



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

NICOLE MAJESKI  
SECRETARY

January 12, 2022

Mr. Drew Boyce  
Century Engineering, Inc.  
550 Bay Road  
Dover, Delaware 19901

Dear Mr. Boyce:

The enclosed Traffic Impact Study (TIS) review letter for the **Coral Lakes (f.k.a. Novosel)** (Tax Parcels: 234-6.00-67.00, 84.00, and 85.00) residential development has been completed under the responsible charge of a registered professional engineer whose firm is authorized to work in the State of Delaware. They have found the TIS to conform to DelDOT's Development Coordination Manual and other accepted practices and procedures for such studies. DelDOT accepts this letter and concurs with the recommendations. If you have any questions concerning this letter or the enclosed review letter, please contact me at (302) 760-2124.

Sincerely,

Claudy Joinville  
Project Engineer

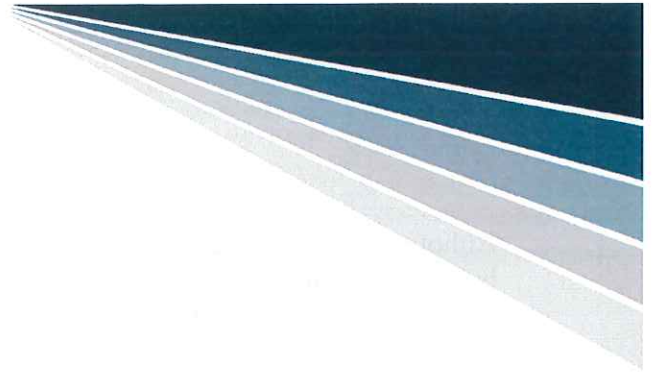
CJ:km

Enclosures

cc with enclosures: Mr. William Conway, Century Engineering, Inc  
Mr. Stephen Marsh, George, Miles & Buhr, Inc.  
Mr. Tim Green, Schell Brothers  
Mr. David Edgell, Office of State Planning Coordination  
Mr. Jamie Whitehouse, Sussex County Planning and Zoning  
Ms. Joanne Arellano, Johnson, Mirmiran, & Thompson, Inc.  
DelDOT Distribution

## DelDOT Distribution

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Derek Sapp, Subdivision Manager, Development Coordination  
Annamaria Fumato, Project Engineer, Development Coordination



January 12, 2022

Mr. Claudy Joinville  
Project Engineer  
Delaware Department of Transportation  
Development Coordination, Division of Planning  
800 Bay Road  
P O Box 778  
Dover, DE 19903

RE: Agreement No. 1945F  
Project Number T202069012  
Traffic Impact Study Services  
**Task 5-3A-Coral Lakes TIS (f.k.a. Novosel)**

Dear Mr. Joinville:

Johnson, Mirmiran and Thompson (JMT) has completed the review of the Traffic Impact Study (TIS) for Coral Lakes (f.k.a. Novosel), prepared by Century Engineering Inc., dated December 22, 2021. This task was assigned as Task Number 5-3A. The report is prepared in a manner generally consistent with DelDOT's *Development Coordination Manual*.

The TIS evaluates the impacts of a proposed housing development containing 315 single-family detached houses in Sussex County, Delaware. The development is located on the west side of Robinsonville Road (Sussex Road 277), opposite Webbs Landing Road (Sussex Road 277B). The subject property is on an approximately 152.32-acre assemblage of parcels that is zoned as AR-1 (Agricultural Residential) and the developer does not plan to rezone the land. One full access point is proposed along Robinsonville Road and construction is anticipated to be complete in 2030.

The proposed development would be located within the boundary of the proposed Henlopen Transportation Improvement District (TID). DelDOT and Sussex County developed the TID. The formal creation of it was unanimously approved by Sussex County on October 27, 2020. The TID limits generally extend from the Georgetown to Lewes Trail and Delaware Route 1 to the north, Burton Pond and Herring Creek to the south, Arnell Creek and Rehoboth Bay to the east, and Beaver Dam Road to the west. The *Henlopen TID CTP Cost Development Report* was prepared in October 2019 by JMT and contained a summary of the traffic analysis conducted and the associated roadway concept plans and cost estimates for the TID. As part of the report, improvements were recommended at several of the TIS study intersections including the Delaware Route 24 intersections with Camp Arrowhead Road/Fairfield Road, Robinsonville Road/Angola Road and Hollymount Road/Sloan Road, the Robinsonville Road intersections with Cedar Grove Road, Kendale Road, Webbs Landing Road, and Harts Road, and the Kendale Road intersections with Wil King Road and Beaver Dam Road.



Although the subject property is within the Henlopen TID, the proposed plan for the development is not consistent with the Land Use and Transportation Plan (LUTP) that was developed for the TID. For developments that are consistent with the LUTP, the developer is required to pay a fee per dwelling in lieu of performing a TIS and make off-site improvements in accordance with the TID. However, as the proposed development is not consistent, a TIS was required.

The purpose of the TIS is to identify any additional improvements beyond the TID improvements that the development would be required to contribute to. If no additional improvements are identified within the TIS, the development would still be required to participate in the TID. The TID fee would cover off-site improvements beyond their entrance improvements. The TID fee would be based on actual units built, so the fee would be higher with more units. DeIDOT would only require additional contributions beyond the TID fee for additional improvements needed beyond those in the TID.

DeIDOT has several relevant and ongoing improvement projects within the study area including the *HSIP SR 24 at Camp Arrowhead Road and SR 24 at Angola Road* project (DeIDOT Contract No. T201200902). This project was identified in the *SR 24-SR 30 to Love Creek Bridge Traffic Study* and was identified as a high crash location as part of DeIDOT's Hazard Elimination Program (HEP) formally known as the Highway Safety Improvement Program (HSIP). This project would make operational improvements to address safety deficiencies and to accommodate future traffic volumes at these two intersections. Specifically, the improvements associated with the Delaware Route 24/Camp Arrowhead Road/Fairfield Road intersection will include extending the existing left turn and right turn lanes to increase capacity, as well as providing bicycle lanes and pedestrian facilities. The improvements associated with the Delaware Route 24/Robinsonville Road/Angola Road intersection will include providing one left turn lane, one through lane, and one right turn lane along all approaches. The right turn lanes along the northbound and southbound Delaware Route 24 approaches will be channelized. Construction is scheduled to start in Spring 2022 and end in Fall 2023. Additional information can be found on the DeIDOT project website at <https://deldot.gov/projects/index.shtml?dc=details&projectNumber=T201200902>.

Based on our review of the TIS, we have the following comments and recommendations: The following intersections exhibit level of service (LOS) deficiencies without the implementation of physical roadway and/or traffic control improvements. The table below incorporates the traffic analysis for the 2030 future conditions (Cases 2 and 3) with the improvements associated with the *HSIP SR 24 at Camp Arrowhead Road and SR 24 at Angola Road project (DeIDOT Contract No. T201200902)*. Additionally, the table below does not include any signalized intersections that exhibit LOS deficiencies under Cases 1, 2, and 3 due to the utilization of the splits from the DeIDOT Timing Plans and can be mitigated with signal timing optimization as the developer would not be recommended to perform any additional improvements at those locations.



Intersection	LOS Deficiencies Occur			Year	Case
	AM	PM	SAT		
Robinsonville Road/Kendale Road (Sussex Road 287)	X	X	X	2030	2 – Without Development
	X	X	X	2030	3 – With Development
Robinsonville Road/Cedar Grove Road (Sussex Road 283)		X		2030	2 – Without Development
		X	X	2030	3 – With Development
Kendale Road/Beaver Dam Road (Sussex Road 285)		X	X	2021	1 – Existing
	X	X	X	2030	2 – Without Development
	X	X	X	2030	3 – With Development
Robinsonville Road/Harts Road (Sussex Road 277A)			X	2030	3 – With Development
Delaware Route 24/Harts Road (Sussex Road 277A)			X	2021	1 – Existing
	X	X	X	2030	2 – Without Development
	X	X	X	2030	3 – With Development

The unsignalized Robinsonville Road/Kendale Road intersection would exhibit LOS deficiencies during the weekday AM, weekday PM, and Summer Saturday peak periods under 2030 conditions with or without the proposed development (Cases 2 and 3). Specifically, the deficiency would occur along the eastbound Kendale Road approach. As part of the Henlopen TID, this intersection would be improved to be signalized and a separate right turn lane would be provided along the eastbound Kendale Road approach and the southbound Robinsonville Road approach. With the proposed Henlopen TID improvements, the intersection would improve to operate at acceptable LOS. As such, payment of the TID fee will satisfy any obligation the developer would have to improve this intersection.

The unsignalized Robinsonville Road/Cedar Grove Road intersection would exhibit LOS deficiencies during the weekday PM peak hour under 2030 conditions with or without the proposed development (Cases 2 and 3) and during the Summer Saturday peak hour under 2030 conditions with the proposed development (Case 3). Specifically, the deficiency would occur along the westbound Cedar Grove Road approach. As part of the Henlopen TID, this intersection would be improved to be a single lane roundabout. With the proposed Henlopen TID improvements, the intersection would improve to operate at acceptable LOS. As such, payment of the TID fee will satisfy any obligation the developer would have to improve this intersection.

The unsignalized Kendale Road/Beaver Dam Road intersection would exhibit LOS deficiencies during the weekday PM and Summer Saturday peak hours under 2021 existing conditions (Case 1), as well as during the weekday AM, weekday PM, and Summer Saturday peak hours under 2030 conditions with or without the proposed development (Cases 2 and 3). Specifically, the deficiency would occur along the westbound Kendale Road approach. As part of the Henlopen TID, this



intersection would be improved to be signalized and separate turn lanes would be provided along each approach. With the proposed Henlopen TID improvements, the intersection would improve to operate at acceptable LOS. As such, payment of the TID fee will satisfy any obligation the developer would have to improve this intersection.

The unsignalized Robinsonville Road/Harts Road intersection would exhibit LOS deficiencies during the Summer Saturday peak hour under 2030 conditions with the proposed development (Case 3). Specifically, the deficiency would occur along the westbound Harts Road approach. As part of the Henlopen TID, this intersection would be improved to include separate turn lanes onto Harts Road. Additionally, as part of the Henlopen TID improvements, the Harts Road connection to Delaware Route 24 would be removed and a new roadway would be constructed connecting Delaware Route 24 and Robinsonville Road across from Jolyns Way. With the proposed Henlopen TID improvements, the intersection would improve to operate at acceptable LOS. As such, payment of the TID fee will satisfy any obligation the developer would have to improve this intersection.

The unsignalized Delaware Route 24/Harts Road intersection would exhibit LOS deficiencies during the Summer Saturday peak hour under 2021 existing conditions (Case 1) as well as during the weekday AM, weekday PM, and Summer Saturday peak hours under 2030 conditions with or without the proposed development (Cases 2 and 3). Specifically, the deficiency would occur along the Harts Road approach. As part of the Henlopen TID, this intersection would be eliminated and Harts Road would be converted to a cul-de-sac east of Robinsonville Road. In addition, Jolyns Way would be extended to the north to intersect with Robinsonville Road, south of Harts Road. A traffic signal would be installed at the Delaware Route 24/Jolyns Way intersection and the Robinsonville Road intersection with Jolyns Way would be a single lane roundabout. Payment of the TID fee will satisfy any obligation the developer would have to improve this intersection.

Should Sussex County approve the proposed development, the following items should be incorporated into the site design and reflected on the record plan. All applicable agreements (i.e. TID infrastructure recoupment agreement) should be executed prior to Letter of No Objection to Recordation (LONOR) for the proposed development.

1. The developer shall improve Robinsonville Road within the limits of their frontage to meet DelDOT's standards for Functional Classification as found in Section 1.1 of the *Development Coordination Manual* and elsewhere therein. The improvements shall include both directions of travel, regardless of whether the developer's lands are on one or both sides of the road. Frontage is defined in Section 1 of the *Development Coordination Manual*, which states "This length includes the length of roadway perpendicular to lines created by the projection of the outside parcel corners to the roadway." Questions on or appeals of this requirement should be directed to the DelDOT Subdivision Review Coordinator in whose area the development is located.



To the extent that they are not addressed by the site entrance construction (Item 2 below), the cost of the work completed to improve Robinsonville Road to meet DeIDOT's standards and the shared use path, addressed in Item 4a below, are deductible from the TID fee discussed in Item 3. It may be appropriate for DeIDOT to require less than the work contemplated here to adjust the cost of the work with the amount of the TID fee.

2. The developer should construct a full access site entrance (Site Entrance A) for the proposed Coral Lakes development on Robinsonville Road, approximately 1,100 feet north of the northeast point of tangency at the Robinsonville Road intersection with Webbs Landing Road to be consistent with the lane configurations shown in the table below:

Approach	Current Configuration	Proposed Configuration
Eastbound Site Entrance A	Approach does not exist	One shared left turn/right turn lane
Northbound Robinsonville Road	One through lane	One left turn lane and one through lane
Southbound Robinsonville Road	One through lane	One through lane and one right turn lane

Based on DeIDOT's *Development Coordination Manual*, the recommended minimum storage length is 240 feet (excluding taper) for the southbound Robinsonville Road right turn lane and 185 feet (excluding taper) for the northbound Robinsonville Road left turn lane. The calculated queue lengths from the HCS analysis can be accommodated within the recommended storage lengths.

3. The developer should pay the appropriate portion of the Henlopen TID fee in lieu of making transportation improvements outside of their access point and frontage road.
4. The following bicycle, pedestrian, and transit improvements should be included:
  - a. A minimum fifteen-foot wide permanent easement from the edge of the right-of-way should be dedicated to DeIDOT along the property frontage along Robinsonville Road. Within the easement, the developer should construct a ten-foot wide shared-use path (SUP). The SUP should be designed to meet current AASHTO and ADA standards. A minimum five-foot setback should be maintained from the edge of the pavement to the SUP. If feasible, the SUP should be placed behind utility poles and street trees should be provided within the buffer area. The developer should coordinate with DeIDOT's Development Coordination section during the plan review process to identify the exact location of the SUP.




- b. An internal connection should be provided from the SUP into the site.
- c. ADA compliant curb ramps and marked crosswalks should be provided along the Site Entrance approach to Robinsonville Road. The use of diagonal curb ramps is discouraged.
- d. If pedestrian crossings are proposed across Robinsonville Road, the developer should conduct a pedestrian crossing analysis per NCHRP 562 to determine the pedestrian treatment. The developer should coordinate with DelDOT's Development Coordination section during the plan review process regarding any proposed pedestrian crossings.
- e. A minimum five-foot wide bicycle lane should be incorporated in the right turn lane and shoulder along the southbound Robinsonville Road approach to the Site Entrance.
- f. Utility covers should be moved outside of any designated bicycle lanes and any proposed sidewalks/shared-use paths or should be flush with the pavement.

Please note that this review generally focuses on capacity and level of service issues; additional safety and operational issues will be further addressed through DelDOT's Plan Review process.

Improvements in this TIS may be considered "significant" under DelDOT's *Work Zone Safety and Mobility Procedures and Guidelines*. These guidelines are available on DelDOT's website at [https://www.deldot.gov/Publications/manuals/de\\_mutcd/index.shtml](https://www.deldot.gov/Publications/manuals/de_mutcd/index.shtml). For any additional information regarding the work zone impact and mitigation procedures during construction please contact Mr. Jeff VanHorn, Assistant Director for Traffic Operations and Management. Mr. VanHorn can be reached at (302) 659-4606 or by email at [Jeffrey.VanHorn@delaware.gov](mailto:Jeffrey.VanHorn@delaware.gov).

Additional details on our review of the TIS are attached. Please contact me at (302) 266-9600 if you have any questions concerning this review.

Sincerely,  
Johnson, Mirmiran, and Thompson, Inc.

  
Joanne M. Arellano, P.E., PTOE

cc: Mir Wahed, P.E., PTOE  
Janna Brown, EIT

Enclosure



**General Information**

**Report date:** December 22, 2021

**Prepared by:** Century Engineering, Inc.

**Prepared for:** Schell Brothers, LLC.

**Tax Parcel:** 234-6.00-67, 84.00, and 85.00

**Generally consistent with DelDOT's *Development Coordination Manual (DCM)*:** Yes

**Project Description and Background**

**Description:** The developer seeks to develop 315 single-family detached houses.

**Location:** The subject site is located on the west side of Robinsonville Road (Sussex Road 277), opposite Webbs Landing Road (Sussex Road 277B).

**Amount of Land to be developed:** An approximately 152.3-acre assemblage of parcels.

**Land Use approval(s) needed:** Entrance Plan.

**Proposed completion date:** 2030.

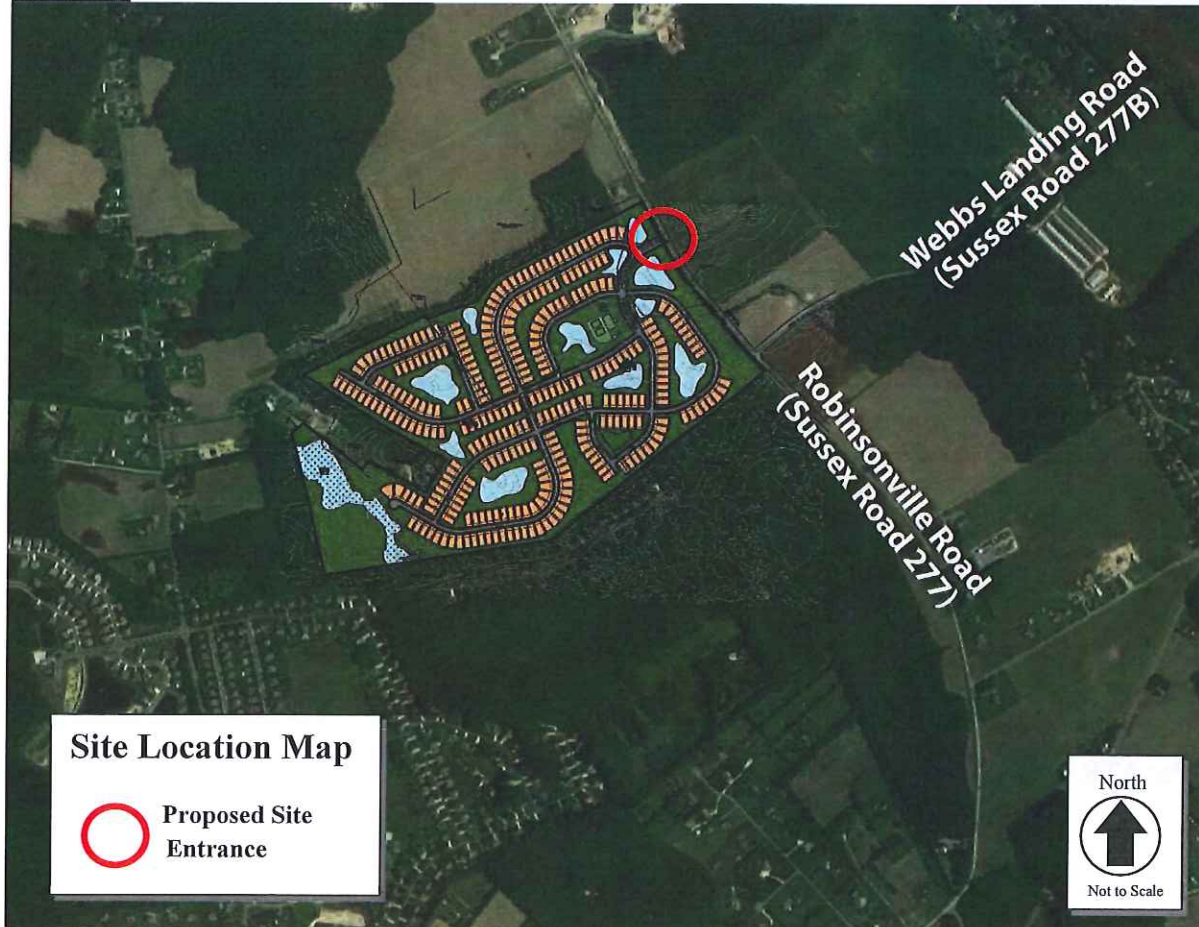
**Proposed access location:** One full access point is proposed on Robinsonville Road.

**Daily Traffic Volumes:**

- 2021 Average Annual Daily Traffic on Robinsonville Road: 4,303 vehicles per day\*

\*Per ATR data collected from August 18, 2021 to August 24 2021.

### Site Map



*\*Graphic is an approximation based on the Site Plan for Coral Lakes prepared by George, Miles & Buhr, LLC. dated June 2021.*

### Relevant and On-going Projects

DelDOT has several relevant and ongoing improvement projects within the study area including the *HSIP SR 24 at Camp Arrowhead Road and SR 24 at Angola Road* project (DelDOT Contract No. T201200902). This project was identified in the *SR 24-SR 30 to Love Creek Bridge Traffic Study* and was identified as a high crash location as part of DelDOT's Hazard Elimination Program (HEP) formally known as the Highway Safety Improvement Program (HSIP). This project would make operational improvements to address safety deficiencies and to accommodate future traffic volumes at these two intersections. Specifically, the improvements associated with the Delaware Route 24/Camp Arrowhead Road/Fairfield Road intersection will include extending the existing left turn and right turn lanes to increase capacity, as well as providing bicycle lanes and pedestrian facilities. The improvements associated with the Delaware Route 24/Robinsonville Road/Angola Road intersection will include providing one left turn lane, one through lane, and one right turn lane along all approaches. The right turn lanes along the northbound and southbound Delaware

Route 24 approaches will be channelized. Construction is scheduled to start in Spring 2022 and end in Fall 2023. Additional information can be found on the DelDOT project website at <https://deldot.gov/projects/index.shtml?dc=details&projectNumber=T201200902>.

The proposed development would be located within the boundary of the proposed Henlopen Transportation Improvement District (TID). DelDOT and Sussex County developed the TID. The formal creation of it was unanimously approved by Sussex County on October 27, 2020. The TID limits generally extend from the Georgetown to Lewes Trail and Delaware Route 1 to the north, Burton Pond and Herring Creek to the south, Arnell Creek and Rehoboth Bay to the east, and Beaver Dam Road to the west. The *Henlopen TID CTP Cost Development Report* was prepared in October 2019 by JMT and contained a summary of the traffic analysis conducted and the associated roadway concept plans and cost estimates for the TID. As part of the report, improvements were recommended at several of the TIS study intersections including the Delaware Route 24 intersections with Camp Arrowhead Road/Fairfield Road, Robinsonville Road/Angola Road and Hollymount Road/Sloan Road, the Robinsonville Road intersections with Cedar Grove Road, Kendale Road, Webbs Landing Road, and Harts Road, and the Kendale Road intersections with Wil King Road and Beaver Dam Road.

### **Livable Delaware**

*(Source: Delaware Strategies for State Policies and Spending, 2020)*

### **Location with respect to the Strategies for State Policies and Spending Map of Delaware:**

The proposed development is located within Investment Level 3 and Investment Level 4.

#### *Investment Level 3*

Investment Level 3 Areas generally fall into two categories. The first category covers lands that are in the long-term growth plans of counties or municipalities where development is not necessary to accommodate expected population growth during a five-year planning period (or longer). The second category includes lands that are adjacent to or intermingled with fast-growing areas within counties or municipalities that are otherwise categorized as Investment Levels 1 or 2. Investment Level 3 is further characterized by areas with new development separated from existing development by a substantial amount of vacant land that is not contiguous with existing infrastructure, areas that are experiencing some development pressure, areas with existing but disconnected development, and possible lack of adequate infrastructure.

The state will consider investing in infrastructure within Investment Level 3 Areas once the Investment Level 1 and 2 Areas are substantially built out, or when the infrastructure or facilities are logical extensions of existing systems and deemed appropriate to serve a particular area. The priorities in the Level 3 Areas are for DelDOT to focus on regional movements between towns and other population centers. Local roadway improvements will be made by developers and property owners as development occurs. Lower priority is given to transportation system–capacity improvements and transit-system enhancements.

#### *Investment Level 4*

Delaware's Investment Level 4 Areas are rural in nature and are where the bulk of the state's open space/natural areas and agricultural industry is located. These areas contain agribusiness activities, farm complexes, and small settlements. They typically include historic crossroads or points of trade, often with rich cultural ties. Delaware's Investment Level 4 Areas are also the location of scattered residential uses, featuring almost entirely single-family detached residential structures. Delaware's Investment Level 4 Areas also include many unincorporated communities, typically with their own distinctive character and identity. Investment Level 4 Areas depend on a transportation system primarily of secondary roads linked to roadways used as regional thoroughfares for commuting and trucking.

It is the state's intent to discourage additional urban and suburban development in Investment Level 4 Areas unrelated to agriculture and to the areas' needs. In Investment Level 4 Areas, the state's investments and policies should retain the rural landscape and preserve open spaces and farmlands, support farmland-related industries, and establish defined edges to more concentrated development. The focus for the Level 4 Areas will be to preserve and maintain existing facilities in safe working order, corridor-capacity preservation, and the enhancement of transportation facilities to support agricultural business.

#### **Proposed Development's Compatibility with Livable Delaware:**

The site would be in the Investment Level 3 and Investment Level 4 areas. According to Livable Delaware, Investment Level 3 areas may be desirable for a variety of housing types, styles, and densities in conjunction with local government comprehensive plans. Per Livable Delaware, the state's investments and policies should retain the rural landscape and preserve open spaces and farmlands within Level 4 areas. In addition, construction of new homes is discouraged in Level 4 areas. Therefore, the area of the site within Investment Level 3 is generally consistent with the 2015 update of the Livable Delaware "Strategies for State Policies and Spending" and the areas within Investment Level 4 are not.

#### **Comprehensive Plans**

*(Source: Sussex County March 2019 Comprehensive Plan)*

#### **Sussex County Comprehensive Plan:**

Per the *Sussex County Comprehensive Plan 2045 Future Land Use Map*, the proposed development is in an area designated as Coastal Area.

#### **Proposed Development's Compatibility with the Sussex County Comprehensive Plan:**

Per the *Sussex County Comprehensive Plan*, a range of housing types including single-family homes should be permitted in Coastal Areas. Therefore, the proposed development is generally consistent with the *Sussex County March 2019 Comprehensive Plan*.

#### **Trip Generation**

The trip generation for the proposed development was determined by using the comparable land use and rates/equations contained in the *Trip Generation, 10<sup>th</sup> Edition: An ITE Informational*

Report, published by the Institute of Transportation Engineers (ITE) for ITE Land Use Code 210 (single-family detached). The trip generation was approved by DelDOT during the PTIS review.

