" = 40'</p>	
	<p>REVISIONS</p>	
<p><b>BAHAMAS BEACH COTTAGES</b></p> <p>BALTIMORE HUNDRED SUSSEX COUNTY, DELAWARE</p>		<p>91057 PROJ. NO.</p> <p>2 OF 9 SHEET NO.</p> <p>B-324 DP DWS. NO.</p>
<p><b>EXPANDING CONDOMINIUM PHASING PLAN</b></p>		



26190

BOOK 51 PAGE 159

DECLARATION PLAN FOR:

# BAHAMAS BEACH COTTAGES

## EXPANDING CONDOMINIUM

### PHASE XXII

UNITS 23, 57, 61, 67, & 68

BALTIMORE HUNDRED - SUSSEX COUNTY, - DELAWARE

A CONDOMINIUM PROJECT UNDER DELAWARE UNIT PROPERTY ACT 25, DE. CODE 2201 ET SEQ.

**APPROVED**  
 As per set for Phase XXII  
 Units 23, 57, 61, 67 &  
 68 only  
 11/18/93 SA  
 Surveyor of Sussex & Kent Counties  
 of Delaware



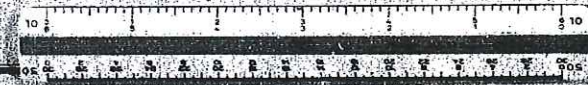
THIS IS TO CERTIFY THAT THIS DECLARATION PLAN FULLY AND ACCURATELY SHOWS THE PROPERTY, THE LOCATION OF THE BUILDINGS THEREON, THE BUILDINGS AND LAYOUT OF THE FLOORS OF THE BUILDINGS INCLUDING THE UNITS AND COMMON ELEMENTS, AND SETS FORTH THE NAME BY WHICH THE PROPERTY WILL BE KNOWN AND THE UNIT DESIGNATION FOR EACH UNIT THEREON.

*John H. Plummer*  
 JOHN H. PLUMMER P.E. # 6013 10/17/93

SWORN AND SUBSCRIBED BEFORE ME ON THIS 17th DAY OF NOV 1993.

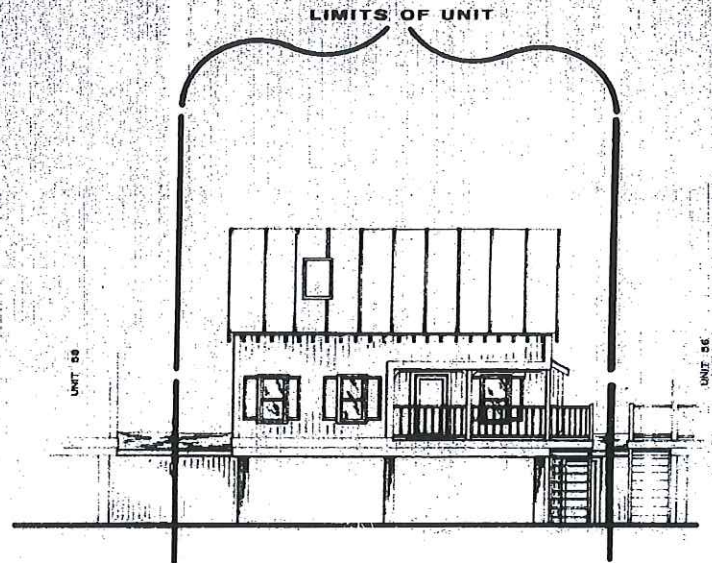


PROCESSED  
 NOV 18 1993

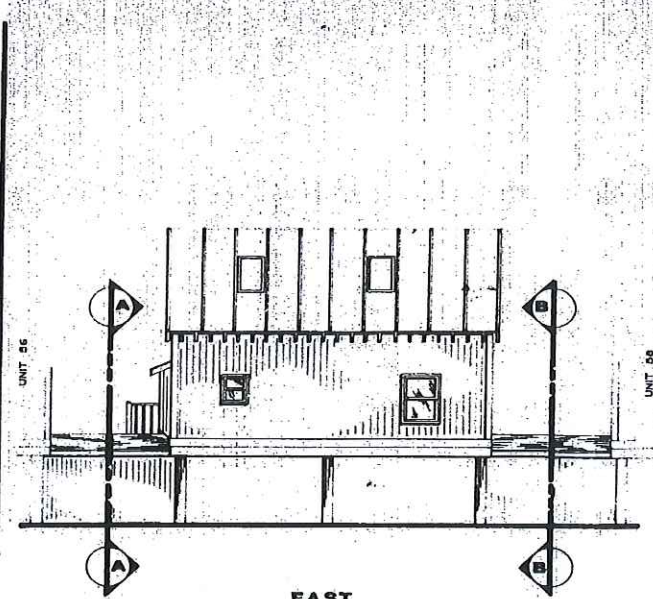


<p>PREPARED BY:  <b>LAND TECH INC.</b>          SURVEYORS, PLANNERS, CONSULTING ENGINEERS          ROUTE 1, BOX 17-B 118 ATLANTIC AVENUE          OCEAN VIEW, DELAWARE 19970          PHONE: (302) 539-2366 FAX: (302) 539-2499</p>	DRAWN BY: P.M.Y. CHECK BY: F. B. NO.: T. M. NO.: DATE: 11/17/93 SCALE:	NORTH REVISIONS
	<p><b>BAHAMAS BEACH COTTAGES</b>          BALTIMORE HUNDRED          SUSSEX COUNTY, DELAWARE</p>	
<p><b>EXPANDING CONDOMINIUM TITLE SHEET</b></p>		

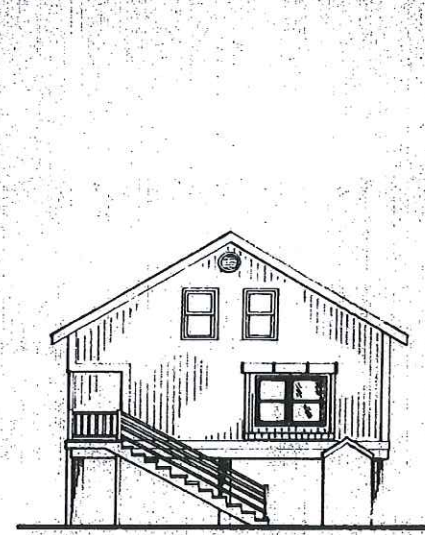




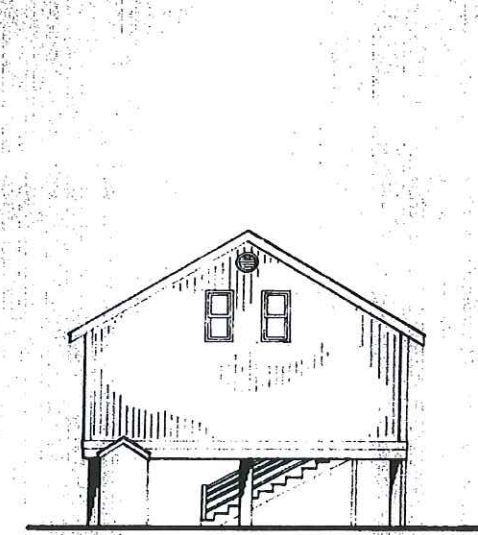
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION (SECTION A-A)

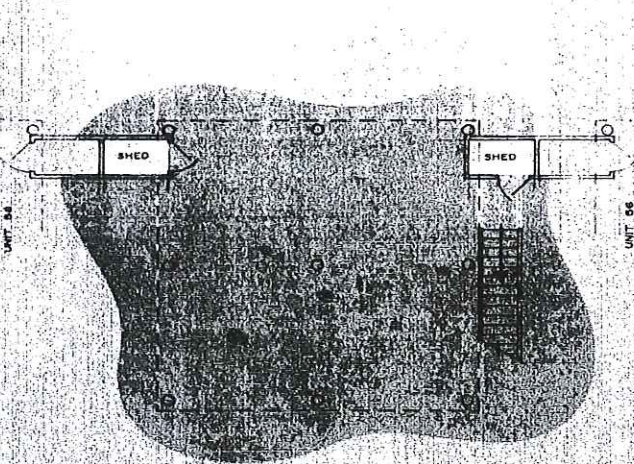
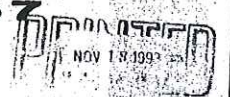


NORTH ELEVATION (SECTION B-B)

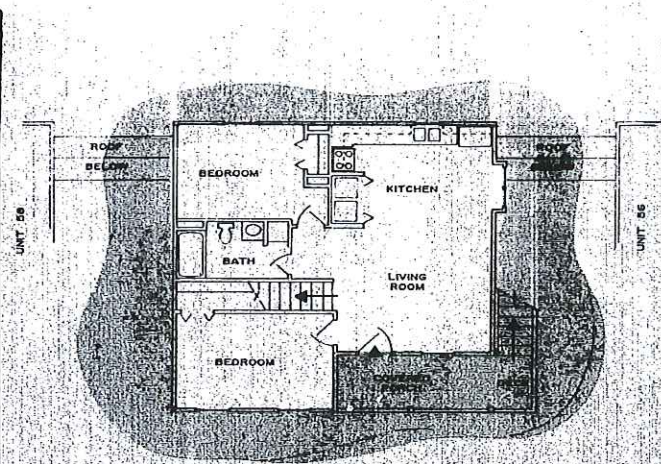
**LEGEND**

	COMMON AREA
	LIMITED COMMON AREA
	UNIT AREA

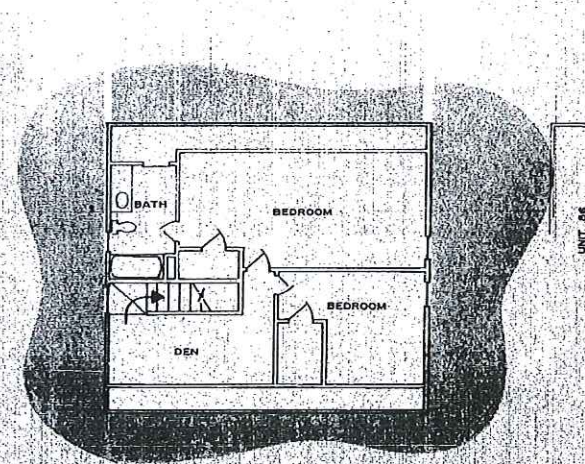
UNIT STYLE : "THE NASSAU" UNIT #57



GROUND LEVEL FLOOR PLAN



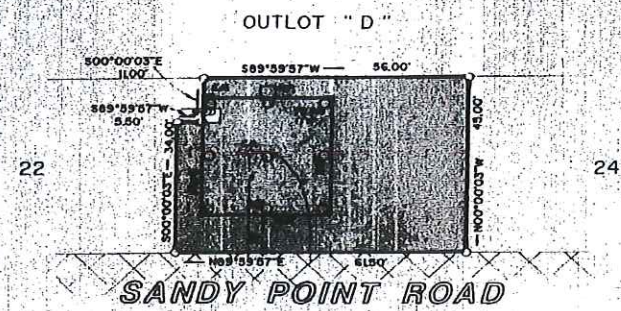
FIRST FLOOR FLOOR PLAN



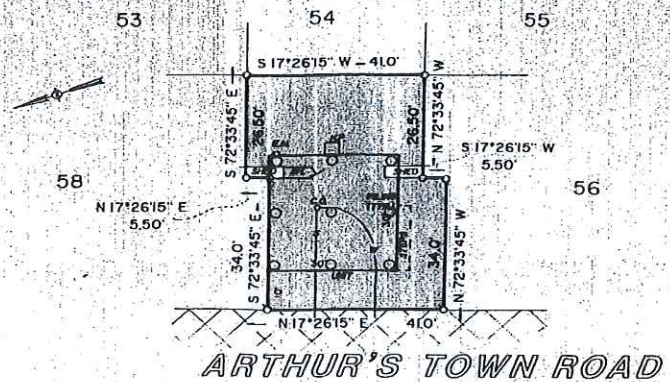
SECOND FLOOR FLOOR PLAN

<p>PREPARED BY</p> <p><b>LAND TECH INC.</b></p> <p>SURVEYORS, PLANNERS, CONSULTING ENGINEERS</p> <p>ROUTE 1, BOX 17-B 118 ATLANTIC AVENUE OCEAN VIEW, DELAWARE 1970 PHONE: (302) 539-2366 FAX: (302) 539-2498</p>	<p>DRAWN BY: P.A.L.Y.</p> <p>CHECK BY:</p> <p>CHECK BY:</p> <p>F. D. NO. 1</p> <p>T. M. NO. 1</p> <p>DATE: 11/17/93</p> <p>SCALE: 1/8" = 1'-0"</p>
	<p>NOV 19 1993</p>
<p><b>BAHAMAS BEACH COTTAGES</b></p> <p>BALTIMORE HUNDRED SUSSEX COUNTY, DELAWARE</p>	<p>91057</p> <p>PROJ. NO. 1</p>
<p><b>EXPANDING CONDOMINIUM FLOOR PLANS &amp; ELEVATIONS</b></p>	<p>6 OF 9</p> <p>SHEET NO.</p> <p>B-324DP</p> <p>DWG. NO.</p>

