



NEW CASTLE COUNTY COUNCIL COUNCIL MEETING

February 10, 2026
6:30 PM

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

REVISED AGENDA

A. Call to Order

- Moment of Silence
- Pledge of Allegiance
- Roll Call

B. Approval of Minutes

C. Announcements

D. Introduction of Ordinances

°26-016: AMEND THE GRANTS BUDGET: APPROPRIATE \$14,424.55 IN PROGRAM INCOME AND \$396.35 IN INTEREST INCOME TO THE ABSALOM JONES SENIOR CENTER RECREATION GRANT TO BE ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY RESOURCES
Prime Sponsor(s): Mr. Hollins, Mr. Street

E. Consent Calendar

NOTE: If an item on the Consent Calendar is objected to by a Council member, or a member of the public wishes to obtain additional information about the candidate or proposed legislation, or if a Councilmember intends to offer an amendment to a resolution, seek additional information, or state a conflict, it shall be removed from the Consent Calendar and voted upon separately.

F. Consideration of Resolutions Removed from the Consent Calendar and Other Resolutions

R26-023: PLAN OF VILLAGE AT CANTERBURY – TAYLORTOWNE SECTION C; NEW CASTLE HUNDRED; NORTHWESTERLY CORNER OF SMALLEYS DAM ROAD AND NEWTOWN ROAD INTERSECTION; PROPOSED TWO (2) FOUR-STORY APARTMENT BUILDINGS CONTAINING FIFTY SIX (56) DWELLING UNITS, FIVE (5) DETACHED GARAGES

CONTAINING SEVEN (7) SPACES PER BUILDING FOR THIRTY FIVE (35) TOTAL GARAGE SPACES, TWO (2) 2,500 SQUARE FOOT ONE-STORY STORAGE UNITS, AND A 750 SQUARE FOOT BUILDING ADDITION TO EXISTING COMMUNITY CENTER; NCPUD ZONING; [APPLICATION NO. 2023-0062-S](#); COUNCIL DISTRICT 7

Prime Sponsor(s): Mr. Smiley

R26-024: URGING THE PUBLIC SERVICE COMMISSION TO REJECT DELMARVA POWER'S CURRENT RATE INCREASE REQUEST AND TO REQUIRE RESUBMISSION UNDER THE CURRENT STANDARD

Prime Sponsor(s): Ms. Durham, Mr. Tackett

Co-sponsor(s): Mr. Carter, Mr. Toole, Mr. Caneco

R26-026: TO AMEND NEW CASTLE COUNTY COUNCIL PROCEDURAL RULE NO. 4 REGARDING PROCEDURE FOR COMMENCEMENT OF THE COUNCIL MEETING

Prime Sponsor(s): Mr. Smiley

G. Time Sensitive Congratulatory/Honorary Resolutions

R26-025: A RESOLUTION HONORING THE LIFE AND LEGACY OF MARCELLIA "TEEL" J. PETTY

Prime Sponsor(s): Mr. Caneco, Mr. Hollins

Co-sponsor: Mr. Smiley

R26-027: HONORING THE LIFE OF DETECTIVE CHRISTOPHER SKROBOT

Prime Sponsor(s): Ms. Williams-Johns, Mr. Toole, Mr. Caneco

Co-sponsor(s): Mr. Cartier, Mr. Carter, Ms. Durham, Ms. George, Mr. Hollins, Ms. Kilpatrick, Mr. Sheldon, Mr. Smiley, Mr. Street, Mr. Tackett

R26-028: HONORING SANDRA SMITHERS IN RECOGNITION OF BLACK HISTORY MONTH

Prime Sponsor(s): Ms. Williams-Johns

R26-029: HONORING THE HISTORY, LEGACY, AND CONTINUING MISSION OF THE MONDAY CLUB

Prime Sponsor(s): Ms. Williams-Johns

H. Presentations

I. Consideration of Ordinances

J. Introduction/Consideration of Emergency Ordinances

K. Public Comment/Other

L. Motion to Adjourn

REVISED AGENDA POSTED: February 6, 2026

AGENDA POSTED: February 3, 2026

*The agenda was revised less than 7 (seven) days in advance of the meeting to add R26-026, which was not known at the original time of posting, but is time-sensitive, as it relates to the Council agenda. 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.nccode.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.

ORDINANCE NO. 26-016

AMEND THE GRANTS BUDGET:

APPROPRIATE \$14,424.55 IN PROGRAM INCOME AND \$396.35 IN INTEREST INCOME TO THE ABSALOM JONES SENIOR CENTER RECREATION GRANT TO BE ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY RESOURCES

1 **WHEREAS**, the Absalom Jones Senior Center Recreation grant was originally set up
2 to record revenue and expenses for the programs run by New Castle County employees at
3 the State-owned Absalom Jones Recreation Center; and
4

5 **WHEREAS**, authorization is being sought for the appropriation of an additional
6 \$14,424.55 in program income and \$396.35 in interest income to the Absalom Jones Senior
7 Center Recreation grant; and
8

9 **WHEREAS**, the Absalom Jones Senior Center provides a variety of services for the
10 elderly in the surrounding community including transportation to the center, adult programs,
11 activities, and social services; and
12

13 **WHEREAS**, the County Executive has determined that the revenue to be appropriated
14 shall be sufficient to cover the increase in the Grants Budget as hereinafter amended; and
15

16 **WHEREAS**, Council has determined that the provisions of this Ordinance substantially
17 advance, and are reasonably and rationally related to, legitimate government interests (i.e.,
18 promoting the health, safety, morals, convenience, order, prosperity and/or welfare of the
19 present and future inhabitants of this State).
20

21 **NOW, THEREFORE, THE COUNTY OF NEW CASTLE HEREBY ORDAINS:**
22

23 Section 1. The Grants Budget as adopted by Ordinance No. 75-173 is hereby
24 amended by deleting the material bracketed and stricken and by adding the material
25 underscored on the attached Exhibit "A."
26

27 Section 2. This Ordinance shall become effective immediately upon its adoption by
28 County Council and approval by the County Executive, or as otherwise provided by 9 *Del. C.*
29 § 1156.

