



BECKER  
MORGAN  
GROUP

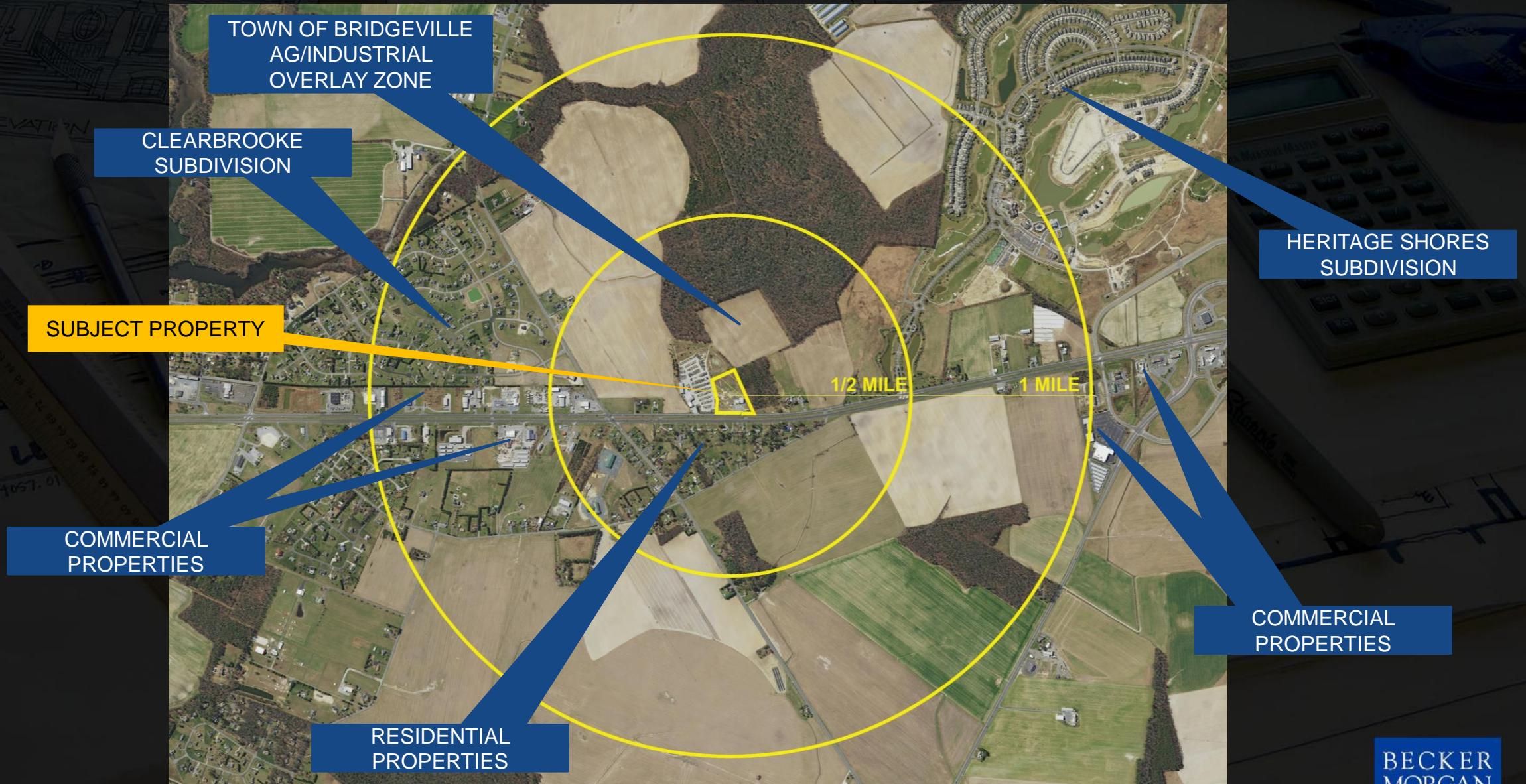
Becker Morgan Group

# BRIDGEVILLE CONCRETE RECYCLING SPECIAL USE EXCEPTION

March 15<sup>TH</sup> 2021

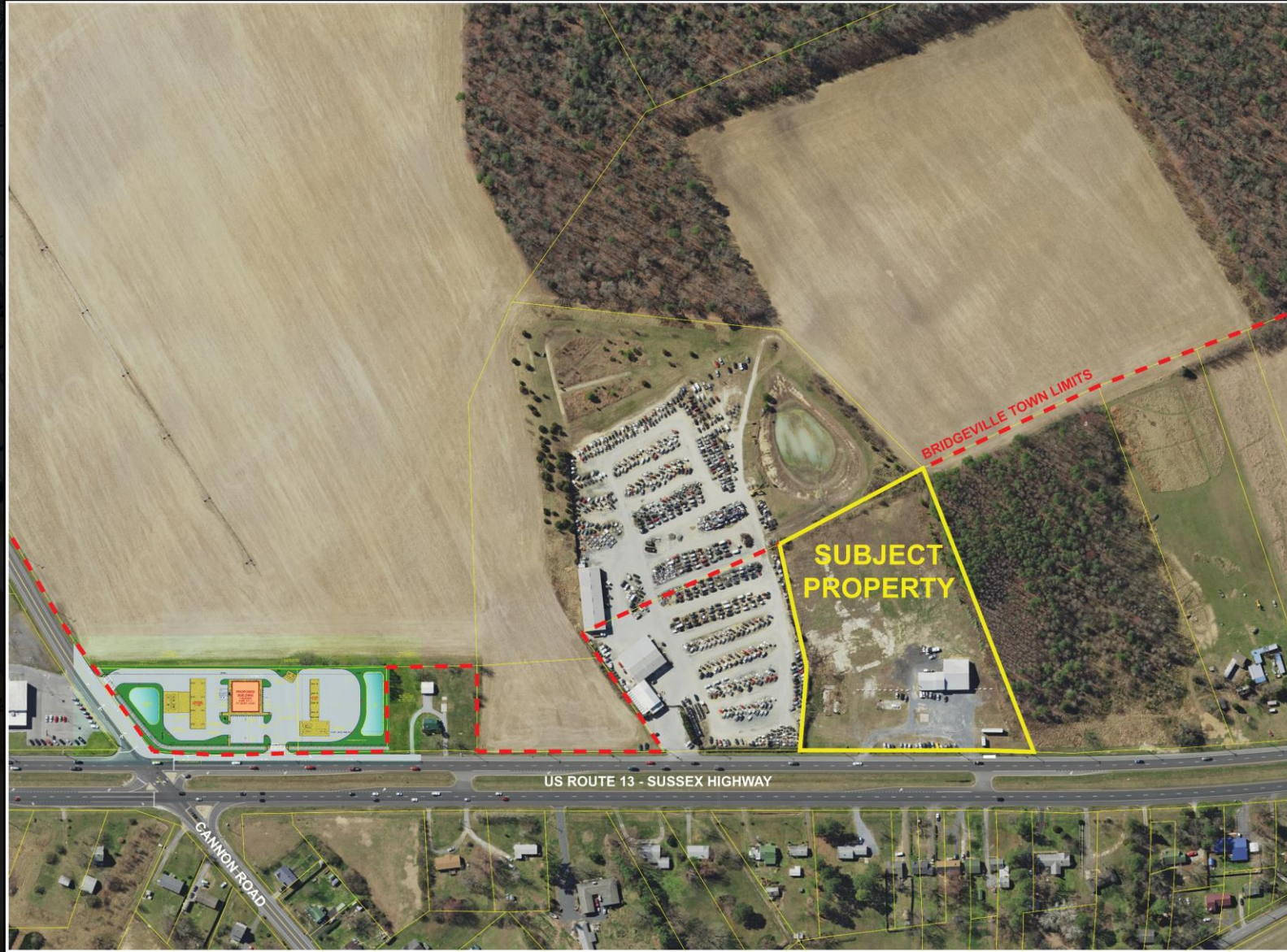


# AERIAL



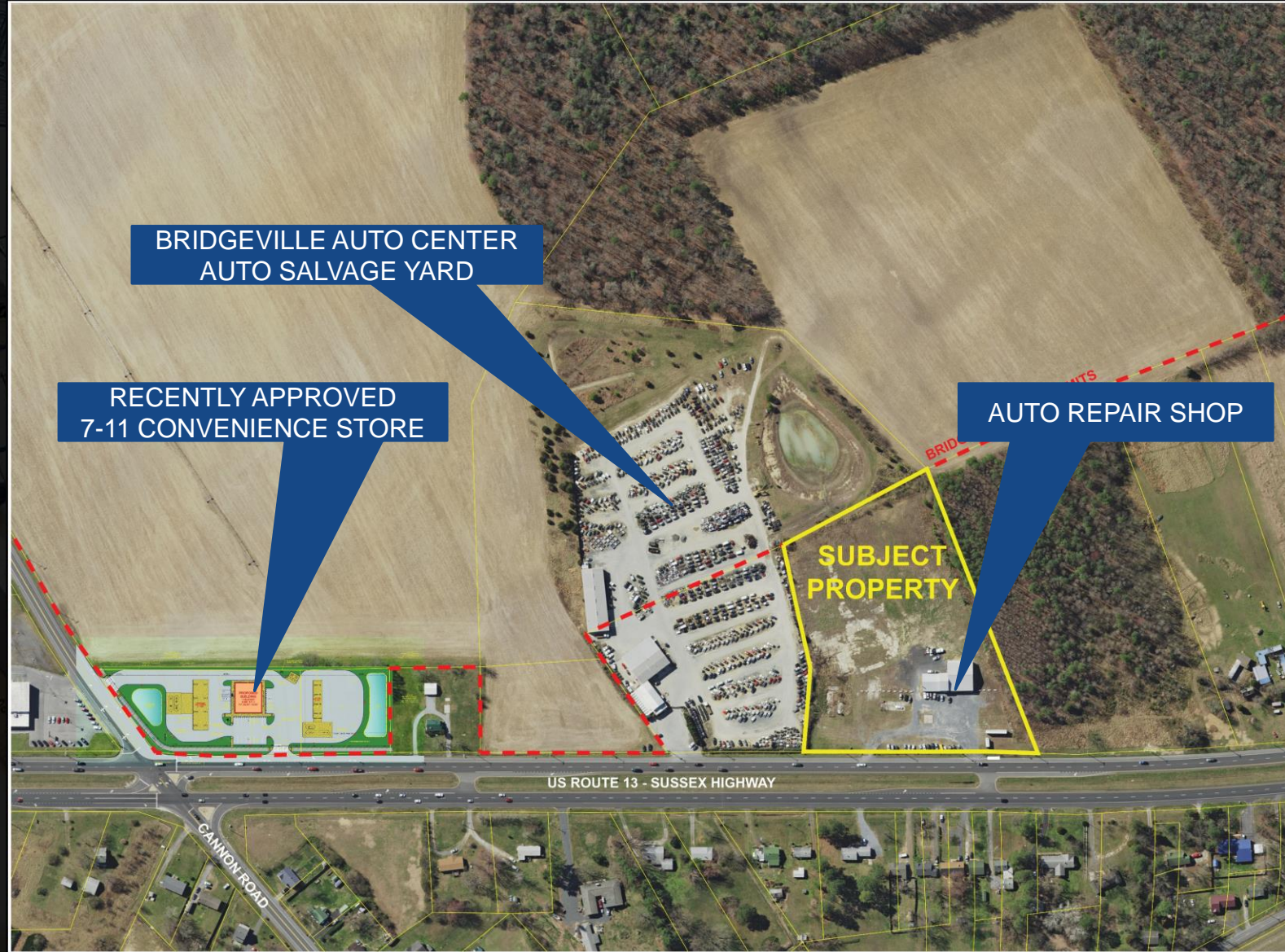


# AERIAL





# EXISTING LAND USE





# BRIDGEVILLE AUTO CENTER





# EXISTING ZONING



# HI-1 ZONING

## PERMITTED USES PER ZONE:

- HELIPORT
- ASBESTOS PRODUCTS
- DREDGING BASES, MARINE CONSTRUCTION YARDS AND MARINE
- ENGINE TESTING (INTERNAL-COMBUSTION ENGINES), BUT NOT JET ENGINES OR ROCKETS
- OILS, SHORTENINGS AND FATS (EDIBLE), PROCESSING AND STORAGE
- PETROLEUM STORAGE
- AND MANY MORE....

## PROPOSED PERMITTED USES:

- CONCRETE PRODUCTS OR CENTRAL MIXING AND PROPORTIONING PLANTS
- MINERALS AND EARTHS, INCLUDING SAND AND GRAVEL, QUARRYING, EXTRACTING, GRINDING, CRUSHING AND PROCESSING



# BOARD OF ADJUSTMENT

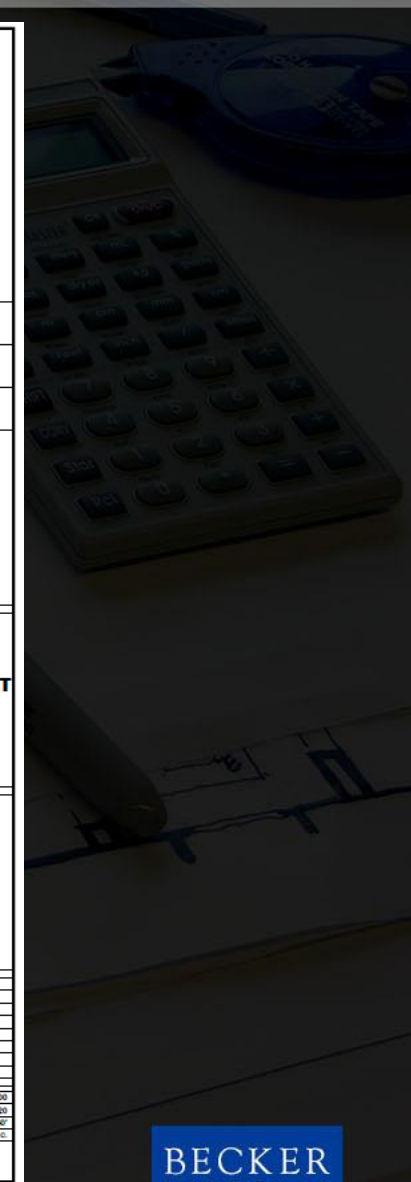