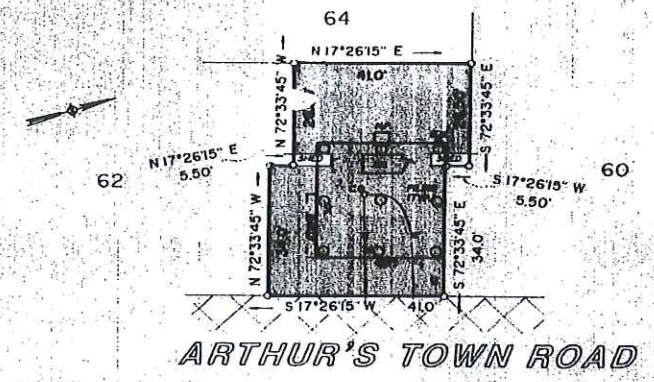




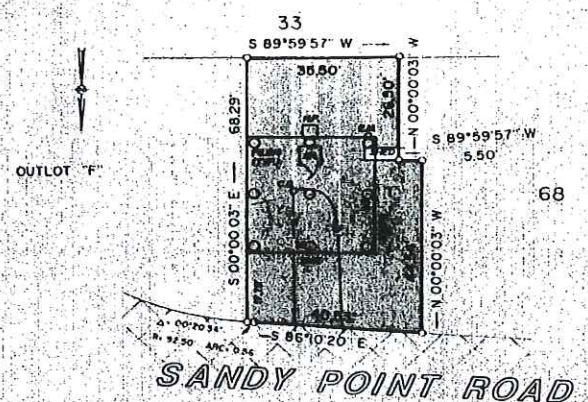
LOCATION OF UNIT 23  
WITHIN THE LIMITED COMMON  
ELEMENT FOR UNIT 23



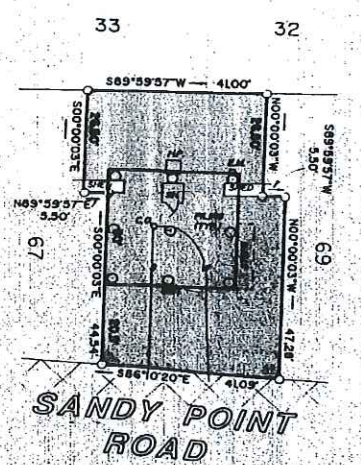
LOCATION OF UNIT 57  
WITHIN THE LIMITED COMMON  
ELEMENT FOR UNIT 57



LOCATION OF UNIT 61  
WITHIN THE LIMITED COMMON  
ELEMENT FOR UNIT 61



LOCATION OF UNIT 67  
WITHIN THE LIMITED COMMON  
ELEMENT FOR UNIT 67



LOCATION OF UNIT 68  
WITHIN THE LIMITED COMMON  
ELEMENT FOR UNIT 68

**LEGEND**

	COMMON AREA
	LIMITED COMMON AREA
	UNIT AREA

PREPARED BY  
NOV 18 2020

**LAND TECH INC.**  
SURVEYORS, ENGINEERS, LANDSCAPE ARCHITECTS  
ROUTE 1, BOX 17-B, 118 ATLANTIC AVENUE  
OCEAN VIEW, DELAWARE 19750  
PHONE (302) 539-2366 FAX (302) 539-2499

DRAWN BY: P.M.Y.  
CHECK BY:  
F. B. NO. 1  
T. M. NO. 1  
DATE: 11/17/20  
SCALE: 1" = 20'

**BAHAMAS BEACH COTTAGES**  
BALTIMORE HUNDRED  
SUSSEX COUNTY, DELAWARE  
**EXPANDING CONDOMINIUM UNIT & UTILITIES LOCATION PLAN**

91057  
4 OF 9  
B-324 DP



**BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY**

**IN RE: KENNETH MILLS**

**CASE NO. 10273 – 2008**

A hearing was held after due notice on October 20, 2008. The Board members present were: Mr. Dale Callaway, Mr. John Mills, Mr. Brent Workman and Mr. Jeff Hudson.

Nature of Proceedings

This is an application for a variance from the separation requirement between multi-family structures.

Finding of Facts

The Board found that the Applicant was seeking a variance from the required separation distance between multi-family structures north of Road 361, 500 feet north of Road 363, Unit 7, Bahamas Beach Cottages. The Applicant was requesting a 9 foot variance from the required 40 foot separation distance between buildings. After a hearing, the Board made the following findings of fact:

1. The condominium buildings were constructed in 1993, and the Applicant purchased a unit in 1995.
2. The Applicant wishes to construct a deck and sun room, similar to other changes which are being made in the community. For example, the Applicant's neighbor has added a deck on the back of a unit. The Applicant has received approval from the owners' association for the changes.
3. The Board determined that the variance was the minimum necessary to afford relief and would not alter the essential character of the neighborhood.
4. No persons appeared in opposition.

The Board granted the requested variance.

Decision of the Board

Upon motion duly made and seconded, the application was granted. The Board members voting in favor were: Mr. Callaway, Mr. Mills, Mr. Workman and Mr. Hudson; voting against – none.

**BOARD OF ADJUSTMENT  
OF SUSSEX COUNTY**

Dale Callaway  
Chairman

If the use is not established within one (1) year from the date below the application becomes void.

Date \_\_\_\_\_.

BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: JACK AND REBECCA ORR

CASE NO. 10282 – 2008

A hearing was held after due notice on October 20, 2008. The Board members present were: Mr. Dale Callaway, Mr. John Mills, Mr. Brent Workman and Mr. Jeff Hudson.

Nature of Proceedings

This is an application for a variance from the separation requirement between multi-family units.

Finding of Facts

The Board found that the Applicant was seeking a variance from the required separation distance between multi-family units north of Road 361, east of Freeport Boulevard, Unit 38, Bahamas Beach Cottages. The Applicant was requesting a 10.7 foot variance from the required 40 foot separation distance between units. After a hearing, the Board made the following findings of fact:

1. The Applicant wishes to construct a deck and screened porch on an existing unit.
2. Similar improvements are being made by other unit owners.
3. The Applicant has the support of the owners' association.
4. The Board determined that the properties were unique, and the requested variance is the minimum necessary to afford relief.
5. No persons appeared in opposition.

The Board granted the requested variance.

Decision of the Board

Upon motion duly made and seconded, the application was granted. The Board members voting in favor were: Mr. Callaway, Mr. Mills, Mr. Workman and Mr. Hudson; voting against – none.

**BOARD OF ADJUSTMENT  
OF SUSSEX COUNTY**

Dale Callaway  
Chairman

If the use is not established within one (1) year from the date below the application becomes void.

Date \_\_\_\_\_.

BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: RICKY SHAFER

CASE NO. 10346 – 2009

Nature of the Proceedings

This is an application for a variance from the separation requirement between units.

Finding of Facts

The Board found that the Applicant was seeking a variance from the required separation distance between units, north of Road 361, 500 feet north of Road 363, and at the northeast corner of Arthur’s Town Road and Sandy Point Road, Unit 56, Bahamas Beach Cottages. The Applicant was requesting a 2.33’ variance from the required 40’ separation distance between units. After a hearing, the Board made the following findings of fact:

1. The Applicant replaced a portion of Unit 56 with a larger addition, and found that the steps encroached into the setback.
2. Absent the stairs, the Applicant would have no access to or exit from the addition, which would be a safety hazard.
3. The addition was approved in error in 2004.
4. The Board has found from prior cases that the entire 40’ separation is unnecessary in the event emergency vehicles are required.
5. The Board determined that the variance would not alter the essential character of the neighborhood and was the minimum necessary or afford relief.
6. No persons appeared in opposition.

The Board granted the requested variance.

Decision of the Board

Upon motion duly made and seconded, the application was granted. The Board members voting in favor were: Mr. Callaway, Mr. McCabe, Mr. Mills, Mr. Workman and Mr. Hudson; voting against – none.

**BOARD OF ADJUSTMENT  
OF SUSSEX COUNTY**

Dale Callaway  
Chairman

If the use is not established within one (1) year from the date below the application becomes void.

Date \_\_\_\_\_.



**BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY**

**IN RE: SUSAN THOMPSON**

**(Case No. 11365)**

A hearing was held after due notice on April 14, 2014. The Board members present were: Mr. Dale Callaway, Mr. Jeff Hudson, Mr. John Mills, Mr. Norman Rickard, and Mr. Brent Workman.

Nature of the Proceedings

This is an application for variances from the separation requirement between units.

Findings of Fact

The Board found that the Applicant was seeking a variance of 2.5 feet from the forty (40) feet separation requirement between units for a proposed set of steps and a variance of three (3) feet from the forty (40) feet separation requirement between units for an existing screen porch. The Applicant has requested that the aforementioned requested variances be granted as they pertain to certain real property located north of Road 361 (Muddy Neck Road and Kent Avenue) and the Assawoman Canal being Unit 41 of Bahamas Beach Cottages on New Providence Road; said property being identified as Sussex County Tax Map Parcel Number 1-34-17.00-44.00-Unit 41. After a hearing, the Board made the following findings of fact:

1. Susan Thompson and Rick Shafer were sworn in to testify on behalf of the Application.
2. The Board found that Ms. Thompson testified that she acquired the Property in 2000 and that the screen porch existed at that time.
3. The Board found that Ms. Thompson testified that the existing dwelling is too small for her growing family and the additional space will be a family room.
4. The Board found that Ms. Thompson testified that the steps need to be relocated in order to gain access to the dwelling because parking is under the dwelling.
5. The Board found that Ms. Thompson testified that the proposed steps are in line with the existing screen porch.
6. The Board found that Ms. Thompson testified that she was unaware the porch did not comply with the setback requirements
7. The Board found that Mr. Shafer testified that he is the president of the homeowners association and that the homeowners association has no objection to the Application.
8. The Board found that no parties appeared in support of or in opposition to the Application.
9. Based on the findings above and the testimony presented at the public hearing and the public record, the Board determined that the Application met the standards for granting a variance. The Property is unique in shape. The variances are necessary to enable reasonable use of the Property. The difficulty was not created by the Applicant. The variances will not alter the essential character of the neighborhood. The variances sought are the minimum variances necessary to afford relief.

The Board approved the variance application finding that it met the standards for granting a variance.

Decision of the Board

Upon motion duly made and seconded, the Application was approved. The Board Members voting to approve the Application were Mr. Dale Callaway, Mr. Jeff

Hudson, Mr. John Mills, Mr. Norman Rickard, and Mr. Brent Workman. No Member voted against the Motion to Approve the Application.

BOARD OF ADJUSTMENT  
OF SUSSEX COUNTY

Dale Callaway  
Chairman

If the use is not established within one (1) year from the date below the application becomes void.

Date \_\_\_\_\_



**Nick Torrance**

---

**From:** David Hughes <noreply@forms.email>  
**Sent:** Friday, February 26, 2021 4:17 PM  
**To:** Jamie Whitehouse  
**Subject:** Contact Form: Variance 12514

**CAUTION:** This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Name: David Hughes  
Email: bahrain@mchsi.com  
Phone: 3022284436  
Subject: Variance 12514

Message: Variance 12514. This is a condominium and the subject unit is part of a building. The 4 units on that side of Arthurstown are one connected building. As a condominium there is a required 40 foot separation requirement between buildings for fire code. As the condo association maintains the fire insurance for the community if you allow a violation of the code you put the insurance coverage at risk. Therefore I oppose this variance as it has potential negative repercussions for the entire association

David Hughes

**Board of Adjustment Application  
Sussex County, Delaware**

Sussex County Planning & Zoning Department  
2 The Circle (P.O. Box 417) Georgetown, DE 19947  
302-855-7878 ph. 302-854-5079 fax

Case # 12535  
Hearing Date 3/15  
**202013358**

**Type of Application: (please check all applicable)**

Variance   
Special Use Exception   
Administrative Variance   
Appeal

Existing Condition   
Proposed   
Code Reference (office use only)  
115-23 & 115-210

**Site Address of Variance/Special Use Exception:**

20354 Sussex Highway, Bridgeville DE, Sussex County

**Variance/Special Use Exception/Appeal Requested:**

Applicant requests a Special Use Exception for the use of a concrete crusher to support the manufacturing and recycling associated with a concrete batch plant. The concrete batch plant has received preliminary site plan approval from P&Z. Crushing concrete is a viable recycling option that is commonly used as a base for roads, parking lots, and driveways, as well as backfill material and shoulder stone.

**Tax Map #:** 131-19.00-5.00

**Property Zoning:** HI-1

**Applicant Information**

Applicant Name: FDPN Management LLC  
Applicant Address: PO Box 578  
City Dover State DE Zip: 19904  
Applicant Phone #: (302) 730-0150 Applicant e-mail: fdimondi@msn.com

**Owner Information**

Owner Name: FDPN Management LLC  
Owner Address: PO Box 578  
City Dover State DE Zip: 19904 Purchase Date: \_\_\_\_\_  
Owner Phone #: (302) 730-0150 Owner e-mail: fdimondi@msn.com

**Agent/Attorney Information**

Agent/Attorney Name: Becker Morgan Group, Inc  
Agent/Attorney Address: 309 S. Governors Ave  
City Dover State DE Zip: 19904  
Agent/Attorney Phone #: (302) 734-7950 Agent/Attorney e-mail: ccarter@beckermorgan.com

**Signature of Owner/Agent/Attorney**



Date: 10.21.20



**Criteria for a Special Use Exception:** (Please provide a written statement regarding each criteria)

*You shall demonstrate to the Board of Adjustment that the property meets all of the following criteria for a Special Use Exception to be granted.*

**1. Such exception will not substantially affect adversely the uses of adjacent and neighboring property.**

Neighboring properties are similarly zoned. Properties to the south and east are under Town of Bridgeville jurisdiction, and located within an agricultural industrial overlay zone. As such, these properties prohibit residential use, and promote agriculture and industrial use. The surrounding property is currently vacant other than for agriculture use, which the proposed application would have no adverse affect on. The property to the north is owned by the applicant.

