



## NEW CASTLE COUNTY COUNCIL LAND USE COMMITTEE MEETING

Co-Chair: David Tackett, Eleventh District  
Co-Chair: Janet Kilpatrick, Third District

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August 26, 2025  
3:15 PM

VIRTUAL ZOOM WEBINAR MEETING\*\* &  
LOUIS L. REDDING CITY/COUNTY BUILDING  
1ST FLOOR COUNCIL CHAMBERS  
800 N. FRENCH STREET, WILMINGTON, DE 19801

### AGENDA

A. Meeting Call to Order

B. Approval of Minutes

C. Review/Discussion of Resolution(s)

R25-153: PLAN OF WOODLAND INDUSTRIAL PARK; PENCADER HUNDRED AND WHITE CLAY HUNDRED; NORTH SIDE OF OLD BALTIMORE PIKE, 900 FEET WEST OF ALBE DRIVE; THE PLAN PROPOSES TO CONSOLIDATE (2) EXISTING PARCELS, CREATE EIGHT (8) LOTS (6 TITLE LOTS, 2 STANDARD PARCELS) AND CONSTRUCT 395,000 SQUARE FEET OF WAREHOUSE BUILDINGS WITH ASSOCIATED SITE IMPROVEMENTS; I ZONING; [APPLICATION NO. 2021-0828-S](#); COUNCIL DISTRICT 5  
Prime Sponsor(s): Ms. George

D. Review/Discussion of Ordinance(s)

E. Presentations

F. Other

G. Public Comment

H. Adjournment

AGENDA POSTED: August 19, 2025

\*The agenda is posted (7) seven days in advance of the scheduled meeting in compliance with 29 *Del. C.* Section 10004(e)(2). The meeting may go into Executive Session to address issues that arise at the time of the meeting.

\*\*Under Title 29, Section 10006A of *Delaware Code*, New Castle County Council is holding this meeting as a

telephone and video conference, utilizing  Webinar. In addition, this meeting is open to the public in Council Chambers (800 N. French Street, Wilmington, DE 19801). The link to join the meeting via computer, smart device, or smart phone is : <https://zoom.us/j/377322142> You may also call into the meeting (audio) using the following call in numbers: 1-312-626-6799 or +1-646-558-8656 or +1-346-248-7799 or +1-669-900-9128 or +1-253-215-8782 or +1-301-715-8592. Then enter the Webinar ID: 377 322 142. If you do not have a good connection with one, please try the others. Additional information regarding phone functionality during the meeting is available at: <https://support.zoom.us/hc/en-us/articles/360029527911-Live-Training-Webinars>

Meeting materials, including a meeting agenda, legislation to be addressed during the meeting, and other materials related to the meeting are electronically accessible at <https://www.nccde.org/2351/Agendas-and-Minutes> Members of the public joining the meeting may be provided an opportunity to make comments in real time. A comment period will be administered by a moderator to ensure everyone may have an opportunity to comment.

If permitted to comment, you will not be able to speak until called upon by the moderator. For those appearing virtually, there are functions in the program that allow you to do this. Please see the link in the previous paragraph.

Prime Sponsor(s): Ms. George  
Requested by: Department of Land Use  
Date of introduction: August 26, 2025

**RESOLUTION NO. 25-153**

**PLAN OF WOODLAND INDUSTRIAL PARK; PENCADER HUNDRED AND  
WHITE CLAY HUNDRED; NORTH SIDE OF OLD BALTIMORE PIKE,  
900 FEET WEST OF ALBE DRIVE; THE PLAN PROPOSES TO CONSOLIDATE  
(2) EXISTING PARCELS, CREATE EIGHT (8) LOTS (6 TITLE LOTS, 2 STANDARD  
PARCELS) AND CONSTRUCT 395,000 SQUARE FEET OF WAREHOUSE  
BUILDINGS WITH ASSOCIATED SITE IMPROVEMENTS; I ZONING;  
APPLICATION NO. 2021-0828-S; COUNCIL DISTRICT 5**

1       **NOW, THEREFORE, BE IT RESOLVED**, by and for the County Council of New  
2 Castle County that County Council hereby approves the following major land  
3 development plan, Woodland Industrial Park (Application No. 2021-0828-S) as  
4 heretofore approved by the Land Use Department, and the President of County Council  
5 is hereby authorized to endorse her approval upon the following plan.

**WOODLAND INDUSTRIAL PARK  
Pencader and White Clay Creek Hundred**

Adopted by County Council of  
New Castle County on:

---

Monique Williams-Johns  
President of County Council  
of New Castle County

**SYNOPSIS:** Same as title.

**FISCAL IMPACT:** This will have no immediately discernible fiscal impact on the County but, if the parcel is developed in accordance with this record plan, there may be one or more fiscal effects on New Castle County government including, but not limited to, an increase in the assessed value of the property with the resultant increase in taxes collectible thereon and an increased demand for County services.



**New Castle County Department of Land Use**

**MEMORANDUM**

**TO:** Council President  
Members of County Council  
Counsel to Council  
Clerk of County Council

**FROM:** David M. Culver

**RE:** Application Number 2021-0828-S  
Woodland Industrial Park  
Record Major Land Development Plan

**DATE:** July 18, 2025

Enclosed for Council's review and consideration of approval are paper prints of the above-referenced plan. The Department has determined that this proposal complies with all applicable requirements of the New Castle County Code.