**Table 1**  
Coral Lakes Trip Generation

Land Use	ADT	AM Peak Hour			PM Peak Hour			SAT Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
315 Single-Family Detached Housing (ITE Code 210)	2,988	57	171	228	193	113	306	153	130	283

**Overview of TIS**

**Intersections examined:**

1. Site Entrance A/Robinsonville Road (Sussex Road 277)
2. Robinsonville Road/Kendale Road (Sussex Road 287)
3. Robinsonville Road/Cedar Grove Road (Sussex Road 283)
4. Kendale Road/Wil King Road (Sussex Road 288)
5. Kendale Road/Beaver Dam Road (Sussex Road 285)
6. Robinsonville Road/Harts Road (Sussex Road 277A)
7. Delaware Route 24/Harts Road
8. Delaware Route 24/Camp Arrowhead Road (Sussex Road 279)/Fairfield Drive
9. Delaware Route 24/Robinsonville Road/Angola Road (Sussex Road 277)
10. Delaware Route 24/Hollymount Road (Sussex Road 48)/Sloan Road

**Conditions examined:**

1. Case 1 – 2021 Existing Condition
2. Case 2 – 2030 without development
3. Case 3 – 2030 with development

**Committed Developments considered:**

1. Chase Oaks f.k.a. Charter Oak (249 single family detached houses)
2. Tidewater Landing (31 single family detached houses)
3. Dellwood f.k.a. Ocean Meadows (92 single family detached houses)
4. Acadia f.k.a. Insight at Lewes Point (238 single family detached houses)
5. Coastal Club (19 low-rise townhouses)
6. Anchors Run f.k.a. Insight at Lewes Run (263 single family detached houses)
7. Kindleton (76 single family detached houses)
8. Outer Banks (49 single family detached houses)
9. The Woods at Burton Pond (121 single family detached houses)

10. Pelican Landing (88,000 square feet shopping center)
11. Marsh Island (138 single family detached houses)
12. Marsh Farm Estates (20 single family detached houses)
13. Rehoboth Point Yacht Club f.k.a. Love Creek Marina (120 mid-rise condominiums, 5,000 square feet quality restaurant)
14. Middle Creek Preserve (258 single family detached houses)
15. Dorman Farm Property f.k.a. Belle Terre (154 single family detached houses)
16. Headwater Cove (163 single family detached houses)
17. Hailey's Glen a.k.a. Kielbasa Property (67 single family detached houses)
18. Tanager Woods f.k.a. Street Property (173 single family detached houses)
19. Welches Pond f.k.a. Fieldstone (247 single family detached houses)

*Note: The committed development information listed above is from the December 22, 2021 Traffic Impact Study report and supersedes the information contained in the September 21, 2021 DelDOT Scoping Meeting Memorandum.*

**Peak hours evaluated:** Weekday morning, Weekday evening, and Summer Saturday midday peak hours.

### **Intersection Descriptions**

#### **1. Site Entrance A/Robinsonville Road (Sussex Road 277)**

**Type of Control:** Proposed two-way stop-controlled intersection

**Eastbound Approach:** (Site Entrance A) Proposed one shared left turn/right turn lane, stop-controlled

**Northbound Approach:** (Robinsonville Road) Existing one through lane; proposed one left turn lane and one through lane

**Southbound Approach:** (Robinsonville Road) Existing one through lane; proposed one through lane and one right turn lane

#### **2. Robinsonville Road/Kendale Road (Sussex Road 287)**

**Type of Control:** Existing two-way stop-controlled intersection (T-intersection)

**Eastbound Approach:** (Kendale Road) Existing one shared left turn/right turn lane, stop-controlled

**Northbound Approach:** (Robinsonville Road) Existing one shared left turn/through lane

**Southbound Approach:** (Robinsonville Road) Existing one shared through/right turn lane

#### **3. Robinsonville Road/Cedar Grove Road (Sussex Road 283)**

**Type of Control:** Existing two-way stop-controlled intersection (T-intersection)

**Westbound Approach:** (Cedar Grove Road) Existing one shared left turn/right turn lane, stop-controlled

**Northbound Approach:** (Robinsonville Road) Existing one shared through/right turn lane

**Southbound Approach:** (Robinsonville Road) Existing one shared left turn/through lane

**4. Kendale Road/Wil King Road (Sussex Road 288)**

**Type of Control:** Existing two-way stop-controlled intersection (T-intersection)

**Eastbound Approach:** (Kendale Road) Existing one shared through/right turn lane

**Westbound Approach:** (Kendale Road) Existing one shared left turn/through lane

**Northbound Approach:** (Wil King Road) Existing one shared left turn/right turn lane, stop-controlled

**5. Kendale Road/Beaver Dam Road (Sussex Road 285)**

**Type of Control:** Existing two-way stop-controlled intersection (T-intersection)

**Westbound Approach:** (Kendale Road) Existing one shared left turn/right turn lane, stop-controlled

**Northbound Approach:** (Beaver Dam Road) Existing one shared through/right turn lane

**Southbound Approach:** (Beaver Dam Road) Existing one shared left turn/through lane

**6. Robinsonville Road/Harts Road (Sussex Road 277A)**

**Type of Control:** Existing two-way stop-controlled intersection (T-intersection)

**Westbound Approach:** (Harts Road) Existing one shared left turn/right turn lane, stop-controlled

**Northbound Approach:** (Robinsonville Road) Existing one shared through/right turn lane

**Southbound Approach:** (Robinsonville Road) Existing one shared left turn/through lane

**7. Delaware Route 24/Harts Road**

**Type of Control:** Existing two-way stop-controlled intersection

**Eastbound Approach:** (Harts Road) Existing one left turn lane and one right turn lane, stop-controlled

**Northbound Approach:** (Delaware Route 24) Existing one left turn lane and one through lane

**Southbound Approach:** (Delaware Route 24) Existing through lane and one right turn lane

**8. Delaware Route 24/Camp Arrowhead Road (Sussex Road 279)/Fairfield Drive**

**Type of Control:** Existing signalized intersection

**Eastbound Approach:** (Fairfield Drive) Existing one left turn lane and one shared through/right turn lane

**Westbound Approach:** (Camp Arrowhead Road) Existing one left turn lane, one through lane, and one channelized right turn lane

**Northbound Approach:** (Delaware Route 24) Existing one left turn lane, one through lane, and one channelized right turn lane

**Southbound Approach:** (Delaware Route 24) Existing one left turn lane, one through lane, and one channelized right turn lane

**9. Delaware Route 24/Robinsonville Road/Angola Road (Sussex Road 277)**

**Type of Control:** Existing signalized intersection

**Eastbound Approach:** (Robinsonville Road) Existing one shared left turn/through lane and one right turn lane; proposed one left turn lane, one through lane, and one right turn lane

**Westbound Approach:** (Angola Road) Existing one shared left turn/through lane and one right turn lane; proposed one left turn lane, one through lane, and one right turn lane

**Northbound Approach:** (Delaware Route 24) Existing one left turn lane, one through lane, and one channelized right turn lane

**Southbound Approach:** (Delaware Route 24) Existing one left turn lane and one shared through/right turn lane

*Note: The proposed lane configurations are part of the HSIP SR 24 at Camp Arrowhead Road and SR 24 at Angola Road project (DelDOT Contract No. T201200902)*

**10. Delaware Route 24/Hollymount Road (Sussex Road 48)/Sloan Road**

**Type of Control:** Existing signalized intersection

**Eastbound Approach:** (Hollymount Road) Existing one left turn lane and one shared through/right turn lane

**Westbound Approach:** (Sloan Road) Existing one left turn lane and one shared through/right turn lane

**Northbound Approach:** (Delaware Route 24) Existing one left turn lane, one through lane, and one channelized right turn lane

**Southbound Approach:** (Delaware Route 24) Existing one left turn lane, one through lane, and one right turn lane

**Transit, Pedestrian, and Bicycle Facilities**

**Existing transit service:** Per DelDOT Gateway, Delaware Transit Corporation (DTC) currently provides services along Delaware Route 24 via DART Routes 215 within the study area. Designated bus stops for DART Route 215 exist adjacent to the Delaware Route 24 intersection



with Camp Arrowhead Road (Sussex Road 279)/Fairfield Drive. DART Route 215 provides 11 round trips from 5:25 a.m. to 12:43 a.m. Monday through Saturday.

**Planned transit service:** JMT contacted Mr. Jared Kauffman, DART First State Fixed-Route Planner, on December 30, 2021 via email regarding transit improvements. As of January 10, 2022, a response has not yet been received.

**Existing bicycle and pedestrian facilities:** Per DelDOT Gateway, Connector and Regional Bicycle Routes exist within the study area. A Connector Bicycle Route travels along Camp Arrowhead Road starting at the Delaware Route 24 intersection with Camp Arrowhead Road/Fairfield Road. Another Connector Bicycle Route travels along Beaver Dam and Robinsonville Road/Angola Road, traversing the study intersection with Delaware Route 24. The Regional Bicycle Route exists along Delaware Route 24 and traverses through four study intersections (Camp Arrowhead Road/Fairfield Drive, Harts Road, Robinsonville Road/Angola Road, and Hollymount Road/Sloan Road).

**Planned bicycle and pedestrian facilities:** JMT contacted Mr. John Fiori, DelDOT's Bicycle Coordinator, and Ms. Linda Osiecki, DelDOT's Pedestrian Coordinator, on December 30, 2021 via email regarding bicycle and pedestrian improvements. As of January 10, 2022, a response has not yet been received.

**Bicycle Level of Traffic Stress in Delaware:** Researchers with the Mineta Transportation Institute developed a framework to measure low-stress connectivity, which can be used to evaluate and guide bicycle network planning. Bicycle LTS analysis uses factors such as the speed of traffic, volume of traffic, and the number of lanes to rate each roadway segment on a scale of 1 to 4, where 1 is a low-stress place to ride and 4 is a high-stress place to ride. It analyzes the total connectivity of a network to evaluate how many destinations can be accessed using low-stress routes. Developed by planners at the Delaware Department of Transportation (DelDOT), the bicycle Level of Traffic Stress (LTS) model will be applied to bicycle system planning and evaluation throughout the state. The Bicycle LTS for the roadways under existing conditions along the site frontage are summarized below. The Bicycle LTS was determined utilizing the map on the DelDOT Gateway.

- Robinsonville Road – LTS: 4

#### **Sight Distance Evaluation**

Based on a qualitative field visit, there are no sight distance concerns expected at the proposed site entrance along Robinsonville Road.

#### **Crash Evaluation**

Per the TIS, crash data from October 22, 2018 to October 22, 2021 was provided by DelDOT and a total of 128 crashes were reported within the study intersections. Of the 128 crashes reported:

- 16 crashes were reported at the intersection of Kendale Road and Beaver Dam Road.
- 23 crashes were reported at the intersection of Delaware Route 24 and Hollymount Road/Sloan Road.

*Detailed TIS Review by:  
Johnson, Mirmiran, & Thompson*

- 27 crashes were reported at the intersection of Delaware Route 24 and Camp Arrowhead Road/Fairfield Drive.
- 42 crashes were reported at the intersection of Delaware Route 24 and Robinsonville Road/Angola Road.
- One fatality occurred at the intersection of Delaware Route 24 and Camp Arrowhead Road/Fairfield Drive. The fatal crash was an angle crash at the unsignalized shopping center driveway approximately 325 feet south of Fairfield Drive.

### **Previous Comments**

Comments provided by DelDOT during the Preliminary TIS review have been addressed in the Final TIS.

### **General HCS Analysis Comments**

*(See table footnotes on the following pages for specific comments)*

1. Per DelDOT's *Development Coordination Manual*, JMT used a heavy vehicle percentage of 3% for each movement greater than 100 vph in the Case 2 and Case 3 future scenario analyses, unless the existing heavy vehicle percentage was greater than 3% or there was no significant increase of vehicles along that movement, in which case the existing heavy vehicle percentage was used for analysis of future scenarios. Whereas, the TIS used the existing heavy vehicle percentage for Case 1, Case 2 and Case 3 scenarios.
2. Per DelDOT's *Development Coordination Manual* and coordination with DelDOT Planning, JMT used a heavy vehicle percentage of 5% for each movement less than 100 vph along roadways for Case 1 conditions, whereas the TIS did not.
3. Per DelDOT's *Development Coordination Manual*, JMT utilized the existing PHF for the Case 1 scenario and a future PHF for Cases 2 and 3 scenarios of 0.80 for roadways with less than 500 vph, 0.88 for roadways between 500 and 1,000 vph, and 0.92 for roadways with more than 1,000 vph or the existing PHF, whichever was higher. The TIS utilized the existing PHF for Case 1, Case 2 and Case 3 scenarios.
4. Both the TIS and JMT utilized a saturation flow rate of 1,750 pc/ph/pl for any signalized intersection based on the project area being located south of the C&D Canal.
5. For all the signalized intersections JMT utilized Field-Measured Phase Times whereas the TIS did not.

Table 2  
Peak Hour Levels Of Service (LOS)  
Based on Final Traffic Impact Study for Coral Lakes f.k.a. Novosel  
Report Dated: December 22, 2021  
Prepared By: Century Engineering, Inc.

Unsignalized Intersection Two-Way Stop Control <sup>1</sup>	LOS per TIS			LOS per JMT		
	Weekday AM	Weekday PM	Saturday Peak	Weekday AM	Weekday PM	Saturday Peak
Site Entrance /Robinsonville Road (Sussex Road 277)						
2030 with development (Case 3)						
Eastbound Site Entrance Approach	C (16.0)	C (25.5)	C (25.5)	C (16.9)	D (25.5)	D (25.5)
Northbound Robinsonville Road Left Turn	A (7.9)	A (9.2)	A (8.9)	A (8.0)	A (9.2)	A (8.9)

<sup>1</sup> For signalized and unsignalized analysis, the numbers in parentheses following levels of service are average delay per vehicle, measured in seconds.

Table 3  
Peak Hour Levels Of Service (LOS)  
Based on Final Traffic Impact Study for Coral Lakes f.k.a. Novosel  
Report Dated: December 22, 2021  
Prepared By: Century Engineering, Inc.

Unsignalized Intersection Two-Way Stop Control (T-intersection) <sup>1</sup>	LOS per TIS			LOS per JMT		
	Weekday AM	Weekday PM	Saturday Peak	Weekday AM	Weekday PM	Saturday Peak
<b>Robinsonville Road (Sussex Road 277)/ Kendale Road (Sussex Road 287)</b>						
2021 with Existing (Case 1)						
Eastbound Kendale Approach	C (15.5)	C (15.1)	C (18.9)	C (15.5)	C (15.1)	C (18.5)
Northbound Robinsonville Road Left Turn	A (7.6)	A (8.4)	A (8.1)	A (7.6)	A (8.4)	A (8.1)
2030 without Development (Case 2)						
Eastbound Kendale Approach	F (120.9)	F (150.5)	F (315.5)	F (108.0)	F (148.1)	F (279.4)
Northbound Robinsonville Road Left Turn	A (8.2)	A (9.3)	A (9.1)	A (8.1)	A (9.2)	A (8.9)
2030 without Development (Case 2) with auxiliary turn lanes along all approaches						
Eastbound Kendale Approach	-	-	-	E (43.2)	D (25.6)	F (55.6)
Northbound Robinsonville Road Left Turn	-	-	-	A (8.1)	A (9.2)	A (8.9)
2030 with Development (Case 3)						
Eastbound Kendale Approach	F (258.9)	F (294.2)	F (522.9)	F (220.9)	F (290.1)	F (467.9)
Northbound Robinsonville Road Left Turn	A (8.4)	A (9.7)	A (9.5)	A (8.3)	A (9.6)	A (9.2)

Table 3 (Continued)  
Peak Hour Levels Of Service (LOS)  
Based on Final Traffic Impact Study for Coral Lakes f.k.a. Novosel  
Report Dated: December 22, 2021  
Prepared By: Century Engineering, Inc.

Unsignalized Intersection Two-Way Stop Control (T-intersection) <sup>1</sup>	LOS per TIS			LOS per JMT		
	Weekday AM	Weekday PM	Saturday Peak	Weekday AM	Weekday PM	Saturday Peak
<b>Robinsonville Road (Sussex Road 277)/ Kendale Road (Sussex Road 287)</b>						
<i>2030 with Development (Case 2) with auxiliary turn lanes along all approaches</i>						
Eastbound Kendale Approach	-	-	-	F (87.8)	E (39.6)	F (104.8)
Northbound Robinsonville Road Left Turn	-	-	-	A (8.3)	A (9.6)	A (9.2)

Table 3 (Continued)  
Peak Hour Levels Of Service (LOS)  
Based on Final Traffic Impact Study for Coral Lakes f.k.a. Novosel  
Report Dated: December 22, 2021  
Prepared By: Century Engineering, Inc.

Signalized Intersection <sup>1</sup>	LOS per TIS			LOS per JMT		
	Weekday AM	Weekday PM	Saturday Peak	Weekday AM	Weekday PM	Saturday Peak
<b>Robinsonville Road (Sussex Road 277)/ Kendale Road (Sussex Road 287)</b>						
2030 without development (Case 2) with Henlopen TID Improvement <sup>2</sup>	-	-	-	B (17.4)	B (17.5)	B (17.7)
2030 with development (Case 3) with Henlopen TID Improvement <sup>2</sup>	-	-	-	B (17.3)	C (20.2)	B (18.3)

<sup>2</sup> The Henlopen TID Improvements scenario includes signaling the intersection and providing auxiliary lanes along each approach. A cycle length of 90 seconds was utilized for all peak hours.

Table 4  
Peak Hour Levels Of Service (LOS)  
Based on Final Traffic Impact Study for Coral Lakes f.k.a. Novosel  
Report Dated: December 22, 2021  
Prepared By: Century Engineering, Inc.

Unsignalized Intersection Two-Way Stop Control (T-intersection) <sup>1</sup>	LOS per TIS			LOS per JMT		
	Weekday AM	Weekday PM	Saturday Peak	Weekday AM	Weekday PM	Saturday Peak
<b>Robinsonville Road (Sussex Road 277)/ Cedar Grove Road (Sussex Road 283)</b>						
2021 with Existing (Case 1)						
Westbound Cedar Grove Road Approach	B (11.7)	C (16.4)	B (14.6)	B (11.7)	C (16.4)	B (14.6)
Southbound Robinsonville Road Left Turn	A (8.4)	A (7.8)	A (8.0)	A (8.4)	A (7.8)	A (8.0)
2030 without Development (Case 2)						
Westbound Cedar Grove Road Approach	C (16.4)	F (55.2)	D (33.8)	C (15.7)	F (53.2)	D (30.9)
Southbound Robinsonville Road Left Turn	A (8.8)	A (8.3)	A (8.5)	A (8.9)	A (8.3)	A (8.6)
2030 without Development (Case 2) with auxiliary turn lanes along all approaches						
Westbound Cedar Grove Road Approach	-	-	-	B (12.0)	D (27.7)	C (18.6)
Southbound Robinsonville Road Left Turn	-	-	-	A (8.9)	A (8.3)	A (8.6)
2030 with Development (Case 3)						
Westbound Cedar Grove Road Approach	C (17.8)	F (85.9)	E (45.1)	C (17.0)	F (65.3)	E (40.1)
Southbound Robinsonville Road Left Turn	A (9.0)	A (8.4)	A (8.6)	A (9.0)	A (8.3)	A (8.7)



Table 4 (Continued)  
Peak Hour Levels Of Service (LOS)  
Based on Final Traffic Impact Study for Coral Lakes f.k.a. Novosel  
Report Dated: December 22, 2021  
Prepared By: Century Engineering, Inc.

Unsignalized Intersection Two-Way Stop Control (T-intersection) <sup>1</sup>	LOS per TIS			LOS per JMT		
	Weekday AM	Weekday PM	Saturday Peak	Weekday AM	Weekday PM	Saturday Peak
<b>Robinsonville Road (Sussex Road 277)/ Cedar Grove Road (Sussex Road 283)</b>						
<i>2030 without Development (Case 2) with auxiliary turn lanes along all approaches</i>						
Westbound Cedar Grove Road Approach	-	-	-	B (12.5)	D (32.0)	C (21.5)
Southbound Robinsonville Road Left Turn	-	-	-	A (9.0)	A (8.3)	A (8.7)

Table 4 (Continued)  
Peak Hour Levels Of Service (LOS)  
Based on Final Traffic Impact Study for Coral Lakes f.k.a. Novosel  
Report Dated: December 22, 2021  
Prepared By: Century Engineering, Inc.

Roundabout <sup>1</sup>	LOS per TIS			LOS per JMT		
	Weekday AM	Weekday PM	Saturday Peak	Weekday AM	Weekday PM	Saturday Peak
<b>Robinsonville Road (Sussex Road 277)/ Cedar Grove Road (Sussex Road 283)</b>						
2030 without Development (Case 2) with Henlopen TID improvements <sup>3</sup>						
Westbound Cedar Grove Road Approach	-	-	-	A (5.1)	A (7.0)	A (6.2)
Northbound Robinsonville Road Approach	-	-	-	A (8.2)	A (5.9)	A (6.6)
Southbound Robinsonville Road Approach	-	-	-	A (4.4)	A (7.8)	A (6.3)
Overall LOS	-	-	-	A (7.1)	A (6.8)	A (6.4)
2030 with Development (Case 3) with Henlopen TID improvements <sup>3</sup>						
Westbound Cedar Grove Road Approach	-	-	-	A (5.4)	A (7.2)	A (6.5)
Northbound Robinsonville Road Approach	-	-	-	A (8.8)	A (6.0)	A (6.9)
Southbound Robinsonville Road Approach	-	-	-	A (4.5)	A (8.3)	A (6.7)
Overall LOS	-	-	-	A (7.6)	A (7.1)	A (6.7)

<sup>3</sup> The Henlopen TID Improvements scenario includes converting the intersection into a single lane roundabout.

Table 5  
Peak Hour Levels Of Service (LOS)  
Based on Final Traffic Impact Study for Coral Lakes f.k.a. Novosel  
Report Dated: December 22, 2021  
Prepared By: Century Engineering, Inc.

Unsignalized Intersection Two-Way Stop Control (T-intersection) <sup>1</sup>	LOS per TIS			LOS per JMT		
	Weekday AM	Weekday PM	Saturday Peak	Weekday AM	Weekday PM	Saturday Peak
<b>Kendale Road (Sussex Road 287)/ Wil King Road (Sussex Road 288)</b>						
2021 with Existing (Case 1)						
Westbound Kendale Road Left Turn	A (8.2)	A (7.8)	A (8.0)	A (8.2)	A (7.8)	A (8.0)
Northbound Wil King Road Approach	B (11.9)	B (11.2)	B (11.9)	B (11.9)	B (11.2)	B (11.9)
2030 without Development (Case 2)						
Westbound Kendale Road Left Turn	A (8.5)	A (8.4)	A (8.6)	A (8.5)	A (8.4)	A (8.6)
Northbound Wil King Road Approach	C (15.4)	C (15.6)	C (17.0)	C (15.3)	C (15.7)	C (17.3)
2030 with Development (Case 3)						
Westbound Kendale Road Left Turn	A (8.6)	A (8.6)	A (8.7)	A (8.6)	A (8.6)	A (8.8)
Northbound Wil King Road Approach	C (16.4)	C (17.0)	C (18.5)	C (16.3)	C (17.1)	C (18.9)

Table 5 (Continued)  
Peak Hour Levels Of Service (LOS)  
Based on Final Traffic Impact Study for Coral Lakes f.k.a. Novosel  
Report Dated: December 22, 2021  
Prepared By: Century Engineering, Inc.

Unsignalized Intersection All-Way Stop Control <sup>1</sup>	LOS per TIS			LOS per JMT		
	Weekday AM	Weekday PM	Saturday Peak	Weekday AM	Weekday PM	Saturday Peak
<b>Kendale Road (Sussex Road 287)/ Wil King Road (Sussex Road 288)</b>						
2030 with Development (Case 3) with Henlopen TID improvements <sup>4</sup>						
Eastbound Kendale Road Approach	-	-	-	B (13.4)	B (14.3)	C (20.0)
Westbound Kendale Road Approach	-	-	-	B (12.6)	B (13.6)	B (14.3)
Northbound Wil King Road Approach	-	-	-	B (10.2)	A (9.5)	B (10.1)
Overall LOS	-	-	-	B (12.6)	B (13.7)	C (16.9)

<sup>4</sup> The Henlopen TID Improvements scenario includes converting the intersection to an all-way stop.

Table 6  
Peak Hour Levels Of Service (LOS)  
Based on Final Traffic Impact Study for Coral Lakes f.k.a. Novosel  
Report Dated: December 22, 2021  
Prepared By: Century Engineering, Inc.

Unsignalized Intersection Two-Way Stop Control (T-intersection) <sup>1</sup>	LOS per TIS			LOS per JMT		
	Weekday AM	Weekday PM	Saturday Peak	Weekday AM	Weekday PM	Saturday Peak
<b>Kendale Road (Sussex Road 287)/ Beaver Dam Road (Sussex Road 285)</b>						
2021 with Existing (Case 1)						
Westbound Kendale Road Approach	C (20.0)	E (41.3)	E (45.9)	C (20.0)	E (41.3)	E (45.9)
Southbound Beaver Dam Road Left Turn	A (9.3)	A (8.4)	A (9.2)	A (9.3)	A (8.4)	A (9.2)
2030 without Development (Case 2)						
Westbound Kendale Road Approach	F (220.9)	F (1122.4)	F (1242.9)	F (218.0)	F (946.7)	F (1107.8)
Southbound Beaver Dam Road Left Turn	B (10.6)	A (9.9)	B (11.4)	B (10.4)	A (9.8)	B (11.3)
2030 without Development (Case 2) <i>with auxiliary turn lanes along all approaches</i>						
Westbound Kendale Road Approach	-	-	-	D (33.8)	F (285.5)	F (247.8)
Southbound Beaver Dam Road Left Turn	-	-	-	B (10.4)	A (9.8)	B (11.3)
2030 with Development (Case 3)						
Westbound Kendale Road Approach	F (300.1)	F (1618.8)	F (1700.6)	F (296.6)	F (1356.5)	F (1508.8)
Southbound Beaver Dam Road Left Turn	B (10.7)	B (10.3)	B (11.9)	B (10.5)	B (10.2)	B (11.8)

Table 6 (Continued)  
Peak Hour Levels Of Service (LOS)  
Based on Final Traffic Impact Study for Coral Lakes f.k.a. Novosel  
Report Dated: December 22, 2021  
Prepared By: Century Engineering, Inc.

Unsignalized Intersection Two-Way Stop Control (T-intersection) <sup>1</sup>	LOS per TIS			LOS per JMT		
	Weekday AM	Weekday PM	Saturday Peak	Weekday AM	Weekday PM	Saturday Peak
<b>Kendale Road (Sussex Road 287)/ Beaver Dam Road (Sussex Road 285)</b>						
<i>2030 with Development (Case 3) with auxiliary turn lanes along all approaches</i>						
Westbound Kendale Road Approach	-	-	-	E (38.3)	F (378.9)	F (317.7)
Southbound Beaver Dam Road Left Turn	-	-	-	B (10.5)	B (10.2)	B (11.8)

Table 6 (Continued)  
Peak Hour Levels Of Service (LOS)  
Based on Final Traffic Impact Study for Coral Lakes f.k.a. Novosel  
Report Dated: December 22, 2021  
Prepared By: Century Engineering, Inc.