**2. Any other requirements which apply to a specific type of special use exception as required by the Sussex County Code. (Ex. Time limitations – 5 year maximum)**

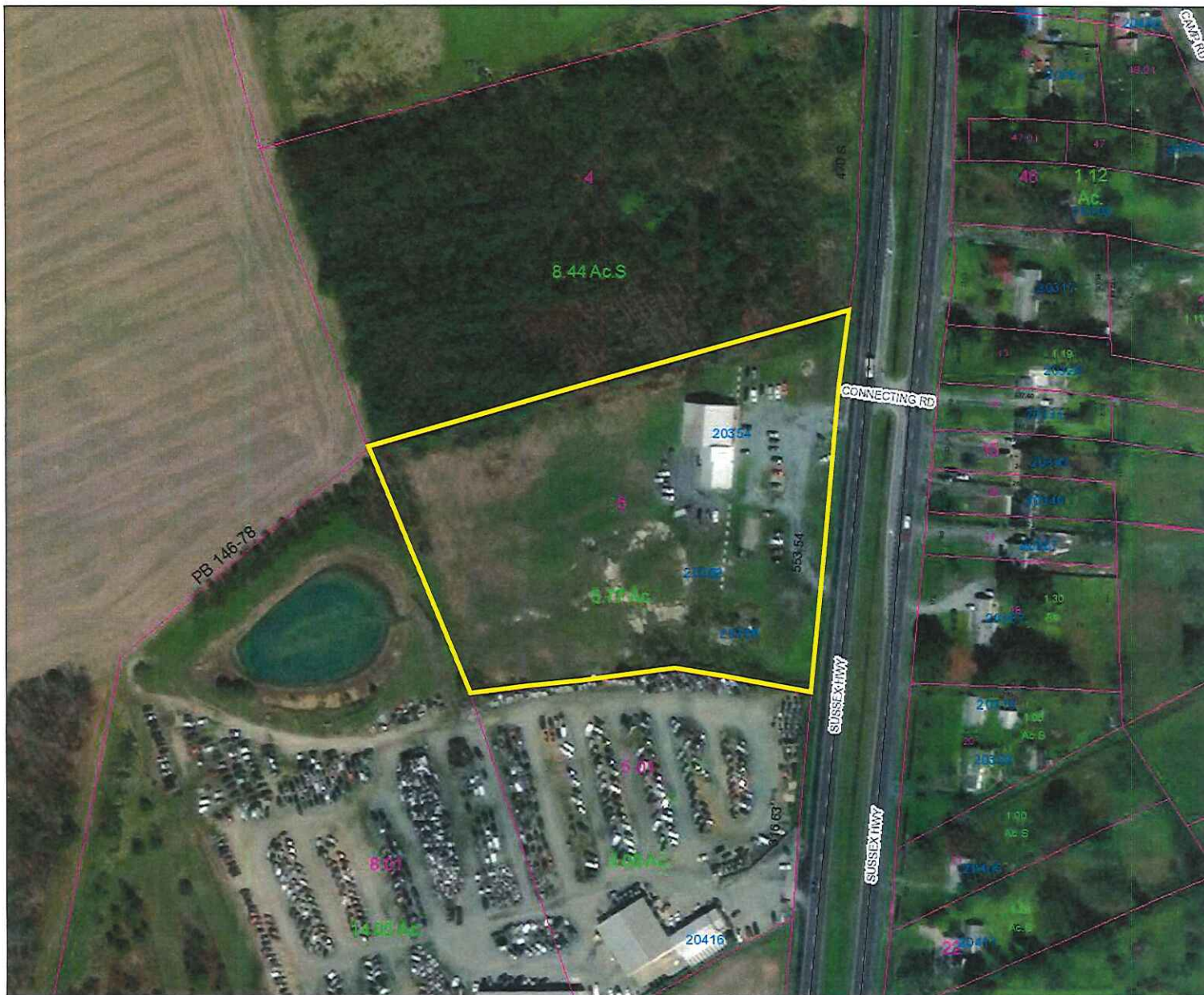
As this is a SUE for a "Potentially Hazardous Use" and not a temporary use, the applicant is requesting a permanent SUE approval for the use of a concrete crusher to be used on site for the manufacturing of recycled concrete product.

**Basis for Appeal:** (Please provide a written statement regarding reason for appeal)

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# Sussex County

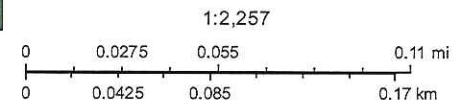


<b>PIN:</b>	131-19.00-5.00
<b>Owner Name</b>	FDPN MANAGEMENT LLC
<b>Book</b>	3614
<b>Mailing Address</b>	PO BOX 578
<b>City</b>	DOVER
<b>State</b>	DE
<b>Description</b>	W/RT 13
<b>Description 2</b>	1100'S/RT 532
<b>Description 3</b>	N/A
<b>Land Code</b>	

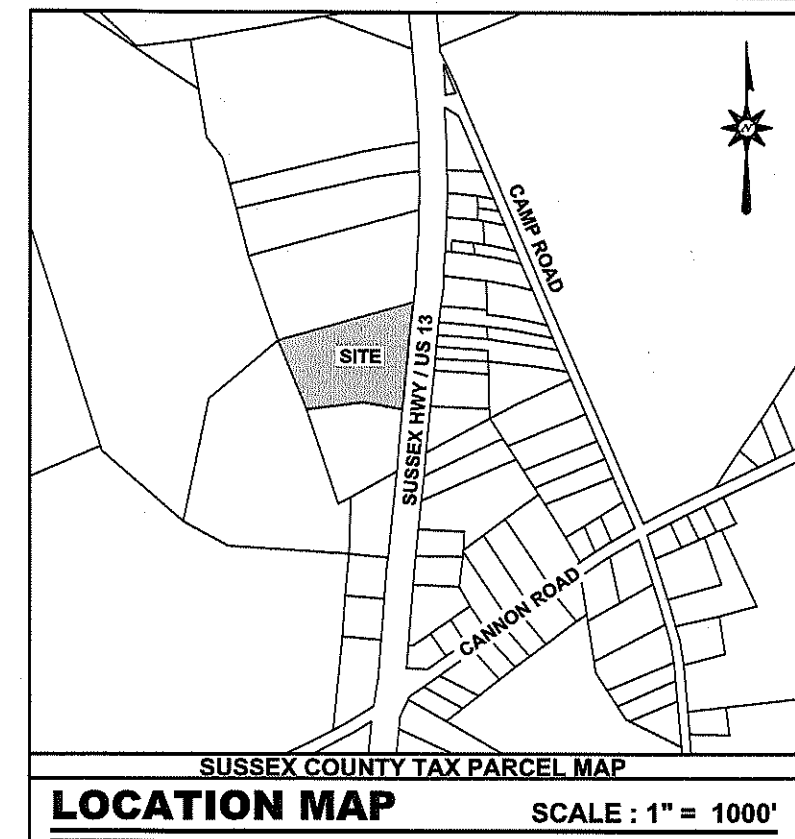
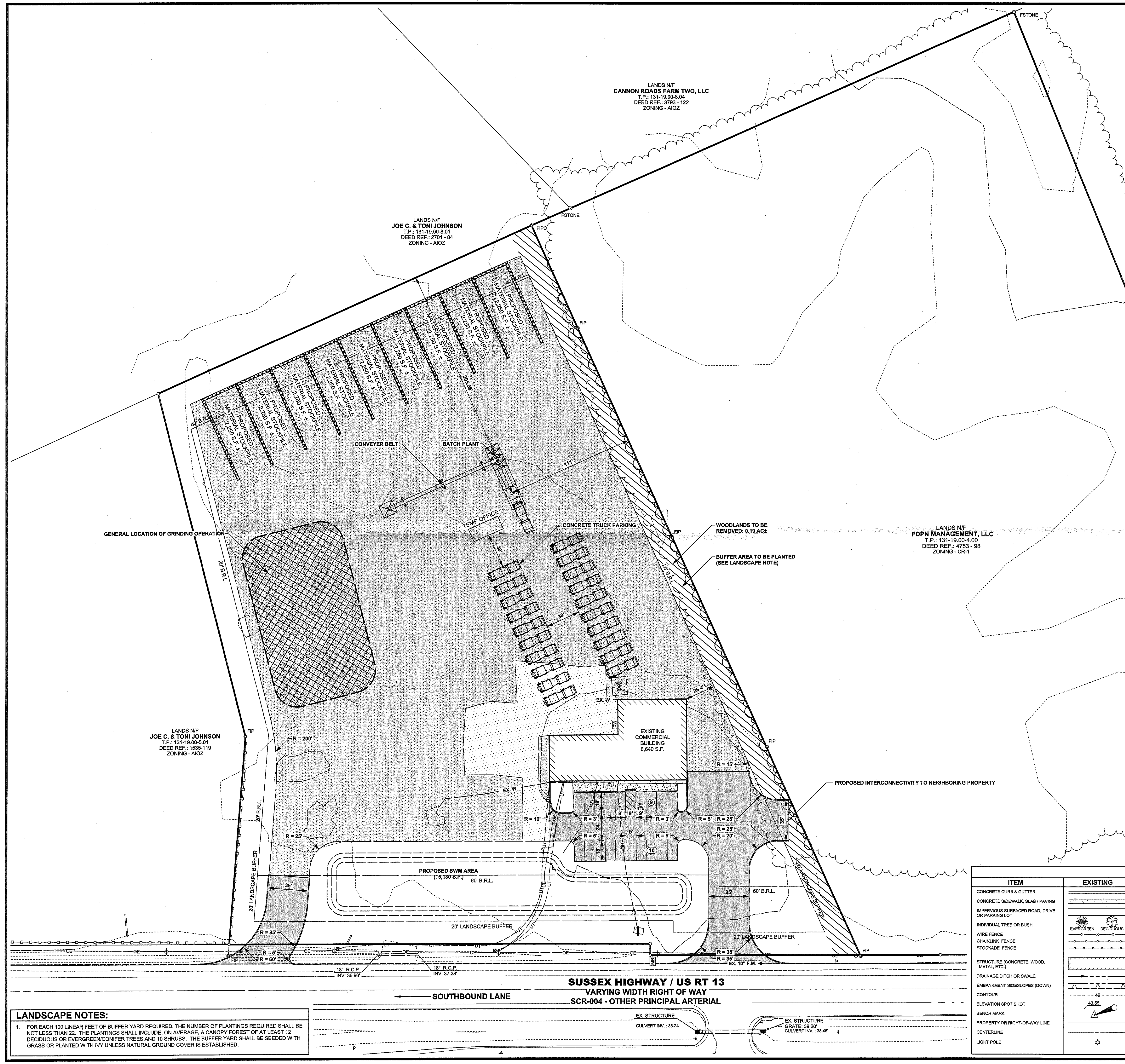
- polygonLayer**

  - Override 1
- polygonLayer**

  - Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries







**SITE DATA**

- OWNER OF RECORD: FDPN MANAGEMENT, LLC  
PO BOX 578  
DOVER, DE 19904  
(302) 734-1159
- ENGINEER / SURVEYOR: BECKER MORGAN GROUP INC.  
309 SOUTH GOVERNORS AVE.  
DOVER, DELAWARE 19904  
(302) 734-7950
- PROPERTY MAP NUMBER: 131-19.00-5.00
- ZONING CLASSIFICATION: EXISTING: HI-1 - HEAVY INDUSTRIAL DISTRICT  
PROPOSED: HI-1 - HEAVY INDUSTRIAL DISTRICT
- DEED SUMMARY: 3614 - 251
- PRESENT USE: AUTOMOTIVE REPAIR SHOP
- PROPOSED USE: CONCRETE MANUFACTURING PLANT
- TOTAL SITE AREA: 5.626 ACRES
- PROPOSED BUILDING: BUILDING: 0 S.F.  
ACCESSORY: 0 S.F.
- IMPERVIOUS COVERAGE: EXISTING: 62,548.09 S.F. (1.44 ACRES)  
PROPOSED: 184,411.20 S.F. (4.23 ACRES)
- PARKING CALCULATIONS: MANUFACTURING: 1 SPACE / 2 EMPLOYEES ON THE LARGEST SHIFT  
REQUIRED: 6 / 2 = 3 SPACES  
PROVIDED: 19 SPACES (2 ACCESSIBLE)  
LOADING BERTHS: 1 SPACE (1 SPACE / 2,000 S.F. - 10,000 S.F.)
- SETBACKS: HI-1 - HEAVY INDUSTRIAL DISTRICT  
FRONT: 60 FT.  
SIDE: 20 FT.  
REAR: 20 FT.  
\*NONE REQUIRED, EXCEPT THAT THERE SHALL BE A REAR YARD NOT LESS THAN 40 FOOT IN DEPTH ON THE REAR SIDE OF A LOT ADJOINING A RESIDENTIAL DISTRICT.
- CORRIDOR OVERLAY ZONE: ROUTE 13 COMBINED HIGHWAY OVERLAY ZONE (CHCOZ)
- BUILDING HEIGHT: MAXIMUM HEIGHT PER CODE: 125 FEET  
PROPOSED BUILDING HEIGHT: 55 FEET
- BATCH PLANT HEIGHT: PROPOSED HEIGHT: 54.72 FEET
- SOURCE OF WATER: PRIVATE WELL
- SOURCE OF SEWER: SUSSEX COUNTY
- SOURCE OF GAS: N/A
- SOURCE OF ELECTRIC: TBD
- SURVEY BENCHMARK: NGS MONUMENTS  
VERTICAL: NAVD 88 - XXXXX  
HORIZONTAL: NAD 83 (2011) - CORS  
EXISTING: 10 FOUND  
PROPOSED: 0 SET
- MONUMENTATION:

**GENERAL NOTES:**

- THE BOUNDARY & TOPOGRAPHIC DATA SHOWN HEREON WAS COMPILED FROM A FIELD SURVEY PERFORMED BY BECKER MORGAN GROUP, INC., DOVER, DE, IN MAY 2020. PROJECT VERTICAL DATUM IS BASED ON NAVD 88 AND PROJECT HORIZONTAL DATUM IS BASED ON DELAWARE STATE PLANE (NAD83), GPS DERIVED FROM N.G.S. CONTROL MONUMENTS.
- THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION.
- ALL UTILITY LOCATIONS AND SIZES SHOWN HEREON ARE EITHER MARKED LOCATIONS IN THE FIELD, VISIBLE AND FIELD LOCATED STRUCTURES OR TAKEN FROM UTILITY MAPS PROVIDED BY UTILITY PROVIDERS. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.
- PARCEL IS LOCATED WITHIN AREA OF MINIMAL FLOOD HAZARD (ZONE X), BASED ON FIRM MAP 1005C0254L, PANEL 254 OF 680, REVISION DATE JUNE 20, 2018.
- ALL ROADS, PARKING, AND OTHER PAVED AREAS WILL BE PRIVATELY OWNED AND MAINTAINED AND ARE NOT INTENDED FOR DEDICATION.
- DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING EXCAVATION MUST BE REMOVED AND PROPERLY DISCARDED.
- ALL HANDICAPPED PARKING DEMARICATION, STALLS, AND BUILDING ACCESSIBLE ROUTES SHALL COMPLY WITH THE "AMERICANS WITH DISABILITIES ACT".
- THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION HE MUST OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM THE SUSSEX CONSERVATION DISTRICT (S.C.D.), DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT), SUSSEX COUNTY DEPARTMENT OF PUBLIC WORKS AND APPROPRIATE STATE AND COUNTY AGENCIES.