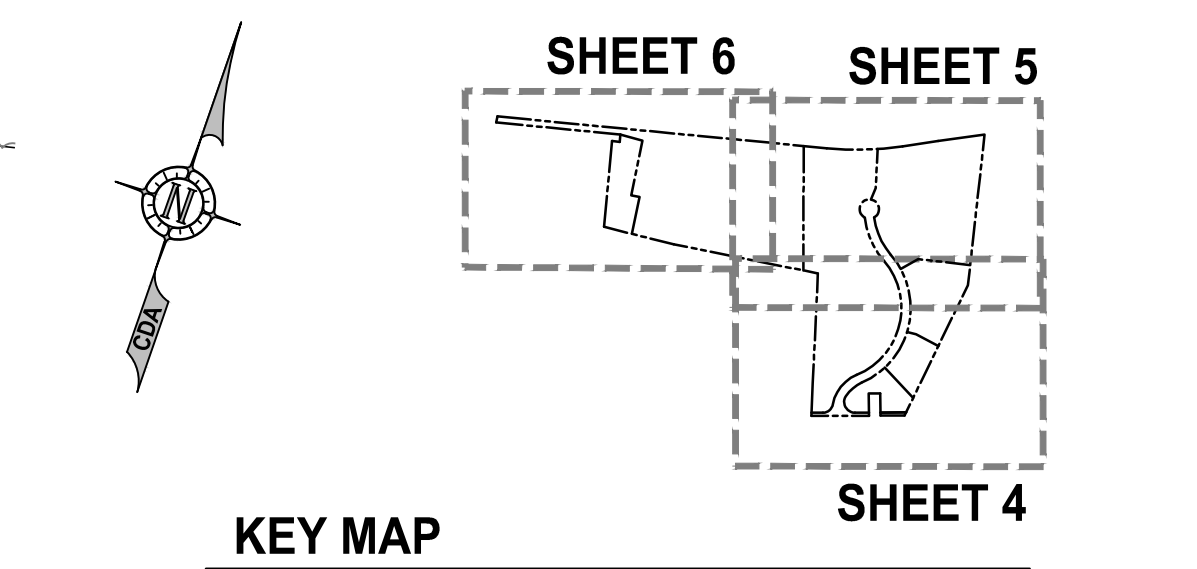
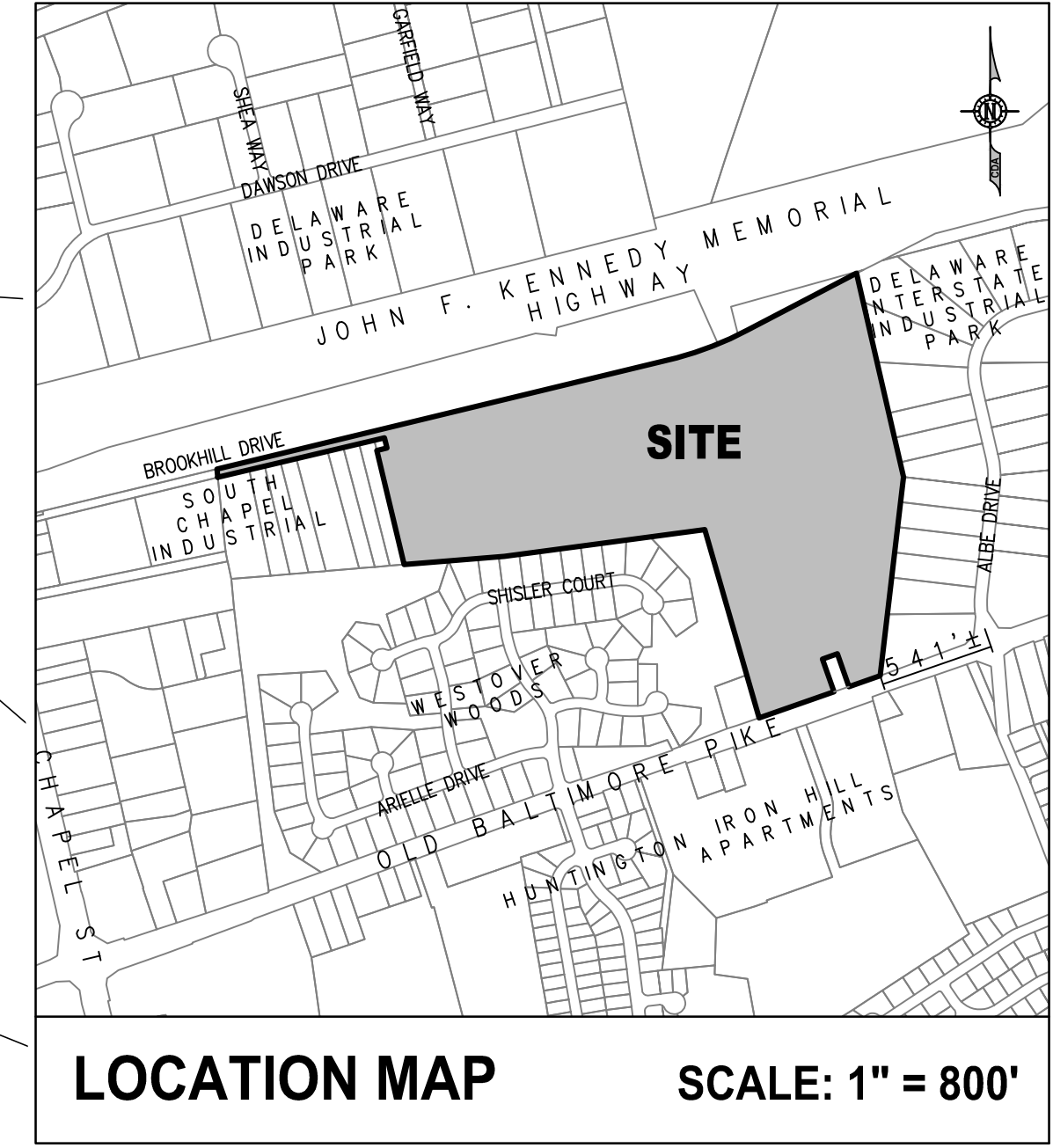