Adopted by County Council of
New Castle County on:

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

Approved on:

Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance, if approved, will appropriate \$14,424.55 in program income and \$396.35 in interest income to the Absalom Jones Senior Center Recreation Grant, which will be administered by the Department of Community Services Division of Community Resources.

The Absalom Jones Senior Center provides a variety of services for the elderly in the surrounding community including transportation to the center, adult programs, activities, and social services. The revenue appropriation on this request, if approved, will be used for Tour transportation costs.

FISCAL NOTE: This Ordinance, if approved, will amend the Grants Budget by appropriating \$14,424.55 in program income and \$396.35 in interest income funds to the Absalom Jones Senior Center Recreation Grant to be administered by the Department of Community Services, Division of Community Resources. The revenue appropriation on this request, if approved, will be used for the cost of tour transportation.

The fiscal impact of this Ordinance, if approved, will be an increase in the authorized spending authority of the Grants Budget of \$14,820.90 for FY2026. This increase will affect FY2026 and beyond since this is a continuous program. The Program Income and Interest Income balances after this appropriation will be \$0.00.

Acknowledged by the Chief Financial Officer on January 29, 2026.

DEPARTMENT:	Community Services	EXHIBIT:	"A"
GRANT TITLE:	Absalom Jones Senior Center Recreation	Ordinance No.	26-016
PROGRAM TITLE:	Absalom Jones Senior Center Recreation		

Revenue	Current	Change	Revised
Federal	\$ -	\$ -	\$ -
State	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
Program Income	\$ 301,494.41	\$ 14,424.55	\$ 315,918.96
Other	\$ 5,905.67	\$ 396.35	\$ 6,302.02
Total	\$ 307,400.08	\$ 14,820.90	\$ 322,220.98

Expense	Current	Change	Revised
Salaries and Wages	\$ -	\$ -	\$ -
Benefits	\$ -	\$ -	\$ -
Training/Civic Affairs	\$ 632.05	\$ -	\$ 632.05
Communication/Utilities	\$ 468.33	\$ -	\$ 468.33
Materials/Supplies	\$ 33,217.64	\$ -	\$ 33,217.64
Contractual Services	\$ 269,982.06	\$ 14,820.90	\$ 284,802.96
Equipment	\$ 3,100.00	\$ -	\$ 3,100.00
Grants/Fixed Charges	\$ -	\$ -	\$ -
Land and Structures	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -
Operating Transfer Charges	\$ -	\$ -	\$ -
Operating Transfer Credits	\$ -	\$ -	\$ -
Total	\$ 307,400.08	\$ 14,820.90	\$ 322,220.98

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 10/1/1989

Estimated Program Completion: ongoing

The Local Match: Found in (ORG):

Ordinance Passed:	Date Revised:
22-065	5/24/2022
23-014	1/24/2023
23-099	7/25/2023
24-011	2/13/2024
24-162	11/19/2024

PROGRAM DESCRIPTION:

The Absalom Jones Senior Center Recreation grant assists in providing a variety of services to the elderly population in the neighboring community including transportation to the center, adult programs, activities and social services. Major source of revenue is program income with additional revenue from donations and interest income.

4/8/2025

2/10/2026

RESOLUTION NO. 26-023

**PLAN OF VILLAGE AT CANTERBURY – TAYLORTOWNE SECTION C;
NEW CASTLE HUNDRED; NORTHWESTERLY CORNER OF SMALLEYS DAM ROAD
AND NEWTOWN ROAD INTERSECTION; PROPOSED TWO (2)
FOUR-STORY APARTMENT BUILDINGS CONTAINING FIFTY SIX (56) DWELLING
UNITS, FIVE (5) DETACHED GARAGES CONTAINING SEVEN (7) SPACES PER
BUILDING FOR THIRTY FIVE (35) TOTAL GARAGE SPACES, TWO (2) 2,500 SQUARE
FOOT ONE-STORY STORAGE UNITS, AND A 750 SQUARE FOOT BUILDING
ADDITION TO EXISTING COMMUNITY CENTER; NCPUD ZONING;
APPLICATION NO. 2023-0062-S; COUNCIL DISTRICT 7**

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 development
3 plan, Plan of Village at Canterbury—Taylortowne Section C (Application Number 2023-
4 0062-S) as heretofore approved by the Land Use Department, and the President of County
5 Council is hereby authorized to endorse County Council's approval upon the following
6 plan.

**Village of Canterbury—Taylortowne Section C
New Castle 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.

Marcus A. Henry
County Executive



David M. Culver
General Manager

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 2023-0062-S
Village at Canterbury – Taylortowne Section C
Record Major Land Development Plan

DATE: January 13, 2026

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 Village at Canterbury – Taylortowne Section C; New Castle Hundred; Northwesterly corner of Smalleys Dam Road and Newtown Road intersection. Proposed two (2) four-story apartment buildings containing fifty six (56) dwelling units, five (5) detached garages containing seven (7) spaces per building for thirty five (35) total garage spaces, two (2) 2,500 s.f. one-story storage units, and a 750 s.f. building addition to existing community center. NCPUD Zoning. CD 7