**HATCH LEGEND**

ITEM	HATCH
EXISTING GRAVEL AREAS	[Hatch pattern]
EXISTING CONCRETE AREAS	[Hatch pattern]
PROPOSED GRAVEL AREAS	[Hatch pattern]
PROPOSED PAVEMENT AREAS	[Hatch pattern]

**LEGEND**

ITEM	EXISTING	PROPOSED	ITEM	EXISTING	PROPOSED
CONCRETE CURB & GUTTER	[Symbol]	[Symbol]	SANITARY GRAVITY SEWER LINE, SIZE & FLOW DIRECTION	[Symbol]	[Symbol]
CONCRETE SIDEWALK, SLAB / PAVING	[Symbol]	[Symbol]	SANITARY SEWER FORCE MAIN, SIZE & FLOW DIRECTION	[Symbol]	[Symbol]
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT	[Symbol]	[Symbol]	SANITARY SEWER MANHOLE (S.M.H.)	[Symbol]	[Symbol]
INDIVIDUAL TREE OR BUSH	[Symbol]	[Symbol]	SANITARY SEWER CLEANOUT	[Symbol]	[Symbol]
WIRE FENCE	[Symbol]	[Symbol]	WATER MAIN & SIZE	[Symbol]	[Symbol]
CHARLINK FENCE	[Symbol]	[Symbol]	FIRE HYDRANT	[Symbol]	[Symbol]
STOCKADE FENCE	[Symbol]	[Symbol]	WATER VALVE (W.V.) OR METER (W.M.)	[Symbol]	[Symbol]
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)	[Symbol]	[Symbol]	STORM DRAIN MANHOLE (S.D.M.H.)	[Symbol]	[Symbol]
DRAINAGE DITCH OR SWALE	[Symbol]	[Symbol]	STORM DRAIN LINE (CMP OR RCP)	[Symbol]	[Symbol]
EMBANKMENT SIDESLOPES (DOWN)	[Symbol]	[Symbol]	CATCH BASIN	[Symbol]	[Symbol]
CONTOUR	[Symbol]	[Symbol]	UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE OR ELECTRIC OR BOTH)	[Symbol]	[Symbol]
ELEVATION SPOT SHOT	[Symbol]	[Symbol]	UNDERGROUND ELECTRIC	[Symbol]	[Symbol]
BENCH MARK	[Symbol]	[Symbol]	UNDERGROUND TELEPHONE	[Symbol]	[Symbol]
PROPERTY OR RIGHT-OF-WAY LINE	[Symbol]	[Symbol]	UNDERGROUND GAS MAIN	[Symbol]	[Symbol]
CENTERLINE	[Symbol]	[Symbol]	PAVEMENT TO BE REMOVED	[Symbol]	[Symbol]
LIGHT POLE	[Symbol]	[Symbol]			

**LANDSCAPE NOTES:**

- FOR EACH 100 LINEAR FEET OF BUFFER YARD REQUIRED, THE NUMBER OF PLANTINGS REQUIRED SHALL BE NOT LESS THAN 22. THE PLANTINGS SHALL INCLUDE, ON AVERAGE, A CANOPY FOREST OF AT LEAST 12 DECIDUOUS OR EVERGREEN/CONIFER TREES AND 10 SHRUBS. THE BUFFER YARD SHALL BE SEEDED WITH GRASS OR PLANTED WITH IVY UNLESS NATURAL GROUND COVER IS ESTABLISHED.

**BECKER MORGAN GROUP**

ARCHITECTURE  
ENGINEERING

**Dover, DE**  
309 S. Governors Ave.  
Dover, DE 19904  
Ph. 302.734.7950  
Fax 302.734.7965

**Salisbury, MD**  
312 West Main St. Suite 300  
Salisbury, MD 21801  
Ph. 410.546.9100  
Fax 410.546.5824

**Wilmington, NC**  
3333 Jaeckle Drive, Suite 120  
Wilmington, North Carolina 28403  
Ph. 910.341.7600  
Fax 910.341.7506

www.beckermorgan.com

PROJECT TITLE

**BRIDGEVILLE CONCRETE PLANT DEVELOPMENT**

20354 SUSSEX HIGHWAY  
TOWN OF BRIDGEVILLE  
SUSSEX COUNTY, DE

SHEET TITLE

**PRELIMINARY SITE, SIGNAGE, AND STRIPING PLAN**

SCALE: 1" = 40'

ISSUE BLOCK

MARK	DATE	REVISION PER SUSSEX COUNTY PLANNING & ZONING COMMENTS
1.	07/29/20	REVISED PER SUSSEX COUNTY PLANNING & ZONING COMMENTS

PROJECT NO.: 2020112.00

DATE: 07/21/2020

SCALE: 1" = 40'

DRAWN BY: J.D.K. PROJ. MGR.: C.D.C.

SHEET

**C-201-PRELIM**

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PLANNING OUR  
CLIENTS' SUCCESS

BECKER MORGAN GROUP, INC.

ARCHITECTURE & ENGINEERING

309 SOUTH GOVERNORS AVENUE  
DOVER, DELAWARE 19904  
302.734.7950  
FAX 302.734.7965

RITTENHOUSE STATION  
250 SOUTH MAIN STREET, SUITE 109  
NEWARK, DELAWARE 19711  
302.369.3700

PORT EXCHANGE  
312 WEST MAIN STREET, SUITE 300  
SALISBURY, MARYLAND 21801  
410.546.9100  
FAX 410.546.5824

ARCHITECTURE & PLANNING

3205 RANDALL PARKWAY, SUITE 211  
WILMINGTON, NORTH CAROLINA 28403  
910.341.7600  
FAX 910.341.7506

www.beckermorgan.com

09/10/2020

Mr. Jamie Whitehouse, AICP  
Planning & Zoning Director  
Sussex County  
2 The Circle  
Georgetown, DE 19947

Re: **Planning & Zoning Commission Hearing**  
**2020112.00 – Bridgeville Batch Plant**  
Bridgeville, DE

Dear Jamie:

As part of the above referenced project being presented in tonight's Planning and Zoning hearing, we respectfully request that the following findings and facts to be made part of the record:

- The subject property is currently zoned HI-1, for which the proposed use of a concrete manufacturing plant is a permitted by-right use.
- The existing use is an automotive repair shop, the existing structure will be reused for the office of the concrete plant.
- The property owner has obtained the required DNREC air quality permits for concrete manufacturing.
- There are currently 2 full movement access points into the property, we are proposing to reduce to 1 full movement access directly across from a median break, with interconnectivity with the neighboring property. The 2<sup>nd</sup> access point will be reduced to a right-out-only.
- The neighboring property to the north, is owned by the same property owner as the subject property. All other properties have been annexed into the Town of Bridgeville and are within an Agriculture Industrial Overlay Zone which prohibits residential use.
- The neighboring property to the south is currently being used as an auto salvage yard.
- A 20' landscape buffer is being proposed along northern property line of the subject property due to difference of zoning.
- The applicant agrees to work with all applicable agencies (DeIDOT, SCD, DNREC, Sussex County, etc) to gain all approvals necessary prior to final site plan approval.
- It is anticipated that utilities will be provided as:
  - Private on-site well permitted by DNREC
  - Sussex County Sanitary Sewer
- Stormwater will be managed through on-site measure approved by Sussex Conservation District.

As this agenda item is under "Other Business" and not a public hearing, we may not get a chance to address any questions that may arise. We believe that the above items may help reduce any questions the commission may have.

Sincerely,

BECKER MORGAN GROUP, INC.

Chad D. Carter, RLA  
Landscape Architect





STATE OF DELAWARE  
**DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL**

DIVISION OF AIR QUALITY  
STATE STREET COMMONS  
100 W. WATER STREET, SUITE 6A  
DOVER, DELAWARE 19904

RECEIVED

JAN 20 2021

SUSSEX COUNTY  
PLANNING & ZONING

PLANNING  
SECTION

PHONE  
(302) 739-9402

January 15, 2021

Mr. Jamie Whitehouse  
Sussex County Office of Planning and Zoning  
2 The Circle | P.O. Box 417  
Georgetown, Delaware 19947

RE: Special Use Exception on Proposed Project located at 20354 Sussex Highway in Bridgeville

Dear Mr. Whitehouse,

The Division of Air Quality (DAQ) appreciates the opportunity to comment on the air quality impacts of the Special Use Exception on the proposed project located at 20354 Sussex Highway in Bridgeville as provided by Sussex County dated January 4, 2021.

Based on the information provided, the applicant, FDNP Management LLC., requests a Special Use Exception for the use of a concrete crusher to support the manufacturing and recycling associated with a concrete batch plant located at 20354 Sussex Highway in Bridgeville (Tax Parcel #131-19.00-5.00). The concrete batch plant has received preliminary site plan approval.

DAQ strongly supports all efforts that preserve public health and safety and promote smart growth. The project manager is advised to seek out and to comply with all Delaware Air Quality Regulations so as to not exceed air quality emission thresholds. To reduce emissions associated with the actual construction phase of the project, for example, DAQ recommends that retrofitted on road and non-road diesel engines be used. This includes equipment that is used on-site, as well as, equipment that is used to transport materials to and from the site.

Please note that the following regulations in Table 1 – Potential Regulatory Requirements may apply:

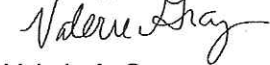
<b>Table 1: Potential Regulatory Requirements</b>	
<b>Regulation</b>	<b>Requirements</b>
<b>7 DE Admin. Code 1102 - Permits</b>	<ul style="list-style-type: none"> <li>Permits are required for construction, installation, and operation. any equipment with actual emissions to the atmosphere of air contaminants, in the aggregate, during any day that are equal to or greater than 0.2 lb/day, and less than 10 lb/day needs to be registered. The air permitting threshold is for 10 lb/day and greater.</li> </ul>
<b>7 DE Admin. Code 1106 - Particulate Emissions from Construction and Materials Handling</b>	<ul style="list-style-type: none"> <li>Use dust suppressants and measures to prevent transport of dust off-site from material stockpile, material movement, and use of unpaved roads.</li> <li>Use covers on trucks that transport material to and from site to prevent visible emissions.</li> </ul>

<b>Table 1: Potential Regulatory Requirements</b>	
<b>Regulation</b>	<b>Requirements</b>
<b>7 DE Admin. Code 1113 – Open Burning</b>	<ul style="list-style-type: none"> <li>• Prohibit open burns statewide during the Ozone Season from May 1-Sept. 30 each year.</li> <li>• Prohibit the burning of land clearing debris, trash, or building materials/debris.</li> </ul>
<b>7 DE Admin. Code 1125 – Requirements for Preconstruction Review (Section 4.0 Minor New Source Review (MNSR))</b>	<ul style="list-style-type: none"> <li>• Require controls, innovative control technologies, modification of the process or process equipment if the source if the potential to emit is greater than five tons per year volatile organic compounds (VOC's) or, nitrogen oxides (NO<sub>x</sub>), or sulfur dioxide (SO<sub>2</sub>) or sulfur trioxide (SO<sub>3</sub>) or both [also termed sulfur oxides (SO<sub>x</sub>)] or, fine particulate matter (PM<sub>2.5</sub>), or, the potential to emit of equal to or greater than five tons per year, in the aggregate, of any of the hazardous air pollutants (HAP's) listed in Section 112(b) of the federal Clean Air Act.</li> </ul>
<b>7 DE Admin. Code 1145 – Excessive Idling of Heavy Duty Vehicles</b>	<ul style="list-style-type: none"> <li>• Restrict idling time for trucks and buses having a gross vehicle weight of over 8,500 pounds to no more than three minutes.</li> </ul>

For a complete listing of all Delaware applicable regulations, please look at our website: <http://regulations.delaware.gov/AdminCode/title7/1000/1100/index.shtml>. The applicant may also be subject to 40 CFR Part 60 Subpart OOO, Standards of Performance for Nonmetallic Mineral Processing Plants which applies to the crushing equipment.

Should the applicant have any questions or comments, please contact DNREC Division of Air Quality staff - Deanna Cuccinello in the Dover office at (302) 739-9402.

Sincerely,



Valerie A. Gray  
Air Quality Administrator



## Ann Lepore

---

**From:** Fox, Duane T. (FireMarshal) <Duane.Fox@delaware.gov>  
**Sent:** Tuesday, January 5, 2021 12:30 PM  
**To:** Ann Lepore  
**Subject:** RE: Sent on behalf of Jamie Whitehouse

**CAUTION:** This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Ann,

The DE State Fire Marshal's Office has no objection to the special exception for the concrete crusher use.