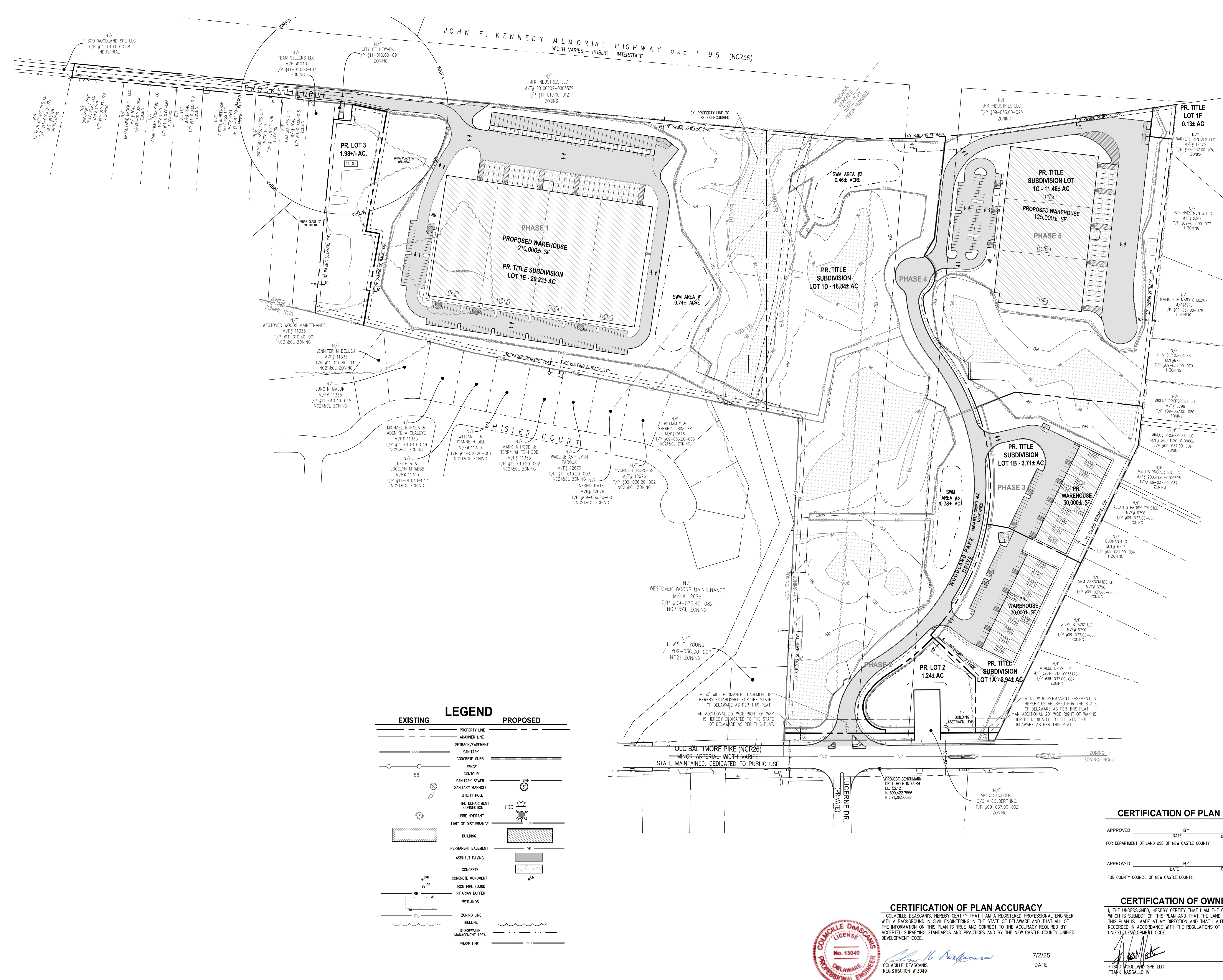
A suggested title and synopsis are attached.