## CRITERIA FOR A SPECIAL USE EXCEPTION:

IT SHALL BE DEMONSTRATED 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 ADVERSELY AFFECT THE USES OF ADJACENT AND NEIGHBORING PROPERTY.



## A dark, artistic photograph of architectural blueprints. A yellow ruler and a pencil are placed diagonally across the drawings. The text "FRONT ELEVATION" and "AMENITIES" is visible on the blueprints.





# CONCRETE BATCHPLANT PERMIT



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

PHONE  
(302) 739-9402

ENGINEERING &  
COMPLIANCE

July 10, 2020

**Permit: APC-2017/0100-CONSTRUCTION (Amendment 03)-(EXT)**

**Permit: APC-2017/0101-CONSTRUCTION (Amendment 03)-(EXT)**

**Permit: APC-2017/0102-CONSTRUCTION (Amendment 03)-(EXT)**

NewCrete, LLC  
Transit Mix Concrete Plant  
91 Brenda Lane Suite A  
Camden, DE 19934

ATTENTION: Frank DiMondi  
Owner

Dear Mr. DiMondi:

Pursuant to 7 DE Admin. Code 1102, Section 2, approval of the Department of Natural Resources and Environmental Control (the Department) is hereby granted for the construction of the transit mix concrete plant that includes two CON-E-CO model LO-PRO-327 tower silos with two CON-E-CO model PJ-980D associated baghouses, and one cement batcher located at the NewCrete, LLC facility on 20354 Sussex Hwy., Bridgeville, Delaware, in accordance with the application submitted on Form Nos. AQM-1, AQM-2, AQM-3.1, AQM-3.7, AQM-4.6 and AQM-5 dated March 23, 2017, Form No. AQM-1 dated June 19, 2017 signed by Frank DiMondi, owner, letter dated May, 10, 2018 signed by Frank DiMondi, Owner and letter dated May 13, 2019 signed by Frank DiMondi, owner NewCrete, LLC and letter dated May 28, 2020 signed by Frank DiMondi, owner NewCrete, LLC.

Pursuant to 7 Del. C. § 6004(e) the Secretary has granted approval for a one-time two year extension of these permits, originally issued July 10, 2017.