DUANE T. FOX, JR., CFPS, CFI, CFPE  
ASST CHIEF, TECHNICAL SERVICES  
DE STATE FIRE MARSHAL'S OFFICE  
22705 PARK AVE, GEORGETOWN  
302-856-5298

---

**From:** Ann Lepore <ann.lepore@sussexcountyde.gov>  
**Sent:** Monday, January 04, 2021 3:11 PM  
**To:** Krumrine, Beth (DNREC) <Beth.Krumrine@delaware.gov>; Brad Hawkes <bhawkes@sussexcountyde.gov>; C. Daniel Parsons <dparsons@sussexcountyde.gov>; Chris Calio <ccalio@sussexcountyde.gov>; Dave Detrick <ddetrick@chpk.com>; dholden <dholden@chpk.com>; Fox, Duane T. (FireMarshal) <Duane.Fox@delaware.gov>; Butler, Eileen M. (DNREC) <Eileen.Butler@delaware.gov>; Sullivan, James C. (DNREC) <James.Sullivan@delaware.gov>; Jennifer Cinelli <jennifer.cinelli@delaware.gov>; Jessica Watson <jessica.watson@sussexconceration.org>; John Hayes <john.hayes@delaware.gov>; John J. Ashman <jashman@sussexcountyde.gov>; John Martin <john.martin@delaware.gov>; john.kennel <John.kennel@delaware.gov>; Kate Flemming <kate.flemming@delaware.gov>; kgabbard <kgabbard@chpk.com>; Crystall, Meghan (DNREC) <Meghan.Crystall@delaware.gov>; Tholstrup, Michael S. (DNREC) <Michael.Tholstrup@delaware.gov>; Mike Brady <MBRADY@sussexcountyde.gov>; Melendez, Milton (DDA) <milton.melendez@delaware.gov>; Anthony, Mindy (DNREC) <Mindy.Anthony@delaware.gov>; Susan Isaacs <sisaac@sussexcountyde.gov>; Laws, Susanne K (DelDOT) <Susanne.Laws@delaware.gov>; tdickerson <tdickerson@decoop.com>; Terri Dukes <tdukes@sussexcountyde.gov>; tgiroux <tgiroux@chpk.com>; Vince Robertson <vrobertson@pgslegal.com>  
**Subject:** Sent on behalf of Jamie Whitehouse

Good Afternoon,

Attached, please find memo from Jamie Whitehouse

*Ann Lepore*  
Clerk III  
Sussex County Council  
Planning & Zoning Dept.  
2 The Circle, PO Box 417  
Georgetown, DE 19947

**SUSSEX COUNTY ENGINEERING DEPARTMENT**  
**UTILITY PLANNING DIVISION**  
**TAC COMMENTS**

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **1/6/2021**

APPLICATION: **202013358**

APPLICANT: **FDPN Management LLC**

TAC DATE: **3/7/2021**

FILE NO: WS-4.06

TAX MAP &  
PARCEL(S): **131-19.00-5.00**

LOCATION: **Located on the west side of Sussex Highway (Route 13),  
approximately .33 mile northeast of Cannon Road (Rt. 18)**

NO. OF UNITS: Special Use Exception for concrete crusher

GROSS  
ACREAGE: 5.77

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: 2

**SEWER:**

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?  
Yes  No
- a. If yes, see question (2).  
b. If no, see question (7).
- (2). Which County Tier Area is project in? Tier 2
- (3). Is wastewater capacity available for the project? Yes If not, what capacity is available? N/A.
- (4). Is a Construction Agreement required? No If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? No If yes, how many? N/A. Is it likely that additional SCCs will be required? **No** If yes, the current System Connection Charge Rate is \$6,360.00 per EDU. Please contact **N/A** at **302-855-7719** for additional information on charges.



(6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **Yes**

Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.

(7). Is project adjacent to the Unified Sewer District? **Yes**

(8). Comments: [Click or tap here to enter text.](#)

(9). Is a Sewer System Concept Evaluation required? **Yes, Contact Utility Planning at 302-855-1299 to apply**

(10). Is a Use of Existing Infrastructure Agreement Required? **Yes**

UTILITY PLANNING APPROVAL:



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John J. Ashman  
Director of Utility Planning

## Policy for Extending District Boundaries

1. Property owner (developer) and/or his representative shall make a request to the Utility Planning Division for a Sewer System Concept Evaluation.
2. Property owner (developer) and/or his representative shall meet with the applicable planning and zoning agency to determine if zoning is appropriate for the development being planned.
3. With appropriate zoning, property owner (developer) and/or his representative shall send a letter (with appropriate application fee as listed below) requesting the Sussex County Council to consider extending the water and/or sanitary sewer district boundaries. (Sussex County Code)

Application Fees	
Less than 2 acres	\$500.00
2.1 - 9.99 acres	\$750.00
10 - 150.00 acres	\$1,500.00
Greater than 150.00 acres	\$2,500.00

4. The Sussex County Engineering Department shall present, for Sussex County Council's consideration, posting of notices for the proposed extension of the district boundaries.
5. The Sussex County Council approves posting notices for the proposed extension of the boundaries. (If approval to post the notices is not given, the appropriate fee is refunded.)
6. Within ninety days of the posting of the notices, the Sussex County Council approves/disapproves extending the boundaries.
7. The Sussex County Council approves/disapproves of the extension of the water and/or sanitary sewer pipelines under the appropriate Sussex County Ordinance.



**Jamie Whitehouse**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 4:50 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 4:50pm

Opposition  
Exhibit

Name: Gloria Adams  
Email address: Gadams16@comcast.net  
Phone number: (410) 370-6062  
Subject: Concrete crushing  
Message: Totally against this exception. Please vote no.

**Ann Lepore**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 10:58 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Opposition  
Exhibit

Submitted on Thursday, March 4, 2021 - 10:58am

Name: Virginia Adlon

Email address: gadlon63@gmail.com

Phone number: 3019883357

Subject: Concrete crushing plant

Message: Please accept this as my vote of NO for the proposed concrete crushing plant. Heritage Shores has many many residents who have health issues and we do not need this plant, that can produce silica, to cause us further health issues. I'm currently fighting cancer and I'm unable to attend the meeting



**Ann Lepore**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 11:15 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 11:15am

Opposition  
Exhibit

Name: Kathleen Alvarez  
Email address: ka4293@gmail.com  
Phone number: 302-337-9008  
Subject: Sussex County proposed Concrete Crushing Plant

Message:

I vote NO to the proposed placement of a concrete crushing plant near Camp Road and Rt 13. This will produce crystalline silica dust, considered a hazardous material by OSHA and CDC. Heritage Shores community of senior citizens is well within the hazard area. I strongly urge the Board of Adjustment to deny the proposed exception and do not vote to place this plant in a high density area.

Thank you.

Kathleen Alvarez

## Jamie Whitehouse

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Friday, March 5, 2021 7:17 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Friday, March 5, 2021 - 7:17am

Opposition  
Exhibit

Name: Elizabeth Argento  
Email address: bettya42@msn.com  
Phone number: 3477512840  
Subject: Concrete Crusher

Message:

Please do not approve the use of a concrete crusher on Route 13. Hazardous crystalline silica dust will endanger the health of all the residents of Heritage Shores. We are a 55+ community and this dust can cause serious lung ailments for us.

Thank you



**Ann Lepore**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 3:42 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 3:41pm

Opposition  
Exhibit

Name: Joseph Argento

Email address: joeandbetty42@msn.com

Phone number: 631-747-1653

Subject: Concrete crusher

Message: Please, for the health of the community, do NOT allow the concrete crushing operation so close to our homes.  
Thank you.

**Ann Lepore**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 1:00 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 12:59pm

Opposition  
Exhibit

Name: David Bailey  
Email address: dbailey757@cs.com  
Phone number: 2197412122  
Subject: Sussex County Rock Crusher Proposal  
Message: I am submitting a "NO" Vote on Sussex County proposed Rock Crusher Plant.



**Jamie Whitehouse**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 9:12 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 9:12pm

Opposition  
Exhibit

Name: K D Batey

Email address: kdbatey@gmail.com

Phone number: 252 571-1955

Subject: Concrete Crushing Facility

Message: Unless there is a way to collect the toxic dust and properly dispose of it, I, too, vote NO. Something like a Bag House used in the steel industry, perhaps?!?



## Jamie Whitehouse

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 3:30 PM  
**To:** Jamie Whitehouse  
**Subject:** Submission from: Board of Adjustment contact form

RECIPIENTS: Ann Lepore, Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 3:30pm

Opposition  
Exhibit

Name: Arthur Bausch

Email address: abausch38@comcast.net

Phone number: 302-956-0350

Subject: Proposed Concrete Crusher Company in Bridgeville

Message: I strongly oppose the approval of a Concrete Crusher Company being built on Route 13 in Bridgeville. I suffer from Pulmonary Fibrosis, a debilitating lung disease and am on oxygen 24/7. This would be almost directly across from my home in Heritage Shores, a retirement community with currently over 600 homes. The dust and carcinogens produced by this process would make me a prisoner in my home. It would also severely compromise the value of my home because who would want to live across from this? I urge you to deny the variance request.



## Jamie Whitehouse

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 3:24 PM  
**To:** Jamie Whitehouse  
**Subject:** Submission from: Board of Adjustment contact form

RECIPIENTS: Ann Lepore, Jamie Whitehouse

Opposition  
Exhibit

Submitted on Thursday, March 4, 2021 - 3:24pm

Name: Linda Bausch

Email address: lindabausch38@comcast.net Phone number: 302-956-0350

Subject: Proposed Concrete Crusher Company in Bridgeville

Message: I strongly disapprove of allowing a Concrete Crusher Company to set up shop on Route 13 in Bridgeville. It is almost directly across from Heritage Shores, a community with over 600 homes (all senior citizens) and counting. My husband has Pulmonary Fibrosis, a severe lung disease, and is on oxygen 24/7. The carcinogens that will be produced by this company will have a severe impact on his already fragile health. There are other private homes in the vicinity as well who will be affected by the dust and carcinogens that will be created. This cannot be allowed!!!



## Ann Lepore

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 3:42 PM  
**To:** Ann Lepore  
**Subject:** Submission from: Board of Adjustment contact form

RECIPIENTS: Ann Lepore, Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 3:41pm

Name: Dennis Brancaccio  
Email address: dt.brancaccio@gmail.com  
Phone number: 802-522-7365  
Subject: Concrete crusher

Message: As a senior citizen who moved to Bridgeville, DE from rural Vermont, the concrete crusher is the last thing that I would want in my neighborhood. My wife and I lived in rural Vermont for over 30 years and enjoyed clean air and water. With his concrete crusher, clean air and water are at risk. Environmental laws are at best hard to enforced and take awhile to go through the legal process. If that crusher becomes a reality, I am sure that the Senior population in Bridgeville will suffer. Who wants to live near a industrial plant. Sussex County will lose an important asset and revenue source from seniors moving away from here. Thanks for letting me address and comment on this important issue.



## Ann Lepore

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 3:20 PM  
**To:** Ann Lepore  
**Subject:** Submission from: Board of Adjustment contact form

RECIPIENTS: Ann Lepore, Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 3:20pm

Opposition  
Exhibit

Name: Kathleen Brancaccio

Email address: kathy.brancaccio@gmail.com Phone number: 8025229552

Subject: Concrete Crusher Company

Message: I am writing to express my disapproval of a concrete crusher company being considered on land that is so close to a residential area. This sounds like the type of activity that should be performed on land that is not next to where people live so that it minimizes the impact on the people who have chosen to live in Delaware.



## Jamie Whitehouse

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 3:24 PM  
**To:** Jamie Whitehouse  
**Subject:** Submission from: Board of Adjustment contact form

RECIPIENTS: Ann Lepore, Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 3:24pm

Name: Linda Bausch

Email address: lindabausch38@comcast.net Phone number: 302-956-0350

Subject: Proposed Concrete Crusher Company in Bridgeville

Message: I strongly disapprove of allowing a Concrete Crusher Company to set up shop on Route 13 in Bridgeville. It is almost directly across from Heritage Shores, a community with over 600 homes (all senior citizens) and counting. My husband has Pulmonary Fibrosis, a severe lung disease, and is on oxygen 24/7. The carcinogens that will be produced by this company will have a severe impact on his already fragile health. There are other private homes in the vicinity as well who will be affected by the dust and carcinogens that will be created. This cannot be allowed!!!



## Ann Lepore

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 4:37 PM  
**To:** Ann Lepore  
**Subject:** Submission from: Board of Adjustment contact form

RECIPIENTS: Ann Lepore, Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 4:37pm

Opposition  
Exhibit

Name: Susan Buscemi  
Email address: sdbuscemi@verizon.net  
Phone number: 302-956-0209  
Subject: Case No. 12535-FDPN Management, LLC  
Message: I oppose granting this variance on health and environmental concerns.

## Ann Lepore

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 12:24 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 12:23pm

Opposition  
Exhibit

Name: Rose Mary Carr  
Email address: rmarycarr@gmail.com  
Phone number: 240-475-3568  
Subject: Proposed concrete crushing plant

Message: I am writing to oppose the concrete crushing plant. This is too close to our senior housing development, too close to any houses for that matter. There are quite a few residents who already have compromised systems including breathing problems and this plant would not only add to but exacerbate these health issues. Please reconsider in the interest of citizens' welfare.



## Ann Lepore

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 10:44 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 10:44am

Opposition  
Exhibit

Name: Margaret Clark

Email address: mclarkm@verizon.net

Phone number: 302-337-7333

Subject: Concrete Crusher Company

Message: I absolutely OPPOSE the Concrete Crusher Company locating in Sussex County near Heritage Shores, Bridgeville, DE. Such a facility should be located in a remote area away from all housing. With the winds here it should not be located near any housing and population of any vulnerable people.

**Ann Lepore**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 11:06 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 11:05am

Opposition  
Exhibit

Name: Philip Clark

Email address: pclarkp@verizon.net

Phone number: 3025191705

Subject: Proposed Change to allow Concrete crushing plant along route 13

Message: This location is much too close to Heritage Shores and many other housing areas, many with elderly populations. The dust created is a major health hazard. The facility should be located in a more remote area that does not threaten the local population.



## Ann Lepore

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 1:40 PM  
**To:** Ann Lepore  
**Subject:** Submission from: Board of Adjustment contact form

RECIPIENTS: Ann Lepore, Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 1:39pm

Name: GEOFFREY CLINE  
Email address: gbcline0313@yahoo.com  
Phone number: 3029566185  
Subject: Proposed Concrete Crushing Plant - Bridgeville  
Message: I strongly oppose this application for both health and welfare impacts.

Opposition  
Exhibit

## Ann Lepore

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Friday, March 5, 2021 8:38 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Friday, March 5, 2021 - 8:37am

Name: Diane Connelly

Email address: ascdkc@verizon.net

Phone number: 4437440771

Subject: Opposition to concrete plant

Message: Does the community have a vote on this? I am a resident of Heritage Shores. A concrete plant next to a planned community specifically for individuals over 55 is simply a poor decision. Has the impact on those individuals who are at risk for breathing and lung issues simply because of their age been considered?



