

ENVIRONMENTAL APPROVAL COMMITTEE

MEETING MINUTES

The Environmental Approval Committee of the Town of Henlopen Acres held a Meeting on **Wednesday, July 9, 2025, at 10:00a.m.** virtually and in person at Town Hall, 104 Tidewaters, Henlopen Acres, Delaware.

Present:	Joni Reich	Mayor
	Lyndie Hertrich	Chair
	Lynda Moses	Committee Member
	Roger Kramer	Committee Member
	Amy Mendelson	AECOM Senior Planner
	Anna Fagan	Town Manager
	Andrea Harpster	Town Clerk

1. Call to order, Chair Lyndie Hertrich

The meeting was called to order at 10:00 a.m.

2. Review and approval of meeting minutes

- a. February 11, 2025
- b. February 20, 2025
- c. March 24, 2025
- d. April 16, 2025

Motion:

Lyndie Hertrich made a motion to approve the meeting minutes from the above listed dates. Roger Kramer seconded the motion, and it was unanimously approved.

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

Mike McDowell, representing Rehoboth Property Development, explained the landscape plan revisions to the Committee. The primary revision is to relocate two River Birches away from the Vento/Gaspar driveway and the Pinover driveway out of concern for damage that may be caused by the roots, as well as overhang. A few Green Giant arborvitaes from elsewhere in the plan would be relocated to the driveway area for screening purposes.

Motion:

L. Hertrich made a motion to approve the revised landscape plan for 47 Pine Reach. Roger Kramer seconded the motion, and it was unanimously approved.

4. Discussion and possible action on addition and major renovations for 32 Tidewaters/Martella

Erich Pfeffer with Sea Studio and Paul Camenisch with Camenisch Company Inc., both representing 32 Tidewaters, gave the Committee an overview of the project at 32 Tidewaters and answered questions from the Committee.

Amy Mendelson made a recommendation for approval of the plans as presented.

Motion:

L. Hertrich made a motion to approve the addition and major renovations at 32 Tidewaters. Approval of materials and a landscape plan will come at a later date. Roger Kramer seconded the motion, and it was unanimously approved.

5. Discussion of any other pending requests

Amy Mendelson discussed two projects that are in the queue. 77 Pine Reach will be undertaking patio and hardscaping improvements. 66 Fields End will be undergoing demolition and a new build. This will be brought to the Committee when everything is finalized.

39 Rolling Road, 23 Tidewaters, 94 Tidewaters, 52 Tidewaters and 15 Tidewaters will also be coming before the Committee at some future time.

Adjourn

The meeting was adjourned at 11:40 a.m.

Respectfully submitted,

Andrea Harpster, Town Clerk