# PROPOSED USE





# SPECIAL USE EXCEPTION





# CONSTRUCTION & DEMOLITION DEBRIS RECYCLING

CONSTRUCTION, RENOVATION AND DEMOLITION PROJECTS GENERATES ABOUT 25% PERCENT OF SOLID WASTE VOLUME.

- CONCRETE ENCOMPASSES AROUND 70 PERCENT OF C&D GENERATED MATERIAL (PER EPA)

## BENEFITS OF RECYCLING CONCRETE

- REDUCED TRUCK TRAFFIC – REDUCES NEED FOR BULK MATERIAL DELIVERIES
- AGGREGATE WILL BE RE-USED FOR ONSITE CONCRETE MIXING
- REDUCTION OF LANDFILL SPACE REQUIRED FOR CONCRETE DEBRIS
- RECYCLED MATERIAL AS GRAVEL REDUCES THE NEED FOR GRAVEL MINING
- HIGH-GRADE AGGREGATE FOR DELDOT ROAD BASE CONSTRUCTION REDUCES QUARRYING
- RECYCLING ONE TON OF CONCRETE COULD SAVE 1,360 GALLONS WATER, 900 KG OF CO<sub>2</sub> (PER EPA)



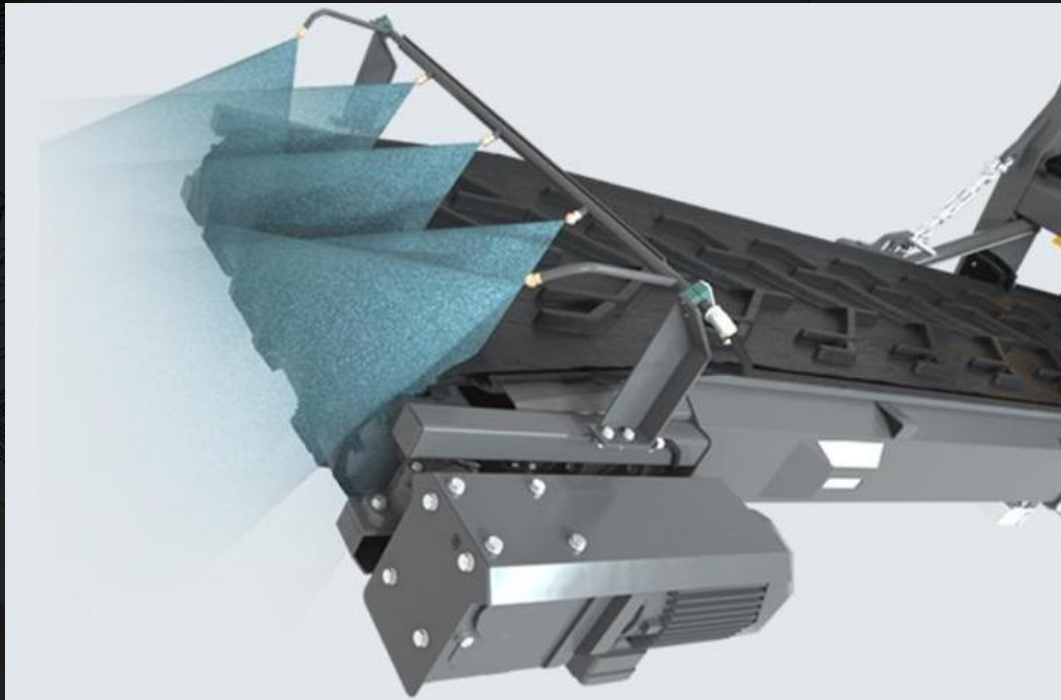
# CONCRETE RECYCLER



RUBBLE MASTER RM-90GO



# DUST SUPPRESSION



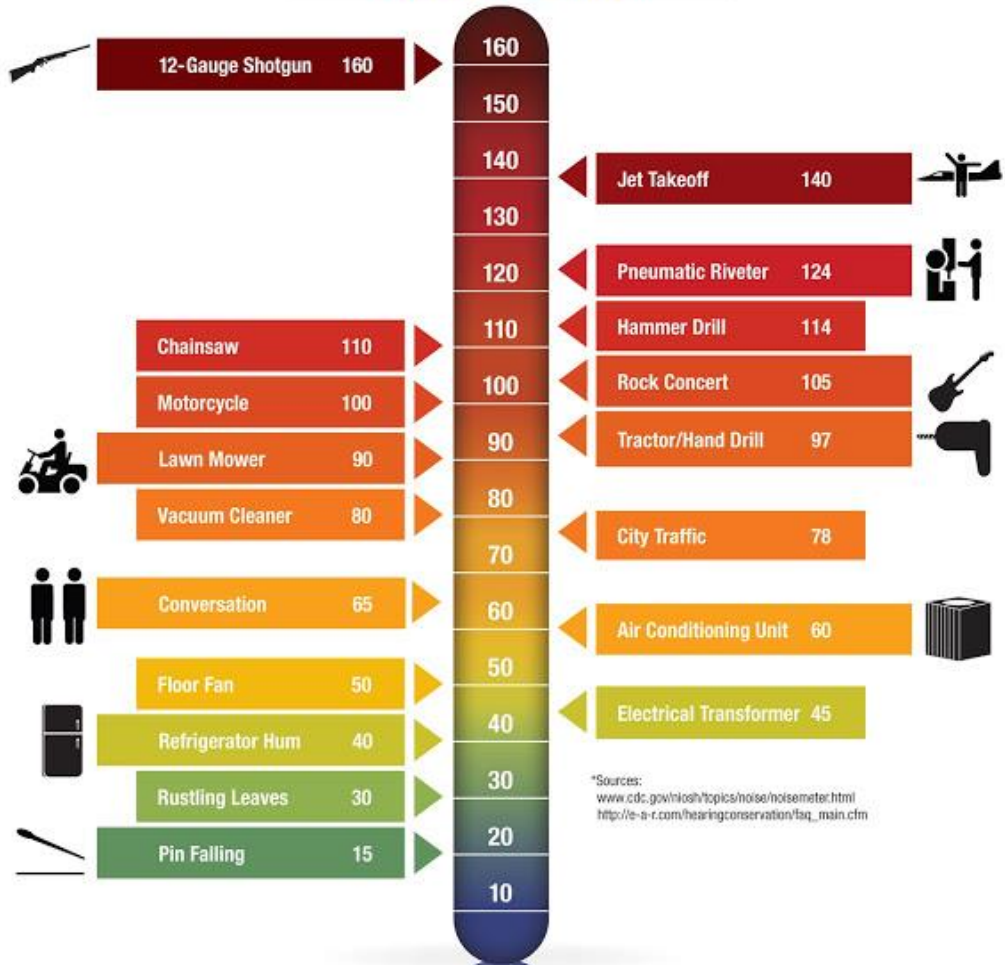
## Dust suppression system

On-board dust suppression system to reduce dust emissions. Water mist on inlet, outlet and main discharge belt.



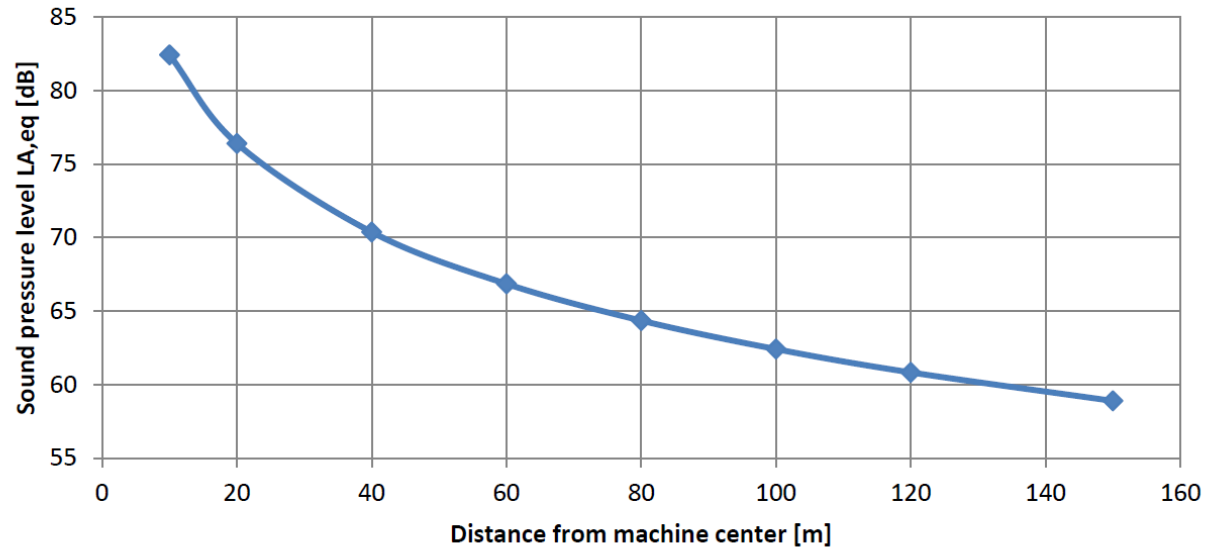
# NOISE LEVELS

Decibel Scale (dBA)\*



\*Sources:  
[www.cdc.gov/niosh/topics/noise/noisemeter.html](http://www.cdc.gov/niosh/topics/noise/noisemeter.html)  
[http://e-s-c.com/hearingconservation/tag\\_main.cfm](http://e-s-c.com/hearingconservation/tag_main.cfm)