## Jamie Whitehouse

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 4:40 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 4:39pm

Opposition  
Exhibit

Name: Cathy Connor

Email address: cjconnor757@comcast.net

Phone number: 302-337-3033

Subject: Cement crushing plant

Message: Please find a more suitable location far from developments full of seniors.

**Jamie Whitehouse**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 3:43 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 3:43pm

Opposition  
Exhibit

Name: Colleen Cornell Smith  
Email address: malfarac@aol.com  
Phone number: 856-904-8484  
Subject: Proposed Concrete crushing plant in Bridgeville.

Message:  
I Vote NO to the proposed concrete crushing plant in Bridgeville. It causes toxic dust.  
I Vote NO!



## Ann Lepore

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Friday, March 5, 2021 7:50 AM  
**To:** Ann Lepore  
**Subject:** Submission from: Board of Adjustment contact form

RECIPIENTS: Ann Lepore, Jamie Whitehouse

Submitted on Friday, March 5, 2021 - 7:50am

Opposition  
Exhibit

Name: Judith Cullen

Email address: jlcullen14@gmail.com

Phone number: 3023812393

Subject: Opposition to Concrete Crusher

Message: I am writing in opposition to the proposed concrete crusher. Upon doing a little research into the subject, it is possible to see that the dust which is emitted in the process is directly linked to serious lung conditions. The strong winds in the Bridgeville area would carry the dust to surrounding properties. Please deny the request to build this dangerous plant so close to Heritage Shores, a community of your older, more vulnerable citizens.

## Jamie Whitehouse

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 5:08 PM  
**To:** Jamie Whitehouse  
**Subject:** Submission from: Board of Adjustment contact form

RECIPIENTS: Ann Lepore, Jamie Whitehouse

Opposition  
Exhibit

Submitted on Thursday, March 4, 2021 - 5:07pm

Name: Virginia Dee

Email address: 2deesonwaterside@gmail.com Phone number: 4432532107

Subject: Concrete crusher company variance

Message: I am strongly opposed to the request for a concrete crusher variance on south bound US 13 that may spread silica dust near Heritage Shores. The health risks to this 55+community are too high.



## Ann Lepore

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 11:50 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 11:49am

Opposition  
Exhibit

Name: Carol Dispoto  
Email address: caroldispoto138@gmail.com Phone number: (973) 202-4438  
Subject: I oppose the Crushing plant  
Message: Please vote no for the crushing plant

**Ann Lepore**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 10:38 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Opposition  
Exhibit

Submitted on Thursday, March 4, 2021 - 10:37am

Name: John J Dura  
Email address: jjdura@aol.com  
Phone number: (908) 528-7604  
Subject: Concrete Crushing Plant

Message: Please note my opposition to the proposed Concrete Crushing Plant to be located on Rte. 13 South. My wife suffers from COPD - she has only 1 working lung. The dust from the plant would cause immeasurable distress to her breathing. Thank you for taking this into consideration. John and Mary Dura, 10 Amanda's Teal Dr., Bridgeville, DE 19933



## Jamie Whitehouse

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 5:24 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 5:24pm

Name: Andrew Duschenchuk  
Email address: andyd53@hotmail.com  
Phone number: 302-337-7064  
Subject: Proposed concrete plant  
Message: No

Opposition  
Exhibit

**Jamie Whitehouse**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 5:23 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 5:23pm

Name: Lenore Duschenchuk  
Email address: leeannduz55@gmail.com  
Phone number: (631) 504-2126  
Subject: Proposed concrete plant  
Message: No

Opposition  
Exhibit



## Jamie Whitehouse

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 6:21 PM  
**To:** Jamie Whitehouse  
**Subject:** Submission from: Board of Adjustment contact form

RECIPIENTS: Ann Lepore, Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 6:21pm

Opposition  
Exhibit

Name: William and Sherri Edelman

Email address: retirednjad@gmail.com

Phone number: 973-222-4324

Subject: Not in favor of a concrete crusher so close to a 55 and over community

Message: We are not in support of a concrete crusher facility so close to a 55 and over community. We have far too many ambulances in our community and we do not need this health hazard so close to us.

## Jamie Whitehouse

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 8:27 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 8:26pm

Opposition  
Exhibit

Name: Helen Flynn

Email address: hpflynn1@comcast.net

Phone number: 302)519-9328

Subject: New stone crushing plant

Message: I do not want a stone crushing plant in Bridgeville. The proposed site is too close to homes. I vote NO!



## Jamie Whitehouse

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 7:23 PM  
**To:** Jamie Whitehouse  
**Subject:** Submission from: Board of Adjustment contact form

RECIPIENTS: Ann Lepore, Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 7:23pm

Opposition  
Exhibit

Name: Louise & Robert Gay  
Email address: robertgay@comcast.net  
Phone number: 443.850.1666  
Subject: Concrete Grinding Plant

Message:

We are vehemently apposed to the construction of this plant near our homes. This is a senior retirement community and we do not need more health problems or the dust, dirt and added traffic this will bring.

Please do not allow this plant to be built!!!

Thank you,

Louise and Robert H Gay

**Ann Lepore**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 12:27 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 12:26pm

Opposition  
Exhibit

Name: Jan Grinnell  
Email address: jan\_grinnell@yahoo.com  
Phone number: 4799811906  
Subject: Concrete crushing in Bridgeville

Message:

Please DO NOT ALLOW the CONCRETE CRUSHING to Bridgeville.

I am retired from Texas. I live in Heritage Shores.

Clean air is essential for my remaining live style. The farming pollutants are already effecting my breathing and migraines.

Another pollutant may cause me to move.



## Ann Lepore

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 11:32 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 11:31am

Opposition  
Exhibit

Name: Linda Grzesek

Email address: linda.grzesek@gmail.com

Phone number: 7208377068

Subject: Concrete Crushing plant in Bridgeville

Message: I DO NOT support the concrete crushing plant's proposal to be located in Bridgeville.

## Ann Lepore

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 1:26 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 1:25pm

Opposition  
Exhibit

Name: Michael & Colleen Hahn  
Email address: hahn175@comcast.net  
Phone number: 908.797.6058  
Subject: Deny Concrete Crusher

**Message:**

Please deny this special use request. Too many tax paying citizens live in this area and you have a retirement community very close by. If this goes thru so many people would leave (we will).

Please think of your citizens.

Michael & Colleen Hahn



## Ann Lepore

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 10:41 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 10:41am

Opposition  
Exhibit

Name: Michael Harrigan  
Email address: mikefromde@gmail.com  
Phone number: 3023377677  
Subject: Cement Crusher location

Message: I would like to ask that the county not approve the location on Route 13 near Bridgeville of the concrete crusher business. I live in a very nearby senior neighborhood, Heritage Shores, which would be susceptible to the noise, but particularly vulnerable to the dust created by this business, either from the plant itself or the trucks coming and going. With older residents that are more easily effected by respiration issues, it is more dangerous for us to be exposed to this hazard. Please do not approve this item.

**Ann Lepore**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 9:46 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Opposition  
Exhibit

Submitted on Thursday, March 4, 2021 - 9:46am

Name: Kathleen Harrigan  
Email address: kkharrigan11@gmail.com  
Phone number: 3023377677  
Subject: Concrete crusher on Rt 13

Message: I wish to voice my deep concern and request a vote against the variance to allow the crusher near our home. There are plenty of industrial areas where this could be put. We fear for our health and well being if this is allowed to move forward.



## Ann Lepore

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 2:14 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 2:13pm

Opposition  
Exhibit

Name: Howard and Ellen Harman

Email address: hneharman@yahoo.com

Phone number: 3016721946

Subject: NO Proposed Concrete Crusing Plant

Message: We vote NO to the proposed Concrete Crushing Plant in Bridgeville, DE. It will give off toxic dust. We have enough toxic air in Sussex County causing cancer and we don't need more. Howard and Ellen Harman

## Ann Lepore

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 12:06 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 12:05pm

Opposition  
Exhibit

Name: Nancy Vaeth Highsmith

Email address: nancy4beach@comcast.net

Phone number: 4109914976

Subject: Concrete around Bridgeville, Delaware

Message: Please do not allow the concrete to be emitted in the air. We are a 55 and over community with many people having health issues. We don't need this added to our worries.



**Jamie Whitehouse**

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**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 4:00 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 4:00pm

Opposition  
Exhibit

Name: Helen Hilderbrandt  
Email address: hhildy18@hotmail.com  
Phone number: 5708549229  
Subject: Concrete crushing plant

Message: Please do not approve this proposal. There is too much evidence to suggest long term side effects for the people residing in the area.

**Ann Lepore**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 12:20 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Opposition  
Exhibit

Submitted on Thursday, March 4, 2021 - 12:20pm

Name: Elviann Hill  
Email address: harold.shannon@verizon.net Phone number: 13023373368  
Subject: new cement crusher south of Heritage Shores on R. 13  
Message: I am very much against this!!!



**Ann Lepore**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 12:20 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 12:20pm

Opposition  
Exhibit

Name: Bob Hoagland  
Email address: bobhoagland@gmail.com  
Phone number: 302-956-6970  
Subject: Concrete crushing plant proposed for Rte 13 in bridgeville, DE

Message:

Hello, I am submitting this note to express my opposition to the proposed Concrete Crushing Plant near where I live (Heritage Shores). The wind/breeze rarely ceases and with all the Silica dust bound to blow into my community of 55+ individuals, we will be blasted with the dust daily! Many of us have moved here ass this community is safe and free from toxins. If this approved, what happens to our life investment! Thank you, Bob Hoagland 70 Champions Drive Bridgeville, DE

**Ann Lepore**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 2:47 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 2:46pm

Opposition  
Exhibit

Name: David Houle  
Email address: dhoule12@live.com  
Phone number: (352) 817-0076  
Subject: Concrete Crushing Plant

Message:

As a 6 year resident of Heritage Shores, I am against the plan to build a concrete crushing plant in the area. In addition to environmental concerns, noise and traffic may also be a problem.

Thank you.



**Ann Lepore**

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**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 12:44 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 12:44pm

Name: Elizabeth Hunter  
Email address: ehunter214@yahoo.com  
Phone number: 9738094931  
Subject: RE: SILICA  
Message: Oppose concrete crusher!

Opposition  
Exhibit

## Ann Lepore

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**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 11:11 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 11:10am

Opposition  
Exhibit

Name: Kathleen Johnson  
Email address: kjohnson82211@gmail.com  
Phone number: 3029560644  
Subject: Concrete Crusher Proposal  
Message: I vote NO!



**Ann Lepore**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 10:24 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Opposition  
Exhibit

Submitted on Thursday, March 4, 2021 - 10:24am

Name: William Johnson  
Email address: imagepro54@gmail.com  
Phone number: 3029560644  
Subject: Proposed ConcretePlant  
Message: I VOTE NO !!!!! Eventually, everyone in HeritageShpres will vote NO.

## Jamie Whitehouse

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Friday, March 5, 2021 8:00 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Friday, March 5, 2021 - 8:00am

Name: Judith Jones  
Email address: jute711@yahoo.com  
Phone number: (757) 619-1141  
Subject: Concrete ctusher  
Message: NO!

Opposition  
Exhibit



## Ann Lepore

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Friday, March 5, 2021 6:57 AM  
**To:** Ann Lepore  
**Subject:** Submission from: Board of Adjustment contact form

RECIPIENTS: Ann Lepore, Jamie Whitehouse

Submitted on Friday, March 5, 2021 - 6:56am

Opposition  
Exhibit

Name: AUGUST KAUFHOLD

Email address: mtffak@gmail.com

Phone number: 201-602-5742

Subject: Case No. 12535 – FDPN Management, LLC seeks a special use exception for a potentially hazardous use

Message:

I Strongly Oppose this special land use application because of the dangers and noise from this equipment to those of us who live here in Bridgeville. It is just too close to a large community with over 1200 residents and growing, and not to mention the 40 additional homes which will be impacted across from the site on Rt13 North bound.

I feel that there are many more sites available South of Bridgeville with open land which it won't effect people's health and the noise from theses machines. The Residents of Heritage Shores through taxes brings in millions of dollars to the county and putting this within our site could be a financial disaster for us homeowners because our property values will decline if you grant this permission. The people who are even considering this Case 12535 would never put this in their Backyards because they know all so well what this would bring to their area.

I am retired as a firefighter for 30 years from NJ and during my career I was sent to Lower Manhattan in 2001 (YES) Ground Zero. I witness concrete crushers working there daily and the dust from that was chocking. I lost many good friends from Cancer over the years and it just wasn't Asbestos that killed them it was also from the dust coming off the machines and the piles they made.

You will say there are safe guards in place, but we all know they get over looked and if something does happens all they will say "Sorry" after the fact I am asking, NO pleading with your Board that you look for alternatives locations away from a growing populated area and Do Not Approve this Land Use Application in this Area.

## Ann Lepore

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 9:30 PM  
**To:** Ann Lepore  
**Subject:** Submission from: Board of Adjustment contact form

RECIPIENTS: Ann Lepore, Jamie Whitehouse

Opposition  
Exhibit

Submitted on Thursday, March 4, 2021 - 9:30pm

Name: Kathleen Kaufhold  
Email address: kathyk611@gmail.com  
Phone number: 973 647-5423  
Subject: Concrete Crusher Bridgeville

Message: As a resident of Heritage Shores in Bridgeville DE, I am appalled that the town and the County of Sussex would even allow consideration of such a business within a mile of our beautiful homes that contribute such sizable tax dollars to Bridgeville and Sussex County. Such a decision is an embarrassment as well as a significant health issue for thousands and thousands of individuals who contribute a substantial amount of money towards the infrastructure of a "dying" town.

