

ENVIRONMENTAL APPROVAL COMMITTEE

MEETING MINUTES

The Environmental Approval Committee of the Town of Henlopen Acres held a Meeting on **Wednesday, April 16, 2025, at 10:00 a.m.** virtually and in person at Town Hall, 104 Tidewaters, Henlopen Acres, Delaware.

Present:	Lyndie Hertrich	Committee Chair
	Roger Kramer	Committee Member
	Lynda Moses	Committee Member
	Bob Ribinsky	Town Zoning Officer
	Amy Mendelson	AECOM Senior Planner
	Anna Fagan	Town Manager
	Andrea Harpster	Town Clerk
	Joni Reich	Mayor (Zoom)

1. **Call to order by Chair Lyndie Hertrich**

The meeting was called to order at 10:01 am.

2. **Discussion and possible action on replacement of nonconforming fence for 57 Pine Reach/Raesly**

The Town Manager, Anna Fagan, gave the committee a brief overview of what the Code allows for when it comes to the replacement of a nonconforming fence. She explained that Mr. Raesly could replace the nonconforming fence on his property if it is in the same footprint as it existed previously. There was a drawing that demonstrated the footprint of where the fence exists now for the Committee to review. Mr. Raesly will keep the same footprint and only change the material of the fence.

Mr. Raesly explained that the new house built has a different footprint from the old to avoid affecting a large magnolia tree on their property. In doing so, the fence now stops short of the house. They will landscape the gap between the existing fence and house.

Motion: Lynda Moses made a motion to approve the replacement of the nonconforming fence for 57 Pine Reach. Roger Kramer seconded the motion, and it was unanimously approved.

3. **Discussion and possible action on the landscape plan for 47 Pine Reach/Vento and Gaspar.**

Anna Fagan addressed the Committee regarding their previous approval of the location of the generators on this property. The Committee may not have been fully aware of the details surrounding the generator and the disconnect but the approval does still stand. The Committee will request as much detail as possible regarding the generator installation in the future.

The Town received feedback from neighboring residents who would like to receive more notice when generator equipment is being installed, similar to what is done with pool notices. The homeowners at 47 Pine Reach have indicated to the Town that it has always been their intention to heavily screen their property in consideration of their neighbors.

Amy Mendelson stated the tree density has been met on the property. While reviewing the plan, attention was brought to a Red Cedar on the property that Jeffrey Meredith from SavATree said was in poor health.

Mike McDowell from Rehoboth Property Development gave the committee a recap of what was previously submitted, and what had changed. Amy Mendelson suggested a few revisions to the landscape plan, including correcting diagram labels, adding a generator location label, and including language that all of the Town's right-of-way landscaping is the property owner's responsibility to maintain. Amy Mendelson stated that the landscape plan is code compliant on the condition that the revisions mentioned are made.

Motion: Lyndie Hertrich made a motion to approve the landscape plan under certain conditions: (1) Green Giants Arborvitaes are to replace the Emerald Green Arborvitaes, (2) the plan should state in writing that plantings within the Town's right-of-way are to be maintained by the property owner, and (3) the labels in the plan are updated for accuracy. The Committee will revisit the possible removal of the Red Cedar and the replacement of that with 2 river birches after they get a second arborist opinion. Lynda Moses seconded the motion, and it was unanimously approved.

4. Discussion of any other pending requests

Anna Fagan stated that the Town expects the submittal of landscape plans for 46 Pine Reach from the Tate's soon. Amy Mendelson stated there are a few applications in the works and there will also be a Board of Adjustment meeting on May 20.

5. Adjourn

Lyndie Hertrich adjourned the meeting at 11:25 a.m.

Respectfully submitted,

Andrea Harpster, Town Clerk