**cc:** Marcus Henry, County Executive  
Mona Parikh, Chief Administrative Officer

Plan of Woodland Industrial Park; Pencader Hundred and White Clay Hundred; North side of Old Baltimore Pike, 900 feet west of Albe Drive. The plan proposes to consolidate (2) existing parcels, create eight (8) lots (6 Title Lots, 2 standard parcels) and construct 395,000 square feet of warehouse buildings with associated site improvements. I Zoning. CD 5.

Synopsis: Same as title

Fiscal Note: This will have no immediately discernible fiscal impact on the County but, if the parcel is developed in accordance with this record plan, there may be one or more fiscal effects on New Castle County government including, but not limited to, an increase in the assessed value of the property with the resultant increase in taxes collectible thereon and an increased demand for County services.



| ISSUE/REVISION                     | DATE                          |
|------------------------------------|-------------------------------|
| EXPLORATORY PLAN SUBMISSION        | 12.10.21                      |
| ISSUED FOR BOARD OF ADJUSTMENT     | 3.15.23                       |
| RECORD PLAN CHECK PRINT SUBMISSION | 5.31.24                       |
| RECORD PLAN CHECK PRINT SUBMISSION | 7.22.24                       |
| RECORD PLAN CHECK PRINT SUBMISSION | 8.20.24                       |
| ISSUED FOR DELDOT LONOR            | 3.14.25; 3.28.25; AND 4.10.25 |
| RECORD PLAN SUBMISSION             | 4.16.25                       |
| RECORD PLAN SUBMISSION             | 7.2.25                        |