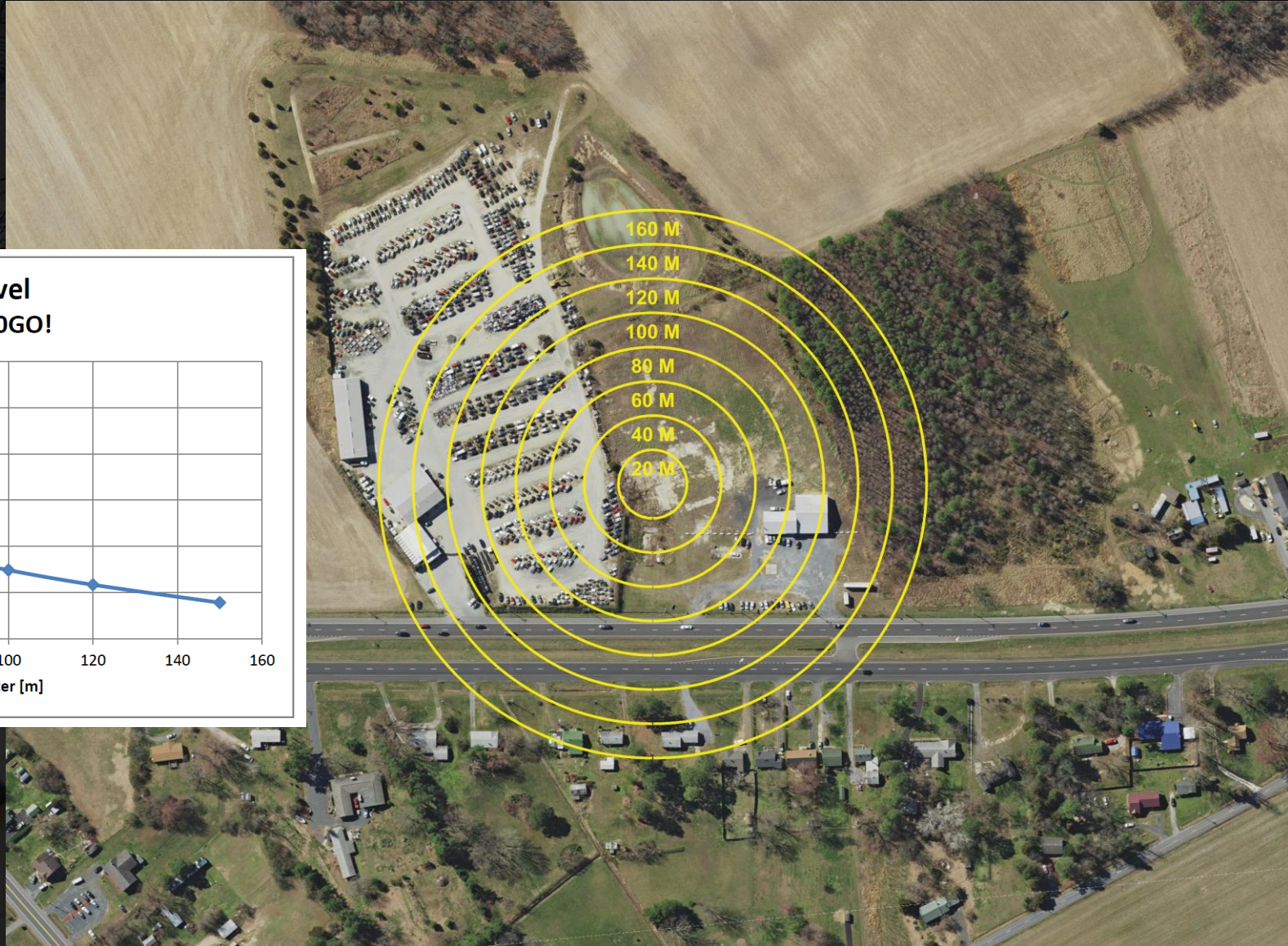
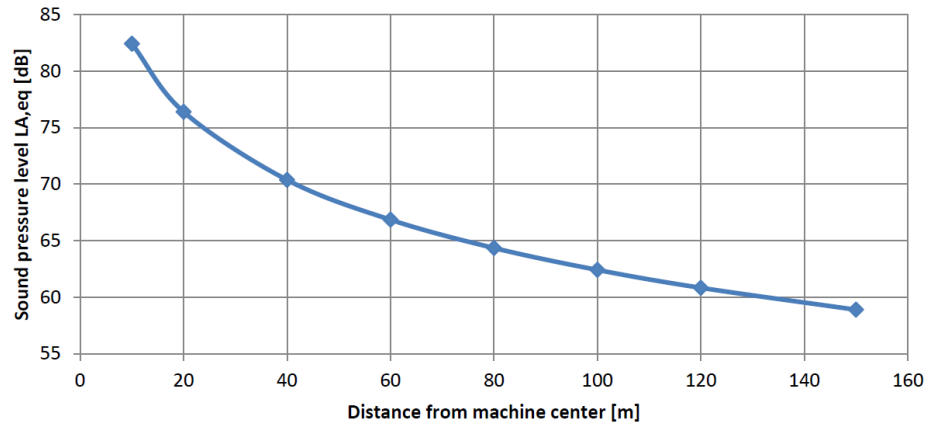
Sound pressure level  
RUBBLE MASTER RM90GO!





# NOISE LEVELS

Sound pressure level  
RUBBLE MASTER RM90GO!





# SPECIAL USE EXCEPTION

## GENERAL SUMMARY:

- REDUCE, REUSE, RECYCLE!
- CONCRETE RANKS AMONG THE MOST IMPORTANT RECYCLED RAW MATERIALS. IT IS ABUNDANT, HIGH IN QUALITY, AND VERY STRONG.
- PHYSICAL RECYCLING OPERATING HOURS TO BE LIMITED TO 7:00 AM – 5:00 PM, MONDAY – SATURDAY
- NO RECYCLING WILL BE DONE ON SUNDAYS
- WATER WILL BE USED TO LIMIT DUST DURING RECYCLING OPERATION TO MAXIMUM EXTENT PRACTICAL. MULTIPLE SPRAY LOCATIONS WITHIN EQUIPMENT
- SOUND REDUCED TO NORMAL CONVERSATION LEVELS AT NEAREST RESIDENTIAL PROPERTY
- AIR QUALITY MUST MEET STRINGENT DNREC STANDARDS
- RECYCLING WILL NOT BE DONE ON A ROUTINE DAILY BASIS
- RECYCLING WILL NOT EXCEED 75 DAYS PER CALENDAR YEAR



# QUESTIONS





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



**Sussex County**

DELAWARE  
sussexcountyde.gov

## Memorandum

To: Technical Advisory Committee Members, and Others

From: Jamie Whitehouse, AICP, Director of Planning & Zoning

CC: Mrs. Ann Lepore, Recording Secretary, Sussex County Board of Adjustment

Date: January 4, 2021

RE: Special Use Exception for 20354 Sussex Highway, Bridgeville, Delaware  
Tax Parcel ID: 131-19.00-5.00

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The Sussex County Board of Adjustment has received an application from FDPN Management, LLC for a Special Use Exception for a concrete crusher to support the manufacturing and recycling associated with a concrete batch plant. The site is located in a HI-1 Heavy Industrial Zoning District.