Synopsis: Same as title

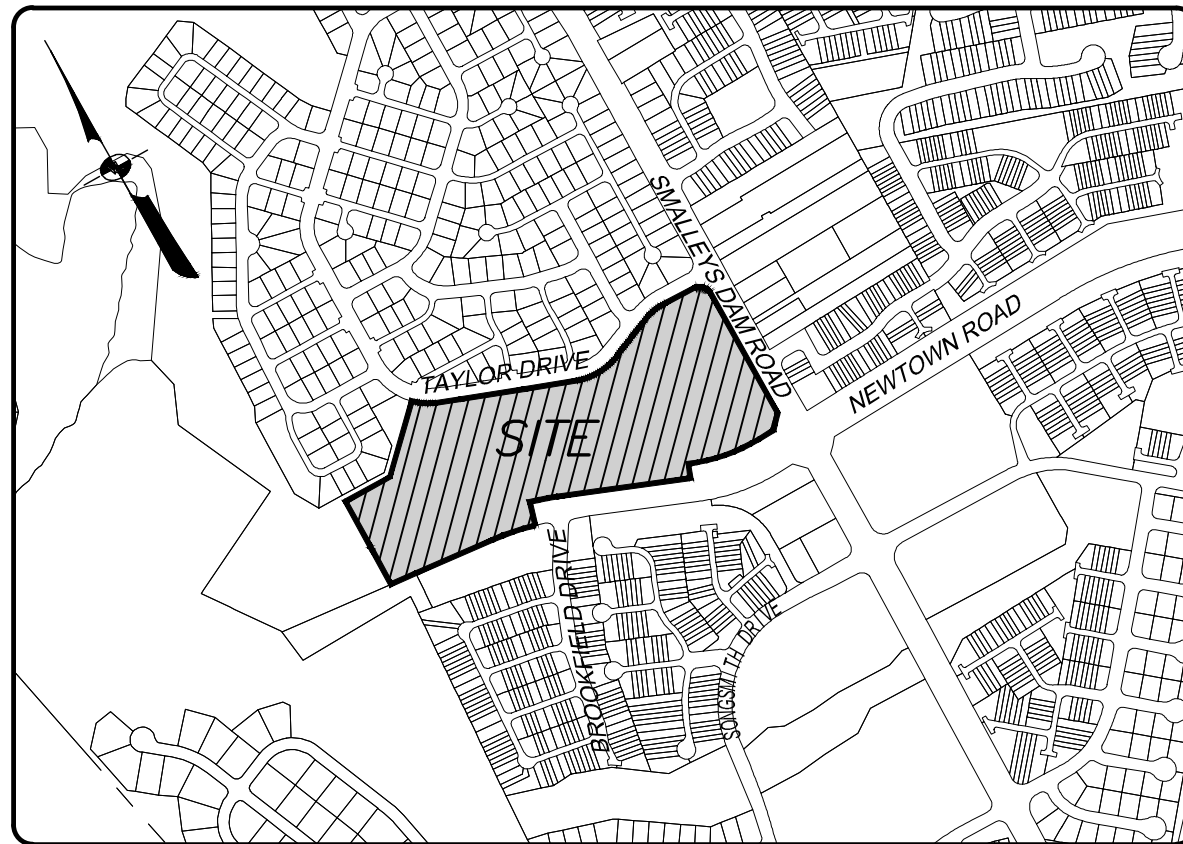
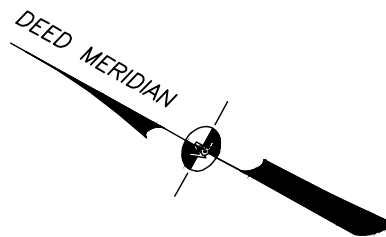
Fiscal Note: This will have no immediately discernible fiscal impact on the County but, if the parcel is developed in accordance with this record plan, there may be one or more fiscal effects on New Castle County government including, but not limited to, an increase in the assessed value of the property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

RECORD MAJOR LAND DEVELOPMENT PLAN

FOR

VILLAGE OF CANTERBURY

TAYLORTOWNE - SECTION C



ZONING MAP NO. 53 LOCATION MAP SCALE: 1" = 800'



**VANDEMARK
& LYNCH, INC.**
ENGINEERS - SURVEYORS

4305 MILLER ROAD (302) 764-7635
WILMINGTON, DE 19802 WWW.VDLENG.COM

PROJECT NAME

VILLAGE OF CANTERBURY

5001 BYRON COURT
New Castle Hundred,
New Castle County, DE

Application: 2023-0062

SEAL

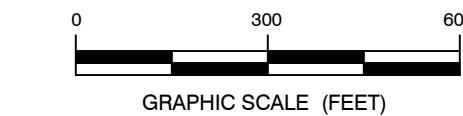


PLAN TYPE

RECORD MAJOR LAND DEVELOPMENT PLAN

TITLE SHEET

SCALE: 1"=300'



REVISIONS

NO.	DATE	REVISION
4	12.15.2025	NCC MAPPING COMMENTS
3	6.16.2025	NCC COMMENTS
2	04.11.2025	ISSUED FOR DELDOT REVIEW
1	02.24.2025	ISSUED FOR DELDOT REVIEW
0	09.20.2024	ISSUED FOR DELDOT PRELIMINARY REVIEW

PROJECT NUMBER: 21619.02

SURVEYED BY: ---

DRAWN BY: E VAUGHN

PROJECT MANAGER: M RUSSO

MOD. GRID: 078/332

DATE: 8.15.2024

FILE: 21619.02-RECORD-01

APPLICATION #: 2023-0062

DRAWING NUMBER

C1.1

SHEET SIZE: 24x36

SHEET 1 OF 4

REV 4

LEGEND	
EXISTING	PROPOSED
	N/A
	N/A
N/A	LIMITS OF DISTURBANCE

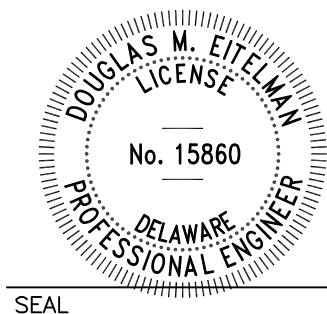
CERTIFICATION OF PLAN ACCURACY

I, THE UNDERSIGNED, 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.

12.16.2025

SIGNATURE AND DATE OF P.E.
DOUGLAS M. EITELMAN, P.E. (DE 15860)

PRINTED NAME



CERTIFICATION OF OWNERSHIP

I, THE UNDERSIGNED, HEREBY CERTIFY THAT IACONO - SUMMER CHASE APARTMENTS, L.P. IS 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.