**CDA** ENGINEERING INC.

CIVIL/SITE ENGINEERING AND LAND PLANNING

6 LARCH AVENUE  
SUITE 401  
WILMINGTON, DE 19804

Tel: 302.998.9202  
Fax: 302.691.1314  
cdaengineering.com

DRAWN BY:

EMT

CHECKED BY:

CD

PROJECT No.:

21.122.00

SCALE:

1" = 120'

DATE:

12.10.2021

CAD FILE:

0' 60' 120' 240' 360'

1" = 120'

APPLICATION # 2021-0828

WOODLAND INDUSTRIAL PARK

RECORD  
MAJOR LAND DEVELOPMENT PLAN

PENCADER &  
WHITE CLAY CREEK HUNDRED

NEW CASTLE COUNTY

DELAWARE

DRAWING TITLE: MAJOR LAND DEVELOPMENT PLAN

DRAWING NUMBER: R-01

CERTIFICATION OF PLAN APPROVAL

APPROVED

BY

DATE

GENERAL MANAGER

FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY.

APPROVED

BY

DATE

COUNCIL PRESIDENT

FOR COUNTY COUNCIL OF NEW CASTLE COUNTY.

CERTIFICATION OF OWNERSHIP

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

FUSCO WOODLAND SPE LLC  
FRANK VASSALLO IV

7/2/25

DATE

CERTIFICATION OF PLAN ACCURACY

I, COLMICILE DEASCANIS, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

COLMICILE DEASCANIS  
REGISTRATION #13049

7/2/25

DATE

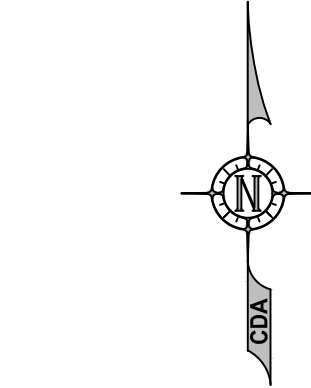
| EXISTING                   | PROPOSED                   |
|----------------------------|----------------------------|
| PROPERTY LINE              | PROPERTY LINE              |
| ADJONER LINE               | ADJONER LINE               |
| SETBACK/EASEMENT           | SETBACK/EASEMENT           |
| SANITARY                   | SANITARY                   |
| CONCRETE CURB              | CONCRETE CURB              |
| FENCE                      | FENCE                      |
| CONTOUR                    | CONTOUR                    |
| SANITARY SEWER             | SANITARY SEWER             |
| SANITARY MANHOLE           | SANITARY MANHOLE           |
| UTILITY POLE               | UTILITY POLE               |
| FIRE DEPARTMENT CONNECTION | FIRE DEPARTMENT CONNECTION |
| FIRE HYDRANT               | FIRE HYDRANT               |
| LIMIT OF DISTURBANCE       | LIMIT OF DISTURBANCE       |
| BUILDING                   | BUILDING                   |
| PERMANENT EASEMENT         | PERMANENT EASEMENT         |
| ASPHALT PAVING             | ASPHALT PAVING             |
| CONCRETE                   | CONCRETE                   |
| CONCRETE MONUMENT          | CONCRETE MONUMENT          |
| IRON PIPE FOUND            | IRON PIPE FOUND            |
| RIPARIAN BUFFER            | RIPARIAN BUFFER            |
| WETLANDS                   | WETLANDS                   |
| ZONING LINE                | ZONING LINE                |
| TITLELINE                  | TITLELINE                  |
| STORMWATER MANAGEMENT AREA | STORMWATER MANAGEMENT AREA |
| PHASE LINE                 | PHASE LINE                 |





| INTERIOR LOTS LINE/CURVE TABLE |                          |                        |             |            |
|--------------------------------|--------------------------|------------------------|-------------|------------|
| LINE # or CURVE #              | BEARING or CHORD BEARING | LENGTH or CHORD LENGTH | CURVE RADII | ARC LENGTH |
| C5                             | N 22° 41' 41" W          | 106.30'                | 64.00'      | 125.43'    |
| C6                             | S 03° 53' 41" W          | 24.86'                 | 25.00'      | 25.79'     |
| C7                             | S 41° 40' 05" E          | 148.89'                | 270.00'     | 150.89'    |
| C8                             | S 16° 41' 41" E          | 826.28'                | 830.00'     | 901.17'    |
| C9                             | N 31° 39' 22" E          | 182.76'                | 640.00'     | 163.20'    |
| C10                            | S 27° 49' 48" W          | 87.52'                 | 226.00'     | 88.06'     |
| C11                            | S 46° 13' 53" E          | 115.83'                | 65.00'      | 142.93'    |

| OLD BALTIMORE PKWY DEDICATION LINE/CURVE TABLE |                          |                        |             |
|------------------------------------------------|--------------------------|------------------------|-------------|
| LINE # or CURVE #                              | BEARING or CHORD BEARING | LENGTH or CHORD LENGTH | CURVE RADII |
| C1                                             | S 70° 55' 04" W          | 291.00'                | 97,225.78'  |
| C2                                             | N 70° 43' 50" E          | 82.70'                 | 97,225.78'  |
| C3                                             | N 70° 33' 47" E          | 101.87'                | 97,225.78'  |
| C4                                             | N 70° 28' 46" E          | 65.00'                 | 97,225.78'  |
| L2                                             | S 19° 13' 41" E          | 10.00'                 |             |



| ISSUE/REVISION                     | DATE                          |
|------------------------------------|-------------------------------|
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| ISSUED FOR DELDOT LONOR            | 3.14.25; 3.28.25; AND 4.10.25 |
| RECORD PLAN SUBMISSION             | 4.16.25                       |
| RECORD PLAN SUBMISSION             | 7.2.25                        |