Prior to scheduling a public hearing for the application, the Planning & Zoning Department is writing to Agencies with a potential interest in the application. If you have any comments or observations regarding this proposal, please could I ask that they are submitted no later than **March 7, 2021**.

Please feel free to contact me with any questions during business hours 8:30am – 4:30pm Monday through Friday at 302-855-7878.

Sincerely,

Jamie Whitehouse, AICP  
Director, Planning & Zoning Department

Enc. Copy of the application form and supporting documents.



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



**Members:**

Beth Krumrine  
Brad Hawkes  
C. Daniel Parsons  
Dean Holden - Chesapeake Electric  
eileen.butler@delaware.gov  
Fox, Duane T. (FireMarshal)  
jennifer.cinelli@delaware.gov  
Jessica Watson - Sussex Conservation  
John Ashman - Director of Utility Planning

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Terri Dukes - Addressing  
Tholstrup, Michael S. (DNREC)  
Tiffany Giroux  
Troy Dickerson  
Vince Robertson - Assistant County Attorney

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TDickerson@decoop.com

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STATE OF DELAWARE  
**DEPARTMENT OF TRANSPORTATION**  
800 BAY ROAD  
P.O. BOX 778  
DOVER, DELAWARE 19903

RECEIVED

MAR 10 2021

SUSSEX COUNTY  
PLANNING & ZONING

NICOLE MAJESKI  
SECRETARY

March 8, 2021

Ann Lepore  
Clerk III, Sussex County Planning & Zoning Department  
Sussex County Administration Building  
P.O. Box 417  
Georgetown, DE 19947

**SUBJECT: March T.A.C. MEETING**

Dear Ann:

The Department has reviewed the information for the above referenced meeting and offers these comments on the following site:

1. Special Use Exception for Hazardous Waste (Application for FDPN Management, LLC)  
Tax Map #131-19.00-5.00 Review Mgr.: Steve McCabe, See attachment

As always, should you have any questions, please feel free to give me a call.

Sincerely,

John Andrescavage  
Sussex County Reviewer  
302-760-2512

Attachment

Cc: Scott Rust, South District Public Works Manager  
Robert Bragg, South District Subdivision Manager  
Steve McCabe, Sussex County Review Coordinator



DEPARTMENT OF TRANSPORTATION  
COMMENTS FOR  
T.A.C. MEETING  
OF March 8, 2021

**Lands of FDPN Management LLC**  
**Tax Map #131-19.00-5.00**  
**SCR 00004 (US13 Sussex Highway)**  
**Sussex County**

**FDPN Management (Bridgeville Concrete Plant Development)**

1. Please refer to the "*Development Coordination Manual*" manual for the design of the subdivision streets and/or entrance. The website for the manual is the following;

<http://www.delDOT.gov/Business/subdivisions/index.shtml?dc=changes>

2. For all projects, any sub-station and/or wastewater facilities will be required to have access from the internal subdivision street with no direct access to the State maintained highway.
3. For all projects, a 20-foot wide buffer will be required from the edge of the stormwater management pond to the ultimate right-of-way of the County road. The ultimate right-of-way is based on the functional classification of the road.
4. Referring to the "*Development Coordination Manual*", Chapter 3 – Record Plan Design, Section 3.2.5.1.2: Frontage Easements, a 15-foot wide permanent easement will need to be established across the property frontage. The location of the easement shall be outside the limits of the ultimate right-of-way for this road. The following note is required, "**A 15-foot wide permanent easement is hereby established for the State of Delaware, as per this plat.**"
5. Referring to the "*Development Coordination Manual*", Chapter 3 – Record Plan Design, Section 3.2.5: Dedication of Right-Of-Way and Easements, Figure 3.2.5-a Minimum Standards for Total Roadway Right-Of-Way, the project shall be subject to dedicate right-of-way in accordance to the minimum standards.
6. Referring to the "*Development Coordination Manuals*", Chapter 3 – Record Plan Design, Section 3.2.4.1: Subdivision Street Right-Of-Way Monuments, right-of-way monuments are recommended to be furnished and placed along the private subdivision street.
7. Referring to the "*Development Coordination Manual*", Chapter 3 – Record Plan Design, Section 3.2.4.2; Frontage Road Right-of-Way Monumentation, concerning the right-of-way markers being placed to provide a permanent reference for re-establishing the right-of-way and property corners along frontage roads. Due to the right-of-way



dedication, show and note the property corners markers that will need to be installed.

8. Referring to the "*Development Coordination Manual*", Chapter 3 – Record Plan Design, Section 3.5.5: Transit Facilities, transit facilities requirements shall be followed as required by DTC or DelDOT.
9. Referring to the "*Development Coordination Manual*", under Chapter 3; Record Plan Design, Section 3.2.5.1.1 – Easements, if this development is proposing a neighborhood sign/structure, then a permanent easement shall be established at the entrance. The easement shall be located outside of any existing and/or proposed right-of-way. It will also need to be verified that the sign/structure does not pose a sight distance and/or safety hazard.
10. Metes and bounds and total areas need to be shown for any drainage easements. A minimum 20-foot wide drainage easement must be provided for storm drainage systems, open or closed, that fall outside the existing right-of-way or the drainage/utility easement. These easements shall be shown and noted on record plan.
11. Referring to the "*Development Coordination Manual*", Chapter 3 – Record Plan Design, Section 3.5: Connectivity, connectivity requirements shall be followed for all development projects having access to state roads or proposing DelDOT maintained public road for subdivisions. Private or municipal streets should follow the local land use agency's requirements for connectivity.
12. Referring to the "*Development Coordination Manual*", Chapter 3 – Record Plan Design, Section 3.4.2.1: Record Plan Content, the traffic generation diagram is required. See Figure 3-4-2-a: Traffic Generation Diagram for what is required.
13. Referring to the "*Development Coordination Manual*", Chapter 3 – Record Plan Design, Section 3.4.2: Record Plan Submittal Requirements, adjacent existing features are required to be shown in accordance with Figure 3.4.2-b.
14. It will need to be noted on the Record Plan the type of off-site improvements and when the off-site improvements are warranted for this project.
15. Referring to the "*Development Coordination Manual*", Chapter 2 – Traffic Analysis and Improvements, it will need to be determined if a Traffic Impact Study (T.I.S.), Area-Wide Study Fee or a Traffic Operational Analysis (T.O.A.) will be required.
16. As per the Delaware State Strategies for Policy and Spending Map, this project is located within Investment Level III or IV. Referring to the Departments Shared-Use Path/Sidewalk Policy a project in all Level III and Level IV areas are required to install a path/sidewalk along the property frontage if the project abuts to an existing facility. If the project does not abut an existing facility, it will be at the Subdivision Engineer's discretion. No fee in lieu of construction will be required.