SIGNATURE
LEONARD F. IACONO

IACONO - SUMMER CHASE APARTMENTS, L.P.

12/16/2025

DATE

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.

SHEET

C1.1
C1.2
C1.3 & C1.4

SHEET TITLE

TITLE SHEET
GENERAL NOTES
SITE PLAN

PURPOSE NOTE:

THE PURPOSE OF THIS PLAN IS TO:

A) PROPOSE (2) FOUR-STORY MID-RISE (PER PUD) APARTMENT BUILDINGS CONTAINING 56 TOTAL DWELLING UNITS AND ASSOCIATED SITE IMPROVEMENTS.

B) PROPOSE (5) DETACHED GARAGES CONTAINING 7 SPACES PER BUILDING FOR 35 TOTAL GARAGE SPACES.

C) PROPOSE (2) 2,500 SF 1-STORY STORAGE UNITS FOR PRIVATE USE.

D) PROPOSE A 750 SF BUILDING ADDITION TO THE EXISTING COMMUNITY CENTER.

GENERAL NOTES:

1. THE SUBJECT PROPERTY LIES IN ZONE X (UNSHADED) AS DELINEATED ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD RATE MAP, COMMUNITY PANEL NO. 100030C145K, DATED JANUARY 22, 2020. NO IMPACTS TO FLOODPLAIN ARE PROPOSED BY THIS PLAN AND NO ADDITIONAL FLOOD STUDY IS REQUIRED.
2. THIS SITE IS NOT LOCATED WITHIN A WRPA. RESOURCE PROTECTION AREA BOUNDARY INFORMATION WAS OBTAINED FROM A MAP ENTITLED "RESOURCE PROTECTION AREAS" FOR NEW CASTLE COUNTY DATED 1987 MAP 2 OF 3, LAST REVISED MARCH 2022.
3. THE WETLANDS BOUNDARIES DEPICTED ON THIS PLAN WERE DELINEATED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS' "WETLAND Delineation Manual". WETLAND Delineation WAS INITIALLY PERFORMED BY ATLANTIC HYDROLOGIC IN 2015 AND AS DELINEATED ON THIS PLAN, NO WETLANDS DISTURBANCE IS PROPOSED BY THIS PLAN.
4. THE STATE INVENTORY OF NATURAL AREAS HAS BEEN EXAMINED AND NO CRITICAL NATURAL AREAS WERE FOUND TO EXIST ON THIS SITE.
5. DEED RESTRICTIONS ASSOCIATED WITH THIS PROPERTY WERE RECORDED ON 4/01/1974 AT DEED RECORD B-89-38 AND CAN BE SUMMARIZED AS:
- A) IN ORDER THAT THE AREAS DESIGNATED AS "PRIVATE OPEN SPACES AND COMMON FACILITIES" SHALL BE MAINTAINED, THERE SHALL BE ORGANIZED A MAINTENANCE CORPORATION OR CORPORATIONS WHOSE MEMBERS SHALL BE THE RECORD OWNERS OF THE DWELLING UNITS SHOWN ON SAID PLAN.
- B) BEFORE ANY LAND IN TAYLORTOWNE IS CONVEYED BY THE DECLARANT TO ANY PURCHASER THEREOF OR ANY CERTIFICATES OF OCCUPANCY ARE ISSUED, THE DECLARANT SHALL HAVE ORGANIZED A MAINTENANCE CORPORATION OR CORPORATIONS AND SHALL DELINEATE BY AMENDMENT TO THIS DECLARATION OR IN THE DEED TO THE PURCHASER OF SAID LAND IN THE AREA OR AREAS OF PRIVATE OPEN SPACE AND COMMON FACILITIES FOR WHICH SAID MAINTENANCE CORPORATION OR CORPORATIONS SHALL BE RESPONSIBLE.
- C) DECLARANT INTENDS HEREBY TO ASSURE PURCHASERS OF LOTS OR PARCELS OF LAND IN TAYLORTOWNE AND NEW CASTLE COUNTY, ITS SUCCESSORS OR ASSIGNS, THAT ALL THE PRIVATE OPEN SPACE AND COMMON FACILITIES AS SHOWN ON THE PLAN OF TAYLORTOWNE SHALL BE MAINTAINED BY A MAINTENANCE CORPORATION OR CORPORATIONS AND THE LAND SHALL BE SO CONVEYED THAT THE RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE OPEN SPACE AND COMMON FACILITIES SHALL BECOME THE RESPONSIBILITY OF EITHER ALL OF THE OWNERS OF THE DWELLING UNITS IN A PARTICULAR AREA SERVED BY THE PRIVATE OPEN SPACE OR FACILITIES, AS THE CASE MAY BE.
- D) NO LAND SHALL BE CONVEYED BY DECLARANT OR CERTIFICATES OF OCCUPANCY ISSUED WITHOUT THE RECORDING BY DECLARANT OF AN APPROPRIATE DECLARATION DESIGNATING THE RESPONSIBILITY FOR THE PRIVATE OPEN SPACE AND COMMON FACILITIES AND SUCH OTHER ADDITIONAL PROVISIONS, COVENANTS, CONDITIONS, AGREEMENTS AND RESTRICTIONS AS MAY BE REQUIRED TO IMPLEMENT THIS DECLARATION.
6. THIS PLAN SUPERSEDES, IN PART, THE RECORD RESUBDIVISION PLAN OF VILLAGE OF CANTERBURY, TAYLORTOWNE, DATED 3/10/84 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS ON 12/11/85 AT MF #7866.
7. A TRAFFIC IMPACT STUDY IS NOT REQUIRED FOR THIS PLAN.
8. THERE SHALL BE NO DEBRIS BURIED ON THIS SITE.
9. THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL.
10. A LANDSCAPE PLAN, PREPARED BY VANDEMARK & LYNCH, INC. LAST DATED FEBRUARY 7, 2025, OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
11. UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A DWELLING (OR GROUP OF DWELLINGS FOR ATTACHED DWELLINGS) IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
12. COMMON FACILITIES: ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALK, CURBING, LANDSCAPING, OPEN SPACE, DRAINAGE AND STORMWATER MANAGEMENT FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION IN ACCORDANCE WITH THE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE.
13. A 6 FOOT WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWN ON THE PLAN, AND ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SUBSEQUENTLY ESTABLISHED WITHIN THE AREA SHOWN ON THIS PLAN IS HEREBY DEDICATED TO BE AVAILABLE FOR ANY UTILITY USE, PROVIDED THAT WHERE ANY LOT LINE IS ELIMINATED THE EASEMENT ALONG SAID LOT LINE SHALL BE EXTINGUISHED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT.
14. ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY. ANY AREA ON THIS PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE.
15. POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UNITED STATES POSTAL SERVICE.
16. ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDIA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDIA IS RECORDED IN THE OFFICE OF RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON 11/26/2025, AT INSTRUMENT NO. 20251126-0085923.
17. NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING AND REPAIRING THE SANITARY SEWER LINES CONTAINED WITHIN THE SEWER EASEMENTS SHOWN ON THIS PLAN.
18. UNLESS OTHERWISE DESCRIBED BY METES AND BOUNDS, OR BY MATHEMATICAL REFERENCE TO A PROPERTY LINE, A 40' WIDE PERMANENT EASEMENT, 20' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER IS DESIGNATED FOR PUBLIC USE IN UNPAVED AREAS AND IS OUTSIDE OF A DEDICATED PUBLIC ROW. A 20' WIDE PERMANENT EASEMENT, 10' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER PIPE IS DESIGNATED FOR PUBLIC USE IN PRIVATELY MAINTAINED PAVED AREAS, SUCH AS PARKING LOTS, PRIVATE STREETS OR DRIVEWAYS. IF THE CONSTRUCTED HORIZONTAL SEWER MAIN LOCATION DEVIATES BY MORE THAN 2.5' FROM THE DESIGN LOCATION, THE PROJECT MAY BE SUBJECT TO A RESUBDIVISION PLAN OR PIPE LOCATION AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
19. DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND NEW CASTLE COUNTY DRAINAGE CODE.
20. A FOREST HABITAT VALUE ASSESSMENT WAS PERFORMED BY TEN BEARS ENVIRONMENTAL ON JULY, 26, 2022. THE RESULTS OF THE INVESTIGATION IDENTIFIED THE FORESTED AREA AS A TIER 3 FOREST. THEREFORE TIER 3 PROTECTION AND/OR STANDARDS WILL APPLY TO THE CRITICAL ROOT ZONE LIMITS OF THE FOREST AREA.
21. THE (2) PROPOSED 2,500 SF STORAGE UNITS ARE TO EXCLUSIVELY SERVE THE APARTMENT COMMUNITY RESIDENTS OF THE VILLAGE OF CANTERBURY.
22. THIS PLAN DOES NOT PROPOSE AN INCREASE IN DENSITY OR MAJOR CHANGES IN THE LOCATION OF USE TYPES ON THE SITE WHICH AMEND THE CONCEPTS OR ORIGINAL INTENT OF THE DESIGN REPRESENTED BY THE EXPLORATORY SKETCH PLAN OR A DECREASE IN OPEN SPACE OR AN INCREASE IN THE NUMBER OF UNITS OF ANY DWELLING UNIT BY FIFTEEN (15) PERCENT OR MORE PER UDC SECTION 40.31.712.
23. A STORMWATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS IS HEREBY CREATED ON, OVER, UNDER AND ACROSS THE ENTIRE AREA OF ALL STORMWATER MANAGEMENT FACILITIES INCLUDING, STORMWATER CONVEYANCE SYSTEMS, BASINS, AND ALL COMPONENTS THEREOF, IDENTIFIED ON THE PLAN AND ALL WATERCOURSES FOR THE PURPOSE OF INSPECTING, EVALUATING AND MAINTAINING THE STORMWATER MANAGEMENT FACILITIES AND WATERCOURSES. THE EASEMENT SHALL EXTEND 15' FROM THE OUTER EDGES OF EACH SUCH STORMWATER MANAGEMENT FACILITY. A GENERAL ACCESS EASEMENT IS HEREBY CREATED OVER AND ACROSS THE PROPERTY SHOWN ON THIS PLAN GRANTING TO NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON AND TRAVEL ACROSS THE PROPERTY TO EACH STORMWATER MANAGEMENT FACILITY. THE EASEMENTS HEREIN CREATED SHALL BE FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT USE. IF NEW CASTLE COUNTY ITS AGENTS OR ASSIGNS DETERMINES THAT MAINTENANCE IS REQUIRED TO A STORMWATER MANAGEMENT FACILITY, NEW CASTLE COUNTY SHALL PROVIDE NOTICE OF THE REQUIRED MAINTENANCE AND THE TIME FRAME IN WHICH SUCH MAINTENANCE SHALL BE COMPLETED TO THE PROPERTY OWNER. IF THE PROPERTY OWNER, NO NOTICE SHALL BE REQUIRED WHERE NEW CASTLE COUNTY PERFORMS MAINTENANCE WHERE THERE IS IMMINENT THREAT TO LIFE, HEALTH OR PROPERTY. IN THE EVENT NEW CASTLE COUNTY ELECTS TO MAINTAIN THE STORMWATER MANAGEMENT FACILITIES, ALL EXPENSES SHALL BE ASSESSED JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN.
24. UNLESS OTHERWISE DESCRIBED BY METES AND BOUNDS, OR BY MATHEMATICAL REFERENCE TO A PROPERTY LINE, A 40' WIDE PERMANENT EASEMENT, 20' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER IS DESIGNATED FOR PUBLIC USE IN UNPAVED AREAS AND IS OUTSIDE OF A DEDICATED PUBLIC ROW. A 20' WIDE PERMANENT EASEMENT, 10' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER PIPE IS DESIGNATED FOR PUBLIC USE IN PRIVATELY MAINTAINED PAVED AREAS, SUCH AS PARKING LOTS, PRIVATE STREETS OR DRIVEWAYS. IF THE CONSTRUCTED HORIZONTAL SEWER MAIN LOCATION DEVIATES BY MORE THAN 2.5' FROM THE DESIGN LOCATION, THE PROJECT MAY BE SUBJECT TO A RESUBDIVISION PLAN OR PIPE LOCATION AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
25. ALL PRIVATE STREETS/ALLEYS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE MOST CURRENT DELDOT STANDARDS AND SPECIFICATIONS FOR ROADWAY DESIGN.
26. A THIRD PARTY INSPECTOR IS REQUIRED TO BE RETAINED BY OWNER TO DOCUMENT THAT ALL PRIVATE STREETS/ALLEYS MEET DELDOT CONSTRUCTION SPECIFICATIONS. THIRD PARTY INSPECTOR SHALL PREPARE AND SUBMIT A REPORT TO DEPARTMENT OF LAND USE SUMMARIZING INSPECTIONS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN DELAWARE.
27. ALL PRIVATE STREET/ALLEY SIGNAGE REQUIRED FOR SAFE INGRESS AND EGRESS TO A LOT SHALL BE INSTALLED PRIOR TO THE CERTIFICATE OF OCCUPANCY BEING ISSUED FOR ANY BUILDING.
28. VIDEO VERIFYING ALL STORM SEWERS ARE IN GOOD CONDITION SHALL BE SUBMITTED TO THE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ACCEPTANCE OF THE OPEN SPACE (RESIDENTIAL) OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY OF BUILDINGS SERVICED BY THE STORM SEWER (MULTI-RESIDENTIAL).

29. THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING THE STREETS/ALLEYS UNTIL ACCEPTANCE AT OPEN SPACE TURNOVER/RECORD COMPLIANCE INSPECTION.
30. PROPOSED STRUCTURES WITH LOWEST FLOOR WITHIN 3 FEET OF THE ESTIMATED HIGH WATER TABLE (SHWT) SHALL BE WATERPROOFED. NO LOWEST FLOOR SHALL BE CONSTRUCTED WITHIN 2 FEET OF THE ESTIMATED SHWT.
31. A WATER AGREEMENT WITH ARTESIAN WATER COMPANY, INC., GRANTING AND CONVEYING THE EXCLUSIVE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN WATERLINES WITHIN THE VILLAGE OF CANTERBURY, RECORDED MARCH 1, 1985 IN THE OFFICE OF RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY IN DEED BOOK 135, PAGE 39 AND MICROFILM 7484.
32. THIS PLAN IS SUBJECT TO "RIGHTS OF VEHICULAR ACCESS FOR INGRESS AND EGRESS TO AND FROM 'SMALLEY'S DAM ROAD' FOR TAX PARCEL 10-032.40-185 VIA MONET DRIVE / TAX PAR 10-033.30-269 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON APRIL 9, 2024, AT INSTRUMENT NO. 20240409-0022173.
33. VOLUNTARY SCHOOL ASSESSMENT: PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR ANY LOT OR UNIT SHOWN ON THIS PLAN, THE OWNER/DEVELOPER SHALL PROVIDE A CERTIFICATION FROM THE SECRETARY OF THE DEPARTMENT OF EDUCATION THAT THE VOLUNTARY SCHOOL ASSESSMENT FOR THAT LOT OR UNIT HAS BEEN PAID. A VOLUNTARY SCHOOL ASSESSMENT AGREEMENT WAS EXECUTED ON OCTOBER 22, 2025 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON DECEMBER 3, 2025 AT INSTRUMENT NO. 20251203-0086926.

PHASING NOTES (SECTION C):

- THE CONSTRUCTION OF PHASE 1, INCLUDES THE FOLLOWING CONSTRUCTION:
- MULTI-FAMILY APARTMENT BUILDINGS 1 & 2 ALONG WITH ITS SUPPORTING PARKING, UTILITIES AND STORMWATER MANAGEMENT FACILITY.
 - DETACHED GARAGE CONTAINING (7) SPACES.
 - DELDOT IMPROVEMENTS, INCLUDING PEDESTRIAN CONNECTIONS, 10 FOOT WIDE ASPHALT NEWTOWN TRAIL EXTENSION, CURB RAMPS, STRIPING AND BUS STOP CURB REPLACEMENT.
 - RELOCATED DOG PARK AND VOLLEYBALL COURT.
 - PROPOSED LANDSCAPING ASSOCIATED WITH PHASE 1 DESIGN ELEMENTS.
- THE CONSTRUCTION OF PHASE 2, INCLUDES THE FOLLOWING CONSTRUCTION:
- FOUR ADDITIONAL DETACHED GARAGE STRUCTURES.
 - PROPOSED LANDSCAPING ASSOCIATED WITH PHASE 2 DESIGN ELEMENTS.
- THE CONSTRUCTION OF PHASE 3, INCLUDES THE FOLLOWING CONSTRUCTION:
- TWO 2,500 SF STORAGE UNITS WITH ASSOCIATED IMPROVEMENTS.
 - PROPOSED LANDSCAPING ASSOCIATED WITH PHASE 3 DESIGN ELEMENTS.
- THE CONSTRUCTION OF PHASE 4, INCLUDES THE FOLLOWING CONSTRUCTION:
- BUILDING ADDITION TO THE EXISTING COMMUNITY CENTER AND RELOCATED SIDEWALK.
 - PROPOSED LANDSCAPING ASSOCIATED WITH PHASE 4 DESIGN ELEMENTS.

PLEASE NOTE THAT THE SEQUENCE OF PHASES 2 THROUGH 4 MAY BE CONSTRUCTED SIMULTANEOUSLY.