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cdaengineering.com

|              |            |
|--------------|------------|
| DRAWN BY:    | EMT        |
| CHECKED BY:  | CD         |
| PROJECT No.: | 21.122.00  |
| SCALE:       | AS SHOWN   |
| DATE:        | 12.10.2021 |
| CAD FILE:    |            |

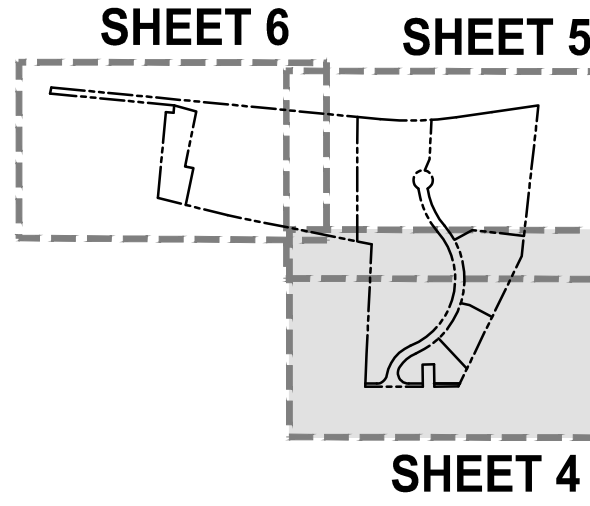
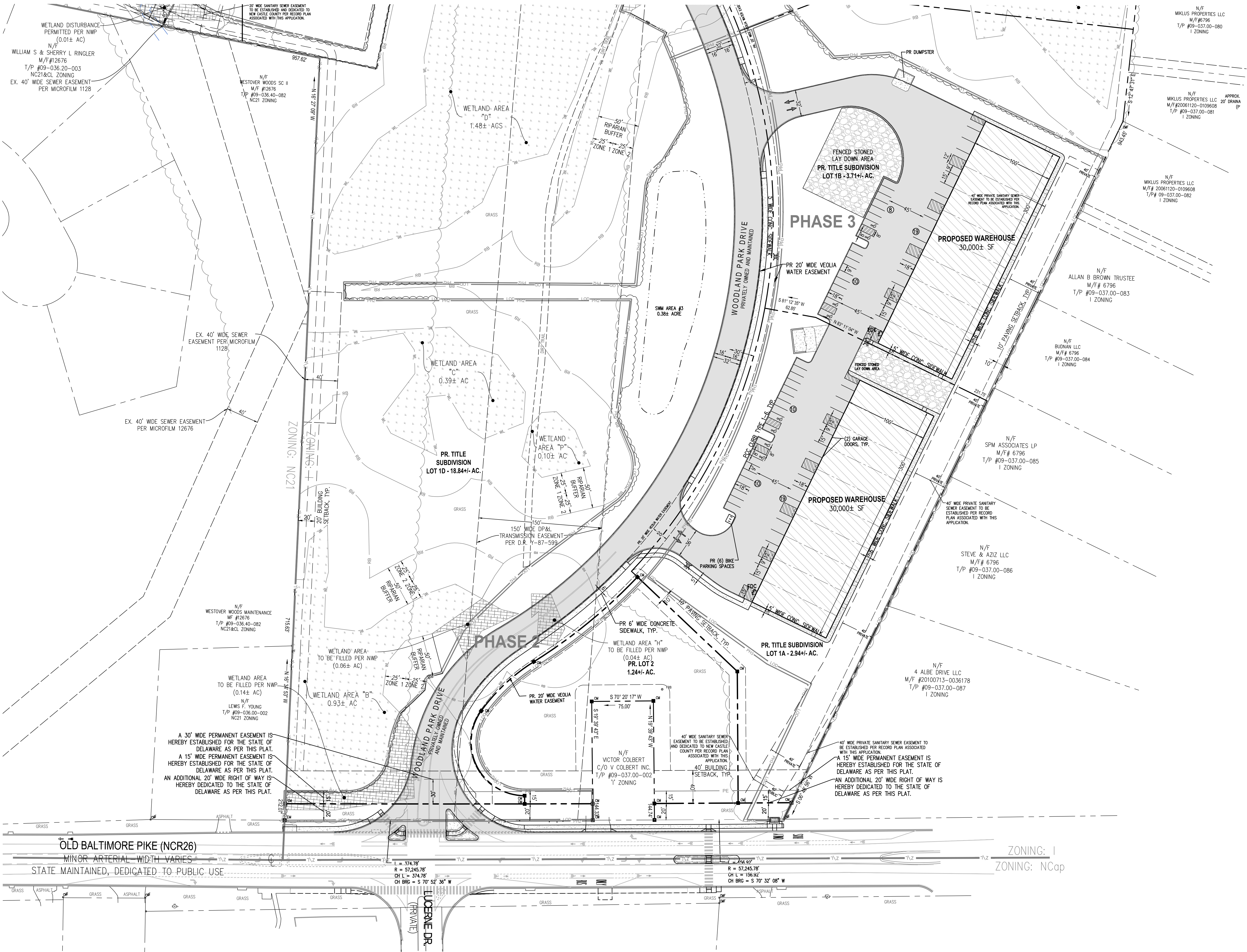
APPLICATION # 2021-0828