Signalized Intersection <sup>1</sup>	LOS per TIS			LOS per JMT		
	Weekday AM	Weekday PM	Saturday Peak	Weekday AM	Weekday PM	Saturday Peak
<b>Kendale Road (Sussex Road 287)/ Beaver Dam Road (Sussex Road 285)</b>						
2030 without development (Case 2) with Henlopen TID Improvement <sup>5</sup>	-	-	-	C (20.1)	C (20.5)	B (18.3)
2030 with development (Case 3) with Henlopen TID Improvement <sup>55</sup>	-	-	-	C (21.4)	C (20.6)	B (19.5)

<sup>5</sup> The Henlopen TID Improvements scenario includes signaling the intersection and providing auxiliary lanes along each approach. A cycle length of 120 seconds was utilized for the AM and Saturday peak hours, and cycle length of 90 seconds was utilized for the PM peak hour.

Table 7  
Peak Hour Levels Of Service (LOS)  
Based on Final Traffic Impact Study for Coral Lakes f.k.a. Novosel  
Report Dated: December 22, 2021  
Prepared By: Century Engineering, Inc.

Unsignalized Intersection Two-Way Stop Control (T-intersection) <sup>1</sup>	LOS per TIS			LOS per JMT		
	Weekday AM	Weekday PM	Saturday Peak	Weekday AM	Weekday PM	Saturday Peak
<b>Robinsonville Road (Sussex Road 277)/ Harts Road (Sussex Road 277A)</b>						
2021 with Existing (Case 1)						
Westbound Harts Road Approach	B (10.4)	B (11.6)	B (12.4)	B (10.4)	B (11.6)	B (12.4)
Southbound Robinsonville Road Left Turn	A (8.0)	A (7.6)	A (7.9)	A (8.0)	A (7.6)	A (7.9)
2030 without Development (Case 2)						
Westbound Harts Road Approach	B (13.8)	C (19.6)	C (24.0)	B (12.9)	C (19.6)	C (24.4)
Southbound Robinsonville Road Left Turn	A (8.7)	A (8.2)	A (8.6)	A (8.3)	A (8.2)	A (8.7)
2030 without Development (Case 2) <i>with Henlopen TID Improvement</i> <sup>6</sup>						
Westbound Harts Road Approach	-	-	-	B (12.6)	B (14.8)	C (15.1)
Southbound Robinsonville Road Left Turn	-	-	-	A (8.3)	A (8.2)	A (8.3)

<sup>6</sup> The Henlopen TID Improvements scenario includes removing the Harts Road connection to Delaware Route 24 and constructing an alternative connecting roadway between Delaware Route 24 and Robinsonville Road across from Jane Way. The TIS did not account for the resulting volume change under Case 2 and 3 conditions, whereas JMT redistributed volumes to account for the closure.



Table 7 (continued)  
Peak Hour Levels Of Service (LOS)  
Based on Final Traffic Impact Study for Coral Lakes f.k.a. Novosel  
Report Dated: December 22, 2021  
Prepared By: Century Engineering, Inc.

Unsignalized Intersection Two-Way Stop Control (T-intersection) <sup>1</sup>	LOS per TIS			LOS per JMT		
	Weekday AM	Weekday PM	Saturday Peak	Weekday AM	Weekday PM	Saturday Peak
<b>Robinsonville Road (Sussex Road 277)/ Harts Road (Sussex Road 277A)</b>						
2030 with Development (Case 3)						
Westbound Harts Road Approach	B (14.7)	D (27.6)	E (37.1)	C (15.6)	D (27.5)	E (38.0)
Southbound Robinsonville Road Left Turn	A (8.8)	A (8.5)	A (9.0)	A (8.6)	A (8.6)	A (9.0)
2030 with Development (Case 3) with Henlopen TID Improvement <sup>6</sup>						
Westbound Harts Road Approach	-	-	-	B (13.8)	C (17.4)	C (17.5)
Southbound Robinsonville Road Left Turn	-	-	-	A (8.4)	A (8.5)	A (8.5)

Table 8  
Peak Hour Levels Of Service (LOS)  
Based on Final Traffic Impact Study for Coral Lakes f.k.a. Novosel  
Report Dated: December 22, 2021  
Prepared By: Century Engineering, Inc.

Unsignalized Intersection Two-Way Stop Control (T-intersection) <sup>1</sup>	LOS per TIS			LOS per JMT		
	Weekday AM	Weekday PM	Saturday Peak	Weekday AM	Weekday PM	Saturday Peak
<b>Delaware Route 24/Harts Road <sup>7</sup></b>						
2021 with Existing (Case 1)						
Eastbound Harts Road Approach	C (21.6)	C (22.3)	E (43.2)	C (20.1)	C (21.2)	E (40.7)
Northbound Delaware Route 24 Left Turn	A (7.9)	A (8.9)	A (8.4)	A (8.0)	A (9.0)	A (8.5)
2030 without Development (Case 2)						
Eastbound Harts Road Approach	F (123.8)	F (196.3)	F (701.0)	F (81.5)	F (134.4)	F (562.7)
Northbound Delaware Route 24 Left Turn	A (8.4)	B (10.3)	A (9.5)	A (8.5)	B (10.4)	A (9.7)
2030 with Development (Case 3)						
Eastbound Harts Road Approach	F (237.9)	F (323.8)	F (929.5)	F (153.0)	F (211.5)	F (725.9)
Northbound Delaware Route 24 Left Turn	A (8.4)	B (10.5)	A (9.7)	A (8.5)	B (10.7)	A (9.9)

<sup>7</sup> The TIS modeled the intersection with shared lanes along all approaches. JMT modeled the intersection with one left turn lane and one right turn lane along the eastbound Harts Road Approach, one left turn lane and one through lane along the northbound Delaware Route 24 approach, and one through lane and one right turn lane along the southbound Delaware Route 24 approach, per existing conditions.

Table 9  
Peak Hour Levels Of Service (LOS)  
Based on Final Traffic Impact Study for Coral Lakes f.k.a. Novosel  
Report Dated: December 22, 2021  
Prepared By: Century Engineering, Inc.

Signalized Intersection <sup>1</sup>	LOS per TIS			LOS per JMT		
	Weekday AM	Weekday PM	Saturday Peak	Weekday AM	Weekday PM	Saturday Peak
<b>Delaware Route 24/Camp Arrowhead Road (Sussex Road 279)/Fairfield Drive <sup>8,9</sup></b>						
2021 with Existing (Case 1)	F (97.1)	D (38.1)	F (81.4)	E (77.6)	D (48.5)	E (68.6)
2021 with Existing (Case 1) <i>with signal optimization</i> <sup>10</sup>	C (23.1)	C (33.5)	C (30.1)	C (30.0)	C (22.5)	C (32.9)
2030 without Development (Case 2) <sup>11</sup>	E (62.1)	C (29.9)	E (61.2)	D (43.2)	C (27.8)	D (46.9)
2030 without Development (Case 2) <i>with Henlopen TID Improvements</i> <sup>12</sup>	-	-	-	C (26.2)	C (23.0)	C (32.5)
2030 with Development (Case 3) <sup>11</sup>	E (72.8)	C (31.7)	E (67.5)	D (45.4)	C (29.1)	D (51.6)
2030 with development (Case 3) <i>with Henlopen TID Improvements</i> <sup>12</sup>	-	-	-	C (26.4)	C (23.0)	C (32.7)

<sup>8</sup> The TIS modeled the Delaware Route 24 intersections with Camp Arrowhead Road/Fairfield Drive and Robinsonville Road/Angola Road separately, whereas JMT modeled the intersections as part of a coordinated corridor, per existing conditions.

<sup>9</sup> Due to a lack of right turn on red count data, JMT modeled the intersection with right turn overlap phases to account for right turn on red movements, whereas the TIS did not.

<sup>10</sup> Signal optimization scenario includes optimizing green split times while maintaining signal cycle lengths.

<sup>11</sup> The Case 2 and Case 3 future analysis includes improvements to intersections 8 and 9 as part of the *HSIP SR 24 at Camp Arrowhead Road and SR 24 at Angola Road* project (DelDOT Contract No. T201200902). As such, signal timings have been optimized.

<sup>12</sup> Henlopen TID Improvements scenario includes the provision of an additional through lane along northbound and southbound Delaware Route 24.

Table 10  
Peak Hour Levels Of Service (LOS)  
Based on Final Traffic Impact Study for Coral Lakes f.k.a. Novosel  
Report Dated: December 22, 2021  
Prepared By: Century Engineering, Inc.

Signalized Intersection <sup>1</sup>	LOS per TIS			LOS per JMT		
	Weekday AM	Weekday PM	Saturday Peak	Weekday AM	Weekday PM	Saturday Peak
<b>Delaware Route 24/Robinsonville Road/Angola Road (Sussex Road 277)<sup>8,9</sup></b>						
2021 with Existing (Case 1)	-	-	-	F (73.6)	E (56.5)	E (65.8)
2021 with Existing (Case 1) <i>with signal optimization</i> <sup>10</sup>	D (40.0)	D (41.7)	D (39.9)	D (45.4)	D (42.9)	D (49.1)
2030 without Development (Case 2) <sup>11, 13</sup>	D (43.3)	D (47.0)	D (45.4)	D (41.5)	D (40.4)	D (38.4)
2030 without Development (Case 2) <i>with Henlopen TID Improvements</i> <sup>12</sup>	-	-	-	C (34.5)	C (34.1)	C (33.5)
2030 with Development (Case 3) <sup>11, 13</sup>	D (45.4)	D (54.7)	D (48.8)	D (43.8)	D (41.3)	D (40.0)
2030 with development (Case 3) <i>with Henlopen TID Improvements</i> <sup>12</sup>	-	-	-	C (34.6)	C (34.6)	C (33.7)

<sup>13</sup> Improvements as part of the *HSIP SR 24 at Camp Arrowhead Road and SR 24 at Angola Road* project (DelDOT Contract No. T201200902) include the provision of one left turn lane, one through lane, and one right turn lane along all approaches.

Table 11  
Peak Hour Levels Of Service (LOS)  
Based on Final Traffic Impact Study for Coral Lakes f.k.a. Novosel  
Report Dated: December 22, 2021  
Prepared By: Century Engineering, Inc.

Signalized Intersection <sup>1</sup>	LOS per TIS			LOS per JMT		
	Weekday AM	Weekday PM	Saturday Peak	Weekday AM	Weekday PM	Saturday Peak
<b>Delaware Route 24/Hollymount Road (Sussex Road 48)</b>						
2021 with Existing (Case 1)	C (21.1)	B (19.3)	C (24.6)	D (50.9)	E (56.0)	F (115.7)
2021 with Existing (Case 1) <i>with signal optimization</i>	-	-	-	C (20.9)	B (18.0)	C (21.3)
2030 without Development (Case 2)	C (25.1)	C (33.3)	F (82.6)	F (86.9)	F (163.7)	F (282.5)
2030 without Development (Case 2) <i>with signal optimization</i>	-	-	D (39.9)	C (24.1)	C (27.2)	D (42.8)
2030 without Development (Case 2) <i>with Henlopen TID Improvement<sup>14</sup></i>	-	-	-	C (23.1)	C (25.7)	D (40.7)
2030 with Development (Case 3)	C (25.9)	D (37.7)	F (94.8)	F (96.8)	F (184.4)	F (305.4)
2030 with Development (Case 3) <i>with signal optimization</i>	-	-	-	C (25.3)	C (27.9)	D (46.1)
2030 with development (Case 3) <i>with Henlopen TID Improvement<sup>14</sup></i>	-	-	-	C (23.5)	C (26.7)	D (43.6)

<sup>14</sup> Henlopen TID Improvements scenario includes providing separate left turn lanes along northbound Sloan Lane and southbound Hollymount Road.



# Carol E Conroy

35087 Zwaanendael Ave  
Lewes DE 19958

January 20, 2022

Jamie Whitehouse, Director  
Planning & Zoning  
Sussex County  
2 The Circle  
P.O. Box 417  
Georgetown, DE 19947

RECEIVED

JAN 24 2022

SUSSEX COUNTY  
PLANNING & ZONING

Dear Mr. Whitehouse:

I am enclosing a statement relating to the cluster subdivision application known as Coral Lakes (S-2021-06). Please ensure that this statement is included in the official record that will be available for the Public Commission hearing on January 27, 2022.

Thank you for your assistance,



Carol E Conroy

Sussex County resident

DATE

RECEIVED  
CEIVE

JAN 24 2022

SUSSEX COUNTY,  
PLANNING & ZONING  
PLAN

To Members of the Planning and Zoning Commission and Planning Staff

Comments on Land Use Application S-2021-06, Coral Lakes

This application for a cluster subdivision proposes to develop 152.35 acres containing woodland and non-tidal wetlands. Efforts to develop this tract date back to 2009, when 209 houses were proposed. A 2010 application proposed to build 160 units, and in 2020, another application proposed to build 304 units. The application now submitted to the County proposes to build 315 units.

Given the physical characteristics of this tract and its location on Robinsonville Road, the best use of this acreage would be a woodland park with gravel walking paths. Such a park would be compatible with the State's assignment of its level 4 investment level to most of the acreage. (A small segment has been assigned a level 3 classification.)

A park also would be consistent with the Cape Henlopen TID development plan, and with the Center for Inland Bays plan. Last but not least, a park would fulfill the goals of the County's own Comprehensive Plan.

The best available information about this proposal is from the State's PLUS review of application 2020-11-05. That proposal (304 units) required clearing 95.5 acres, or 67 percent of the 143.5 acres of woodland. It also would have disturbed upwards of 25 acres of non-tidal wetland. In its review, DelDot estimated that the proposed development would generate close to 3,000 trips a day on Robinsonville Road. This road is on its way to becoming yet another traffic headache for both residents and DelDot.

Another disturbing feature is the developers's design strategy. Since they seek approval as a cluster subdivision, they must satisfy criteria set forth in Section 115-25 in the County's subdivision ordinance. One such criteria requires contiguous open land:

Section F(3) "...Required open space shall comply with the following criteria:  
(b) Required open space must be designed to be beneficial to the residents or users of the open space. It shall not be constituted of fragmented lands with little open space value....Accordingly, 30 percent of all required open space shall be located on a contiguous tract of land...."

One look at the concept drawing from the 2020 application shows a development composed mainly of houses and irrigation ponds. The concept design links strips of land with bodies of water to qualify as "contiguous." In reality, much of the open land qualifies as buffers to adjacent land parcels.

The 2020 design concept *might* satisfy the "contiguous" requirement from a technical standpoint, but it absolutely fails to satisfy the *purpose* of this criterion. This design will be a *BAD precedent*.

*In closing, I urge the Planning and Zoning Commission to deny this application.*

Carol E. Conroy, January 20, 2022  
Lewes, DE  
302-313-4494



D Chernuta  
Coral Lakes  
Opposition



August 14, 2020

**Wetlands**



- |  |   |  |
|--|---|--|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland       |  Lake     |
|  Estuarine and Marine Wetland   |  Freshwater Forested/Shrub Wetland |  Other    |
|  |  Freshwater Pond                   |  Riverine |

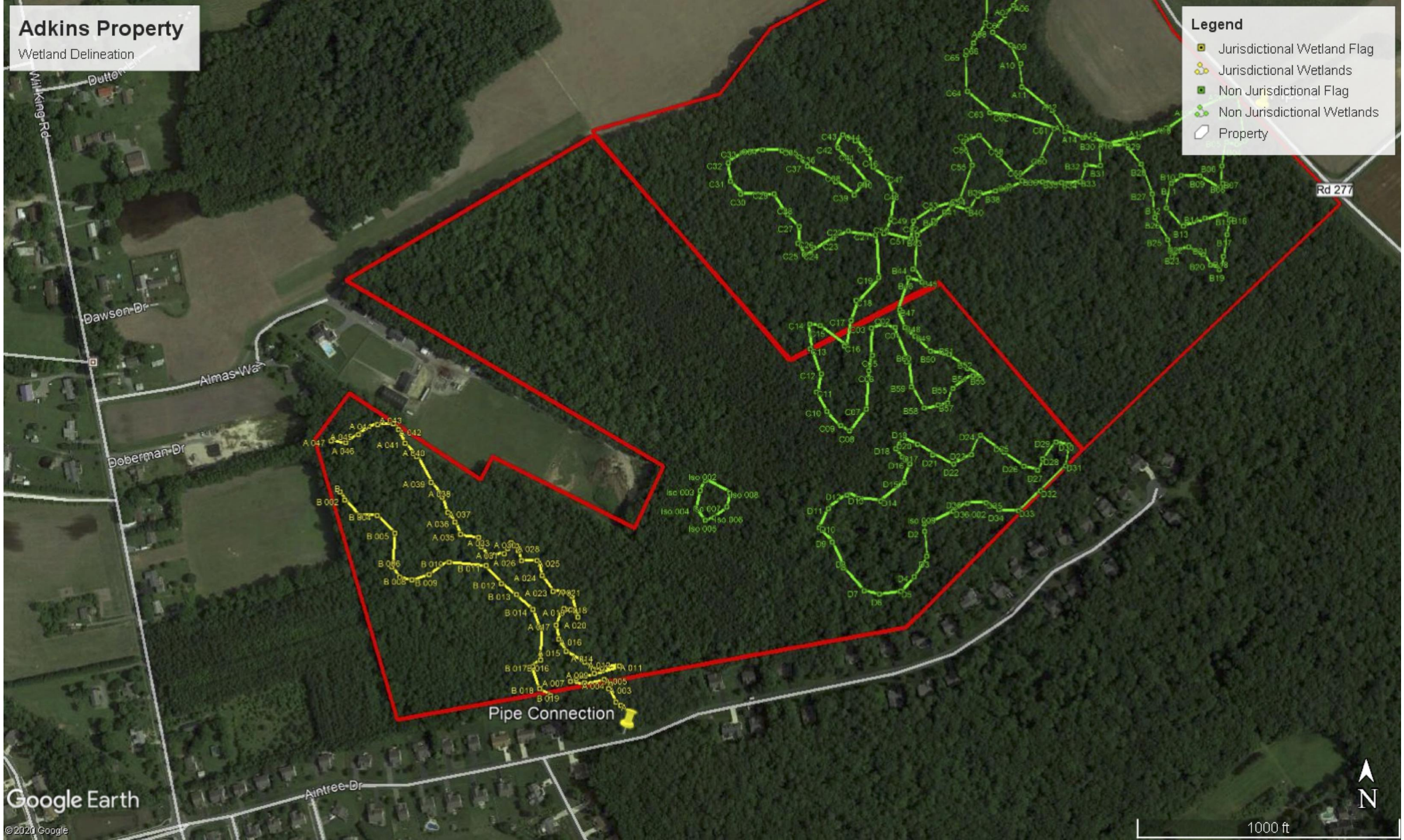
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

# Adkins Property

Wetland Delineation

## Legend

-  Jurisdictional Wetland Flag
-  Jurisdictional Wetlands
-  Non Jurisdictional Flag
-  Non Jurisdictional Wetlands
-  Property



Rd 277

Pipe Connection



1000 ft

♦ ♦ ♦ ♦

ARCHITECTS  
ENGINEERS

206 WEST MAIN STREET  
SALISBURY, MD 21801  
PH: 410.742.3115  
PH: 800.789.4462  
FAX: 410.548.5790

SALISBURY  
BALTIMORE  
SEAFORD

www.gmbnet.com

♦ ♦ ♦ ♦

## SCD Pre-Application Meeting Minutes

### Coral Lakes Subdivision

GMB # 210127.00

A Pre-Application meeting for the Coral Lakes Subdivision project took place on Wednesday, July 21, 2021, via a Cisco WebEx remote meeting.

#### In attendance:

John Justice	Sussex Conservation District (SCD)
Donna Colton	SCD
Barbara Schauer	SCD
Jonathan Soistman	George, Miles, and Buhr LLC (GMB)
Megan Evans	GMB
Keegan Marsh	GMB
Taylor Morrison	GMB

#### Items of discussion:

1. GMB gave an overview of the proposed Coral Lakes Subdivision project and reviewed the site's existing conditions.
  - a. Site is located to the west of Robinsonville Road, North of Webb's Landing Road, in Lewes, Sussex County, Delaware.
  - b. The existing site is made up of woods, non-tidal forested wetlands, and open space. Wetlands to be delineated by a licensed Wetland Scientist with delineation shown (preferably with flags) in the pre-construction sheets. Wetland Scientist to provide a letter stating that the design and plans match what has been located in the field.
  - c. Soils on site are Hydrologic Soil Group A, B, C, and D.
  - d. The water and sewer utilities will be included in the design; there will be no on-site wells or septic.
  - e. The site is approximately 152.34 acres, of which roughly 76.31 acres are non-tidal forested wetlands.
  - f. The existing site is broken into four (4) drainage areas – to the north parcel boundary, to the south parcel boundary, to a culvert crossing beneath Robinsonville Road, and to a culvert crossing beneath Aintree Drive.
2. Stormwater compliance will be achieved with twelve (12) extended detention wet pond BMPs.
  - a. PLD method used for DURMM analysis/RPv compliance.
  - b. Drainage will flow via closed stormwater network to a series of interconnected ponds. The ponds will have three outfalls, where management will be based on the contributing drainage areas to the downstream most pond outfalls, which discharge to two (2) analysis points.

JAMES H. WILLEY, JR., P.E.  
PETER A. BOZICK, JR., P.E.  
JUDY A. SCHWARTZ, P.E.  
CHARLES M. O'DONNELL, III, P.E.  
W. BRICE FOXWELL, P.E.  
A. REGGIE MARINER, JR., P.E.  
JAMES C. HOAGESON, P.E.  
STEPHEN L. MARSH, P.E.  
DAVID A. VANDERBEEK, P.E.  
ROLAND E. HOLLAND, P.E.  
JASON M. LYTLE, P.E.  
CHRIS B. DERBYSHIRE, P.E.  
W. MARK GARDOCKY, P.E.  
MORGAN H. HELFRICH, AIA  
KATHERINE J. MCALLISTER, P.E.  
ANDREW J. LYONS, JR., P.E.

JOHN E. BURNSWORTH, P.E.  
VINCENT A. LUCIANI, P.E.  
AUTUMN J. WILLIS  
CHRISTOPHER J. PFEIFER, P.E.

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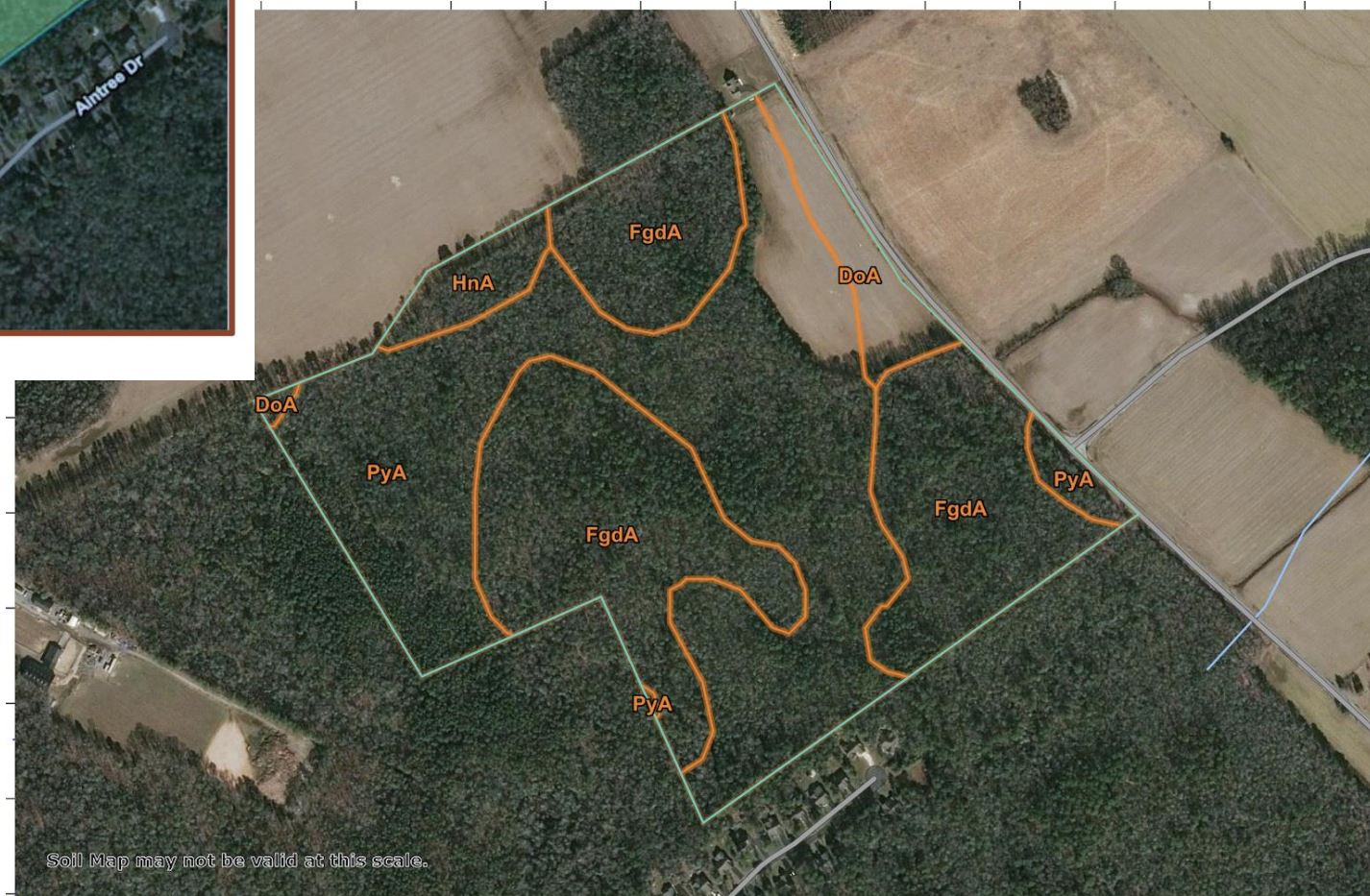




Figure 8: Soil Map.

# Novosel Property

# Adkins Property



Soil Map may not be valid at this scale.



