

ENVIRONMENTAL APPROVAL COMMITTEE

The Environmental Approval Committee of the Town of Henlopen Acres held a meeting on **Wednesday, January 8, 2025, at 12:00 p.m.** virtually and in person at Town Hall, 104 Tidewaters, Henlopen Acres, Delaware.

PRESENT:	Joni Reich	Mayor
	Lynda Moses	Environmental Review Committee
	Lyndie Hertrich	Environmental Review Committee
	Roger Kramer	Environmental Review Committee
	Amy Mendelson	AECOM Senior Planner
	Bob Ribinsky	Zoning Officer
	Andrea Harpster	Town Clerk
	Anna Fagan	Town Manager

1. Call to order by Chair Lyndie Hertrich: The meeting was called to order at 12:00 pm.
2. Discuss possible action on demolishing the existing house and new construction for 46 Pine Reach/Tate.

Amy Mendelson, AECOM Consultant, gave an overview of the demolition and new construction for 46 Pine Reach. Site plans and tree protection were discussed. The tree density requirements have been met with twenty-five remaining trees. The magnolia tree previously in question will remain. Amy Mendelson noted that if there is any additional landscaping, it will need to come back to the committee for approval. Mayor Reich questioned what a freestanding rinse shower was. The architect explained that there isn't anything surrounding it, there is not a roof, it is just a rinse area. He also explained the porch on the higher level is for decorative purposes only. All requirements and required documentation have been submitted and Amy Mendelson recommended approval of the application.

Motion: Lyndie Hertrich made a motion to approve the Zoning and Permit Application for the demolition of the existing house and new construction for 46 Pine Reach/Tate. Lynda Moses seconded the motion. The motion was unanimously approved.

3. Discussion and possible action on the demolition of the existing house and new construction for 99 Tidewaters/Lomas.

The Lewes Building Company presented site plans and an overview of building materials including the exterior foundation stone and whitewash synthetic cedar shake. The home will consist of Coastal Architectural details similar to a home located in Cape Cod. Mayor Reich inquired about the rear screen porch. There was a discussion of the retaining wall and where it would be located. The architect, along with Amy Mendelson explained the location of the wall and its functionality as a planter for landscaping. It will be poured with the foundation. The Cape Cod-style home will have an open deck, a stone porch with an outdoor kitchen, and retractable panels so it can be an indoor-outdoor living space. The tree density requirements are met. There is a five-tree minimum, after construction is complete the property will have six. The home will be just under 5,000 sq ft. There was a typo on the application with regard to the square footage but it has since been clarified. There will be two piers on each side of the driveway which are 4ft 4in. There is nothing in the code that says it's permitted or not permitted. They will match the house. The lamp post and mailbox location were noted. The lamp posts will be located off the Town right away, as required. They will also have a freestanding mailbox, which is allowable. A landscape plan was submitted that included the addition of more trees and vegetation. A survey confirmed that the property is not in the flood zone. All requirements and required documentation have been submitted and Amy Mendelson recommended approval of the application.

Motion: Lyndie Hertrich made a motion to approve the Zoning and Permit Application for the demolition of the existing house and new construction for 99 Tidewaters/Lomas. The motion was seconded by Lynda Moses. The motion was unanimously approved.

4. Review of the safety railing installed at 58 Rolling Rd/Lohr

Bob Ribinsky gave the commission an overview of the already installed safety railing at 58 Rolling Road. It was noticed that Mr. Lohr installed a safety railing on his existing steps and had not obtained a building permit. Mr. Lohr said he was unaware that he needed one. He then submitted the paperwork for a permit as required. The railing does meet all Town codes. Sussex County code states anything with four or more risers must have a railing/safety bar.

Motion: Lyndie Hertrich made a motion to approve the installation of a safety railing at 58 Rolling Road. The motion was seconded by Lynda Moses. The motion was unanimously approved.

5. Discussion of any other pending requests

The commission does not have anything pending for review at this time.

6. The next scheduled meeting will be determined at a later date.
7. **Adjourn meeting:** Lyndie Hertrich made a motion to adjourn. The motion was seconded by Lynda Moses. The motion was unanimously approved. The meeting adjourned at 12:41 pm.

Respectfully submitted:

Andrea Harpster, Town Clerk