**Ann Lepore**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 11:15 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Opposition  
Exhibit

Submitted on Thursday, March 4, 2021 - 11:15am

Name: Carol Kelleher

Email address: carolk32@aol.com

Phone number: 6092503997

Subject: Vote NO to concrete crushing plant

Message: I will be 89 years old this year and my daughter and I recently moved to Bridgeville to enjoy the clean air and farmland. I have a lung condition. How can you even consider a concrete crushing plant that causes toxic dust and jeopardizes our health!!! VOTE NO!!!!



**Ann Lepore**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 1:04 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 1:03pm

Opposition  
Exhibit

Name: Denise Michele Kessel  
Email address: dmmsg@aol.com  
Phone number: 5166416245  
Subject: concrete crusher  
Message: Vote No on this

## Ann Lepore

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Friday, March 5, 2021 7:51 AM  
**To:** Ann Lepore  
**Subject:** Submission from: Board of Adjustment contact form

RECIPIENTS: Ann Lepore, Jamie Whitehouse

Submitted on Friday, March 5, 2021 - 7:50am

Opposition  
Exhibit

Name: Kathleen H King  
Email address: mommomkathie@aol.com  
Phone number: 4109717585  
Subject: Concrete crusher  
Message: Please record that I am opposed to this plant in Bridgeville!

## Jamie Whitehouse

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 7:16 PM  
**To:** Jamie Whitehouse  
**Subject:** Submission from: Board of Adjustment contact form

RECIPIENTS: Ann Lepore, Jamie Whitehouse

Oppositor  
Exhibit

Submitted on Thursday, March 4, 2021 - 7:15pm

Name: Valla J Klettke

Email address: vallajoy@aol.com

Phone number: 402-956-6288

Subject: Concrete Crusher Project

Message: I am very much opposed to this project. It will be detrimental to the health of the people in the local area.



## Ann Lepore

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 1:22 PM  
**To:** Ann Lepore  
**Subject:** Submission from: Board of Adjustment contact form

RECIPIENTS: Ann Lepore, Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 1:22pm

Opposition  
Exhibit

Name: Marilyn Krauss  
Email address: kraussrbf@gmail.com  
Phone number: 3029566040  
Subject: Concrete grinding plant

**Message:**

I oppose the approval of the request for a Variance to locate the concrete grinding plant on Rt. 13 in Bridgeville. Sussex county has more appropriate industrial areas available for this type of operation without requiring a variance. Zoning regulations are in effect for a purpose and unless there unusual and pressing circumstances they should be upheld. Residents depend on these regulations when planning their purchases of houses. We are the voters!

There is great concern by residents (me included) in the area for the impact of this type operation nearby residential areas. Dust and particulate matter is of great concern to me as I had a relative who died from silicosis from a gravel/sand processing plant. Not a pleasant way to die!

Please take into consideration my concerns.

Thank you, Marilyn Krauss

## Jamie Whitehouse

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 4:04 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 4:03pm

Opposition  
Exhibit

Name: Barb Kuck

Email address: BarbKuck@gmail.com

Phone number: 3020560946

Subject: No to the proposed concrete crusher

Message: Please vote NO to the proposed use of the area near Canon Rd & Route 13 for smashing concrete & emitting silica & other pollutants into our neighborhood's atmosphere.

**Ann Lepore**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 11:21 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 11:21am

Opposition  
Exhibit

Name: Gary Lore  
Email address: resuper@aol.com  
Phone number: 3029566110  
Subject: Proposed concrete crusher plant on Rt 13

Message: I am expressing my opposition to the location of the subject plant at the proposed location. It is an inappropriate activity for a location in close proximity to numerous subdivisions with hundreds of existing homes and hundreds of additional planned homes as well as hundreds of apartments.



## Jamie Whitehouse

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 8:46 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 8:46pm

Opposition  
Exhibit

Name: Brenda Lowe

Email address: ibjlowe@comcast.net

Phone number: 3028581656

Subject: Concrete Crushing Plant

Message: I vote NO to allowing a concrete crushing plant!! It is unhealthy for US, and is a major health hazard. It is very windy in this area and would do nothing but create more health issues. Again I vote NO !!

## Ann Lepore

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 11:48 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 11:48am

Opposition  
Exhibit

Name: Peter Marino

Email address: peter.marino@comcast.net

Phone number: (973) 886-0019

Subject: Concrete Crushing Plant

Message: Absolutely a no vote. It will emit toxic particles, the noise will be beyond normal and will definitely affect home values.

**Ann Lepore**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Friday, March 5, 2021 7:18 AM  
**To:** Ann Lepore  
**Subject:** Submission from: Board of Adjustment contact form

RECIPIENTS: Ann Lepore, Jamie Whitehouse

Submitted on Friday, March 5, 2021 - 7:17am

Opposition  
Exhibit

Name: Joseph Matassa  
Email address: jmatassa@yahoo.com  
Phone number: 4436438923  
Subject: Concrete Crusher Company Variance  
Message: I I oppose the variance for Case No 12535- FDPN Management LLC



**Ann Lepore**

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**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 12:09 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 12:08pm

Opposition  
Exhibit

Name: Leslie Matassa  
Email address: lmatassa@yahoo.com  
Phone number: 4436553376  
Subject: Concrete Crusher Company Variance

Message:

I am responding to the concrete crusher company requesting a variance to build a plant on Cannon Rd. As a resident of Heritage Shores, I am concerned for the well being of not just myself, but all those in this community, as well as other families in communities near the proposed site. Delaware has ample areas that are not near residential communities where such a company could work without a negative impact to the residents of this county and state. I am frankly scared of the impact it would have on everyone. Please do not allow this to happen, even if it means revenue for the county and state. People are so much more important than money. Thank you for reading this and considering what is in the best interest of all.

Leslie Matassa

**Jamie Whitehouse**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 7:50 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 7:49pm

Opposition  
Exhibit

Name: Linda McFaul

Email address: m.lmcfaul@gmail.com

Phone number: (443) 686-2859

Subject: Opposed to Concrete Crushing Plant

Message: I'm a resident of Heritage Shores in Bridgeville, De. I'm opposed to the construction of a Concrete Crushing plant. In Bridgeville. The residential development surrounding the proposed site houses residents over 55 some with health issues. The toxic dust from the crushing plant could be detrimental to the health of the elderly residents.

**Ann Lepore**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 2:48 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Opposition  
Exhibit

Submitted on Thursday, March 4, 2021 - 2:47pm

Name: Dennis McGeady  
Email address: dennismc80@gmail.com  
Phone number: 6097993924  
Subject: Concrete crushing plant in Bridgeville  
Message: NO!!!! That will ruin quality of life and decrease home values in Heritage Shores and Bridgeville.



## Jamie Whitehouse

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 6:11 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 6:11pm

Name: Edward McGuinness  
Email address: edmcguinness51@gmail.com  
Phone number: (908) 507-0452  
Subject: Concrete crusher  
Message: No on building the concrete crusher

Opposition  
Exhibit

## Jamie Whitehouse

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**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 3:52 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 3:52pm

Opposition  
Exhibit

Name: Barbara and James McMahan  
Email address: nanabarbiem@gmail.com  
Phone number: 3029560847  
Subject: Concrete Crushing Business

Message: We are residents at Heritage Shores in Bridgeville. Since moving here there have been many changes. Since we are elderly we planned this retirement to be our final destination. Hoping to have a relatively healthy and productive final years of our life. If this project is near all the residents here it could have catastrophic results for the well being of all who live in and around Bridgeville. We are adamantly opposed to this and hope and pray it is going to be placed in a non residential area and far from areas that can be harmed by the silica dust it expels.

**Ann Lepore**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 2:12 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 2:11pm

Opposition  
Exhibit

Name: Beryl Mertz  
Email address: auntiebe@gmail.com  
Phone number: 302-956-6298  
Subject: Concrete crushing plant  
Message: NO TO CONCRETE CRUSHING PLANT



## Ann Lepore

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 9:39 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 9:39am

Opposition  
Exhibit

Name: Richard X Mickol  
Email address: rpmickol6@yahoo.com  
Phone number: 302 956-6022  
Subject: Special Use Request on Route 13 Bridgeville, De

Message:

I am opposed to the Special Use Request for a concrete crushing plant to be located on the S/B side of Route 13 just north of Cannon Road. I reside in Heritage Shores along with the other 600+ homes currently built now with another 600 on the way. This is a age restricted community of seniors. Allowing the variance and the building of this plant would ruin the quality of life we have here. I'm not sure why anyone would allow the building of this plant only 1,500ft from the largest cluster of homes in Bridgeville. I am concerned about the health issues that come with this type of building. ie, heavy load traffic, noise and dust.

I'm sorry but this is one of those " not in my back yard issues". Again, I OPPOSE the granting of this special use variance.

**Jamie Whitehouse**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 7:01 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 7:01pm

Opposition  
Exhibit

Name: Milton Mikalaski  
Email address: mikeandphoebe@msn.com  
Phone number: 302/956-6084  
Subject: Concrete crushing plant  
Message: No to the concrete crushing plant.

## Jamie Whitehouse

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 7:03 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 7:03pm

Opposition  
Exhibit

Name: Phoebe Mikalaski  
Email address: mikeandphoebe@msn.com  
Phone number: 302/956-6084  
Subject: Concrete crushing plant  
Message: No to the concrete crushing plant. It will cause unhealthy air.



**Ann Lepore**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 12:46 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 12:46pm

Opposition  
Exhibit

Name: Mark MONACELLI  
Email address: mnclli@msn.com  
Phone number: 9084106953  
Subject: RE: SILICA  
Message: Disapprove concrete crusher

## Ann Lepore

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 10:55 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Opposition  
Exhibit

Submitted on Thursday, March 4, 2021 - 10:55am

Name: Peter Nazarechuk

Email address: beavermtn@hotmail.com

Phone number: 302 -956-0869

Subject: Rock crusher

Message: NONO NO NO NO NO NO NO NO. SHOULD NOT EVEN BE CONSIDERED. WITH ALL THE FARM LAND IN SSUSSEX COUNTY AWAY FROM ANY RESIDENTIAL AREAS IM SURE A BETTER PLACE CAN BE FOUND.

## Jamie Whitehouse

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 8:06 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 8:06pm

Opposition  
Exhibit

Name: Fran Orlando

Email address: franorland@aol.com

Phone number: Fran Orlando

Subject: No to crushing plant

Message: I strongly object to the consideration of changing zoning laws to allow a crushing plant to be located across the railroad tracts from Heritage Shores, a senior retirement community. Placing this potential hazardous facility close to a high density community is ludicrous.



## Jamie Whitehouse

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 4:08 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 4:07pm

Opposition  
Exhibit

Name: Betti Pasternak  
Email address: bettipasternak@optonline.net Phone number: (551) 265-8345  
Subject: Concrete crushing plant

Message:

There is a a big retirement community in Bridgeville NO to concrete crushing plant please!!!!  
Thanks

**Jamie Whitehouse**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Friday, March 5, 2021 5:29 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Friday, March 5, 2021 - 5:28am

Opposition  
Exhibit

Name: Janet Damato Peluso  
Email address: oueenbee2@aol.com  
Phone number: 3022128382  
Subject: Concrete Crushing Plant

Message: Studies, scientific not behavioral , show the physical and medical damage caused from the toxic dust. Heritage Shores is an active 55+ community. Most of us here retired to this bucolic setting to get away from hustle bustle and pollution of the cities. If a variance is granted that allows this industrial environmental polluter you put our wonderful but AT RISK community. Many here are over 75 and already have weakened cardio vascular systems. Do you want, even one accelerated death as blood on your hands? Do you want your legacy to match Flint (water) , New York State and Michigan (nursing home scandals- I would hope not. DENY the variance.

## Jamie Whitehouse

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Friday, March 5, 2021 5:28 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Friday, March 5, 2021 - 5:27am

Opposition  
Exhibit

Name: RALPH PELUSO  
Email address: ralphpeluso@verizon.net  
Phone number: 17036233698  
Subject: Concrete Crushing Plant

Message: Studies, scientific not behavioral ; show the physical and medical damage caused from the toxic dust. Heritage Shores is an active 55+ community. Most of us here retired to this bucolic setting to get away from hustle bustle and pollution of the cities. If a variance is granted that allows this industrial environmental polluter you put our wonderful but AT RISK community. Many here are over 75 and already have weakened cardio vascular systems. Do you want, even one accelerated death as blood on your hands? Do you want your legacy to match Flint (water) , New York State and Michigan (nursing home scandals- I would hope not. DENY the variance.



**Ann Lepore**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 10:24 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Opposition  
Exhibit

Submitted on Thursday, March 4, 2021 - 10:23am

Name: Robert And Patti Pfau

Email address: rbpfau@comcast.net

Phone number: 410-559-3755

Subject: Concretely Crushing Operation

Message: We are opposed to the proposal for allow the concrete crushing facility nearby HeritagerShores development. It's will best detrimental to the health, safety and noise levels form nearly 700 residents. Please vote to deny the permits.

**Ann Lepore**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 12:30 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 12:29pm

Opposition  
Exhibit

Name: Margaret Pickens

Email address: mpickens1973@hotmail.com

Phone number: 302-500-3983

Subject: Proposed Concrete crushing facility in Bridgeville

Message: I vote "No" for the proposed Concrete Crushing Facility in Bridgeville. It is too close to high density residential developments.

**Ann Lepore**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 10:06 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Opposition  
Exhibit

Submitted on Thursday, March 4, 2021 - 10:05am

Name: Stephen Pickens

Email address: spickens1973@gmail.com

Phone number: 998-662-3421

Subject: Concrete Crushing Plant in Bridgeville

Message: Do vote No to concrete crushing plant! It's hazardous fumes very unhealthy with such a large Development here at Heritage Shores!



## Ann Lepore

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 9:39 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 9:39am

Opposition  
Exhibit

Name: Robert A Pirrung  
Email address: bobbirrung@gmail.com  
Phone number: 18508967394  
Subject: Concrete  
Message: Do not use the crusher on Rt 13.

## Ann Lepore

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 9:44 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 9:43am

Opposition  
Exhibit

Name: Sandra and Arthur Pizzuto  
Email address: pizzuto2020@gmail.com  
Phone number: 9149078565  
Subject: Concrete Crusher

Message: We have major concerns regarding airborne dust and contaminates caused by this project, particularly in the windy conditions that so often occur in this area.