## Description of Fallsington Undrained

*Landform position (three-dimensional):* Talf, dip  
*Down-slope shape:* Linear, concave  
*Across-slope shape:* Linear, concave  
*Parent material:* Loamy fluviomarine deposits

### Typical profile

*Oe - 0 to 2 inches:* mucky peat  
*A - 2 to 10 inches:* loam  
*Btg - 10 to 32 inches:* sandy clay loam  
*BCg - 32 to 39 inches:* loamy sand  
*Cg1 - 39 to 46 inches:* sandy clay loam  
*Cg2 - 46 to 80 inches:* sand

### Properties and qualities

*Slope:* 0 to 2 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Poorly drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to high (0.01 to 1.98 in/hr)  
*Depth to water table:* About 0 to 10 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* Occasional  
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.3 mmhos/cm)  
*Available water capacity:* Moderate (about 8.8 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 5w  
*Hydrologic Soil Group:* C/D  
*Hydric soil rating:* Yes

### Description of Fallsington, Drained

#### Setting

*Landform:* Flats, depressions, swales  
*Landform position (three-dimensional):* Talf, dip  
*Down-slope shape:* Linear, concave  
*Across-slope shape:* Linear, concave  
*Parent material:* Loamy fluviomarine deposits

#### Typical profile

*Ap - 0 to 10 inches:* loam  
*Btg - 10 to 32 inches:* sandy clay loam  
*BCg - 32 to 39 inches:* loamy sand  
*Cg1 - 39 to 46 inches:* sandy clay loam  
*Cg2 - 46 to 80 inches:* sand

#### Properties and qualities

*Slope:* 0 to 2 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Poorly drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to high (0.01 to 1.98 in/hr)  
*Depth to water table:* About 10 to 20 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* Rare  
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.3 mmhos/cm)

*Parent material:* Loamy fluviomarine deposits

### Typical profile

*Oe - 0 to 2 inches:* mucky peat  
*A - 2 to 10 inches:* loam  
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*BCg - 32 to 39 inches:* loamy sand  
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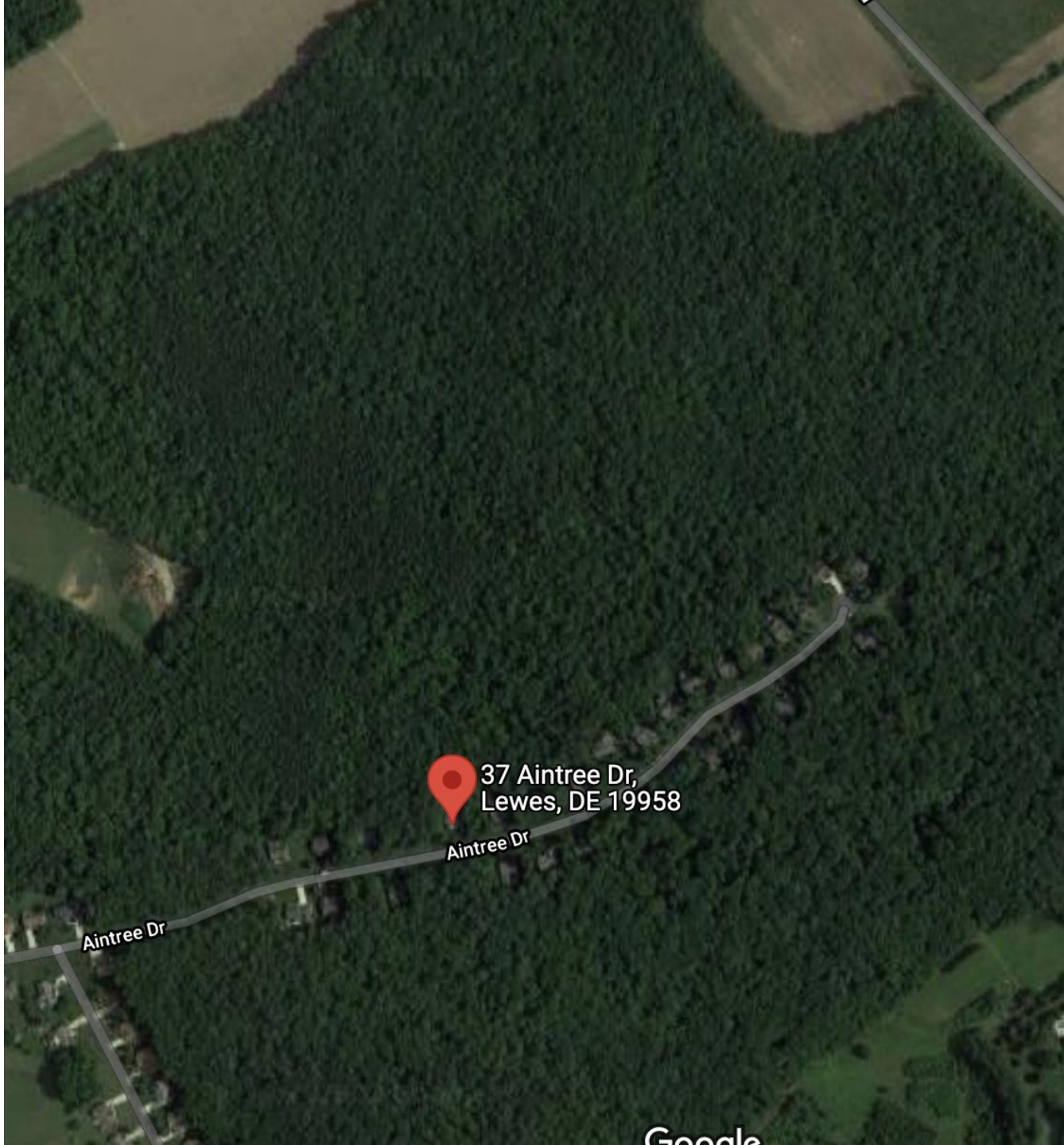
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*Available water capacity:* Moderate (about 8.8 inches)





**Photo 5: Isolated Wetland.**

JH  
Coral Lakes  
Dissent



37 Aintree Dr,  
Lewes, DE 19958

Aintree Dr

Aintree Dr

Google



**U.S. ARMY CORPS OF ENGINEERS  
REGULATORY PROGRAM  
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)  
NAVIGABLE WATERS PROTECTION RULE**

**I. ADMINISTRATIVE INFORMATION**

Completion Date of Approved Jurisdictional Determination (AJD): [4/12/2021](#)

ORM Number: [NAP-OPR-2021-191-23](#)

Associated JDs: [N/A](#)

Review Area Location<sup>1</sup>: State/Territory: [Delaware](#) City: [Lewes](#) County/Parish/Borough: [Sussex Co.](#)

Center Coordinates of Review Area: Latitude [38.698921](#) Longitude [-75.192734](#)

**II. FINDINGS**

**A. Summary:** Check all that apply. At least one box from the following list **MUST** be selected. Complete the corresponding sections/tables and summarize data sources.

- The review area is comprised entirely of dry land (i.e., there are no waters or water features, including wetlands, of any kind in the entire review area). Rationale: [N/A or describe rationale](#).
- There are “navigable waters of the United States” within Rivers and Harbors Act jurisdiction within the review area (complete table in Section II.B).
- There are “waters of the United States” within Clean Water Act jurisdiction within the review area (complete appropriate tables in Section II.C).
- There are waters or water features excluded from Clean Water Act jurisdiction within the review area (complete table in Section II.D).

# National Wetlands Inventory - by U.S. Fish and Wildlife Service

The following is the wetland Inventory map of the whole parcel. Regardless of the wetland definition that was changed in 2020, the wet areas are still wet.

Each pocket of wet areas is described in detail below in 8 parts.



- 1 - 16.96 acre **Freshwater Forested/Shrub Wetland**
- 2 - 1.61 acre **Freshwater Forested/Shrub Wetland**
- 3 - 27.63 acre **Freshwater Forested/Shrub Wetland**
- 4 - 2.94 acre **Freshwater Forested/Shrub Wetland**
- 5 - 1.41 acre **Freshwater Forested/Shrub Wetland**
- 6 - 0.81 acre **Freshwater Forested/Shrub Wetland**
- 7 - 2.03 acre **Freshwater Forested/Shrub Wetland**
- 8 - 3.28 acre **Freshwater Forested/Shrub Wetland**



Soil Map may not be valid at this scale.





DoA

PyA

FgdA

PyA

FgdA

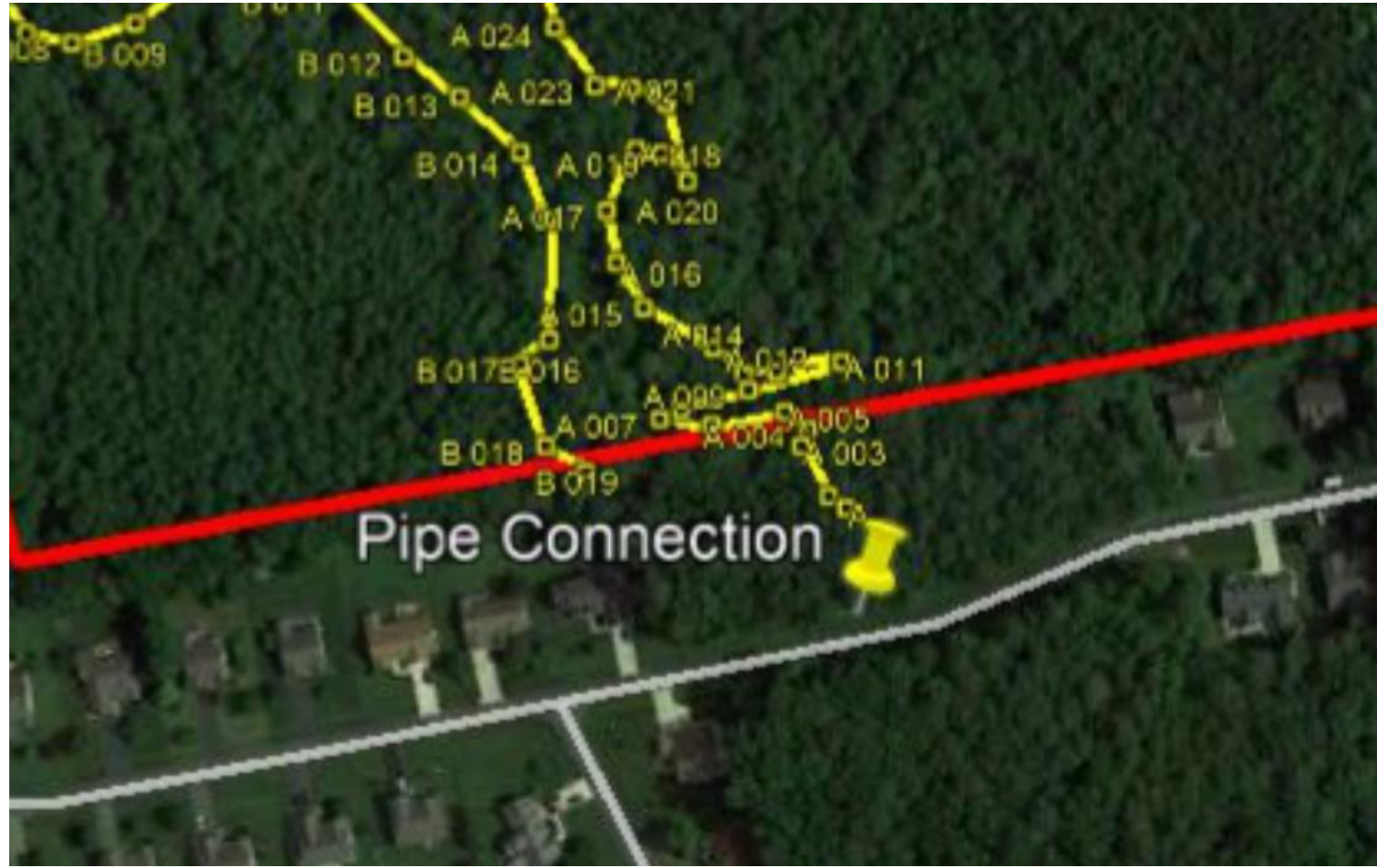
PyA

FgdA

Aintree Dr



**Photo 1: Sarah Run Under Aintree Drive**



Pipe Connection









Kerry Russo  
Coral Lakes  
Opposition



In addition to the other provisions contained within this article, the approval of a subdivision shall include consideration of the following:

[Added 7-8-1997 by Ord. No. 1152]

(1)

Integration of the proposed subdivision into existing terrain and surrounding landscape.

(2)

Minimal use of wetlands and floodplains.

(3)

Preservation of natural and historical features.

(4)

Preservation of open space and scenic views.

(5)

Minimization of tree, vegetation and soil removal and grade changes.

(6)

Screening of objectionable features from neighboring properties and roadways.

(7)

Provision for water supply.

(8)

Provision for sewage disposal.

(9)

Prevention of pollution of surface and groundwater.

(10)

Minimization of erosion and sedimentation, minimization of changes in groundwater levels, minimization of increased rates of runoff, minimization of potential for flooding and design of drainage so that groundwater recharge is maximized.

(11)

Provision for safe vehicular and pedestrian movement within the site and to adjacent ways.

(12)

Effect on area property values.

(13)

Preservation and conservation of farmland.

(14)

Effect on schools, public buildings and community facilities.

(15)

Effect on area roadways and public transportation.

(16)

Compatibility with other area land uses.

(17)

Effect on area waterways.

1 – Integration of the proposed subdivision into existing terrain

3 – Preservation of natural and historical features

4 – Preservation of open space and scenic views

5 - Minimalization of tree, vegetation and soil removal and grade changes

6 - Screening of objectional features from neighboring properties and roadways

# 5 - Minimalization of tree, vegetation and soil removal and grade changes



5- Minimalization of tree, vegetation and soil removal and grade changes

6 - Screening of objectional features from neighboring properties and roadways

9 – Prevention of pollution of surface and ground water

12 – Effect on area property values

**ADKINS-NOVOSEL  
'CORAL LAKES'  
SUBDIVISION**

**P&Z # 2021-06  
JANUARY 27, 2022**

# ADKINS-NOVOSEL SUBDIVISION

## 1<sup>ST</sup> ATTEMPT

- PLUS ID# 2009-04-01

AREA OF PROJECT – 152.35 acres                      FORRESTED – 142 acres

# RESIDENTIAL UNITS – 209                      TO BE REMOVED - 35 acres (25%)

- STATE'S RESPONSE dtd 5/18/09

*“Investment Level 4 indicates where State investments will support agricultural preservation, natural resource protection, and the continuation of the rural nature of these areas. New development activities and suburban development are not supported in Investment Level 4 areas. These areas are comprised of prime agricultural lands and environmentally sensitive wetlands and wildlife habitats, which should be, and in many cases have been preserved.”*

*“Because the development is inconsistent with the Strategies for State Policies and Spending, the State is opposed to this proposed subdivision.”*

# ADKINS-NOVOSEL SUBDIVISION

## 1<sup>ST</sup> ATTEMPT

- DEVELOPER'S RESPONSE dtd 7/28/09
  - Did not acknowledge that State and participating State agencies did not support and opposed development in Investment level 4 areas.
  - Indicated that it would essentially revise the project to conform to all requirements and recommendations by the State and its participating agencies
  - Nevertheless, the owners and developer did not pursue this project for reasons that are not publicly recorded

# ADKINS-NOVOSEL SUBDIVISION

## 2nd ATTEMPT

- PLUS ID# 2010-02-02

AREA OF PROJECT – 152.35 acres                      FORRESTED – 143.18 acres

# RESIDENTIAL UNITS – 160                      TO BE REMOVED - 72.13 acres (50%)

- STATE'S RESPONSE dtd 3/23/10
  - SAME AS PREVIOUSLY – DOES NOT SUPPORT AND OPPOSES DEVELOPMENTS IN INVESTMENT LEVEL 4 AREAS
  - STATE AGENCIES HIGHLIGHTED DEFICIENCIES RELATED TO POLLUTION CONTROLS AND WASTE WATER INFRASTRUCTURE, etc



# ADKINS-NOVOSEL SUBDIVISION

## 2nd ATTEMPT

- P&Z COMMISSION – 2009-5
  - PUBLIC HEARING 7/22/10 – DECISION DEFERRED
  - PUBLIC HEARING 8/12/10
    - PRELIMINARY APPROVAL GRANTED SUBJECT TO 21 CONDITIONS
      - 30 FOOT FORESTED BUFFER ALONG ALL BOUNDARIES;
      - MAINTENANCE OF AS MANY EXISTING TREES AS POSSIBLE;
      - NO WETLANDS SHALL BE INCLUDED WITHIN ANY LOTS;
      - 100-FOOT BUFFER FROM ALL WETLAND AREAS;
      - etc.

# ADKINS-NOVOSEL SUBDIVISION

## 3rd ATTEMPT

- PLUS ID# 2019-01-05 a/k/a COMMODORE'S GRANT  
AREA OF PROJECT – 157 acres FORRESTED – 147 acres  
# RESIDENTIAL UNITS – 180 TO BE REMOVED - 83 acres (56%)

- STATE'S RESPONSE dtd 2/20/19
  - SAME AS PREVIOUSLY – DOES NOT SUPPORT AND OPPOSES DEVELOPMENTS IN INVESTMENT LEVEL 4 AREAS
- STATE AGENCIES REGISTERED 40 COMMENTS

# **ADKINS-NOVOSEL SUBDIVISION**

## **3rd ATTEMPT**

- **DeDot INCLUDED REQUIREMENTS FOR:**
  - ENTRANCES TO THE DEVELOPMENT;
  - NEED FOR A TRAFFIC IMPACT STUDY (TIS) DUE TO THE SIGNIFICANT INCREASE IN TRAFFIC ANTICIPATED ON ROBINSONVILLE ROAD FROM THIS DEVELOPMENT;
  - NUMEROUS OTHER TRAFFIC-RELATED REQUIREMENTS
- **DNREC HAD CONCERNS REGARDING DRAINAGE, FLOODING, AND WATER QUALITY AS A RESULT OF DEFORESTATION**
- **DE STATE FIRE MARSHAL'S OFFICE HAD CONCERNS RELATED TO:**
  - FIRE PROTECTION WATER REQUIREMENTS;
  - ACCESSABILITY TO THE DEVELOPMENT FOR FIRE FIGHTING EQUIPMENT

# ADKINS-NOVOSEL SUBDIVISION

## 3rd ATTEMPT

- P&Z COMMISSION - #S-2019-12
  - SCHEDULED FOR PUBLIC HEARING ON 9/26/19
  - WITHDRAWN ON 9/9/19

# ADKINS-NOVOSEL SUBDIVISION

## 4TH ATTEMPT

- PLUS ID# 2020-11-05 a/k/a CORAL CROSSING (to be renamed CORAL LAKES)

AREA OF PROJECT – 152.32 acres

FORRESTED – 143.5 acres

# RESIDENTIAL UNITS – 304/315

TO BE REMOVED - 95.5 acres (67%)

REVISED – 110 acres (77%)

- STATE'S RESPONSE dtd 12/18/20
  - BASED UPON 2020 UPDATE TO *DE STRATEGIES FOR STATE POLICIES AND SPENDING* A SMALL PORTION OF THE ACREAGE HAS BEEN RECLASSIFIED INVESTMENT LEVEL 3
  - *“Investment Level 3 reflects areas where growth is anticipated by local, county, and state plans in the longer term future, or areas that may have environmental or other constraints to development. State investments support future growth in these areas, but please be advised that the State has other priorities for the near future.”*

# ADKINS-NOVOSEL SUBDIVISION

## 4TH ATTEMPT

- STATE'S RESPONSE dtd 12/18/20 (cont'd)
  - *“BECAUSE THE MAJORITY OF THIS SITE IS WITHIN THE LEVEL 4 AREA, WHICH IS INCONSISTENT WITH THE STRATEGIES FOR STATE POLICIES AND SPENDING, AND BECAUSE OF ISSUES NOTED BY DNREC, THE STATE CANNOT SUPPORT THE DEVELOPMENT OF THIS SITE AS REVIEWED. WE ASK THAT THE APPLICANT CONSIDER PULLING THE HOUSING WITHIN THE LEVEL 4 AREAS AND CONCENTRATE BUILDING WITHIN THE LEVEL 3 SECTION OF THIS PARCEL IN ADDITION TO WORKING TO PRESERVE THE WETLAND AREAS.”*
  - *“FILLING THESE WETLAND AREAS, THEN BUILDING HOMES AND INFRASTRUCTURE UPON THEM, WILL DIRECTLY RESULT IN ADVERSE DRAINAGE AND FLOODING IMPACTS FOR FUTURE RESIDENTS.”*

# ADKINS-NOVOSEL SUBDIVISION

## 4TH ATTEMPT

- STATE'S RESPONSE dtd 12/18/20 (cont'd)
  - STATE AGENCIES MADE OVER 80 COMMENTS REGARDING THIS PROJECT, TO INCLUDE:
    - DeIDOT - TRAFFIC IMPACT STUDY (TIS) NEEDED DESPITE PROJECT BEING IN THE HENLOPEN TRANSPORTATION IMPROVEMENT DISTRICT (TID) - PLUS NUMEROUS OTHER TRAFFIC-RELATED REQUIREMENTS;
    - DNREC – NUMEROUS COMMENTS RELATED TO WETLANDS, DEFORESTATION, VEGETATED BUFFER ZONES, STORMWATER AND WASTEWATER MANAGEMENT, WATER QUALITY, WILDLIFE DISPLACEMENT, ETC.;
    - STATE FIRE MARSHALL – FIRE PROTECTION WATER REQUIREMENTS, ACCESSABILITY FOR FIRE FIGHTING EQUIPMENT, GAS PIPING AND SYSTEM INFORMATION
  - OTHERS

# ADKINS-NOVOSEL SUBDIVISION

## ALARMING TREND IN 'DEFORESTATION INFLATION'

	<u>FORESTED ACREAGE</u>	<u>TO BE DESTROYED</u>	<u>%</u>
1 <sup>ST</sup> ATTEMPT IN 2009	142	35	25%
2 <sup>ND</sup> ATTEMPT IN 2010	143.18	72.13	50%
3 <sup>RD</sup> ATTEMPT IN 2019	147	83	56%
4 <sup>TH</sup> ATTEMPT IN 2020	143.5	95.5	67%
REVISED IN 2022	143.5	110.5	77%



S Rosenblum  
Coral Lakes  
Dissent























**Jesse Lindenberg**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Wednesday, January 26, 2022 8:33 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, January 26, 2022 - 8:32am

Name: Richard M. Young  
Email address: ryoung5392@gmail.com  
Phone number: 3029454023  
Subject: Proposed Coral Lakes Development (S-2021-06)  
Message: I am against the proposed Coral Lakes Development (S-2021-06).

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JAN 26 2022

SUSSEX COUNTY  
PLANNING & ZONING

Opposition  
Exhibit

**Jesse Lindenberg**

---

**From:** Katherine Boboshko <kathybobrn@yahoo.com>  
**Sent:** Wednesday, January 26, 2022 2:10 PM  
**To:** Planning and Zoning  
**Subject:** 2021-06 Coral Lakes development

**Categories:** Chase

**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.

I strongly oppose approval of the Coral Lakes development as it will further destroy unnecessarily our forests, add to traffic congestion, and further erode our wonderful quality of life.

Katherine Boboshko  
36 Aintree Drive  
Lewes, DE 19958

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Opposition  
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SUSSEX COUNTY  
PLANNING & ZONING

**Jesse Lindenberg**

---

**From:** kpolak@aol.com  
**Sent:** Wednesday, January 26, 2022 2:33 PM  
**To:** Planning and Zoning  
**Subject:** Opposition to 2021-06 - Coral Lakes (F.K.A. Coral Crossing) Development

**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.

To whom It May Concern:

Being a resident of Tidewater Landing, I am very concerned about the overdevelopment of land taking place on Robinsonville Road. We are witnessing congestion being created, damage to the trees and roadways with no plan to address future infrastructure to handle the load. I do not believe the area can handle an additional 300 houses on top of the other communities already being developed within the same area!

I formally oppose the Coral Lakes Development. It will not be good for the town of Lewes!

Kathleen Polak

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Opposition  
Exhibit

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SUSSEX COUNTY  
PLANNING & ZONING

**Jesse Lindenberg**

---

**From:** Ron Kelly <ronk@verizon.net>  
**Sent:** Wednesday, January 26, 2022 2:39 PM  
**To:** Planning and Zoning  
**Subject:** Coral Lakes development

**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.

To Whom it May Concern,  
As a resident of Chapel Green for 20 years, I have seen flooding worsen. I worry that additional developments have and will contribute to this. What construction features will address my concern? I'm also sure that removing too many trees cannot be a good thing.  
Sincerely,  
Ron Kelly

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PLANNING & ZONING

Opposition  
Exhibit

**Jesse Lindenberg**

---

**From:** Karen Swieconek <tkbelfrybats@yahoo.com>  
**Sent:** Wednesday, January 26, 2022 1:35 PM  
**To:** Planning and Zoning  
**Subject:** Coral Lakes Project

**Categories:** Jesse

**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.

I am opposed to the proposed Coral Lakes Project because of the negative impact to our ecosystem, and other climate change issues. Our neighborhood would lose our natural buffer that protects our mature trees from wind and other storm damage. Further, our emergency services, including police, fire, and ambulance would suffer from the added pressure. Thank you.

Thaddeus Swieconek  
16 Applewood Lane  
Lewes, Chapel Green, DE  
19958

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SUSSEX COUNTY  
PLANNING & ZONING

Opposition  
Exhibit



**Jesse Lindenberg**

---

**From:** Karen Swieconek <tkbelfrybats@yahoo.com>  
**Sent:** Wednesday, January 26, 2022 1:28 PM  
**To:** Planning and Zoning  
**Subject:** Coral Lakes project

**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.

I am opposed to building the Coral Lakes project. First, building 315 homes will destroy the woods in our area, chase wildlife out, and caused increased traffic on Kendale, Wil King Robinsonville and Beaver Dam roads. The traffic has been increasing exponentially from previous projects already underway. Thank you,  
Karen Swieconek  
16 Applewood Lane  
Lewes, Chapel Green, DE  
19958

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Opposition  
Exhibit

JAN 26 2022

SUSSEX COUNTY  
PLANNING & ZONING

**Jesse Lindenberg**

---

**From:** Susan Anderheggen <susanderheggen@gmail.com>  
**Sent:** Wednesday, January 26, 2022 1:03 PM  
**To:** Planning and Zoning  
**Subject:** Opposition to 2021-06 – Coral Lakes (F.K.A. Coral Crossing) Development

**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.

Dear P&Z,

My husband and I live in a development on Robinsonville Road and we are very concerned about the potential for P&Z to approve yet another development in this very tight area of Robinsonville Road.

First, the number of trees each of these developers should be allowed to mow down needs to be extremely constrained. We have watched Chase Oaks, Tanager Woods, Kindleton, and Outer Banks mow down hundreds, if not thousands of trees that could have been saved. In Tidewater Landing where we reside, Carl M. Freeman needlessly removed hundreds of mature trees that could have been preserved as part of the community.

Second, the State already has identified the area for Coral Lakes as one that can be preserved. Why would P&Z want to go against the state plans when we actually can have some preserved land?

Third, if P&Z knew that there would be so many developments potentially on this road, they never should have allowed the houses in the developments to be so close to the road. In just two years, the traffic increase we have seen on Robinsonville Road is extreme.