WOODLAND INDUSTRIAL PARK  
RECORD  
MAJOR LAND DEVELOPMENT PLAN

PENCADER &  
WHITE CLAY CREEK HUNDRED NEW CASTLE COUNTY DELAWARE

RECORD  
DRAWING TITLE: MAJOR LAND DEVELOPMENT PLAN

DRAWING NUMBER: R-03



| ISSUE/REVISION                     | DATE                          |
|------------------------------------|-------------------------------|
| EXPLORATORY PLAN SUBMISSION        | 12.10.21                      |
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| DRAWN BY:    | EMT        |
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| SCALE:       | 1" = 50'   |
| DATE:        | 12.10.2021 |
| CAD FILE:    |            |

APPLICATION # 2021-0828

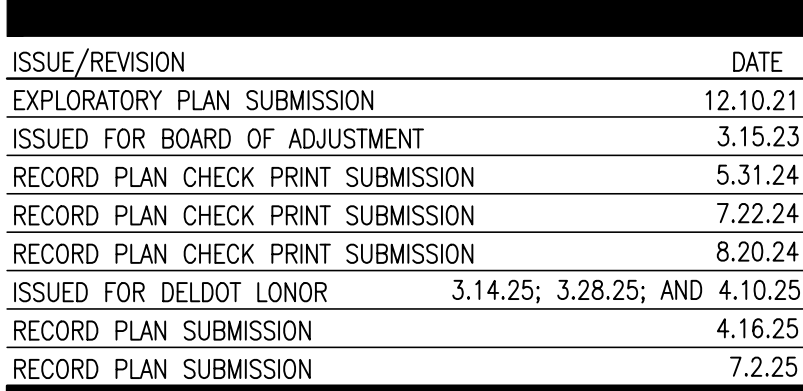
WOODLAND INDUSTRIAL PARK

RECORD  
MAJOR LAND DEVELOPMENT PLAN

PENCADER &  
WHITE CLAY CREEK HUNDRED

NEW CASTLE COUNTY  
DELAWARE

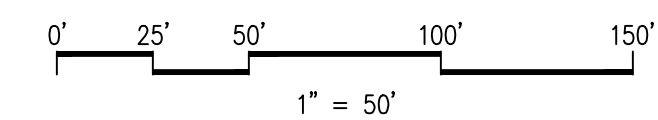
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| DRAWING NUMBER: | R-04                                  |



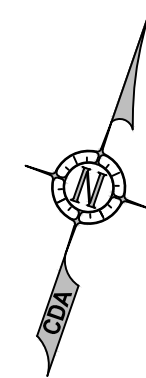
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**Tel: 302 998 9202  
Fax: 302 691 1314  
cdaengineering.com**

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| CHECKED BY:  | CD         |
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| SCALE:       | 1" = 50'   |
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| CAD FILE:    |            |

DRAWING NUMBER: **R-05**

KEY MAP



| ISSUE/REVISION                     | DATE                          |
|------------------------------------|-------------------------------|
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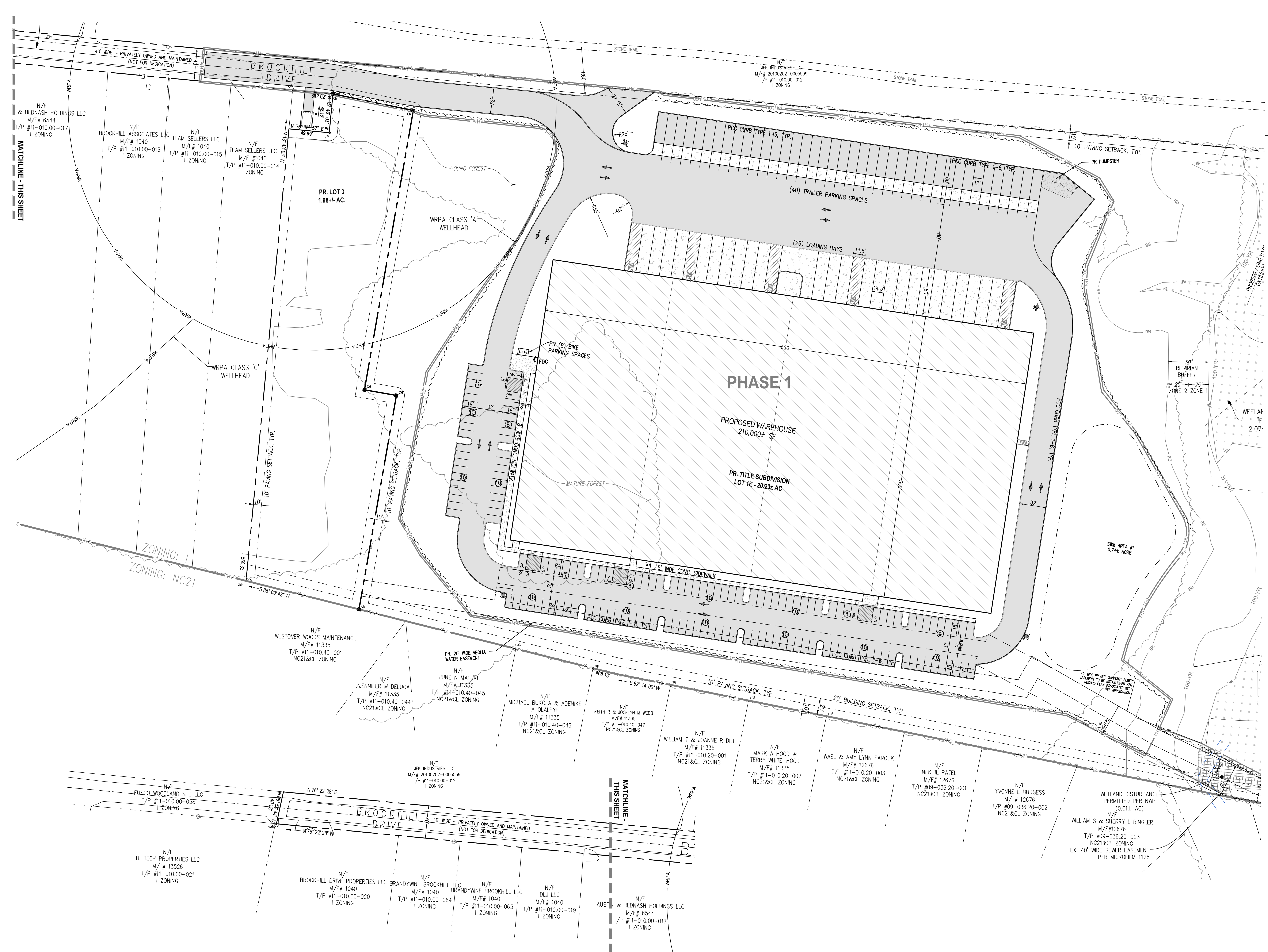
APPLICATION # 2021-0828