**Ann Lepore**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 11:17 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 11:16am

Opposition  
Exhibit

Name: Alan & Donna Pointer

Email address: [alpacasofpeacefulglen@msn.com](mailto:alpacasofpeacefulglen@msn.com) Phone number: 302-956-0797

Subject: Concrete crushing near Heratige Shores community

Message: We are elderly and have concerns about the dust created by this process. My husband has stage 4 cancer and is fragile. Please do not put this near us. This section of Delaware is very windy-very few days without wind.



## Ann Lepore

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 1:21 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 1:21pm

Opposition  
Exhibit

Name: Cathy Popp  
Email address: apnopl62@verizon.net  
Phone number: 4102949777  
Subject: Concrete crushing plant  
Message: NO to building a concrete crushing plant in Bridgeville!!

**Jamie Whitehouse**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 5:45 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 5:45pm

Opposition  
Exhibit

Name: Casey Quinn  
Email address: caseyq2253@gmail.com  
Phone number: 4439156709  
Subject: No to concrete crushing

Message: Please do not place a toxic concrete crushing site at the proposed location in Sussex County Delaware. This should be located in a remote, sparsely populated area not a densely populated area near a senior community. The residents of the senior community already have health issues and do not need a toxic facility located near by to worsen the health of the senior residents. Vote NO on the proposal.

## Jamie Whitehouse

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 5:04 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 5:04pm

Opposition  
Exhibit

Name: michael reinecke  
Email address: mikereinecke@comcast.net  
Phone number: 3029560907  
Subject: proposed concrete crushing plant

Message: Can't believe that someone thought it would be a good idea to put a plant that would add to both increased heavy truck traffic and noise pollution so close to a large residential neighborhood and put a senior population with various health issues at greater risk. Heritage Shores is a over 55 community and this proposed plant is way to close. In regard to health, breathing in dust or particulates of any sort is unwelcome, but when it comes to the crushing of concrete, the dangers are escalated by the potential of long-term exposure to dust leading to silicosis. Please vote NO on this project



## Jamie Whitehouse

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 5:19 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 5:19pm

Opposition  
Exhibit

Name: Sally Rensch

Email address: sallymarie2@comcast.net

Phone number: 8569120208

Subject: Concrete crushing plant

Message: I am building a new hone in Heritage Shores and oppose the building of the concrete crushing plant in Bridgeville.

## Ann Lepore

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 10:56 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 10:55am

Opposition  
Exhibit

Name: Cheri Roberts

Email address: basketcasefun@comcast.net Phone number: 603-504-4780

Subject: Proposed Concrete Crushing Plant

Message:

I would like to strongly vote NO on this proposal.

The impact to the health of the community of Bridgeville would be devastating. Isn't there a safer location?

Again, voting NO on this proposal.

**Ann Lepore**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 11:03 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 11:03am

Opposition  
Exhibit

Name: Don Roberts  
Email address: er1640@icloud.com  
Phone number: 603-504-4781  
Subject: ProposedConcrete Crushing Plant  
Message:

I vote NO on this proposal. I have worked around cement plants and they are always spreading cement dust particles into the air. No good for ones health.  
Again...NO on this proposal.



## Ann Lepore

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 3:36 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 3:36pm

Opposition  
Exhibit

Name: Mary Anne Ryan  
Email address: ma13ryan@gmail.com  
Phone number: 302-519-9357  
Subject: Concrete crusher on Route 13

Message: The concrete crusher planned for Route13 near Heritage Shores is a very dangerous health issue. Please reconsider to a more remote area. You could cause a mass exodus. People are frightened that this is even being considered.

**Ann Lepore**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 3:40 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 3:40pm

Opposition  
Exhibit

Name: John Ryan, Sr

Email address: irish1313@comcast.net

Phone number: 302-519-9481

Subject: Concrete Crusher

Message: Even the fact that a concrete crusher is being considered for an area near Heritage Shores is very concerning. The wind blows most days and the crystalline dust can cause lung disease. Reconsider a less populated area.

**Jamie Whitehouse**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 7:21 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 7:20pm

Opposition  
Exhibit

Name: Rochelle A Salmon  
Email address: salmonra@comcast.net  
Phone number: (609) 561-7433  
Subject: I Vote No for the concrete crushing facility  
Message: Please do not put our health at risk with the toxic fine of a concrete crushing facility. I VOTE NO



**Ann Lepore**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 12:01 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 12:01pm

Opposition  
Exhibit

Name: Gayna Schiesz  
Email address: gschiesz@comcast.net  
Phone number: (240) 338-3774  
Subject: Concrete  
Message: NO. Terrible idea to build so close to a large development.

**Ann Lepore**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 1:54 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 1:54pm

Name: Harry Schwartzer

Email address: hesjr1048@gmail.com

Phone number: 8564958877

Subject: Concrete Crusher Objection

Message: Vigorously disagree with proposal to locate Concrete Crusher anywhere within 20 miles of Heritage Shores.

Opposition  
Exhibit

**Jamie Whitehouse**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 4:15 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 4:15pm

Opposition  
Exhibit

Name: Sharon  
Email address: sras0626@gmail.com  
Phone number: 202489497  
Subject: Concrete Crushing  
Message: Voting "No" to the Concrete Crushing project in Bridgeville.



## Jamie Whitehouse

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 2:38 PM  
**To:** Jamie Whitehouse  
**Subject:** Submission from: Board of Adjustment contact form

RECIPIENTS: Ann Lepore, Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 2:38pm

Opposition  
Exhibit

Name: Joel D Shearer  
Email address: jds1046-bogey@yahoo.com  
Phone number: 301-908-0369  
Subject: Concrete crusher  
Message: I am opposed to the zoning if this concrete crushing plant

## Jamie Whitehouse

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 6:16 PM  
**To:** Jamie Whitehouse  
**Subject:** Submission from: Board of Adjustment contact form

RECIPIENTS: Ann Lepore, Jamie Whitehouse

Opposition  
Exhibit

Submitted on Thursday, March 4, 2021 - 6:15pm

Name: Barbara sherbert  
Email address: cuestick@comcast.net  
Phone number: 302-519-1534  
Subject: Opposition to the concrete crusher company

Message:

I live in Heritage Shores Bridgeville, De., I'm totally opposed to the concrete crusher company.  
We need to be thinking about methods of cleaning up the air and decreasing noise pollution.

## Ann Lepore

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 1:02 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 1:02pm

Opposition  
Exhibit

Name: Betsy Smith

Email address: smitty0896@gmail.com

Phone number: 732-300-4930

Subject: Concrete crusher

Message: Please do not put such a thing near Heritage Shores. My husband has severe COPD and this would pose an incredible health risk for him as well as many other people here whose health is compromised. Thank you.



**Ann Lepore**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 1:07 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 1:06pm

Opposition  
Exhibit

Name: Geraldine Stagg  
Email address: geriamato@hotmail.com  
Phone number: 973-479-0273  
Subject: Concrete

Message: I vote NO... WE have enough smells around here,very don't need toxic dust too. It is far to windy here.

**Ann Lepore**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 11:14 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 11:14am

Opposition  
Exhibit

Name: Janet Stern

Email address: battstern@aol.com

Phone number: (302) 463-6879

Subject: Concrete Crushing Plant

Message: No. Dangerous to the community. Too close to Heritage Shores. Pennywise and dollar foolish. You will ultimately lose that community. Bridgeville had enough environmental toxins, we don't need anymore. PLEASE, JUST SAY NO!!!!

## Jamie Whitehouse

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 6:08 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 6:08pm

Opposition  
Exhibit

Name: David Styer  
Email address: dstyer3@comcast.net  
Phone number: 856-905-1118  
Subject: Docket #12535

Message: As a resident of an active adult community with currently over 1100 residents and plans to grow to over 3000 residents, I am vehemently opposed to the potential installation of a concrete crushing plant within 1/3 of a mile of our community. Based on its location relative to Heritage Shores, the prevailing summer winds will carry the silica dust produced as a byproduct of the plant's process directly to our community at a time when most people are outdoors. This silica dust is a known carcinogen and will lead to unacceptable air quality. If a plant like this is necessary to the economic welfare of Sussex County, it should be located away from populated areas. Surely there are better locations for such a plant within the county.

## Ann Lepore

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 11:33 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 11:33am

Opposition  
Exhibit

Name: Linda Styer  
Email address: lsty731@aol.com  
Phone number: 8569249666  
Subject: Concrete crusher

Message: I would like to register my disapproval for the concrete crusher that will soon be voted on. Concrete dust is a health hazard especially to senior citizens who reside just yards away from the proposed plant in Heritage Shores. Plus I cannot imagine how noisy crushing concrete would be. This plant belongs in a rural setting away from housing projects



## Jamie Whitehouse

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Wednesday, March 3, 2021 5:10 PM  
**To:** Jamie Whitehouse  
**Subject:** Submission from: Board of Adjustment contact form

RECIPIENTS: Ann Lepore, Jamie Whitehouse

Submitted on Wednesday, March 3, 2021 - 5:09pm

Opposition  
Exhibit

Name: Anthony Terracciano  
Email address: oceanbreeze4u2@aol.com  
Phone number: 302-956-0780  
Subject: Case # 12535 - Concrete Crusher

Message: I strongly oppose the proposal outlined in Case# 12535 regarding the placement of a Concrete Crusher on Rt 13 approximately .33 mile north of Cannon Road which is extremely close to Heritage Shores Active Senior Adult Community with almost 700 homes with many more being built. This type of facility belongs near the Georgetown Landfill and not 1500' from a Senior Community. I am a resident at Heritage Shores and I am concerned with the negative health issues caused by the Noise, Dust and damage to the Lungs that this machinery will cause. In addition, the adoption of this proposal will have a long standing negative impact on property values as well as future new home sales for the Community. I understand from Senator Pettyjohn's office that Mr. Workman is the Board member representing the Ruddy Duck Lane street that I live on within the Community.

**Ann Lepore**

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**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 9:50 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Opposition  
Exhibit

Submitted on Thursday, March 4, 2021 - 9:50am

Name: Harriet Tetley  
Email address: hxt39@aol.com  
Phone number: 3158821919  
Subject: Concrete crushing facility

Message:

We live in Heritage Shores and strongly disapprove of the construction of a concrete crushing facility proposed for Route 13.

Harriet and Mark Tetley

**Ann Lepore**

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**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 10:26 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 10:25am

Opposition  
Exhibit

Name: M Melinda Thompson  
Email address: melinda4994@gmail.com  
Phone number: 3029560868  
Subject: Concrete Crushing Plant

Message: I vote no on the proposed concrete crushing plant, which I understand will give off toxic dust. We like our air pure!

**Ann Lepore**

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**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 11:22 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 11:21am

Opposition  
Exhibit

Name: Bonnie Tornheim

Email address: nervezz@gmail.com

Phone number: 9257877090

Subject: Concrete Crushing Plant

Message: This absolutely MUST NOT HAPPEN!!! I vote NO!!! We have seniors with lung issues living here. Take it elsewhere!!



**Ann Lepore**

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**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 11:25 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 11:24am

Opposition  
Exhibit

Name: Mark Tornheim

Email address: tornheimmark@gmail.com

Phone number: 925-787-7090

Subject: Concrete Crushing Plant

Message: I vote NO on this plant!! I already have severe lung issues, and can't take anymore potential risk to my health. A lot of others who live here are in the same boat. Do NOT bring this horrendous hazard to us!!

**Ann Lepore**

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**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 12:07 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 12:06pm

Opposition  
Exhibit

Name: Dorothy E VanHelmond  
Email address: dottievanh@comcast.net  
Phone number: 14079701114  
Subject: Concrete Smashing Plant  
Message: Please send me information on the proposed location & detriments to my community of Heritage Shores.

**Ann Lepore**

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**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 10:54 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Opposition  
Exhibit

Submitted on Thursday, March 4, 2021 - 10:53am

Name: Jacqueline Vogle  
Email address: jacqueline\_vogle@hotmail.com Phone number: 845-519-0909  
Subject: Proposed special use exception for concrete crusher

Message:

Both I and my husband, who reside at 124 Widgeon Way Bridgeville, DE, 19933 are strongly opposed to the special use exception for a concrete crusher.

The proposed site is 1,500 feet from the entrance to Heritage Shores a active senior community.

OSHA and other groups have found that the substances emitted from these machines are extremely detrimental to the lungs when breathed in.

We strongly urged the proposed use exception be denied and a more suitable site found.

Sincerely,  
Jacqueline and Robert Vogle

**Ann Lepore**

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**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 9:28 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 9:28am

Opposition  
Exhibit

Name: Patricia Waskiewicz  
Email address: pawconsulting@yahoo.com  
Phone number: 3029566022  
Subject: Concrete Crusher Company Requesting Variance

**Message:**

I am opposed to granting a variance for the property in Bridgeville. I live in Heritage Shores which is a community of 650 homes. We are senior citizens and do not want to risk our health.



## Ann Lepore

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**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Friday, March 5, 2021 6:55 AM  
**To:** Ann Lepore  
**Subject:** Submission from: Board of Adjustment contact form

RECIPIENTS: Ann Lepore, Jamie Whitehouse

Submitted on Friday, March 5, 2021 - 6:55am

Opposition  
Exhibit

Name: Deborah K. Welsh

Email address: rswelsh@comcast.net

Phone number: 4439394105

Subject: Extreme poor air quality

Message: I'm opposed to the CONCRETE CRUSHING ...That will affect the residential community HERITAGE SHORES.  
FIND ANOTHER SITE THAT IS SAFE TO ALL DELAWARE RESIDENTS

## Ann Lepore

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**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Thursday, March 4, 2021 11:35 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, March 4, 2021 - 11:35am

Opposition  
Exhibit

Name: Linda Zalot  
Email address: lzh20530@gmail.com  
Phone number: 3022496369  
Subject: No concrete crushing plant  
Message: I vote huge NO.