Lastly, to each P&Z member: You should really take a look and get input on the experience some of these Developers have put residents of existing developments through before approving further developments. For example, although they are not currently part of Coral Lakes, our Developer is Carl M. Freeman (CMF). Carl M. Freeman is an unreliable developer and the HOA Board has had to fight with Carl M. Freeman companies to get them to depart our community with things that should have been table stakes for our community. We would never recommend they be allowed to build residential communities in this area.

Thank you for listening,

Susan Anderheggen  
33562 Union Circle  
HOA Board President, Tidewater Landing

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SUSSEX COUNTY  
PLANNING & ZONING

Opposition  
Exhibit

**Jesse Lindenberg**

---

**From:** Jim Palmieri <jpalmieri55@icloud.com>  
**Sent:** Wednesday, January 26, 2022 1:07 PM  
**To:** Planning and Zoning  
**Subject:** Opposition to 2021-06-Coral Lakes (F.K.A Coral Crossing) Development

**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.

**Opposition to 2021-06-Coral Lakes (F.K.A Coral Crossing) Development**

How sad that Sussex County officials are seemingly toadies of the local building empires makers.

Acres upon acres of non-replaceable, forested lands are destroyed forever in the seeming never ending rollout of new developments in the Sussex County countryside.

We can't have this pace continue! Do we want to preserve some nature and provide shelter and food for our dwindling wildlife or do we want to provide an opportunity for developers continued plundering of the landscape for their personal fortunes?

Any rational individual understands over time the need for expansion and development. But what we see taking place in Sussex County currently is development in the most uncontrolled, obnoxious manner with nothing standing in the way of the builder's unchecked march of destruction through the once tranquil lands of Sussex County.

Just a few years ago, Robinsonville Road was a road lined by farms and forests. Now, it is under complete assault. Development after development have been approved and have started from one end of this road to the other and now another Schell Development, Coral Lakes (F.K.A Coral Crossing) is being proposed in an area already congested with developments.

***I am vehemently against the approval of this Coral Lakes project*** for a number of reasons:

- Destruction of dwindling wildlife habitat
- Destruction of tree canopies
- Lack of sufficient buffers (on all these developments)
- Increased pollution of waterways
- High increase of traffic on all road systems
- Infrastructure not sufficient for expanding population
- More stress to local school systems
- Local healthcare providers lacking in sufficient numbers and facilities

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SUSSEX COUNTY  
PLANNING & ZONING

Opposition  
Exhibit

## Jesse Lindenberg

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**From:** Peter Ott <peteraott@gmail.com>  
**Sent:** Wednesday, January 26, 2022 12:54 PM  
**To:** Planning and Zoning  
**Subject:** Opposition to 2021-06 – Coral Lakes (F.K.A. Coral Crossing) Development

**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.

While the P&Z commission has a process to approve development, it seems to fail miserably to manage growth in the area as indicated by the 19 committed developments in the area listed in the traffic study. They probably understate the impact of traffic on Robinsonville Rd. as map apps direct traffic farther and farther from the coast as overall traffic density increases.

In general the proposed development stretches far too many recommendations in terms of housing density, destruction of mature forest, a "gerrymandered" open space layout that is primarily water with limited buffer. The overall impact violates the rules put in place for appropriate development.

Peter A Ott  
34371 Lucy Way, Lewes, DE 19958

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Opposition  
Exhibit

JAN 26 2022

SUSSEX COUNTY  
PLANNING & ZONING

**Jesse Lindenberg**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Wednesday, January 26, 2022 12:50 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, January 26, 2022 - 12:49pm

Name: john p hammond  
Email address: bhjh422@verizon.net  
Phone number: 302 945 5953  
Subject: sussex 2030 coral lakes development  
Message: enough is enough!!! when will this overdevelopment come to a stop?? the existing infrastucture cannot handle this increased surge of building in our area.traffic and safety will be negatively impacted.

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SUSSEX COUNTY  
PLANNING & ZONING

Opposition  
Exhibit

**Jesse Lindenberg**

---

**From:** Sergei Boboshko <sergei.boboshko@outlook.com>  
**Sent:** Wednesday, January 26, 2022 12:13 PM  
**To:** Planning and Zoning  
**Subject:** 2021-06 Coral Lakes

**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.

This is to record my opposition to this development, which is yet another example of the uncontrolled development in Sussex County and the serious degradation in the quality of life for its residents due to increased road traffic and deforestation.

Sergei A. Boboshko  
36 Aintree Drive  
Lewes, DE 19958

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SUSSEX COUNTY  
PLANNING & ZONING

Oppositio  
Exhibit

**Jesse Lindenberg**

---

**From:** Richard Wray <rgwray@verizon.net>  
**Sent:** Wednesday, January 26, 2022 12:03 PM  
**To:** Planning and Zoning  
**Subject:** Coral Lakes

**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.

Opposition to the proposal for Shell Brothers to build Coral Lakes:

I oppose Coral Lakes not only because of the destruction of an unspoiled ecosystem with wetlands and a mature forest, but also because the transportation district is already maxed out with developers only paying 24% of the costs when their profits are considerable. County services are already stretched beyond capacity. Also a 30-foot barrier is not sufficient to prevent environmental impact on surrounding properties.

Richard Wray

Sent from the all new AOL app for iOS

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SUSSEX COUNTY  
PLANNING & ZONING

Opposition  
Exhibit

**Jesse Lindenberg**

---

**From:** linda weiser <lynsue62@gmail.com>  
**Sent:** Wednesday, January 26, 2022 11:37 AM  
**To:** Planning and Zoning  
**Subject:** Coral Lakes development

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.

Hello,

I am opposed to the proposed development Coral Lakes.

I moved here 3 years ago and loved driving around and seeing open land. I made a change because I didn't have that where I lived before. I love the community life with the beauty of open land around me. That started changing and hasn't stopped since I got here. All the building in this area has me quite concerned. This proposed site will impact our area in a very negative way. Clear-cutting the woodlands will directly effect the wetlands. Traffic here has become difficult on a good day and this will make it worse and with seasonal visitors almost impossible. This will have a very negative effect on Robinsonville Road as well as Beaver Dam.

I enjoy walking in my development and especially Aintree Drive with it's beautiful woodland setting. All that will disappear and there will be very little buffer between Chapel Green and that proposed development. Obviously those developing the land don't care about our neighborhood because it's all about their bottom line. They will just move on to their next money making project and leave us in the dust!!

I think Sussex County should stand up for all the residents and not Schell Brothers and other money making developers in the area! We have a right to the life we thought we were getting when we moved here. I put everything into this home and in three short years feel like I made a huge mistake.

Please stand up for the established residents Sussex County!!

Thank you,

Linda Weiser

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SUSSEX COUNTY  
PLANNING & ZONING

Opposition  
Exhibit



**Jesse Lindenberg**

---

**From:** Chris Anderheggen <chrisa006@yahoo.com>  
**Sent:** Wednesday, January 26, 2022 10:51 AM  
**To:** Planning and Zoning  
**Subject:** Opposition to 2021-06 – Coral Lakes (F.K.A. Coral Crossing) Development)

**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.

This is to voice my concern about allowing this development to go forward. When you allow builders to build on lots smaller than the houses they live in you are creating a problem for all residence of Lewes and Sussex Ct.  
As a resident of Lewes I urge you to increase the lot size minimum for all future building. This allows people to keep building but reduces the stress on our roads and other needed facilities.

Best Regards,  
Chris Anderheggen  
33562 Union Circle  
Lewes De. 19958

Chris Anderheggen  
Certified CT 707 & Girls on Guard Instructor

203-948-8099  
[chrisa006@yahoo.com](mailto:chrisa006@yahoo.com)  
[chris.anderheggen@gmail.com](mailto:chris.anderheggen@gmail.com)

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SUSSEX COUNTY  
PLANNING & ZONING

Opposition  
Exhibit

Personal safety is a mindset!!

## Jamie Whitehouse

---

**From:** Judith and Norman Woods <noreply@forms.email>  
**Sent:** Wednesday, January 26, 2022 10:57 AM  
**To:** Jamie Whitehouse  
**Subject:** Contact Form: Meeting on clear cutting and development along Robinsonville Rd.

**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: Judith and Norman Woods  
Email: jnwoods69@yahoo.com  
Phone: 3029452953

Subject: Meeting on clear cutting and development along Robinsonville Rd.

Message: Having lived here off of Camp Arrowhead Rd for over 25 years, we knew this area would grow...it's a great place to live...BUT...this unchecked building, removal of trees, wetlands, etc with NO regard for the residents who already live here, the wildlife who can't continue to live here and the lack of all infrastructure for ALL growth we've seen, is ridiculous! We cannot access basic needs such as food, doctors, clothing, etc as these items are becoming unreachable from this area. Fire, police, ambulance continue to have to battle to reach areas inundated with traffic, blocked roads and our "native" orange traffic cones that are ever present. We voice concerns, we vote, we cry out but nobody acts!  
As always the \$\$\$ reigns!

Many will be leaving due to this unchecked growth. Tourists will no longer be willing to sit in traffic for a week or two for crowded restaurants, boardwalks, etc.

And NOW, you are looking to cut more woodlands, invade wetlands and have 315 MORE homes along a road that we use to get around the traffic that has been created by you. And then have we decided that wetlands no longer need protecting?!

This is all so sad...we miss what Sussex, Lewes, Rehoboth used to be...this isn't acceptable progress...this is irresponsible, money grabbing development.

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SUSSEX COUNTY  
PLANNING & ZONING

Opposition  
Exhibit

**Jesse Lindenberg**

---

**From:** Elizabeth Sheslow <esheslow@gmail.com>  
**Sent:** Wednesday, January 26, 2022 10:40 AM  
**To:** Planning and Zoning  
**Cc:** David Sheslow  
**Subject:** Opposition to Coral Lakes

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.

Dear Planning Folks;

Pleas please note my opposition to 2021-06-Coral Lakes Development proposal. I moved here to be in the country, out of the congestion. Community planning must consider traffic and safety and our ability to accommodate 300 new houses. Development seems to be moving unchecked, without concern for those who have been living here.

Elizabeth and David Sheslow  
33949 Darlington Street Lewes, DE 19958

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SUSSEX COUNTY  
PLANNING & ZONING

Opposition  
Exhibit

**Jesse Lindenberg**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Wednesday, January 26, 2022 10:40 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, January 26, 2022 - 10:39am

Name: susan Lomas  
Email address: suelomas@live.com  
Phone number: 3022364585  
Subject: Coral Lakes S-2021-06

Message:

We purchased on Conleys Chapel 15 years ago.

The burden on the infrastructure, wildlife and general health of residents in this already overwhelmed overdeveloped area cannot be emphasized enough.

When will the madness stop?

As residents who have already been in a living hell with all this lego like construction during lockdown, surely the planning and zoning will not allow this? Please?

S & D Lomas  
Conleys Chapel  
Lewes

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SUSSEX COUNTY  
PLANNING & ZONING

Opposition  
Exhibit

**Jesse Lindenberg**

---

**From:** ANNETTE CORNELL <ancv@verizon.net>  
**Sent:** Wednesday, January 26, 2022 10:38 AM  
**To:** Planning and Zoning  
**Cc:** Bhicks1052 Bill Hicks  
**Subject:** Coral Lakes

**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.

We already have flooding problems when we have severe rainstorms. I live at 31 Aintree Drive. We purchased this home because the developer just didn't come in and bull doze every tree and then put houses right up against one other. Sussex county already lost most of its forests and farmlands to greedy developers. Just check out web sites and see the multiple complaints against these builders for building substandard homes and destroying wildlife. For God sakes, please save our wetlands and environment against these greedy developers!!! Not to mention insufficient highways for first responders and just for us old people getting to our many doctor appointments. I have to leave an hour early just to get to a 15-minute doctor's appointment because 24 has so much traffic, and now Robinsonville road is being overrun by new developments. HELP us PLEASE!!! Please deny this development or at least restrict the large amount of homes and the amount of trees they are destroying. If they backfill the land and think those few ponds are going to prevent flooding into our community, they need to hire some new engineers or quit paying off government officials to approve these developments.

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A concerned Chapel Green resident,

JAN 26 2022

SUSSEX COUNTY  
PLANNING & ZONING

Annette Cornell

Opposition  
Exhibit

**Jesse Lindenberg**

---

**From:** Kerry Russo <kcrusso@yahoo.com>  
**Sent:** Wednesday, January 26, 2022 10:27 AM  
**To:** Planning and Zoning  
**Subject:** Objection to the Coral Lakes Proposed Project

**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.

Dear Commissioners,

Please make an negative recommendation to the Sussex County Counsel for the Coral Lakes development. I strongly oppose due to the impact of tearing down a healthy forest. Such a devastation will cause flooding, soil erosion, wildlife devastation, temperature change and vital emergency services in our community as well as surrounding communities. Our property values will decrease significantly.

**Please make an negative recommendation to the Sussex County Counsel for the Coral Lakes development.**

Thank you.  
Kerry Russo  
43 Aintree Drive  
Lewes, DE 19958

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SUSSEX COUNTY  
PLANNING & ZONING

Opposition  
Exhibit  
Exhibit

**Jesse Lindenberg**

---

**From:** Vito Russo <vitosrusso@yahoo.com>  
**Sent:** Wednesday, January 26, 2022 10:43 AM  
**To:** Planning and Zoning  
**Subject:** Opposition to Coral Lakes development

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.

Please make a negative recommendation to the Sussex County Counsel for the Coral Lakes development.

Vito Russo  
43 Aintree DR  
Lewes DE 19958  
203-482-2156

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JAN 26 2022

SUSSEX COUNTY  
PLANNING & ZONING

Opposition  
Exhibit

**Jesse Lindenberg**

---

**From:** George Cornell <gccv@verizon.net>  
**Sent:** Wednesday, January 26, 2022 9:31 AM  
**To:** Planning and Zoning  
**Subject:** Coral Lakes will destroy

**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.

We live at 31 Aintree Drive. This development would change our way of life. At times we have seen as many as 10 wild turkeys in our backyard. There were foxes born under our shed. This project will do much harm. Soon there will no longer be a "county" in Sussex County.

George C. Cornell

Opposition  
Exhibit  
Opposition  
Exhibit

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JAN 26 2022  
SUSSEX COUNTY  
PLANNING & ZONING



**Jesse Lindenberg**

---

**From:** Pamela Stech <pamacita2010@yahoo.com>  
**Sent:** Wednesday, January 26, 2022 10:06 AM  
**To:** Planning and Zoning  
**Subject:** "Oppose "Coral Lakes" development

**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.

I strongly oppose the development of the proposed Coral Lakes (S-2021-06).

We must stop clear-cutting land by developers. In this time of climate change, saving precious woodlands is essential in stabilizing global warming.

Wetlands must be protected. They serve an important role in our local environment and wildlife.

We look to our elected officials to make tough decisions for the benefit of not just our local environment, but to be good stewards to our planet.

Sincerely,  
Pamela Stech  
Lewes, DE

Opposition  
Exhibit

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SUSSEX COUNTY  
PLANNING & ZONING

Sent from Yahoo Mail for iPhone

**Jesse Lindenberg**

---

**From:** Marian Kirklin <mkirklin@verizon.net>  
**Sent:** Wednesday, January 26, 2022 10:08 AM  
**To:** Planning and Zoning  
**Subject:** Coral Lakes petition

**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.

To those whom this may concern - I oppose the Coral Lakes petition because of the destruction it would cause to the forests and wetlands, and to the habitat of a large variety of animals found in Delaware. It will put at risk the natural buffer that protects our mature trees from winds and storms, and it would increase drainage problems. It would negatively impact the quality of life by the destruction of the woods, the disappearance of wildlife, the increased traffic, the negative impact to our emergency services, and the devaluation of our homes. I hope this petition will be denied. Marian Kirklin

Marian Kirklin  
11 Autumnwood Way  
Chapel Green  
Lewes DE 19958

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Opposition  
Exhibit

JAN 26 2022

SUSSEX COUNTY  
PLANNING & ZONING

**Christin Scott**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Tuesday, January 25, 2022 11:12 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, January 25, 2022 - 11:12pm

Name: Brenda Mitstifer  
Email address: bmits917@gmail.com  
Phone number: 570-350-4409  
Subject: Coral Lakes proposed cluster subdivision

**Message:**

Please take into consideration all aspects of why this proposed cluster subdivision should be denied entirely, or at minimum, be completely modified. inThe aspects of which I am referring are as follows:

\*\* clear cutting of existing mature forestry MUST STOP! Sussex Co. cannot continue to allow these large developers & builders to do this! The beauty of the area, destruction of habitat for wildlife, and the impact to ground water levels without the root systems all need to be considered very seriously.

\*\* the proposed site plan has 315 home sites!! Why?? This is just utter greed on the part of both builder & developer! Have you traveled Robbinsville Rd., Wil King Rd., Rt. 24, Kendale Rd., Beaver Dam, & Cedar Grove?? This once quiet area already has enough traffic! 315 homes?? Really?

\*\*Why can't Sussex Co. begin to look at preserving some of the pristine forested areas? I realize the owners of these parcels of land are getting paid top dollar, but why does it always have to be a cluster subdivision? This coastal area of Sussex Co. is simply not going to have any of the beauty that it once had!

\*\* If anything at all, please do not allow such a large cluster of homes, the forestry should remain all around the perimeter and throughout!!

Thank you!

Opposition  
Exhibit

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JAN 26 2022

SUSSEX COUNTY  
PLANNING & ZONING

**Christin Scott**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Wednesday, January 26, 2022 7:40 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, January 26, 2022 - 7:39am

Name: Frank Schmitt  
Email address: frankschmitt541@gmail.com Phone number: 9739784730  
Subject: Coral Lakes Subdivision  
Message:  
I stand against the proposal as currently submitted.

The residential lots on the North side of Aintree Drive, which abut the Coral Lakes proposed area, were built with property lines 45 feet from foundation to end line. Over the years, many residents added decks, porches or other backyard amenities to quietly enjoy Sussex County living.

The intensity of this proposal and the previous failure of the Commission to expand the development buffer of twenty feet creates an adverse effect on the residences of Aintree Drive.

While you review all the bought and paid for studies supporting the Applicants plans, I live here so here is a little anecdotal evidence.

I cannot dig a one foot hole without it filling with water. If it rains more than a little, my property is filled with pools of water for days. I have large mature trees, capable of reaching my house if they fall, which will not benefit from the sudden removal of most of the buffer they have grown with. Our development regularly floods at the Wil King road entrances. With 5 acres of wetlands, directly behind my property, and other designated wetlands which are to be built over with this plan, I would expect none of these issues will be improved.

DNREC has warned that a mature forest likely exists here. State planners have recommended Level 4 areas contained within this parcel should not be built upon. It is, therefore, likely State infrastructure support will not be made available to accommodate this growth. If not the State of Delaware, then who? Nobody, that's who.  
The Commission has heard enough on these matters to be aware of the risks.

I encourage the Commission to slow down and review what is happening in this area before it is too late to preserve at least some of what we thought was Sussex County when we came here. At some point, Sussex County needs to reassess what is happening. The Coral Lakes submission has so many flaws and undue risks, this would be a good time for that.

Respectfully Submitted

Opposition  
Exhibit

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SUSSEX COUNTY  
PLANNING & ZONING

**Christin Scott**

---

**From:** Shefali <shetalidhir@gmail.com>  
**Sent:** Tuesday, January 25, 2022 11:07 PM  
**To:** Planning and Zoning  
**Subject:** Opposition to 2021-06- coral lakes development

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.

I strongly oppose this.

Shefali Dhir

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SUSSEX COUNTY  
PLANNING & ZONING

Opposition  
Exhibit

## Christin Scott

---

**From:** Allan Kayne <allan.kayne@yahoo.com>  
**Sent:** Tuesday, January 25, 2022 10:22 PM  
**To:** Planning and Zoning  
**Subject:** Opposition to 2021-06 – Coral Lakes (F.K.A. Coral Crossing) Development

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.

Dear sir or madam:

I write you today to voice my opposition to over-development. Robinsonville Road in Lewes is becoming a continuous string of housing developments, one after another. Forests and old growth trees are being cut down with abandon, displacing wildlife and adversely affecting the environment by eliminating the oxygen generation and carbon dioxide reducing benefits of the forests.

The adverse impact on quality of life is immense, with population crowding, traffic congestion, loss of green spaces, and converting a semi-rural feel into sprawling suburbia.

Please stop this unchecked expansion and deny the development of Coral Lakes, for current and future generations.

Thank you.

Best regards,  
Allan Kayne, MD  
33978 Darlington Street  
Lewes, DE 19958

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SUSSEX COUNTY  
PLANNING & ZONING

Opposition  
Exhibit

## Christin Scott

---

**From:** Bob Kiszka <rak09@verizon.net>  
**Sent:** Tuesday, January 25, 2022 9:12 PM  
**To:** Planning and Zoning  
**Subject:** Jan. 27th public hearing - 2021-06 – Coral Lakes (F.K.A. Coral Crossing)  
**Categories:** Christin

**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.

I would like to express my concern and objection to this development. There are entirely too many developments in Eastern Sussex County, with little or no sign of commercial development to keep pace with the demand for common services such as grocery stores, pharmacies, medical offices, etc. The decades old solution that the county stands by is to push all commercial traffic to Route 1 or Route 24. Route 1 has been congested for years with no sign of improvement.

Please stop this pace of housing!! This area cannot absorb the congestion, regardless of the time of year.

Respectfully submitted,

Robert Kiszka  
33662 Union Circle  
Lewes, DE 19958

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SUSSEX COUNTY  
PLANNING & ZONING

Opposition  
Exhibit

**Christin Scott**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Tuesday, January 25, 2022 1:26 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Tuesday, January 25, 2022 - 1:25pm

Name: Donna

Email address: dattanas40@gmail.com

Phone number: 9085811377

Subject: Stop this Development

Message: This is ridiculous the traffic will be a nightmare! And all the tree's being taken down! Preserve this beautiful land ! It's terrible what is happening !!!

Opposition  
Exhibit

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JAN 26 2022

SUSSEX COUNTY  
PLANNING & ZONING



## Chase Phillips

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Sunday, January 23, 2022 3:04 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Sunday, January 23, 2022 - 3:03pm

Name: Donna attanasio

Email address: dattanas40@gmail.com

Phone number: 9085811377

Subject: Over building !!

Message: This town is building to much ! Is there not any restrictions on over development. It's terrible what is happening! Stop all the building on Robinsonville road ! A new development of Schell is being proposed ! Needs to stop !!!

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JAN 24 2022

SUSSEX COUNTY  
PLANNING & ZONING

Opposition  
Exhibit

## Chase Phillips

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Sunday, January 23, 2022 2:09 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Sunday, January 23, 2022 - 2:08pm

Name: Ann Trussell  
Email address: asponsler@aol.com  
Phone number: 4845536240  
Subject: New housing development on Robinsonville Road

Message: I wanted to express my concern for an additional 315 homes being built by Schell on Robinsonville Road. I have lived here 4 years and have watched the traffic become so bad that often it adds much time to an errand we need to run. There are already 2 housing developments that have received clearance to begin. That will add an additional 500 homes and approximately 1000 cars to our area. Now there is an additional 315 homes being suggested. This will not be handled well by Robinsonville Road or any of the other nearby roads. We already struggle with cellular service and this will only worsen. How can the Lewes Fire Department handle all of these new homes? Please consider not approving the development. Our area cannot support it. Thank you!

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JAN 24 2022

SUSSEX COUNTY  
PLANNING & ZONING

Opposition  
Exhibit

## Chase Phillips

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Sunday, January 23, 2022 1:53 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Sunday, January 23, 2022 - 1:53pm

Name: Carol Pressman

Email address: cap\_uniquefitness@yahoo.com Phone number: 727-808-3870

Subject: Building in Sussex County

Message: There is way to much construction in Sussex County. We just learned that Schell has requested to build a huge development called Coral Crossing with 315 homes diagonally across from Tidewater Landing. No infrastructure to support this project. No new schools or additional roads. It will clutter our area and ruin the current beauty.. Stop building PLEASE,!

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SUSSEX COUNTY  
PLANNING & ZONING

Opposition  
Exhibit

## Chase Phillips

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Sunday, January 23, 2022 1:42 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Sunday, January 23, 2022 - 1:42pm

Name: Linda Knotwell

Email address: linda.knotwell@comcast.net Phone number: 7177922576

Subject: Oppose Construction of Coral Crossing on Tidewater Landing

Message: I am a resident of Tidewater Landing on Robinsonville Road. I strongly oppose the development of Coral Crossing. There are two other developments already in process. Robinsonville Road cannot handle an additional 315 residences. Also it is RIDICULOUS to think of clear cutting another 95 acres of pristine woodland. The over-development of this area is destroying the area. Where will animals, birds, etc.. live? Older woodland areas such as this cannot be replaced by trees planted in developments. Sussex County must say no!!

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SUSSEX COUNTY  
PLANNING & ZONING

Opposition  
Exhibit

## Chase Phillips

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**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Sunday, January 23, 2022 1:42 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Sunday, January 23, 2022 - 1:42pm

Name: James Nee

Email address: jnee105@yahoo.com

Phone number: 9087976327

Subject: Coral Lake development

Message: Enough is enough. The infrastructure is already falling apart. I would rather you raise our property taxes than allow another housing development in an already congested area. Please use some sense and not allow this to happen.

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SUSSEX COUNTY  
PLANNING & ZONING

Opposition  
Exhibit

## Chase Phillips

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Sunday, January 23, 2022 12:40 PM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Sunday, January 23, 2022 - 12:40pm

Name: Louise Nee  
Email address: lbnee@yahoo.com  
Phone number: 9087356414  
Subject: Coral Lakes

Message: I object to the Coral Lakes development planned for Robinsonville Road - the infrastructure can not handle another 315 houses. With Tidewater Landing, Chase Oaks and Tanager Woods that would bring the total to 931 new house within a one mile stretch of road. Over development needs to stop!

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SUSSEX COUNTY  
PLANNING & ZONING

Opposition  
Exhibit

## Chase Phillips

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Sunday, January 23, 2022 8:52 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Sunday, January 23, 2022 - 8:52am

Name: Schiavo Maria  
Email address: mariaria9@hotmail.com  
Phone number: (856) 524-5950  
Subject: Coral Lakes Development  
Message:

I am writing to voice my objection to the proposed 315 home Coral Lakes development.

I am a resident of Tidewater Landing and believe that this proposed development in addition to the other communities soon to be built off Robbinsville Road will cause more traffic issues in the area as well as destroy forrestation and the natural beauty of the area that motivated us to move here.

There is too much overdevelopment in Sussex County and in the area of our community. I strongly object to any more construction here.

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JAN 24 2022

SUSSEX COUNTY  
PLANNING & ZONING

Opposition  
Exhibit

## Chase Phillips

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Sunday, January 23, 2022 9:15 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Sunday, January 23, 2022 - 9:15am

Name: Judith Bresler

Email address: jsbresler@gmail.com

Phone number: 3012365217

Subject: New development application on Robinsonville Rd

Message: The pace of large scale housing developments has got to slow significantly. You don't have the infrastructure to support it. Congestion from overdevelopment has already changed the way of life that attracted people to Lewes after Rehoboth Beach and other areas overdeveloped. Don't make that same mistake. Please.