- a. Projects in all Level area that generate 2,000-trips or greater are required to install a path/sidewalk along the property frontage.
17. Referring to the “*Development Coordination Manual*” under Chapter 5; Design Elements, Section 5.2.5 – Subdivision and Commercial Entrance Design Guidelines – Intersection Corner Radii, a separate turning template plan shall be provided to verify vehicles can safely enter/exit the entrance. The entrance shall be designed for the largest vehicle using the entrance.
18. Please check to determine if any utilities will need to be relocated as part of this project.
19. Standard General Notes have been updated and posted to the DelDOT Website. Please begin using the new versions and look for the revision date of March 21, 2019 and January 28, 2021. The notes can be found at the following website under the *Guidance* tab;  
  
<http://www.deldot.gov/Business/subdivisions/index.shtml>
20. All PLUS/TAC comments shall be addressed prior to submitting the plans for review.
21. Referring to the “*Development Coordination Manual*”, Chapter 6 – Construction Administration, Section 6.4.3: Commercial Entrances – Inspection and Acceptance, Figure 6.4.3-a: Construction Inspection Responsibilities, determine if the project is a Level 1 or Level 2 project and if an inspection agreement will be required.
22. The Auxiliary Lane Spreadsheet has been posted to the DelDOT website. Use this spreadsheet to determine if auxiliary lanes are warranted. The Auxiliary Lane Spreadsheet can be found at the following website under the *Forms* tab;  
  
<http://www.deldot.gov/Business/subdivisions/index.shtml>
23. Referring to the “*Development Coordination Manual*” under Chapter 5; Design Elements, Section 5.4 – Sight Distance, a sight distance triangle is required. A spreadsheet has been developed to assist with this task and can be found on the following website under the *Forms* tab;  
  
<http://www.deldot.gov/Business/subdivisions/index.shtml>
24. Please refer to the “*Development Coordination Manual*” Chapter 3; Record Plan Design, Section 3.4.1 Commercial or Major Residential Subdivisions – Record Plan Application Process, concerning if a pre-submittal meeting is required.
25. Effective August 1, 2015, all new and resubmittals shall be uploaded via the PDCA with any fees paid online via credit card or electronic check (ACH). The design firm making the submittal must create the project in the PDCA and upload all the required items to allow DelDOT to start the review process. Our website offers more detailed



information, including links to guidance about creating PDCA submittals. This information can be found at the following website under the PDCA section;

<http://www.deldot.gov/Business/subdivisions/index.shtml>

26. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.4.2: Record Plan Submittal Requirements, an Initial Stage review fee shall be assessed to this project.

27. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.4: Commercial or Major Residential Subdivisions, a record plan shall be prepared prior to issuing “Letter of No Objection”. The Record plan submittal shall include the items listed on the Critical Items for Acceptance: Record Plan document that can be found at the following website under the *Guidance* tab;

<https://www.deldot.gov/Business/subdivisions/index.shtml>

28. Referring to the “*Development Coordination Manual*”, Chapter 4 – Construction Plans, Section 4.3: Subdivision Construction Plan Submittal Requirements, the Construction Stage review fee shall be assessed to this project.

29. Referring to the “*Development Coordination Manual*”, Chapter 4 – Construction Plans, a subdivision/entrance plan shall be prepared prior to issuing subdivision/entrance approval. The Entrance/Construction/Subdivision plan submittal shall include the items listed on the Critical Items for Acceptance: Entrance/Construction/Subdivision Set Plans document that can be found at the following website under the *Guidance* tab;

<https://www.deldot.gov/Business/subdivisions/index.shtml>

30. Per the attached Preliminary Site Plan, dated July 21, 2020, that was provided to Sussex County submitted by Becker Morgan Group, DelDOT have the following comments to provide:

- a) Project site is located within the Corridor Capacity Preservation Program (CCPP).
- b) Pavement sections for roadway/entrances on state-maintained roadways are to be designed in accordance to the Development Coordination Manual.
- c) The existing cross-over median, opposite the proposed full access entrance, is narrow and may not accommodate truck crossing and turning movements. The median will require evaluation for improvement to accommodate the project. Full access may be restricted which may also affect the full access entrance as proposed.
- d) A rights-in entrance located near the Northern property line and a rights-out exit located near the Southern property line are recommended.
- e) The existing median crossover, located approximately 800 feet South from subject’s parcel, will be evaluated for necessary improvements to support the future use of subject’s development.

The aforementioned items, listed as a through e, up above and further details of project would be discussed during a Pre-submittal meeting.