DELDOT RECORD PLAN GENERAL NOTES (AS UPDATED MARCH 21, 2019):

1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
2. NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
3. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
4. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
5. PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 §1311). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
6. THE SIDEWALK AND SHARED-USE PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK AND/OR SHARED-USE PATH.
7. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
8. TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
9. CONSTRUCTION WILL NOT BE PERMITTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED. SURETY HAS BEEN RECEIVED AND THE TRAFFIC SIGNAL AGREEMENT IS COMPLETE. AT DELDOT'S DISCRETION, A TEMPORARY CONSTRUCTION ENTRANCE PERMIT MAY BE ISSUED FOR CLEARING, GRUBBING, TEMPORARY ENTRANCE CONSTRUCTION, BULK GRADING AND PERIMETER EROSION AND SEDIMENT CONTROLS UP TO THIRTY (30) DAYS PRIOR TO PLAN APPROVAL. NO BUILDING CONSTRUCTION WILL BE PERMITTED UNDER A TEMPORARY ENTRANCE CONSTRUCTION PERMIT. IF PLAN APPROVAL IS NOT RECEIVED WITHIN THIRTY (30) CALENDAR DAYS, ALL CONSTRUCTION ACTIVITIES SHALL BE STOPPED. DELDOT WILL NOT PROVIDE A C/O APPROVAL FOR A COMMERCIAL ENTRANCE TO NCC UNTIL THE ENTRANCE(S) ARE COMPLETED TO THE SATISFACTION OF THE DEPARTMENT.
10. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.
11. A PERPETUAL CROSS ACCESS INGRESS/EGRESS EASEMENT IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAT.

GENERAL NOTES: (MF 7866)

1. BICYCLE AND PEDESTRIAN PATHS TO BE PROVIDED WITHIN TAYLOR DRIVE 60' RIGHT-OF-WAY AND OPEN SPACE AREAS.
2. UNLESS OTHERWISE NOTED, ALL OPEN SPACE IS TO BE CONSIDERED AS PRIVATE.
3. ALL BICYCLE / PEDESTRIAN PATHS TO BE 6' WIDE AND CONSTRUCTED OF AN ALL WEATHER MATERIAL BY DEVELOPER.
4. A 5' EASEMENT ON EACH SIDE OF ANY SANITARY SEWER, STORM DRAIN, WATER MAIN OR ANY OTHER PUBLIC UTILITY CONSTRUCTED WITHIN THIS DEVELOPMENT SHALL BE DEDICATED FOR PUBLIC USE AND MAINTENANCE UNLESS OTHERWISE NOTED.
5. THE FOLLOWING AREAS TO BE MAINTAINED ACCORDING TO THE PROVISIONS OF NEW CASTLE COUNTY ORDINANCE 73-103, SECTION 7.23 (ALSO REFERRED TO AS SECTION 20-70(C)(D) OF THE FORMER SUBDIVISION CODE:
- PRIVATE COMMON AREAS, PRIVATE OPEN AREAS, RECREATIONAL FACILITIES (I.E. SWIMMING POOL, TENNIS COURTS, ETC.) PARKING BAYS, ACCESS WAYS, PARKING AREAS, LANDSCAPE PLANTINGS AND LANDSCAPE AREAS.
6. ALL ACCESSWAYS IN MULTI-FAMILY AREAS AND VILLAGE CENTER AREAS SHALL BE CONSIDERED AS FIRE LANES.
7. IN GARDEN APARTMENT AREAS, ALL 3' WIDE WALKWAYS ARE TO BE 5' FROM PARKING BAYS, EXCEPT WHERE GRADE TO BUILDING EXCEEDS 15%.
8. THE FACE OF ALL APARTMENT AND TOWNHOUSE BUILDINGS ARE TO BE CONSTRUCTED AT A MINIMUM DISTANCE OF 10' FROM THE EDGE OF ALL PARKING BAYS.
9. THE MINIMUM SETBACK FOR SINGLE FAMILY DETACHED DWELLINGS WHERE DETACHED DWELLING FRONT ON A STREET SHALL BE 25 FEET FROM THE RIGHT-OF-WAY LINES. OTHERWISE SETBACKS AS SHOWN ON THE PLANS PREVAIL.
10. ON-STREET PARKING WITHIN THE REDUCED RIGHT-OF-WAY WILL BE PROHIBITED AND ALL NECESSARY TRAFFIC SIGNS WILL BE PROVIDED AND INSTALLED AT THE EXPENSE OF THE DEVELOPER.
11. A 10' PERMANENT CONSTRUCTION EASEMENT IS HEREBY DEDICATED ALONG EACH SIDE OF ALL DEDICATED STREETS WITHIN THE DEVELOPMENT.
12. PLACEMENT OF SHRUBS OR OTHER VISUAL OR HAZARDOUS OBSTACLES WITHIN THE PERMANENT CONSTRUCTION EASEMENT SHALL BE PROHIBITED.
13. ANY UTILITY DOING WORK WITHIN THE PERMANENT CONSTRUCTION EASEMENT SHALL NOTIFY THE DIVISION OF HIGHWAYS (DELDOT) OF THIS ACTIVITY.
14. NO CROSSABLE ACCESS EXCEPT FOR EMERGENCY VEHICLES TO BE PERMITTED AT ALL HAMMERHEAD TURNAROUNDS ADJACENT TO TAYLOR DRIVE.
15. SOURCE OF TITLE: D-126-75
16. ALL TREES WILL BE PRESERVED EXCEPT WHERE IT IS NECESSARY TO CONSTRUCT BUILDINGS, PARKING, ACCESSWAYS AND RECREATIONAL FACILITIES AND UTILITIES, EXCEPT FOR SELECTIVE THINNING OF EXISTING TREES.
17. NO ACCESS TO BE PERMITTED TO ANY LOTS ADJACENT TO SMALLEY'S DAM ROAD OR TAYLOR DRIVE. NO HOUSES SHALL FRONT ON TAYLOR DRIVE.
18. IN ADDITION TO THE RECREATIONAL FACILITIES SHOWN ON THIS PLAN, THE DEVELOPER SHALL CONSTRUCT 3 BASKETBALL COURTS AND 4 TOT LOTS. THE DESIGN AND LOCATION SUBJECT TO APPROVAL BY NEW CASTLE COUNTY DEPARTMENT OF PARKS AND RECREATION. (DEPARTMENT OF PUBLIC WORKS)