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SUSSEX COUNTY  
PLANNING & ZONING

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Exhibit



## Chase Phillips

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Sunday, January 23, 2022 9:27 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Chase

RECIPIENTS: Jamie Whitehouse

Submitted on Sunday, January 23, 2022 - 9:27am

Name: Taryn Moody  
Email address: terrymoody@yahoo.com  
Phone number: 8483915702  
Subject: Coral Lakes

Message: I would like to formally object to the proposed development off Robinsonville Road known as Coral Lakes, which will be across from the development currently underway at Chase Oaks. The number of new developments on Robinsonville road already exceeds the capacity of this small county roads, hypothetical traffic studies notwithstanding. Actual users know that if you are trying to reach RTE 24 off of Robinsonville road you are subject to long delays even outside of the summer influx of home owners. Compounding this you have two additional sub divisions on Robinsonville Road closer to RTE 24. This is a safety hazard as the fire department has to travel these congested roads to reach the current houses. In addition the proposed Coral Lakes subdivision needs an exemption to lower the minimum lot size requirements so they can add further to the problems on Robinsonville road. This should not be allowed. Furthermore if this subdivision is approved with minimum 1 acre lots they should be required to have an access point other than Robinsonville road. We cannot support yet another development from this some country road with no shoulder. It is a very real safety hazard.

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SUSSEX COUNTY  
PLANNING & ZONING

Opposition  
Exhibit

**Jesse Lindenberg**

---

**From:** webmaster@sussexcountyde.gov on behalf of Sussex County DE  
<webmaster@sussexcountyde.gov>  
**Sent:** Friday, January 21, 2022 10:51 AM  
**To:** Planning and Zoning  
**Subject:** Submission from: Planning & Zoning Commission contact form  
**Categories:** Jesse

RECIPIENTS: Jamie Whitehouse

Submitted on Friday, January 21, 2022 - 10:50am

Name: Geri Garvey  
Email address: george.geri@verizon.net  
Phone number: 2405359205  
Subject: Over Development of Eastern Sussex County

Message:

Dear Members,

We bought our condo in 20008 and our house in Lewes in 2015. These lasat five years have seen continuous development in this part of the county. I understand that the latest development on the agenda is on Robinsonwille Road . This area used to be rural with developments in the middle of farmlands. Now, so many of the farmlands and forests have been turned into developments. A few more large hotels have been built off of Route 2. I know the goal is to increase tourism and and the economy.

Last year was a disaster with constant backups on Route 1, all summer long. Do you think people from other areas will come here again to sit in traffic to get to the beach if it takes an hour or more? Those coming from NY, PA, NJ , who are traveling to the beaches in Dewey, Fenwick Island,,Bethany face the traffic nightmare as well.

I am asking you to put a halt on any further development until the State can complete some of the roads in our area. I've seen that Delaware proudly boasts that we have 40 percent farms. I can't imagine that this statistic is true anymore. We love this area and hope it can remain beautiful in future years. Thank you.

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JAN 21 2022

SUSSEX COUNTY  
PLANNING & ZONING

Opposition  
Exhibit

**Jamie Whitehouse**

---

**From:** Casey Hall  
**Sent:** Friday, January 21, 2022 10:37 AM  
**To:** Jamie Whitehouse  
**Subject:** RE: Contact Form: January 27th P&Z Hearing

Please see the below contact for the record.

Thanks!

*Casey Hall*

Casey Hall, Clerk III  
Administration | Sussex County Government  
P.O. Box 589 | 2 The Circle | Georgetown, DE 19947  
Tel: 302.855.7743 x7937 Fax: 302.855.7749

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JAN 21 2022

SUSSEX COUNTY  
PLANNING & ZONING

Opposition  
Opposition  
Exhibit

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**Sent:** Friday, January 21, 2022 10:08 AM  
**Subject:** Contact Form: January 27th P&Z Hearing

Submitted on Friday, January 21, 2022 - 10:07am

**Name:** Carrie Wienckowski

**Email address:** [carriewien@yahoo.com](mailto:carriewien@yahoo.com)

**Phone number:** 4136277804

**Subject:** January 27th P&Z Hearing

**Message:**

I would like to take this opportunity to have my voice heard, in opposition to the case to clear-cut 95 acres of woodland and wetlands to build 315 homes near Webb's Landing Road. There must be a way to curb the obvious overdevelopment occurring in the county!

Thank you for adding my voice to the opposition of this proposal.

Carrie Wienckowski  
Long Neck

## Chase Phillips

---

**From:** Janet Ledigabel <jreganlinton@hotmail.com>  
**Sent:** Monday, January 24, 2022 3:18 PM  
**To:** Planning and Zoning; Chase Phillips  
**Subject:** Deny Coral Lakes due to 30 Acres of Wetlands, New Buffer Ordinance soon to be enacted

**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.

Good Day Gentlewomen and Gentlemen of the Sussex County Planning and Zoning Commission-

As a Delawarean for 30 years, and a Sussex Countian for 28 years, I urge you to deny the Schell Brother Coral Lakes Development.

With the recent boom in building in Sussex County, and the soon-to-be newly adapted wetlands buffer, which benefits not only every single Sussex County resident but also generations to come. This property contains 30 acres of Wetlands, Schell is trying to pass this through before the Wetlands Buffer is enacted. Benefits include protecting the wildlife, and all the species that exist because of the beauty of the wetlands, protecting our beautiful county, protecting flooding on area properties, and protecting the ecosystem, and for these reasons I highly recommend that you deny the Schell Brothers Coral Lakes Development due to the fact that the property contains 30 acres of wetlands and Schell Brothers are trying to get this pushed through fast before the County, State and Federal wetlands buffers are enacted.

Walt Disney once said, 'Wealth is Addicting'. How much is too much for the Schell Brothers? Perhaps they need another few million to purchase their 2<sup>nd</sup> private jet to fly their staff on vacation of Georgetown Airport. Schell will cut down every existing tree as they have with every other development they have built. Preston Schell stated at the November Planning and Zoning meeting, 'it's the homeowners who cut the buffer down.' On record, Preston Schell spoke about the Wetlands that were cut down at his development, Coastal Club. Blame it on the home buyers.

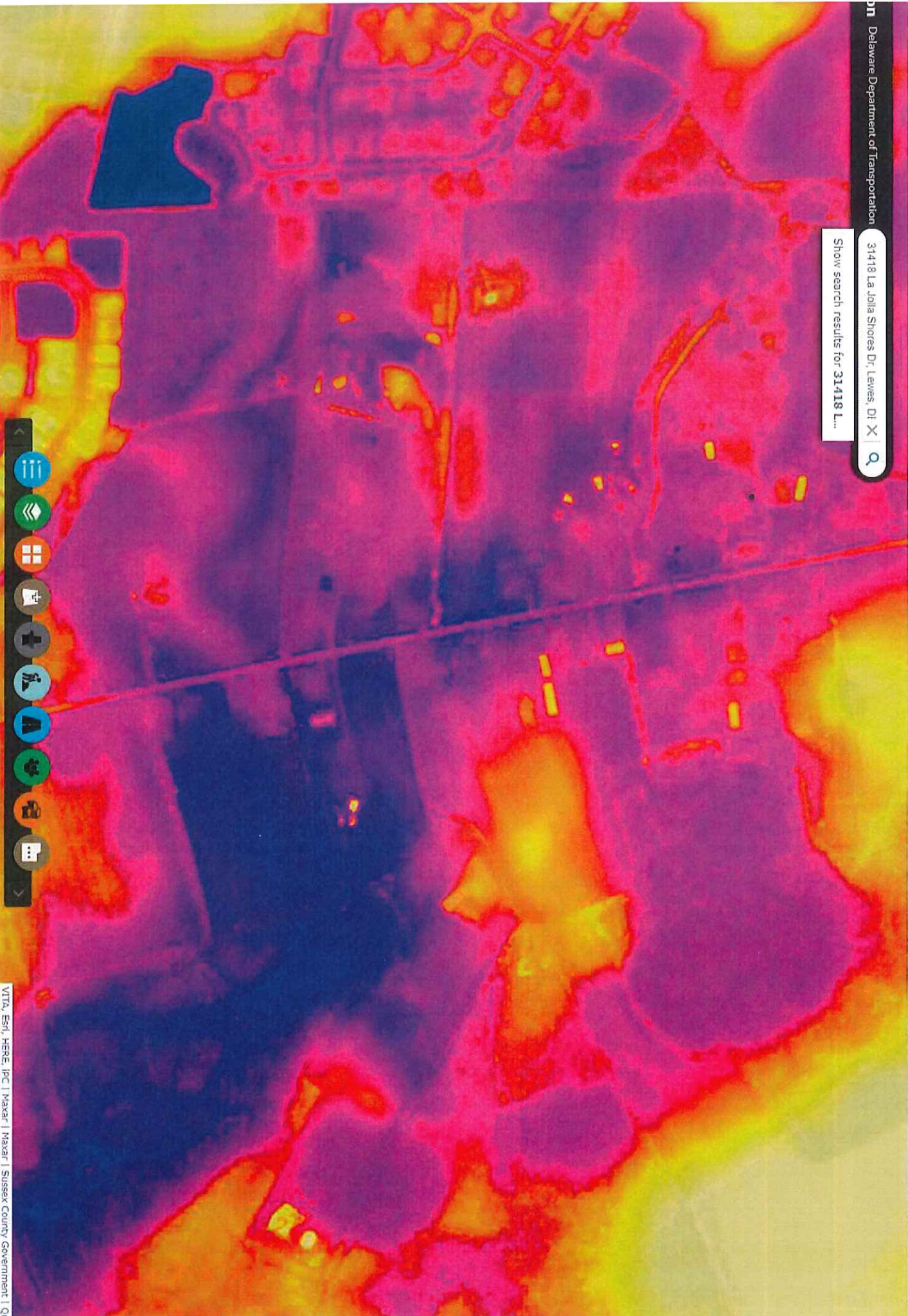
I have attached the Lidar in another email to Chase Phillips of the area that I received from Alastair Probar regarding the Wil King Station project. You will see that the water flows North from Wil King to South, then East through this property. If you remember, Alastair Probar agreed that there is a water flow problem in this area the water has nowhere to drain. Approving this property is only going to result in the flooding of more properties on Wil King Road, which runs parallel to Robinsonville Road.

A thorough investigation of how this filling in of wet 'lands' will affect residents of Wil King Road.

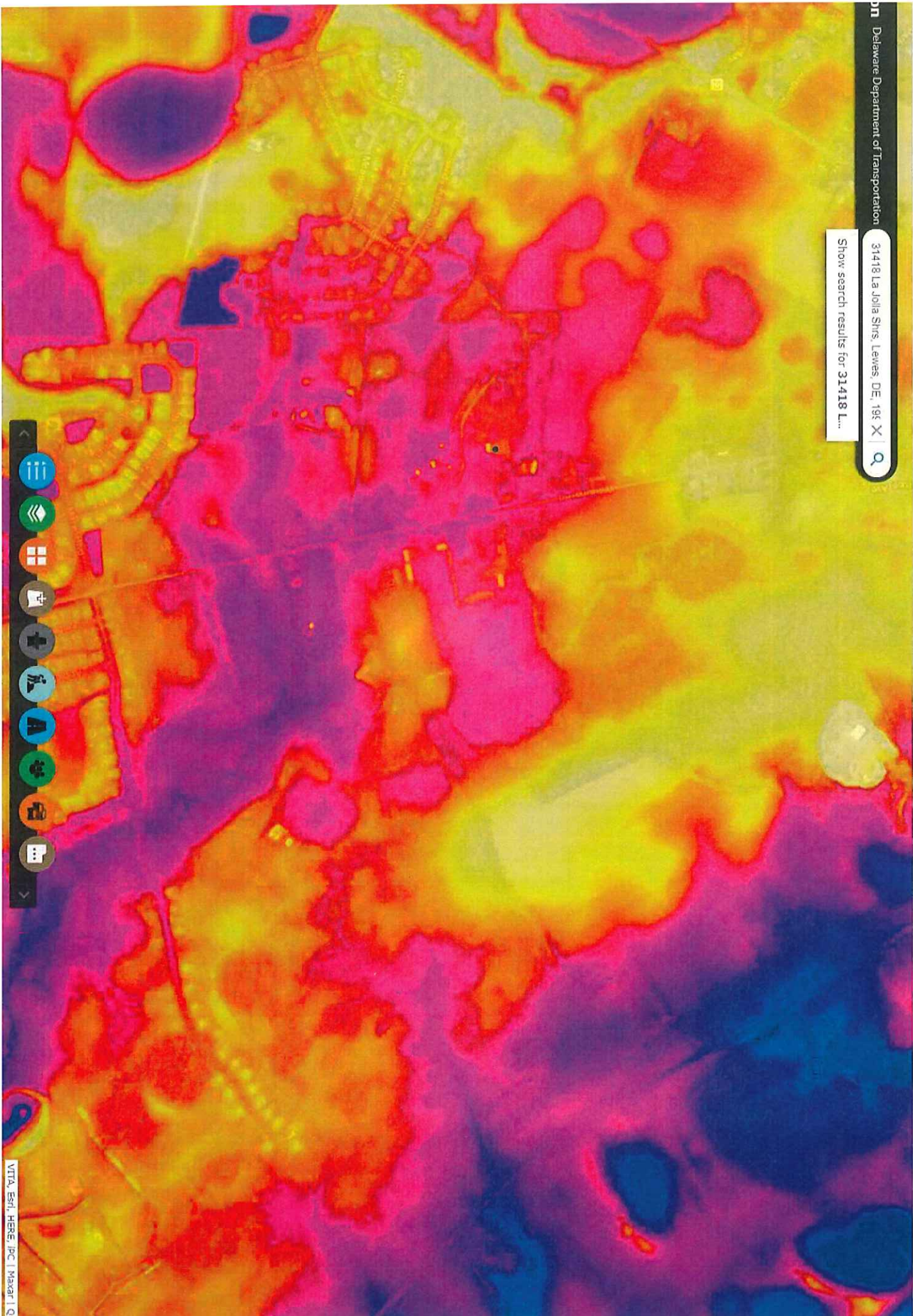
Respectfully,

Janet Le Digabel  
owner  
property address 31418 La Jolla Shores Drive  
Lewes, DE 19958

Show search results for 31418 L...



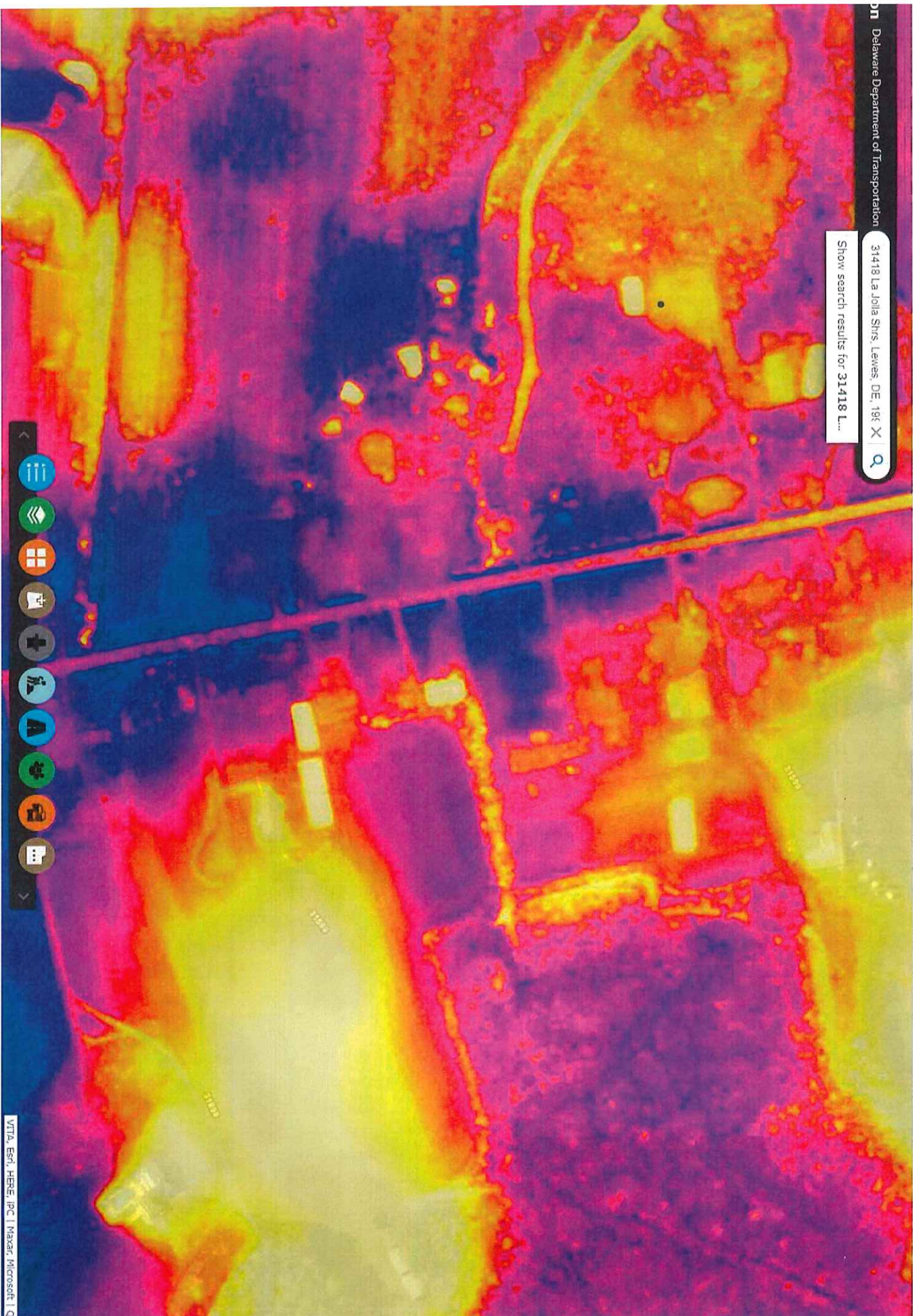
Show search results for 31418 L...



Navigation and search tools including a search bar, a list of icons for different map layers or data sources, and a search button.

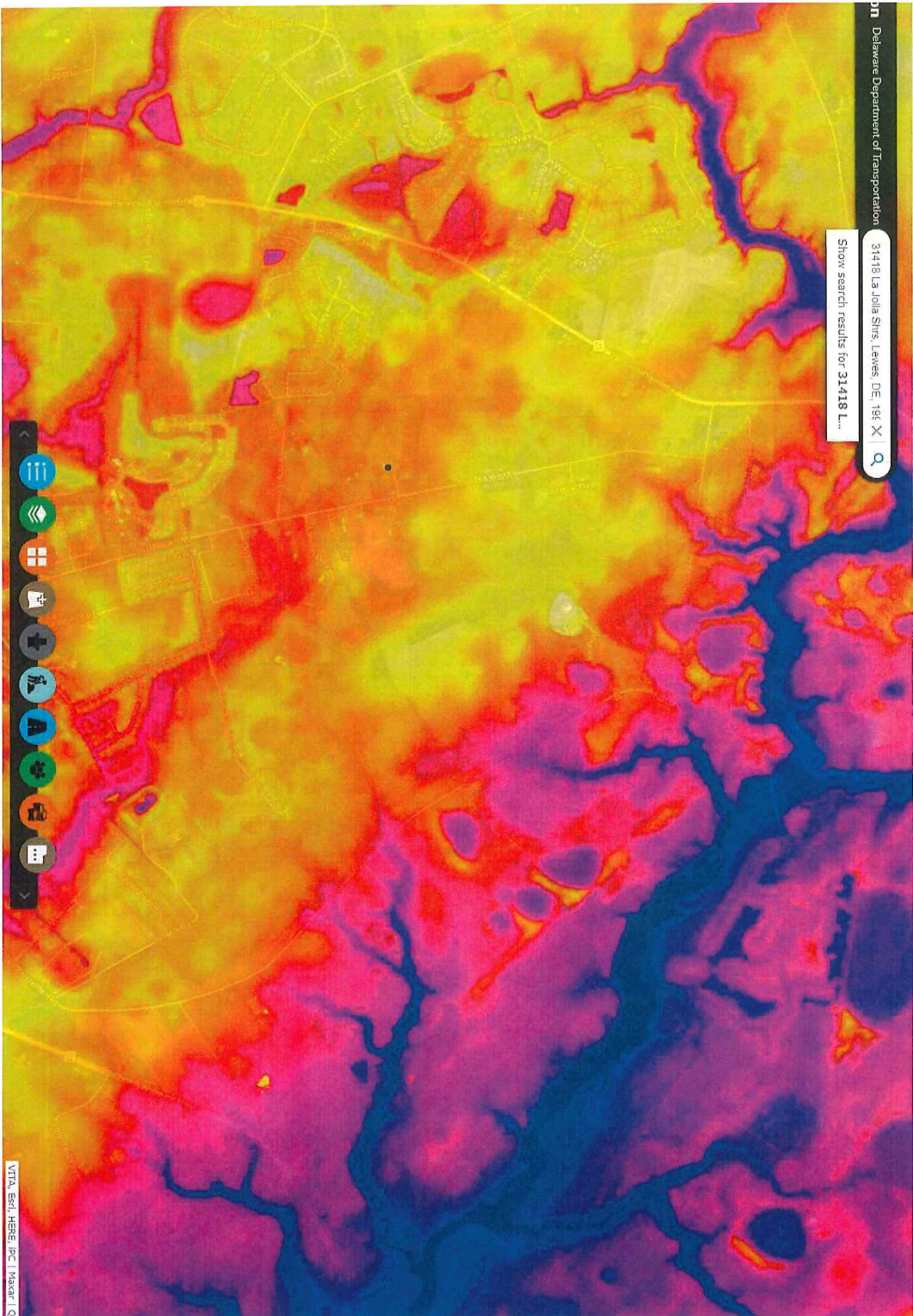
31418 La Jolla Shrs, Lewes, DE, 196 X

Show search results for 31418 L...



31418 La Jolla Shrs, Lewes, DE, 196

Show search results for 31418 L...





## Petition: Deny CORAL LAKES Subdivision (2021-06)

We the undersigned residents of Sussex County, Delaware, oppose the approval of the proposed Coral Lakes Cluster Subdivision of 315 homes at the 152 acres of the Adkins-Nvosel property, located west of Robinsonville Road, across Webb's Landing Road.

This site is environmentally inappropriate and unsuitable for this project. The plan poses both flooding risks and considerable impacts to wetlands, the destruction of a large mature forest and its unspoiled ecosystem and wildlife habitat. The cluster development will have its entrance on Robinsonville Road, a road that is already facing an unsafe and unacceptable amount of traffic when considering the additional 994 homes already approved for the following subdivisions: Acadia, Beach Tree Preserve, Chase Oaks, Kindleton, Outer Banks, and Tidewater Landing. The Coral Lakes is projected to add approximately 2,900 vehicle trip ends per day to Robinsonville Road.

The PLUS Review (Planned Land Use Service) of 2020-11-05 states "Because the majority of this site is within the Level 4 area, which is inconsistent with the Strategies for State Policies and Spending, and because of issues noted by DNREC, the state cannot support the development of this site as reviewed." That means the State is warning the County that if this project is approved, the State will invest little, to nothing, to the area's infrastructure.

We maintain that approval of this proposed cluster subdivision by the Sussex County Planning Zoning Commission will result in direct injury or harm, destroy the unspoiled ecosystem and have a negative impact on the quality of life to the undersigned and other residents of Sussex County.