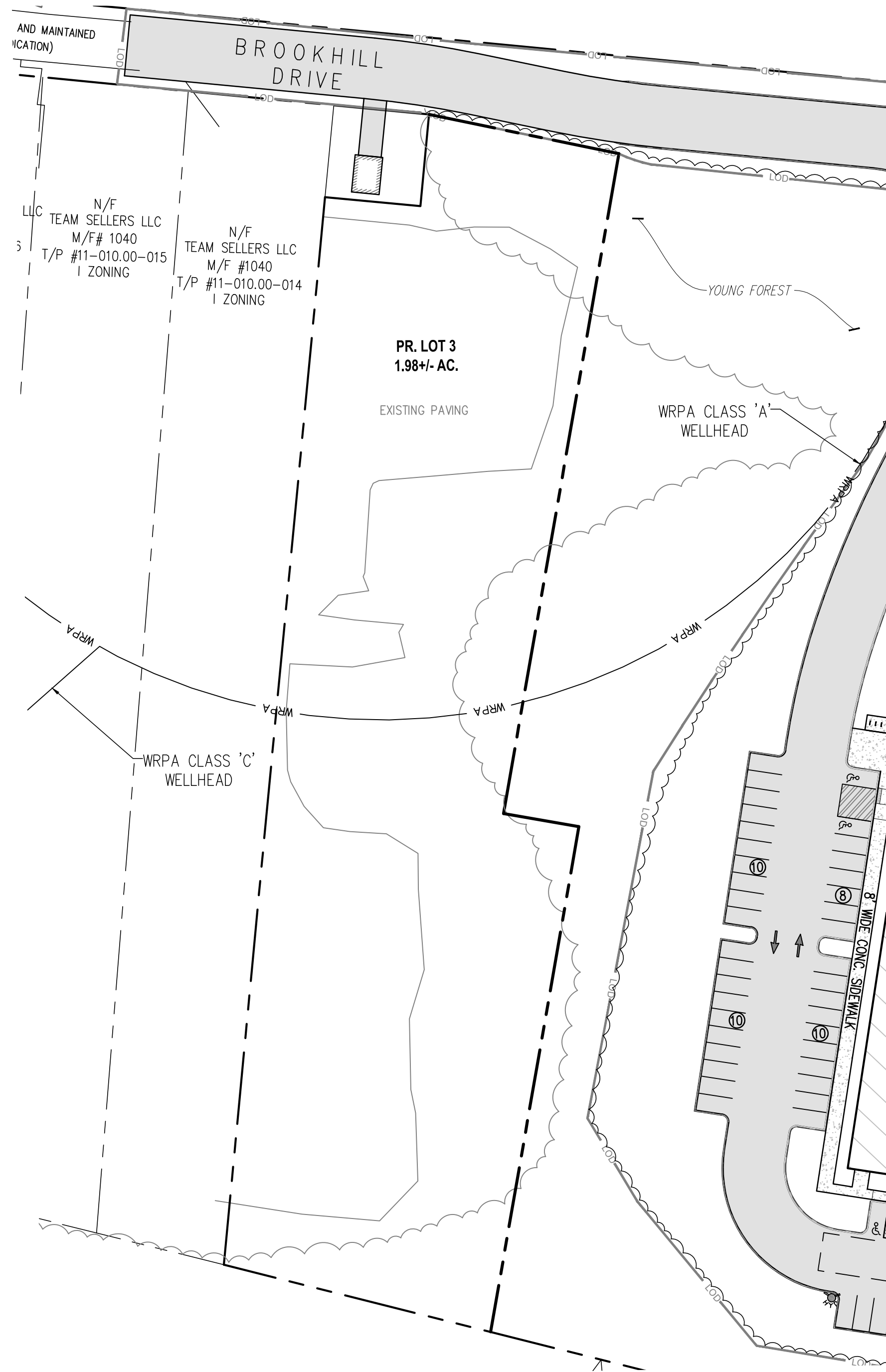
WOODLAND INDUSTRIAL PARK  
RECORD  
MAJOR LAND DEVELOPMENT PLAN

PENCADER &  
WHITE CLAY CREEK HUNDRED  
NEW CASTLE COUNTY  
DELAWARE

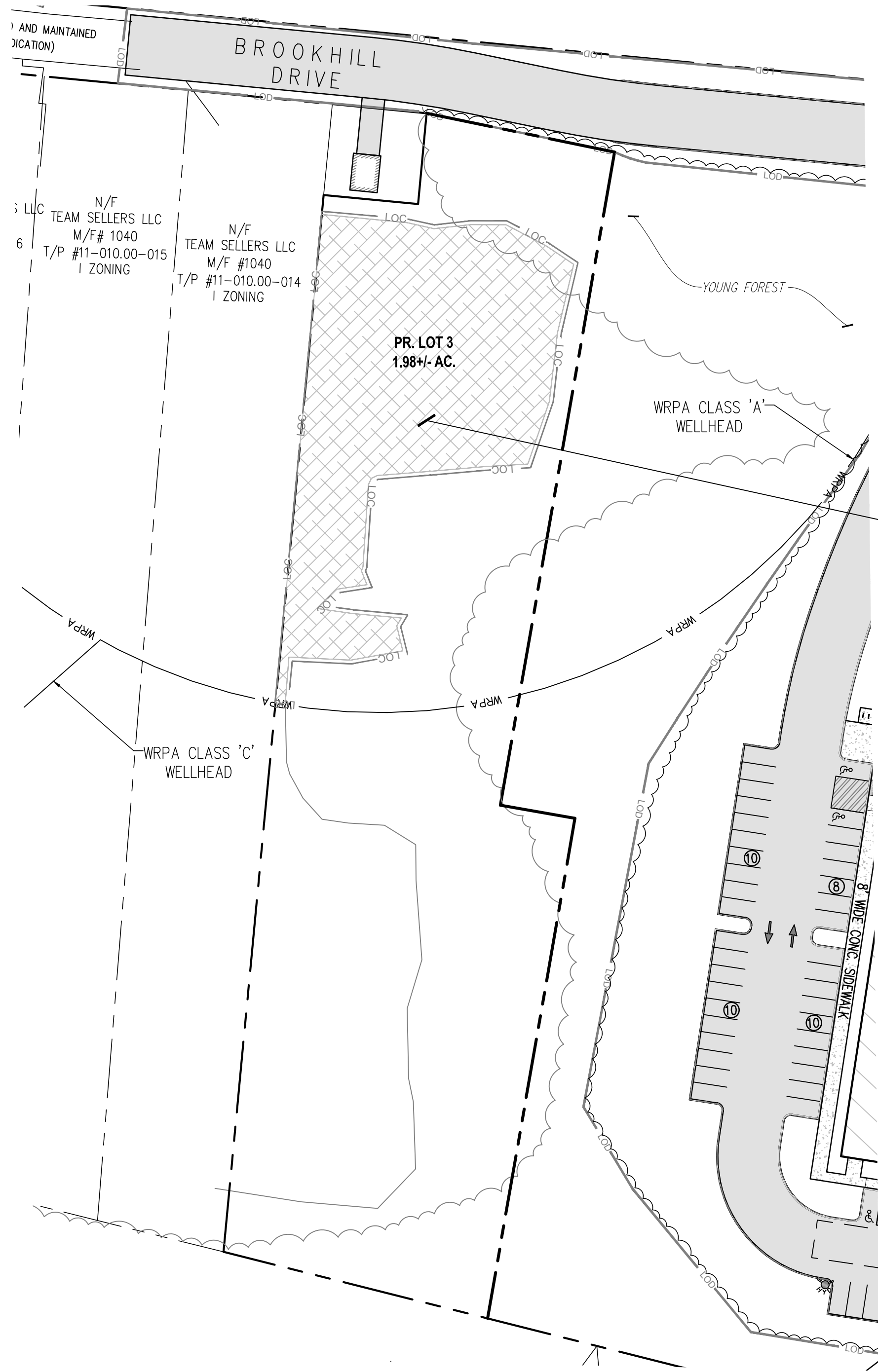
RECORD  
DRAWING TITLE: MAJOR LAND DEVELOPMENT PLAN

DRAWING NUMBER: R-06



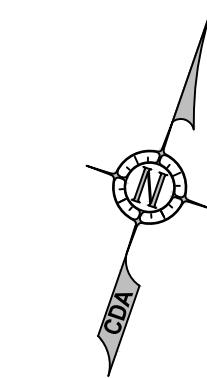


LOT 3  
EXISTING CONDITIONS



LOT 3  
PROPOSED MITIGATION

EXISTING IMPERVIOUS COVER AREA TO BE REMOVED. REMOVE EXISTING PAVEMENT AND STONE BASE WITHIN LIMIT OF CONSTRUCTION (LOC). SCARIFY SUBGRADE SURFACE WITH A CULTIVATOR. PROVIDE TOPSOIL AND BACKFILL TO MEET FORMER SITE GRADES. FINE GRADE AND SEED THE NATIVE SEED MIX WITH A TRU-AX SEED DRILL OR EQUAL. THEN, OVER-SEED WITH A NURSE CROP OF ANNUAL RYEGRASS AND STABILIZE PER DNREC EROSION AND SEDIMENT CONTROL SPECIFICATIONS.



| ISSUE/REVISION                     | DATE                          |
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| SCALE:       | 1" = 50'   |
| DATE:        | 12.10.2021 |
| CAD FILE:    |            |

0' 25' 50' 100' 150'  
1" = 50'

APPLICATION # 2021-0828

WOODLAND INDUSTRIAL PARK  
RECORD  
MAJOR LAND DEVELOPMENT PLAN

PENCADER &  
WHITE CLAY CREEK HUNDRED NEW CASTLE COUNTY DELAWARE

RECORD  
DRAWING TITLE: MAJOR LAND DEVELOPMENT PLAN

DRAWING NUMBER: R-07