

ENVIRONMENTAL APPROVAL COMMITTEE

MEETING MINUTES

The Environmental Approval Committee of the Town of Henlopen Acres held a meeting on **Tuesday, August 19, 2025, at 2:00p.m.** virtually and in person at Town Hall, 104 Tidewaters, Henlopen Acres, Delaware.

MINUTES

PRESENT:	TIM HIDEELL	MAYOR PRO TEMPORE
	LYNDIE HERTRICH	FORMER CHAIR
	ROGER KRAMER	COMMITTEE MEMBER
	LYNDA MOSES	COMMITTEE MEMBER
	AMY MENDELSON	SENIOR AECOM PLANNER
	BOB RIBINSKY	ZONING OFFICER
	ANNA FAGAN	TOWN MANAGER

1. Call to order

The meeting was called to order at 2:00 p.m.

2. Review and approval of meeting minutes

- a. May 12, 2025
- b. July 9, 2025

Motion:

Lynda Moses made a motion to approve the minutes. Roger Kramer seconded. The motion carries.

3. Update on demolition and rebuild plans for 32 Tidewaters/Martella

The architect for this project informed the committee that they are now proposing a complete demolition of the existing house down to the existing pilings followed by reconstruction based on the current design plans. The decision to demolish entirely is driven by concerns about timing and potential structural issues uncovered during partial demolition. The new structure will maintain compliance with building codes, including reducing the tower height to 9 inches below the maximum building height.

Motion:

Lynda Moses made a motion to approve the full demolition plan. Roger Kramer seconded the motion. The motion carries.

4. Discussion and possible action on the demolition of the existing house and new construction for 66 Fields End/Unger

The Unger family proposed demolishing the existing structure and constructing a new house with a swimming pool. The new house design complies with code requirements, including tree density, accessory coverage, and building coverage limits. The pool equipment placement was discussed, with the committee recommending extending the fence to enclose the equipment within the fenced area. Conditional approval was granted, pending the submission of a revised survey showing the new fence location.

Motion:

Lynda Moses made a motion to approve the demolition and new construction of 66 Fields End pending the submission of a revised survey showing the new fence location. Roger Kramer seconded the motion and the motion carries.

5. Preliminary review of plans for the demolition of the existing house and new construction for 53 Rolling Road/Gray

The Gray family requested consideration for a height variance of 1 foot 4 inches due to the unique topography of their lot, which has a 4-foot slope across the property. The committee discussed the challenges of burying the house into the ground and the potential impact on existing trees if excavation were required. The committee suggested two paths forward: applying for a variance through the Board of Adjustment or submitting a detailed grading and landscaping plan to address the height issue. The committee clarified the variance process, which typically takes 30-45 days from submission to determination, and emphasized the importance of presenting precise calculations and a strong case for hardship.

6. Discussion of any other pending requests

The committee noted several pending applications, including demolition and construction plans for 15 Tidewaters and preliminary inquiries for 94 Tidewaters, 23 Tidewaters, and 7 Broad Hollow.

7. Adjourn

The meeting was adjourned at 3:36 p.m.

Respectfully Submitted,

Andrea Harpster, Town Clerk