**WE URGE YOU TO DENY THIS APPLICATION**

Wednesday, January 26, 2022

Petition: Deny CORAL LAKES Subdivision (2021-06)



Wednesday, January 26, 2022





## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

---

*William R Scholl*

*WSCHOLL63@GMAIL.COM*

*1/20/2022*

*802 Meredith St kennett sq PA 19348*

*DENY THE PROJECT!!!!!!*

---

*Antoinette Lucerino*

*Aluce156@gmail.com*

*1/20/2022*

*40 Aintree Drive Lewes, De 19958*

*We already have standing water on our streets after a heavy rain and a significant amount of water in our backyards. The removal of trees in this area will pose serious issues regarding drainage of this water after these rains. There is also an abundance of various wildlife that has made this area their home. They will once again be forced to find a new habitat. The enormous amount of new housing developments in this area has become detrimental to the safety and well being of this precious wildlife.*

---

*Carol A Hughes*

*cahughes@mchsi.com*

*1/20/2022*

*22558 Hughes Lane*

*We need to have laws to prevent loss of trees and habitat for wildlife! We can all live together peacefully!*

---

*Ann Conlon*

*mommyrooster@verizon.net*

*1/20/2022*

*103 Alderleaf Court, Lewes, DE 19958*

---

*Margaret Young*

*pegyoung0129@gmail.com*

*1/20/2022*

*Lewes*

*I am a Chapel Green resident and I oppose the Coral Lakes development*

---

*Katharine Dowell*

*mom2jaydee@gmail.com*

*1/20/2022*

*Lewes*

---

## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

---

*Diane DelDuco* *dianedelduco@gmail.com*

*1/20/2022* *Lewes*

*Please don't build here!! There are wetlands, trees and wild animals in this area. Also our neighborhood, Chapel Green, floods with heavy rain. Building more will increase flooding to a damaging level. We need open space for trees, grass and other vegetation to produce oxygen for us all to breath.*

---

*Gennaro Maietti* *jerry485@yahoo.com*

*1/20/2022* *22785 Dogwood Dr Lewes De 19958*

*STOP THE OVER DEVELOPMENT*

---

*Mark Dysart* *mdysart1@verizon.net*

*1/20/2022* *31 Autumnwood Way, Lewes DE 19958*

*I am opposed to further degradation of the Sussex County environment from over development.*

---

*Jens Wegscheider* *jenswagscheider@gmail.com*

*1/20/2022* *22483 Ridge Cir, Lewes DE 19958*

*Several reasons: the flooding risks of the land in this area are already bad enough, and the area's roads just can't handle more traffic, this should be denied, or scaled down to just a few homes, if any. Clearcutting the trees will make the flooding risk much worse.*

---

*CherylN kelly* *cherkellyme@gmail.com*

*1/20/2022* *21 ancient oak dr lewe de 19958*

*Please deny the builder. We are regularly flooded now and that may not be allowed to continue or worsen*

---

*V. E. Guempel* *HarleyVic@gmail.com*

*1/20/2022* *25 Autumnwood Way, Lewes, DE 19958*

*I URGE YOU TO DENY THIS APPLICATION.*

---

## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

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Terry Lake [terrylynn.lake@gmail.com](mailto:terrylynn.lake@gmail.com)

1/20/2022 19 Aintree Drive Lewes, DE

*I am strongly opposed to the approval of the Coral Lakes Subdivision. The risks to this area are too great.*

---

Leigh Davison [leighcplatt@gmail.com](mailto:leighcplatt@gmail.com)

1/20/2022 9 Aintree Dr, Lewes, DE 19958

*I and my family are absolutely AGAINST this development plan and wish to sign this petition.*

---

Julie Clark [clarkjulie9@gmail.com](mailto:clarkjulie9@gmail.com)

1/20/2022 12 Aintree drive Lewes, DE

*The over development of our area has led to a huge increase of flooding, and wildlife displacement. Chapel Green Community is home of many silver tailed foxes they deserve to live in peace without destruction of their habitat. These developers seem lack compassion for the wild life they displace along with the environmental impacts it has on our natural resources. Between flooded road ways, homes, and increase in traffic. The time has come to re evaluate where, who and when these developers can build. Profits over lives needs to stop. This is nothing more than greed!*

---

Valerie Bogaert [sunshine91666@hotmail.com](mailto:sunshine91666@hotmail.com)

1/20/2022 125 Heather Drive Lewes DE

*All of this building is ahead of proper planning for expanding and/or adding roads to accommodate emergency vehicles and residents. The traffic is already an issue and with additions to Robinson Rd and Route 24 and other surrounding roads you are inviting more chaos.*

---

Harry Davison [HED1011@verizon.net](mailto:HED1011@verizon.net)

1/20/2022 9 Aintree, Lewes, DE 19958

*U support this petition to DENY building this development which will destroy our environment and put my property in a flood risk situation*

---

Laura Doughty [lapeiffer567@gmail.com](mailto:lapeiffer567@gmail.com)

1/20/2022 13 Amberwood Way lewes

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## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

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Robyn Dunlop

robzydunlop@bellsouth.net

1/20/2022

102 Alderleaf Ct Lewes, DE 19958

*I absolutely do not want to see any more building in this area. When the wetlands are gone and the habitat for the animals are gone, it's going to be a very sad day. Beyond that, we already have a drainage problem because too many houses were built in the existing subdivisions. Please do not let this pass and please do anything to make sure this area will not be built on in the future. Thank you.*

---

Pamela Tyranski

ptyranski@gmail.com

1/20/2022

210 Waterford Rd, Lewes DE 19958

*The road infrastructure cannot support these additional housing units. Robinsonville is already dangerous and getting out onto the road is often impossible from Webb's Landing. There are no shoulders for parts of the road, and the blind curves do not allow you to avoid oncoming traffic which often crosses the yellow line. In addition, that is one of the last wooded areas for the deer-putting houses in that wooded area will force them onto the roads and cause accidents. Please do not let this approval go through!*

---

Frank Schmitt

frankschmitt541@gmail.com

1/20/2022

39 Aintree Drive Lewes De 19958

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Paul McVinney

paul.mcvinney@gmail.com

1/20/2022

5 Aintree Drive, Lewes, DE 19958

*Sussex County's development decisions MUST conform to smart growth principles and plans. Please disapprove the Coral Lakes subdivision.*

---

Nonglak Eaton

nleaton22@gmail.com

1/20/2022

1 Arrowood Knobs, Lewes De 19958

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Mary Gears

proudmary46@mediacombb.net

1/20/2022

15 Autumnwood Way

---



## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

---

Joanne Saltarelli

irishjo@verizon.net

1/20/2022

46 Ancient Oak Drive, Lewes, De

*Taking down the trees in the wetlands will only create more water in our area and will have a negative impact on the wildlife that is in the area.*

---

Dennis Healey

dennishealey@comcast.net

1/20/2022

22 Aintree Drive, Lewes, DE

*Comments to be forwarded to Sussex County Board: It is unconscionable that the State of Delaware, let alone the Sussex County Planners allow clear cutting and over development at the outrageous rate it occurs. Thousands of acres of clear cutting producing thousands of acres and billions of gallons of additional runoff into streams, rivers and bays is an environmental disaster for Sussex County AND the State of Delaware. Over development at ANY COST clearly sends the message that the State and Sussex County Planners are beholdin' to none other than owners of property ripe for development. I have been told by many long, long term Delaware residents and landowners that development approvals are nothing more than paying what it may take to obtain said approvals. Pay up and the approvals are yours is the mantra. I would pay \$10,000 to know how many Delaware and Sussex County execs. have Swiss bank accounts. Get my drift? I am a former land use planner & have extensive knowledge and experience in land use planning. This State and Sussex County are a disgrace to ethical and land use planning and environmental planning responsibilities. It's a disgrace: it's all about the money, not at all about the population....Shame on every one of you..grab your take and leave office for more responsible people.. PLEASE*

---

Gary panik

drgpanik@ptd.net

1/20/2022

55 Aintree drive, lewes de

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JOANNE DYAKNO

Flamingo38@verizon.net

1/20/2022

6 Alderleaf Drive Lewes, DE 19958

*I OPPOSE THE CUTTING OF THE TREES TO CREATE A NEW DEVELOPMENT OFF OF ROBINSONVILLE ROAD CALLED CORAL LAKES*

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## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

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Nancy Wilcox [nanmwilcox1@gmail.com](mailto:nanmwilcox1@gmail.com)

1/20/2022 23838 Neptunes Ct, Millsboro, DE 19966

*To many homes, two lane roads, massive loss of green space and homes for wildlife; limited medical providers, limited service providers in all areas. Growth needs to be halted for now.*

---

Jerry Gibson [jegibson7@aol.com](mailto:jegibson7@aol.com)

1/20/2022 36 Autumnwood Way, Lewes, DE 19958

*Please vote against this proposed new development.*

---

Sandra K Purdy [skpurdy40@gmail.com](mailto:skpurdy40@gmail.com)

1/20/2022 4 Amberwood Way Lewes De 19958

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Yvonne Bailey [ybailey0420@gmail.com](mailto:ybailey0420@gmail.com)

1/20/2022 105 Alderleaf Ct, Lewes DE 19958

*Please do not approve this new subdivision.*

---

Reinhardt Zeller [rzeller@hillsdale.edu](mailto:rzeller@hillsdale.edu)

1/20/2022 44 Aintree Dr. Lewes De

*I am totally against this development.*

---

Larry Purdy [larryepurdy61@gmail.com](mailto:larryepurdy61@gmail.com)

1/20/2022 4 Amberwood Way, Lewes De.

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Frank David Chernuta [chernutad@gmail.com](mailto:chernutad@gmail.com)

1/20/2022 26 Ancient Oak Drive, Lewes, DE

*Full-time resident*

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Teresa Gibson [Tagxray@aol.com](mailto:Tagxray@aol.com)

1/20/2022 36 Autumnwood Way Lewes De

*Water pools in my backyard due to overflowing drains.*

---

## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

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Robert Monti

rkmonti@aol.com

1/20/2022

27 Aintree Drive

*The Coral Lakes development will be disastrous for the wetlands ecosystem and the wildlife that lives in the wooded area and wetlands which would be destroyed by the Coral Lakes project. Traffic on the country roads of Robinsonville, Conleys Chapel, Cedar Grove, etc. would be horrific and unsafe. To preserve the wildlife, ecosystem, and road safety, the Coral Lakes project be denied.*

---

Randi Miller

randi@randi-miller.com

1/20/2022

38 Ancient Oak Drive, Lewes DE 19958

*The environmental impact alone is reason enough to strenuously object to yet another project.*

---

Linda Marsiglia

lmarsig@verizon.net

1/20/2022

8 Alderleaf Dr Lewes 19958

*I object to the building of a development behind Aintree in Chapel Green as it will destroy wetlands and worsen the flooding issues we already deal with*

---

Sharon Anthony

momcat1966@aol.com

1/20/2022

102 Alderleaf Ct, Lewes, De. 19958

*The destruction of old growth forest and wetlands must be stopped. The area cannot support more housing developments and the destruction of said forests and wetlands will ruin the conditions of the surrounding homes, families and wildlife. Please do not allow this to happen.*

---

Deborah Ferlitto

dferlitto@gmail.com

1/20/2022

2 AMBERWOOD WAY LEWES

*Sussex county has an infrastructure problem. Our roads, medical facilities, fire department, etc., cannot support the needs of this community right now. Perhaps the politicians providing the deeds should take land and development classes or undergraduate civil engineering classes? Or better yet, a class on ethics and community mutualism...Should a trip to the hospital or grocery store take 40 minutes?*

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## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

---

Anita Wisniewski

fhlamen@gmail.com

1/20/2022

10 Amberwood Way Lewes DE 19958

*Oppose. Save wetlands and forest.*

---

Kimberly Mowers

rlyluv2sun@aol.com

1/20/2022

13 Autumnwood Way Lewes DE 19958

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Patricia L. Smith

pmuggle39@msn.com

1/20/2022

24 Autumnwood Way, Lewes, Delaware 19958

*Allowing this and future developments are destroying the area, as well as the beaches (overcrowding and closing of beaches). It is also destroying the ability of the land to absorb rain and will cause flooding. Future development is eliminating habitat for animals and birds. Trees absorb carbon dioxide and release oxygen.*

---

Linda Coco

lcoco4@me.com

1/20/2022

6 Autumnwood Way - Lewes DE 19958

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Whaley

jwhaley2@aol.com

1/21/2022

17 Autumnwood Way Lewes DE

*Do not destroy anymore wetlands. Do not build on this land. Flooding and traffic are not supporting this development.*

---

Lisa Fischer

lhignutt@aol.com

1/21/2022

Lewes

*Please stop the overdevelopment in our area. It feels like no one is listening.*

---

esther breen

mimiata5@yahoo.com

1/21/2022

9 Applewood Lane, Lewes, DE

*I object to the Coral Lakes subdivision. SAVE OUR WET LANDS*

---

## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

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*Donna Schmitt* *donnaray000000@aol.com*

*1/21/2022* *39 Aintree Drive, Lewes DE*

*I object to the Coral Lakes Subdivision S-2021-06*

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*Eleanor Tate* *etatemay51@yahoo.com*

*1/21/2022* *22 Autumnwood Way, Lewes De*

*I am very concerned about the effects of this subdivision on my community, especially flooding. Please deny!*

---

*Nancy Cervenak* *ncervenak@gmail.com*

*1/21/2022* *6 Amberwood Way*

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*Jacqueline Stiles Chernuta* *Jacks0624@aol.com*

*1/21/2022* *Lewes, Delaware*

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*Mary Livesey* *hollypooch@aol.com*

*1/21/2022* *18 Ancient Oak Drive Lewes DE 19958*

*I object to the development*

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*John Cervenak* *jjcervenak@aol.com*

*1/21/2022* *6 Amberwood Way, Lewes, DE*

*I'm opposed to Coral Lakes. It would damage forests, wetlands, and add traffic to much over used road structures.*

---

*William Hicks* *bhicks1052@verizon.net*

*1/21/2022* *37 Aintree Drive, Lewes, DE 19958*

*This area is primarily Level 4 Investment area. It is not suitable for this type of development. Clearing 95 acres of woodlands and filling in and developing over 25 acres of wetlands is ecologically irresponsible.*

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## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

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Gary Mastracche                      gmastracche@gmail.com  
1/21/2022                              21342 N. Acorn Way. Lewes

*Enough is enough*

---

Tim Hester                              tntrbde@gmail.com  
1/21/2022                              16 Amberwood Way

William Tate                          wtate221@gmail.com  
1/21/2022                              22 Autumnwood Way, Lewes

*I'm concern about the risk of flood in my community. So I object to the building of the new community at Corall Lakes.*

---

Gale Graney                          galegraney@verizon.net  
1/21/2022                              20199 Long Meadow Lane, Lewes DE

Don Kinney                              don.kinney0603@msn.com  
1/21/2022                              Lewes, Delaware

*I am opposed to the Coral Lakes application*

---

Sharon Anthony                      momcat1966@aol.com  
1/21/2022                              102 Alderleaf Ct., Lewes, De.

*This project must be stopped, the impending damage to the ecosystem, old growth forest, surrounding homes, families and wildlife will be devastating, not to mention that if approved the state will not invest anything to the infrastructure that this over development will destroy. Please, as a resident in the nearby affected area, this cannot be allowed to happen. Please, please, deny this application.*

---

Karen Swieconeck                      tkbelfrybats@yahoo.com  
1/21/2022                              16 APPLEWOOD LN

*There is more than enough building in this area. Traffic issues are already mounting.*

---

## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

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Dale Larrimore [dale.larrimore@gmail.com](mailto:dale.larrimore@gmail.com)

1/21/2022 36450 Wild Rose Circle, Selbyville, DE 19975

*We MUST control the unending growth in Sussex County. We cannot allow more building in flood prone areas. We should not tolerate cutting down more forest land. Climate change is real. When will we learn.*

---

Thaddeus Swiecone [tkbelfrybats@yahoo.com](mailto:tkbelfrybats@yahoo.com)

1/21/2022 16 APPLEWOOD LN

*Flooding and other environmental issues are mounting with each new development in this area.*

---

Michael Pingor [fastpitch49@hotmail.com](mailto:fastpitch49@hotmail.com)

1/21/2022 8 aspenwood dr lewes de 19958

*I am deeply concerned, as of now will king floods, my swail behind my home overflows . Where is all the water going . Not including the traffic*

---

Marlene Sensale [seawitchdelmarva@gmail.com](mailto:seawitchdelmarva@gmail.com)

1/21/2022 20649 Cool Spring Road Milton 19968

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Valerie Wood [valerie.a.ziegler@gmail.com](mailto:valerie.a.ziegler@gmail.com)

1/21/2022 29661 Franklin Roosevelt Ln

*Please stop developing in these areas of critical environmental sustainability for all our sakes.*

---

Keating Robinson [keatingrobinson@hotmail.com](mailto:keatingrobinson@hotmail.com)

1/21/2022 52 Aintree Drive. Lewes, DE

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Roger Anderson [windgpa@gmail.com](mailto:windgpa@gmail.com)

1/21/2022 4 Aintree Drive, Lewes. DE 19958

*I am opposed to this development.*

---

Keating Robinson [keatingrobinson@hotmail.com](mailto:keatingrobinson@hotmail.com)

1/21/2022 52 Aintree Drive. Lewes, DE

*I oppose this development for all of the reasons stated.*

---

## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

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Stephen Harris

spharris001@gmail.com

1/21/2022

23584 Elmwood Avenue West, Lewes, DE 19958

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Jane Gruenebaum

janegruenebaum@mac.com

1/21/2022

21162 Laguna Drive Rehoboth Delaware

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Zita Dresner

zzd100@aol.com

1/21/2022

213 Lakeside Drive, Lewes

*This proposal poses an environmental nightmare and underscores the reasons why the buffer ordinance with amendments proposed by environmental protection groups must be enacted.*

---

Michelle Townsend

michellegeppi@hotmail.com

1/21/2022

28 Berue Court Selbyville, DE

---

Barbara Shuster

shuathome@verizon.net

1/21/2022

17639 Madaket Way

*Please reconsider this development. Governor John Carney started a program to plant a tree for each DE resident to fight global warming. Why not start here with this development and only remove 50% of the trees and build fewer houses. Save the environment and save us from overbuilding, flooding and pollution. Thank you for listening.*

---

Robert Paterniti

robertpaterniti@aol.com

1/21/2022

7 Pinewood Drive

*Stop all construction now, you are causing all sorts of problems, building on a buffer zone is not legal, will cause damage and flooding, issue also we don't have enough Doctors, nurses, police, fire fighters to bring in anymore new folks in, the roads can't take any more traffic, it now takes 5 to 6 months to get any test done at Beebe, no more new building permits. Thanks Robert*

---

Mary Backer

marydonna14@yahoo.com

1/21/2022

23361 Boat Dock Dr East, Lewes

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## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

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Charles Frezza

cfrez73@gmail.com

1/21/2022

32336 Mariners Way, Millsboro, DE, USA 3

*It is overdue time to stop, or we will end up looking like Bergen County New Jersey, gridlock and astronomic property taxes. ENOUGH!!!*

---

Nancy Sickles

nsickles@me.com

1/21/2022

Lewes

*I oppose this application and should be denied.*

---

Paul Sikoris

sikorisp@gmail.com

1/21/2022

26386 Timbercreek Lane. Millsboro, DE 19966

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Clint Rupert

clintrupert@comcast.net

1/21/2022

7 Aintree Drive, Lewes Delaware, 19958

*Coral Lakes development will have a significant impact on the quality of life for nearby residents, adversely effect property values, have a negative impact on traffic flow and overwhelm existing infrastructure and roadways. Open space that MUST be preserved not only for wildlife but for future generations of Delaware residents to enjoy.*

---

Dan Underwood

Hawley53@gmail.com

1/21/2022

33407 Jake Circle

---

Susan Marano

maranosue@gmail.com

1/21/2022

32451 N Squirrel Run, Lewes

*Enough is enough. PLEASE stop cutting down trees and forests that help our environment.*

---

Susan Petze-Rosenblum

spetzerosenblum@msn.com

1/21/2022

29 Aintree Drive, Lewes, DE

*Please do not destroy these pristine woods.*

---

## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

---

Marylou Pagnotta

mlp0510@aol.com

1/21/2022

33409 Jake Circle Lewes, DE 19958

*Stop the building*

---

Deborah Barger

bargerbeach@verizon.net

1/21/2022

16 Autumnwood Way, Lewes, DE 19958

*I URGE YOU TO DENY THIS APPLICATION.*

---

Joe Barger

kjb837@gmail.com

1/21/2022

16 Autumnwood Way, Lewes, DE 19958

*I URGE YOU TO DENY THIS APPLICATION.*

---

Joann Molnar

molnajoa1@verizon.net

1/21/2022

36434 Tall Grass Court

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Shelly Cohen

philliegyrl1968@gmail.com

1/21/2022

106 Nellie Lane, Milton

*Somehow there must be some common sense decisions on proposed subdivisions in wetland areas. It is not appropriate to build homes in these areas. The potential buyers are at risk to losing their new properties to flooding. Further, every time the Sussex County Government, both Council and Planning and Zoning, approve these submissions and allow forests removal, the county loses its first and primary defense against flooding. Shame on them for not abiding by their oaths of office to protect the people and environment.*

---

Tristan ruhl

truhl1126@hotmail.com

1/22/2022

35323 beaver dam rd frankford de 19945

*Enough already. Quit pillaging our land for cookie cutter developments*

---

PAMELA BESTEMAN

p\_besteman@yahoo.com

1/22/2022

31652 Topsail Dr., Lewes, DE. 19958

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## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

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Judy Kane [judyk15@verizon.net](mailto:judyk15@verizon.net)

1/22/2022 23514 Oak St East, Lewes, DE

*Enough is enough! Please stop the madness now!*

---

Carol Knapp [njraven@me.com](mailto:njraven@me.com)

1/22/2022 22376 S Acorn Way Lewes DE

*Development in Sussex County DE is out of control. The impact will be enormous.*

---

Cheryl Varela de Lofgren [cjlofgren1@gmail.com](mailto:cjlofgren1@gmail.com)

1/22/2022 9 Amberwood Way, Lewes, DE 19958

*I oppose not only cutting the trees, but also the construction of the development. The effects on the surrounding areas, including my home, will be the responsibility of the town, not the private development. As such, government officials should be wise to stop any further destruction of the environment to avoid further issues that will damage property that is already affected by lack of vision and strong ethics.*

---

Deborah Reehorst [deb3catwoman@gmail.com](mailto:deb3catwoman@gmail.com)

1/22/2022 72 Gainsborough Drive, Lewes, DE 19958

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Ben Colalucci [bcolalucci@gmail.com](mailto:bcolalucci@gmail.com)

1/22/2022 33412 Jake Circle, Lewes DE 19958

*THis area is already over developed, let's have some common sense.*

---

John Montane [johnmontanez1023@gmail.com](mailto:johnmontanez1023@gmail.com)

1/22/2022 22424 Mahogany Road

*I am petitioning the committee to STOP the cutting of 95+ acres of woods and wetlands to build 315 homes on 152 acres.*

---

Carol Montanez [CATMontanez1023@gmail.com](mailto:CATMontanez1023@gmail.com)

1/22/2022 22424 Mahogany road, Milton DE

*Stop the clearing of 95 acres for construction of new homes!*

---

## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

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Vincent Talino

vgtalino0049@gmail.com

1/22/2022

36422 Tall Grass Ct, Lewes DE

*Infrastructure needs to be addressed before any further developments can proceed. Our wildlife is being impacted by all of the trees being cut down, the current neighborhoods are being flooded because of all of the homes being built, and there is no plan set in place for drainage. Should there be a 50 or 100 year storm that would require evacuation how are all of these people going to get out on a 2 lane road that is already being congested.*

---

Stephanie Talino

misst620@gmail.com

1/22/2022

36422 Tall Grass Ct, Lewes DE

*Infrastructure needs to be addressed before any further developments can proceed. Our wildlife is being impacted by all of the trees being cut down leaving no area untouched for them to live. The current neighborhoods are being flooded because of all of the homes being built, and there is no plan set in place for drainage. You are placing the burden on homeowners to maintain stormwater basins, when the developer should be held responsible if they want to come here to build and make millions. You are not taking into consideration that there will be a 50 or 100 year storm that would require evacuation, when that happens how are all of these people going to get out on a 2 lane road that is already being congested because you are not looking at the BIG PICTURE!*

---

Laura Zeller

rzeller@hillsdale.edu

1/22/2022

44 Aintree Dr. Lewes DE 19958

*This project is completely unsuited for this area. It must be denied. Thank you.*

---

Kelley Carter

Kcarte20@dtcc.edu

1/22/2022

14 Ancient Oak Drive, Lewes, DE

---

Eul Lee

eulmlee@gmail.com

1/22/2022

22483 Ridge Cir, Lewes

*Please consider the future of Sussex County and the ever-increasing impervious surfaces replacing the clear cut forests.*

---

## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

---

Joseph Carter

Jac8232@verizon.net

1/22/2022

14 Ancient Oak Drive, Lewes, DE

---

Vito Russo

vitorusso@yahoo.com

1/22/2022

43 Aintree Dr

*We need to stop building or we will not be able to sustain a quality way of life in Sussex County. Even with out Covid hospitals are stretched to the brink and roads have become snarled 12 months a year. When will water begin to become a luxury?*

---

Caroline Lindauer

clindyc1950@gmail.com

1/22/2022

34540 Doe Run Lewes, DE

*I do not object to developments in the area as long as they are built responsibly. When the removal of so many trees occurs, there are going to be drainage problems. Storm water drains into the back bay and wetlands causing the destruction of natural habitat of many species. The impact take a tremendous toll on the environment... there is no quick fix!*

---

Karen Beck

k3beck@gmail.com

1/22/2022

23601 Elmwood Ave West Lewes 19958

*Please consider the decreasing of this area and reject this plan that removes forest and builds on wetlands. This affects us all. Thank you*

---

Teresa Caruso

teresacaruso07@gmail.com

1/22/2022

5 Bridle Reach Court Lewes

---

Maureen Larkin

1seahawkdaughter@gmail.com

1/22/2022

29757 Pelican Point Place, Lewes, DE. 19958

---

Alma Harrah

harrahx2@vdrizon.ndt

1/22/2022

22381 S Acorn Way, Lewes De. 19958

*Vote your constituents wishes please. Almost 1000 units already approved and this adds another 1000 cars or so (at least) or more to the already heavy traffic on these small local roads! Please preserve these wetlands and consider your constituents. Vot add no on this development!*

---

## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

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Kathy Mastracche                      kathymastracche@gmail.com

1/22/2022                                  21342 N. acorn Lewes

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Kathleen Rappold                      rappold3@verizon.net

1/22/2022                                  21375 North Acorn Way Lewes DE 19958

*I am deeply concerned about the environmental impact of this project.*

---

Audrey Bewley                          amxclown1@gmail.com

1/22/2022                                  13 lighthouse drive Rehoboth beach

*We need to not pass this, stop destroying the wetlands.*

---

Paula Brainard                          paula\_brainard@msn.com

1/22/2022                                  21348 N Acorn Way, Lewes, DE

*I live in Oakwood Village (Lewes) not far from this site. I can tell you first hand that further building in Oakwood Village was stopped completely for several years after water runoff from OV caused serious flooding in a neighboring property. Not only that, with all the developments surrounding OV now, we have wildlife that has been displaced walking in our back yards. We have deer, fawns, and foxes (which look terrible from mange). As much as I like wildlife I feel that they are being displaced at an alarming rate and they can no longer forage for food or have a peaceful life. They are showing up on our roads as roadkill. Racoons are also roadkill. What is going on here??? There is so much growth here that what was once a nice quaint area it will one day become a death trap if anything happens and we all have to leave at once. Can you imagine that?? I can't and it's downright scary. The infrastructure cannot support all these people using all of these utilities. The town of Lewes is only a few blocks long. You cannot park there. Our beaches are crowded. If you go you'll find yourself within a few feet of another blanket. The water is crowded with people. There is limited space! It's a real nightmare and it just keeps going and going. A real gold mine for all the realtors and those who own these tracts of land and want to cash in. This used to be farmland - why isn't that being encouraged? Farms are great and we could use some creative new ones here. Please hear our plea - STOP THE INSANITY!*

---

## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

---

Susan Wanner

swanner326@gmail.com

1/22/2022

203 Waterford Dr in Lewes

*The state of DE has already recommended no development. The council must deny any more housing development along Robinsonville road. The council members appear not to care at all about the environment and wildlife in this area.*

---

Robert Wanner

rwanner203@gmail.com

1/22/2022

203 Waterford Drive Lewes

*The council has turned a blind eye to infrastructure in our area. In addition, we can't find a doctor, dentist, or vet that is taking new patients with no signs of getting better. Council must slow down the growth. Why would they continue to make such bad decisions?*

---

Joan Macre

esolamacre@aol.com

1/22/2022

21398 N Acorn way, Lewes, de

*It breaks my heart that more pristine woods and trees would be cut down to accommodate yet another community. I moved here 10 years ago because of the beautiful farms and old trees. Please don't do this to our residents. Please.*

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## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

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Charles Brainard

charles\_brainard@msn.com

1/22/2022

21348 N ACORN WAY, LEWES, DE

*My wife and I moved from New Jersey to Lewes because we wanted to get away from the hustle and bustle of New Jersey. We picked Oakwood Village because it was a small community surrounded with farms, and lots of wildlife; squirrels, rabbits, fox, deer, raccoons, frogs and turtles. IT WAS COUNTRY WAY OF LIFE OR SO IT SEEMED. NOW ALL THAT HAS CHANGED ALL I SEE IS TURKEY BUZZARDS ON THE SIDE OF THE ROAD EATING THEM AS ROADKILL. AND THERE IS NO END TO THE TURKEY BUZZARDS, I HAVE A SEEN AS MANY AS 24 EATING AROUND A DEER AND 20 WORKING ON A FOX. I HAVE SEEN BUZZARDS WORKING ON DEAD DEER, FOX AND OTHERS IN THE EMPTY FIELDS. OH DON'T FORGET THE BLACK SNAKES THAT CAN GROW TO 8FT OR MORE. IT SEEMS THESE ANIMALS DON'T HAVE HOMES TO GO TO ANYMORE.ALSO, AFTER A BIG RAIN THERE IS A LOT OF FLOODING IN THIS AREA. FRONT LAWNS ON WIL KING ROAD ARE INUNDATED WITH WATER ALMOST TO THE FRONT DOOR. THIS HAS GOTTEN INCREASINGLY WORSE. AND SOME DRIVEWAYS ARE FLOODED ACROSS. ARBRE A SMALL PREFAB HOME DEVELOPMENT ON THE NORTH END OF WILL KING COMES CLOSE TO FLOODING AFTER EVER RAIN, THERE IS A PLOT OF LAND ACROSS FROM THE ARBRE DEVELOPMENT THAT IS WHAT MOST WOULD CONSIDER A SWAMP, IS FLOODED ALL YEAR ROUND AND DURING RAIN STORMS BOTH SIDES OF THE STREET COMES UP TO THE SIDES OF THE ROADTHERE IS A HOUSE ON THE SOUTHWEST EAST CORNER OF WIL KING AND CONLEY CHAPEL RD THAT HAS BEEN THERE FOR YEARS THAT FLOODS ALMOST EVERY TIME IT RAINS. I DON'T KNOW HOW THE PEOPLE LIVE THERE BUT SOMEONE FIXED IT UP AND PUT A POND ON THE NORTH END OF THE LOT, AND THEN BUILT A GARAGE ON THE SOUTH WEST CORNER OF THE LOT AND NOW THE WHOLE AREA AROUND THE HOUSE FLOODS. HOW DOES ONE GET A PERMIT TO HAVE THEIR HOME PROPERTY FLOODED.ON THE OTHER SIDE OF OF WIL KING THE WHOLE AREA FROM THE GARAGE OR AUTO RAPAIR SHOP ON THE CORNER TO PAST THE ENTRANCE TO CHAPEL GREEN THAT GETS FLOODED AFTER EVERY RAIN THEN FLOWS DOWN CONLEY CHAPEL ROAD ON THE*



## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

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NORTH SIDE ON THE ROAD. THERE ARE THREE HOMES THAT SET WAY BACK ON THE PROPERTIES. ONE OF THESE HAS A BRIGE WHICH CROSSES THIS POND THIS POND THEN OVER FLOWS WHEN THERE IS A LOT OF RAIN. I HAVE SEEN THE NEIGHBOR ON THE LEFT SIDE OF THIS HOUSE HAVE THEIR DRIVEWAY FLOODED HALF WAY UP TO THEIR GATE ENOUGH THAT THEY LEFT THEIR CAR IN THE DRIVEWAY AFTER A HEAVY STORM. I SUSPECT IT WAS FLOODED BECAUSE THE POND FROM NEXT DOOR HAD OVER FLOWED.THERE ARE A LOT OF THESE LOCATIONS IN AND AROUND OUR AREA OH, BY THE WAY, WHEN I FIRST CAME DOWN HERE IN 2013. MY FIST EXPERIENCE WHEN I WAS GETTING OUT OF MY TRUCK IN LEWES I AUTOMATICLY HIT MY TRUCK ALARM ON MY KEY CHAIN WHEN I WAS GOING INTO THE STORE. THIS GUY STANDING NEXT TO THE STORE ASKED ME IF I LIVED OUT OF STATE, I SAID YES I CAME DOWN TO CHECK OUT THE AREA, WHY? HE SAID DOWN HERE WE DON'T HAVE TO LOCK OUR CARS.THAT WAS ONE OF THE REASONS I LIKED THIS AREA. BUT THAT SEEMS TO HAVE CHANGED NOW. THEN THERE IS THE TRAFFIC. WHEN I FIRST CAME DOWN HERE YOU ONLY HAD TO WORRY ABOUT COASTAL HIGHWAY AND THAT WAS ONLY HALF AS BAD AS IT IS NOW.THE SIDE STREETS, LIKE PLANTATION RD, ROUTH 24, CEDAR GROVE, BEAVER DAM RD, GEORGETOWN HWY WERE GREAT. YOU COULD GET FROM ONE PLACE TO ANOTHER IN HALF THE TIME IT TAKES TO GET THERE NOW. THE SPEED LIMIT IS 45 ON MOST OF THESE BECAUSE THIS WAS A FARMING AND OPEN COMMUNITY. NOW IT HAS BECOME A RESIDENTIAL AND VACATION COMMUNITY. LOOK AT MULBERRY LANE AND 24 THAT HAS BECOME THE WORST INTERSECTION EVER, I PERSONALLY SAT AT THE LIGHT BY THE SCHOOL BECAUSE SOMEONE WAS MAKING A LEFTHAND TURN OFF OF 24 ONTO MULBERRY LANE AND COULD NOT GET THROUGH THE SOUTH BOUND TRAFFIC ON ROUTE 24.

---

Deborah &Robert Kelley

rbkdck@gmail.com

1/23/2022

32438 N.Squirrel Run Lewes , de 19958

PLEASE. deny this application.

---

## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

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*Curt Smith* *gareysmith@starpower.net*

*1/23/2022* *Lewes*

*The current site plan submitted by the developer appears to virtually eliminate the woods/forest now in place. Simply planting new trees will not substitute for the old growth, and the results will be increased runoff and flooding, that will not be contained by the proposed ponds. The plan apparently conflicts with the three prior PLAN submissions*

---

*Barbara Conroy* *conroy19@verizon.net*

*1/23/2022* *21333 N. Acorn Way*

*We maintain that approval of this proposed cluster subdivision by the Sussex County Planning & Zoning Commission will result in direct injury or harm, destroy the unspoiled ecosystem, and have a negative impact on the quality of life to the undersigned and other residents of Sussex County.WE URGE YOU TO DENY THIS APPLICATION.*

---

*Thomas Conroy* *conroy19@verizon.net*

*1/23/2022* *21333 N. Acorn Way Lewes, DE ,*

*We maintain that approval of this proposed cluster subdivision by the Sussex County Planning & Zoning Commission will result in direct injury or harm, destroy the unspoiled ecosystem, and have a negative impact on the quality of life to the undersigned and other residents of Sussex County.WE URGE YOU TO DENY THIS APPLICATION.*

---

*James meredith* *meredith.steve131@gmail.com*

*1/23/2022* *31460 south squirrel run Lewis delaware*

*There is to much traffic and building with no roads to help it needs to stop,you have allowed enough trees to be cut down we need to save what we have*

---

*Claudia Barnes* *claudia\_fontana@yahoo.com*

*1/23/2022* *21382 N. Acorn Way, Lewes, De 19958*

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## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

---

PETER MARANO

prmarano@aol.com

1/23/2022

32451 N Squirrel Run, Lewes

*infra structure can not handle traffic and we are losing our wet lands and trees.*

---

John Koenig

jaykoenig1@gmail.com

1/23/2022

32456 N Squirrel Run Lewes De 19958

*I am opposed to the Coral Lake development for Several reasons. Their is entirely to much developed in the Robinsonville Road area for the existing roads in the area to handle the traffic. Also the loss of trees as well a the additional water runoff that would occur would affect the surrounding developments*

---

Jean & renette Rothenburger

foxfire137@verizon.net

1/23/2022

7 Autumnwood Way, Lewes, DE

*AS the President of Chapel Green HOA which is s subdivision located adjacent to the Coral Lakes project we would oppose adding any additional water to Sara Run. As you can see we already have flooding issues on Aintree Dr and on Autumnwood Way.Homes along Autumnwood Way have water from Sara Run reaching their foundations of their homes during heavy runs. while Sara Run is a ditch along Autumnwood Way as it turns onto Alder Leaf Dr it becomes a flood plain where the pools up for a long period of time. By adding more storm water to Sara Run from Coral Lakes will only exacerbate the existing problem we have.*

---

Daniel Aulisa

danaulisa@gmail.com

1/23/2022

31454 S Squirrel Run, Lewes, De 19958

---

Jody Hartzell

jodyhartzell@icloud.com

1/24/2022

34918 Holly Dr

*This subdivision will Burden an already overburdened area and will cause harm to wildlife, wetlands and ultimately the Rehoboth Bay*

---

Kristin Weller

kristinweller@ymail.com

1/24/2022

34896 Oak dr Lewes

*No more subdivisions. Protect the land for our wildlife neighbors*

---

## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

---

Theresa Smith *pastauno@mediacombb.net*

1/24/2022 *34896 Cedar Drive, Lewes, De. 19958*

*No more housing in Sussex County.. PLEASE!*

---

Lauren Mund *lmund217@gmail.com*

1/24/2022 *35004 Holly Dr, Lewes, DE 19958*

*Please place a moratorium on new development in Sussex now*

---

Amy Benton *zoebax2@gmail.com*

1/24/2022 *34927 Holly Drive, Lewes, Delaware*

*Why? Level 4 and wetlands. Terrapin Island all over again.*

---

Denise Gibson *zoebax2@gmail.com*

1/24/2022 *34927 Holly Drive, Lewes, Delaware*

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Pat West *PAWest46@hotmail.com*

1/24/2022 *34922 Holly dr Lewes 19958*

---

Lesley Derrickson *lesleystc@hotmail.com*

1/24/2022 *42 Aintree Drive*

*I oppose the development of CoralLakes. The site is within the state's Level 4 area and is not suitable for this type of development. The land also contains a lot of wetlands and dense forestry. The removal of these trees will increase the flooding already seen in surrounding areas. The area's infrastructure is also not able to support this number of homes, ie over-crowding in school and hospitals.*

---

Megan Hilbolt *meganhilbolt@gmail.com*

1/24/2022 *35056 South Dr Lewes DE*

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## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

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Merrilee Levesque

merrille@gmail.com

1/24/2022

36341 Old Mill Bridge Rd, Frankford DE 19945

*This parcel is completely inappropriate for development. It is predominantly in an area the state has designated as Level 4. It also contains many acres of mature forest the County should be conserving. Build somewhere else!!*

---

Daniel Levesque

levesque.daniel@verizon.net

1/24/2022

36342 Old Mill Bridge Road

*Please deny this community*

---

Sergei Boboshko

sergei@boboshko.net

1/24/2022

36 Aintree Dr, Lewes, DE 19958

*Enough is enough!!!! We do not need another development on Robinsonville road to degrade our quality of life, increase already too much traffic, destroy the forest, and deprive our wonderful wildlife of a home and refuge!!!!!!*

---

Alexander Zarechnak

alexanderzarechak@gmail.com

1/24/2022

38236 Robinson Drive Rehoboth Beach DE

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Burton Brenman

burtrehab@gmail.com

1/24/2022

34430 Owls Nest Road Lewes DE 19958

*We are on our way to look like Long Island. Remember Levittown, well we can already see the outlines of similar developments right here in Sussex County*

---

Janet Le Digabel

jreganlinton@hotmail.com

1/24/2022

28024 Round Pole Bridge Road, Milton, DE 19968

*Robinsonville Road cannot handle the traffic, also I agree with the plus report, this area is too wet and has flooding problems*

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## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

---

*Katherine Boboshko*

*Kathybobrn@yahoo.com*

*1/24/2022*

*36 Aintree Dr, Lewes DE 19958*

*I oppose this development on the grounds that ENOUGH IS ENOUGH, THE DESTRUCTION OF OUR CORNFIELDS AND FORESTS!! YOU ARE RUINING OUR PEACEFUL AND BEAUTIFUL LIFESTYLE WITH THIS UNCONTROLLED DEVELOPMENT EVERYWHERE WE LOOK IN SUSSEX COUNTY.*

---

*Robert Comeau*

*rfcomeau@gmail.com*

*1/24/2022*

*302 W Cape Shores Dr, Lewes*

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*Jeanne Comeau*

*jjcomeau@gmail.com*

*1/24/2022*

*302 W Cape Shores Dr, Lewes*

---

*Margo Ramage*

*margojramage@gmail.com*

*1/24/2022*

*14 Gosling Dr, Lewes, DE*

*Stop this destruction.*

---

*Gary Ramage*

*ramage@mchsi.com*

*1/24/2022*

*14 Gosling Dr, Lewes, DE*

*Unlimited growth is destroying our quality of life.*

---

*Richard Morrow*

*dmorr86@gmail.com*

*1/24/2022*

*18 AIntree Drive, Lewes, DE*

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*Angela Morrow*

*angelamorrow909@gmail.com*

*1/24/2022*

*18 Aintree Drive, Lewes, DE*

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*Jennifer Choma*

*jennifer.c.choma@gmail.com*

*1/24/2022*

*29 Autumnwood Way Lewes De 19958*

*Deny*

---

## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

---

Michael Choma

chomamike@yahoo.com

1/24/2022

29 Autumnwood way Lewes de 19958

Deny

---

Victoria Pretti

victoria.pretti@hotmail.com

1/24/2022

34998 Holly Drive, Lewes DE 19958

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Roberta Thompson

rthompson6130@icloud.com

1/24/2022

21 Autumnwoodway Lewes DE

*We think this development would be detrimental to the environment. It would change our way of life by taking away the reasons we moved here in the first place. The slow easy pace the peace and quiet all these developments are a great contradiction to the phrase lower slower Delaware and small wonder. Not to mention a seriously bad infringement on the ecosystem and wildlife where does it end enough is enough no more development please.*

---

George Thompson

rthompson6130@icloud.com

1/24/2022

21 Autumnwoodway Lewes DE

*We do not need nor do we want to see more development in this area. The infrastructure can't support it.*

---

David Emplit

dave@emplit.com

1/24/2022

34958 Oak Dr, Lewes, DE 19958

No.

---

Maria Zwirz

mariazwirz1@gmail.com

1/24/2022

14 Applewood Lane, Lewes, DE

*Please deny this application*

---

Christopher Mark

christopher.mark@msn.com

1/25/2022

416 Dupont Ave., Lewes DE 19958

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## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

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Margaret Benaquista                      mbquista@gmail.com

1/25/2022                                      32432 N SQUIRREL RUN

*Where will the water go - too much development in this area!*

---

Mary J. Livesey                              Hollypooch@aol.com

1/25/2022                                      18 Ancient Oak Drive, Lewes DE, 19958

*As an 87 year old resident of Chapel Green since 1992, I strictly oppose the proposed detriment to my community*

---

John J. Livesey                                jlive77777@aol.com

1/25/2022                                      18 Ancient Oak Drive, Lewes DE, 19958

*Strongly opposed to proposed detriment to community.*

---

Eve Aldred                                      aldred5@verizon.net

1/25/2022                                      120 New Rd Lewes

*Sussex County would NOT benefit from this development! Please deny application.*

---

Brian Aldred                                    braldred@gmail.com

1/25/2022                                      120 New Rd Lewes, DE 19958

*Large scale deforestation is not sustainable for the Southern Delaware region. These actions will make the area more vulnerable to climate change. Sussex County should protect forests in line with national goals on environmental policy. Additionally, all roadways to the east of this area are inadequate to accommodate the increased traffic; Postal Lane cannot efficiently handle traffic into Lewes, Route 9 is already overwhelmed and there are no alternate connections to Rehoboth. A grade separation at Five Points is more than a decade away. This long term project will not receive funds from the Henlopen TID. Development should not occur on Level 4 areas, which are not supported growth areas by neither the state nor the county comprehensive plan.*

---

Richard Wray                                   rgwray@verizon.net

1/25/2022                                      Lewes, DE

*Please stop Coral Lakes from cutting trees and destruction of unspoiled ecosystem.*

---



## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

---

Richard Wiemer

Bogfire78@aol.com

1/25/2022

30 Ancient Oak Drive, Lewes De.

*I am against this development.*

---

Thomas Spath

tomspath43@gmail.com

1/25/2022

3 Aintree Dr, Lewes ,De. 19958

*Please Debye this request to develop*

---

Shirley Ridgell

nijkai@aol.com

1/25/2022

1 Aspenwood Drive Lewes, De. 19958

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David Siddons

siddons5@yahoo.com

1/25/2022

10 Alderleaf Dr Lewes DE 19958

---

Bruce Aldred

bruces.aldred@gmail.com

1/25/2022

120 New Rd, Lewes, DE, 19958

*Please deny this subdivision. It is completely environmentally damaging and will add to global warming by decimating many mature trees. Additionally our overcrowded roads cannot support emergency vehicles at this point, such sprawl without major roadway improvements will only create more accidents and decrease the quality of life of residents.*

---

Emma Rooney

avalone44@yshoo.com

1/25/2022

49 Aintree Dr., Lewes, De 19958

*Petition objecting the Coral Lakes Atkins/Novotel This is a known wetlands that has personally flooded my property. Also, the trees serve as an environmental habitat for wildlife. Trees also serve as a filter for clean air. With all the construction going on, we don't need to destroy more trees. Do we really need more houses, more pollutions?? This construction has been proposed several times since I have lived in Chapel Green and turned down because the property in question is wetlands. That has not changed. Thank you*

---

Denis Le Digabel

denisledigabel@gmail.com

1/25/2022

31418 La Jolla Shore Drive lewes Delaware 19958

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## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

---

Sharon Anthony

*momcat1966@aol.com*

1/25/2022

*102 Alderleaf Ct., Lewes, De.*

*Schell must be stopped from any further rape of the land. Their only desire and concern is for making the almighty dollar, not the residents, wildlife or ecosystem. They have built and built destroying the beautiful wetlands of this area and cannot be allowed to continue on their path of destruction. Please for the sake of Sussex County and all who call this area home deny this application.*

---

Eileen S Brown

*heka65@verizon.net*

1/25/2022

*53 AINTREE DR, ESTATES OF CHAPEL GREEN< LEWES< DE>*

*The EXISTING TREES located on my PROPERTY of 53 Aintree Drive have protected our HOME since it was built in 2003 from High Winds and Hurricanes. The WATER flows NATURALLY behind our property nonstop. DESTROYING the EXISTING TREES that absorb water from these storms and taking away the NATURAL HABITAT for the Birds, Deer, Fox and so many more is SO UNNECESSARY. Water Retention Ponds BREED MOSQUITOS... (GOD knows we have more than enough of them), ATTRACK FLOCKS OF GEESE that are filthy. ALREADY existing retention Ponds of Water have proven these facts to be true. PLEASE, PLEASE LEAVE MOTHER NATURE ALONE. LEAVE THE EXISTING WETLANDS ALONE. IF THESE trees and wetlands were AROUND YOUR HOMES AND PROPERTY, WOULD YOU WANT THEM DESTROYED FOR THE ALMIGHTY DOLLAR TO BUILD HOUSES THAT ARE ALL ON TOP OF ONE ANOTHER. Signed, Eileen S. Brown, 53 Aintree Dr., Estates of Chapel Green, Lewes, DE 19958*

---

Richard J. Cassese

*rcassese@verizon.net*

1/25/2022

*50 Aintree Drive, Lewes, DE 19958*

*A travesty and represents gross over development of a fragile eco-system*

---

Emma R. Cassese

*ecassese1@verizon.net*

1/25/2022

*50 Aintree Drive, Lewes, DE 19958*

---

## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

---

Victor Guempel

HarleyVic@gmail.com

1/25/2022

25 Autumnwood Way, Lewes DE 19958

*I strongly urge you to deny this Schell Brothers proposal. If allowed, the traffic on our roads, which are way too crowded now, will be more than the roads can handle. Also, valuable wet lands will be destroyed, and wildlife, which have no place to go now, will be displaced. Thank you for your consideration...*

---

Patricia Guempel

patlu320@gmail.com

1/25/2022

25 Autumnwood Way, Lewes DE 19958

*I strongly urge you to deny this proposal. Thank you*

---

Shelly Kennedy

Tknamomt@yahoo.com

1/25/2022

41 Aintree Drive Lewes DE 19958

*It will raise water level and we already have water problems. The damage you will cause to the environment is devastating.*

---

Linda Brammer

lintobeach@aol.com

1/25/2022

14 Alderleaf Dr Lewes DE 19958

*I deny Coral Lakes subdivision*

---

Jesse Brammer

Jessebram61@gmail.com

1/25/2022

14 Alderleaf Drive Lewes DE 19958

*Deny Coral Lakes subdivision*

---

Kevin Rooney

kpr1343@yahoo.com

1/25/2022

49 Aintree Dr., Lewes, DE

*Regarding Coral Lakes Development S 2021-06 This will impact my property value because it will cause flooding. This has been a concern for this area because it is wetlands. Cutting down the trees will have a negative effect on our surroundings area. It is a natural buffer for the strong storms protecting our property, wildlife, and air quality. Many developments are bring build, but why destroy beautiful trees that breath air into surroundings.*

---

## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

---

Robert Schappert

*silentranner1328@gmail.com*

1/25/2022

*33 autumnwood way lewes, de 19958*

*I oppose Coral lakes you are ruining our ecology and destroying natural habitat of the animals and ruining wetlands which will adversely impact the chapel green community*

---

Dow Juliano

*Dow\_summey@comcast.net*

1/25/2022

*1 Ashford Drive Lewes*

*I am opposed to this new development.*

---

Jill Hicks

*JHicks510@verizon.net*

1/26/2022

*37 Aintree Drive, Lewes, DE*

*I reserve my comments for the hearing November 27, 2022. Thank you, Jill Hicks*

---

Denise russo

*drusso63@yahoo.com*

1/26/2022

*32076 heritage rd lewes de*

---

Alberto Russo

*a15901@hotmail.com*

1/26/2022

*32076 heritage rd lewes de*

---

George Cornell

*gccv@verizon.net*

1/26/2022

*31 Aintree Drive Lewes*

*At times we have seen as many as 10 wild turkeys behind our house along with deer, foxes etc. These animals and the wetlands would be lost forever.*

---

Tere Wilson

*terewilson1@verizon.net*

1/26/2022

*Lewes*

*Stop the building no more houses sell the delapadated ones*

---

## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

---

Annette Cornell

ancv@verizon.net

1/26/2022

31 Aintree Drive

*As you can see by the attached pictures, we already have flooding problems when we have severe rainstorms. I live at 31 Aintree Drive. We purchased this home because the developer just didn't come in and bull doze every tree and then put houses right up against one other. Sussex county already lost most of its forests and farmlands to greedy developers. Just check out web sites and see the multiple complaints against these builders for building substandard homes and destroying wildlife. For God sakes, please save our wetlands and environment against these greedy developers!!! Not too mention insufficient highways for first responders and just for us old people getting to our many doctor appointments. I have to leave an hour early just to get to a 15-minute doctor's appointment because 24 has so much traffic, and now Robinsonville road is being overrun by new developments. HELP us PLEASE!!!*

---

Pamela Stech

pamacita2010@yahoo.com

1/26/2022

20 Alderleaf Dr. Lewes, DE 19958

*I strongly oppose the development of Coral Lakes. We look to our elected officials to protect our local environment. Clear-cutting must be stopped. It is our collective responsibility in saving our planet from further detrimental climate change. Forests are essential in cooling the earth's surface and we are losing them rapidly. Wet lands also serve an important role in protecting wild life and bay waters from pollution.*

---

Alan Waldron/Pamela Waldron

Aandpcol@verizon.net

1/26/2022

63 Aintree Dr. Lewes, DE 19958

*The proposed Shell Coral Lakes subdivision represents a wanton destruction of vital watershed wet lands and wildlife habitat in an area of Sussex County that continues to experience excessive residential development. Furthermore, the proposed development would involve the destruction of Federal wetlands, for property and road development, that require approval and permits from the U.S. Army Core of Engineers.*

---

Linda Weiser

lynsue62@gmail.com

1/26/2022

14 Autumnwood Way Lewes, DE 19958

*I am opposed to this development.*

---

## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

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Alice McFall

jna1023@aol.com

1/26/2022

3 Aspenwood Drive Lewes DE 19958

---

Lee Dunham

lee@leedunham.com

1/26/2022

709 Kings Highway, Lewes DE 19958

---

Jessica Eckbold

marquisofemeralds@gmail.com

1/26/2022

20059 gravel hill road Georgetown Delaware 19947

*Our area cannot handle any more developments it's ruining our lifestyle and our environment*

---

Nancy Kramer

nancy.sparrows@gmail.com

1/26/2022

19176 Alcott Way, Georgetown DE 19947

*Ecological impact must be considered!*

---

Karen Wray

wraykaren21@gmail.com

1/26/2022

26 Aintree Drive, Lewes, DE

---

Karen Carlucci Wahner

karenwahner@hotmail.com

1/26/2022

26656 N Rim Rd Millsboro

*Cut us a break, people.*

---

Regina Willoughby

maybedog@aol.com

1/26/2022

28876 Harmons Hill Rd. Millsboro DE 19966

---

Kristen Deptula

kmarietula@gmail.com

1/26/2022

24 Ancient Oak Drive, Lewes DE 19958

*Please no new neighborhood. Our quality of life will be negatively impact with destructions of woods and wildlife. Poor drainage, clear-cutting of trees will be harmful.*

---

## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

---

*john hammond*

*bhjh422@verizon.com*

*1/26/2022*

*7 aspenwood drive lewes*

*enough is enough!!! too much development in this area!!! when will it stop?*

---

*Emily Hoffmann*

*emilyhoffmann8583@gmail.com*

*1/26/2022*

*12 Amberwood Way Lewes*

---

*Oliva Kowalchick*

*o.a.kowalchick@gmail.com*

*1/26/2022*

*106 Ancient Oak Court Lewes DE*

*I live in Chapel green and it floods horrible with even a small amount of rain! Can't imagine how bad it will be without those neighboring trees!*

---

*Matthew West*

*westy1399@gmail.com*

*1/26/2022*

*2311 Pond View Dr, West Chester, Pa 19382*

*Feel this new project will have a tremendously negative impact on the environment, and the surrounding communities, Westbay Park specifically. My family has resided in Westbay for over a decade, and we have seen increased flooding over the years. This new land development project will only worsen these issues, and create new and increasingly devastating flooding, and environmental degradation.*

---

*Ron Kelly*

*ronk@verizon.net*

*1/26/2022*

*21 Ancient Oak Dr.*

*I agree with above stated petition and add, regardless of what the developer states will be the final of the state of the project v/v flooding; during development, there may be soil runoff and flooding caused by the construction.*

---

*Sandra L. Coyle*

*grassysound@verizon.net*

*1/26/2022*

*3 Applewood Lane*

*Please deny this request, listen to the people that live hear.*

---

## Online Petition: Deny CORAL LAKES Subdivision (2021-06)

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*James Coyle*

*grassysound@hotmail.com*

*1/26/2022*

*3 Applewood Lane*

*Please deny this request, our beautiful area is looking like a field of homes and nothing appealing to this area.*

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*Michael J. Coyle*

*whatscookin32@gmail.com*

*1/26/2022*

*3 Applewood Lane, Lewes De. - Chapel Green*

*Please deny this request, we are flooded with homes and too much traffic as it is. Our roads can't handle it anymore.*

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*Total*

**221**