TOTAL DPUD DEVELOPMENT DATA SUMMARY:

SINGLE FAMILY DETACHED DWELLINGS	=	419 LOTS (EXISTING)
TWO FAMILY HOMES	=	174 UNITS (EXISTING)
TOWNHOMES	=	418 UNITS (EXISTING)
GARDEN APARTMENTS	=	721 UNITS (EXISTING)
MID-RISE APARTMENTS	=	56 UNITS (PROPOSED)
TOTAL	=	1788 UNITS
DEDICATED PUBLIC OPEN SPACE	=	53.04 ACRES
PRIVATE OPEN SPACE	=	5.30 ACRES
TOTAL OPEN SPACE	=	58.34 ACRES
TOTAL AREA DPUD	=	271.41 ACRES
NET AREA DPUD	=	267.57 ACRES
% OF OPEN SPACE	=	21.80%
ALLOWABLE DENSITY	=	7.0 D.U./ACRE
ALLOWABLE INCREASE IN DENSITY (3X FOR EVERY 1% OVER REQD. 20%)	=	0.30
TOTAL ALLOWABLE DENSITY	=	7.30 D.U./ACRE
PROPOSED DENSITY	=	6.68 D.U./ACRE

DATA COLUMN (TAYLORTOWNE -- SECTION C):

UNIT BREAKDOWN:	
APARTMENT UNITS (EXISTING):	= 337 UNITS (120 1-BEDROOM UNITS) (GARDEN APARTMENTS) (217 2-BEDROOM UNITS)
APARTMENT UNITS (PROPOSED):	= 56 UNITS (28 3-BEDROOM UNITS) (4-STORY, MID-RISE PER PUD) (28 2-BEDROOM UNITS)

PARKING RATIONALE (UDC TABLE 40.03.522)

EXISTING PARKING: 583 TOTAL, INCLUDING 18 HC ACCESSIBLE
1.5 SPACES PER UNIT -- OLD CODE (PER MF# 7866)

EXISTING PARKING REQUIRED: 506

PROPOSED PARKING REQUIRED: (PROPOSED APARTMENT UNITS)
2 SPACES PER 2 OR 3 BEDROOM DWELLING UNIT
1 ADDITIONAL GUEST SPACE / 5 DWELLING UNITS

56 UNITS X 2 PER UNIT = 112 SPACES REQUIRED
56 TOTAL UNITS / 5 UNITS = 12 SPACES REQUIRED
TOTAL SPACES REQUIRED: 124 SPACES
(5 HANDICAP SPACES REQUIRED)

PROPOSED SPACES: 157 SPACES
EXISTING SPACES REMOVED: 38 SPACES
EXISTING SPACES REMAINING: 545 SPACES
TOTAL SPACES (SECTION C): 664 SPACES (628 REQUIRED)

*INCLUDES 7 GARAGE SPACES AND 5 HANDICAP ACCESSIBLE SPACES, 1 OF WHICH IS A VAN ACCESSIBLE SPACE. BUILDINGS 1 & 2 WILL UTILIZE 19 EXISTING SPACES ALONG REMBRANT CIRCLE

*INCLUDES AN ADDITIONAL 28 PROPOSED GARAGE SPACES DISPERSED THROUGHOUT SECTION C.

INCLUDES EV CHARGING INFRASTRUCTURE FOR 7 PROPOSED EV SPACES (5%).

BICYCLE PARKING
1 BICYCLE SPACE FOR 10 PARKING SPACES 10 SPACES REQUIRED
12 SPACES PROVIDED

THE LIMITS OF DISTURBANCE PROPOSED BY THIS PLAN IS 3.6± ACRES



VANDEMARK & LYNCH, INC.
ENGINEERS - SURVEYORS

4305 MILLER ROAD (302) 764-7635
WILMINGTON, DE 19802 WWW.VOLENG.COM

PROJECT NAME

VILLAGE OF CANTERBURY

5001 BYRON COURT
New Castle Hundred,
New Castle County, DE

Application: 2023-0062

SEAL



PLAN TYPE

RECORD MAJOR LAND
DEVELOPMENT PLAN

GENERAL NOTES

SCALE: AS SHOWN

REVISIONS

NO.	DATE	REVISION
4	12.15.2025	NCC MAPPING COMMENTS
3	6.16.2025	NCC COMMENTS
2	04.11.2025	ISSUED FOR DELDOT REVIEW
1	02.24.2025	ISSUED FOR DELDOT REVIEW
0	09.20.2024	ISSUED FOR DELDOT PRELIMINARY REVIEW

PROJECT NUMBER: 21619.02
SURVEYED BY: ---
DRAWN BY: E VAUGHN
PROJECT MANAGER: M RUSSO
MOD. GRID: 078/332
DATE: 8.15.2024
FILE: 21619.02-RECORD-01
APPLICATION #: 2023-0062

DRAWING NUMBER

C1.2

SHEET SIZE: 24x36

SHEET 2 OF 4

REV 4

PROTECTED NATURAL RESOURCE AREAS				
NATURAL RESOURCES	PROTECTION LEVEL	RESOURCES AREA (ACS)	ALLOWABLE DISTURBED AREA (ACS)	** ACTUAL DISTURBED AREA (ACS)
1. WETLAND	1.00	0.07	0.00	0.00
2. RIPARIAN BUFFER	1.00	0.46	0.00	0.00
3. FOREST (TIER 3)	0.30	1.75	1.22	1.12

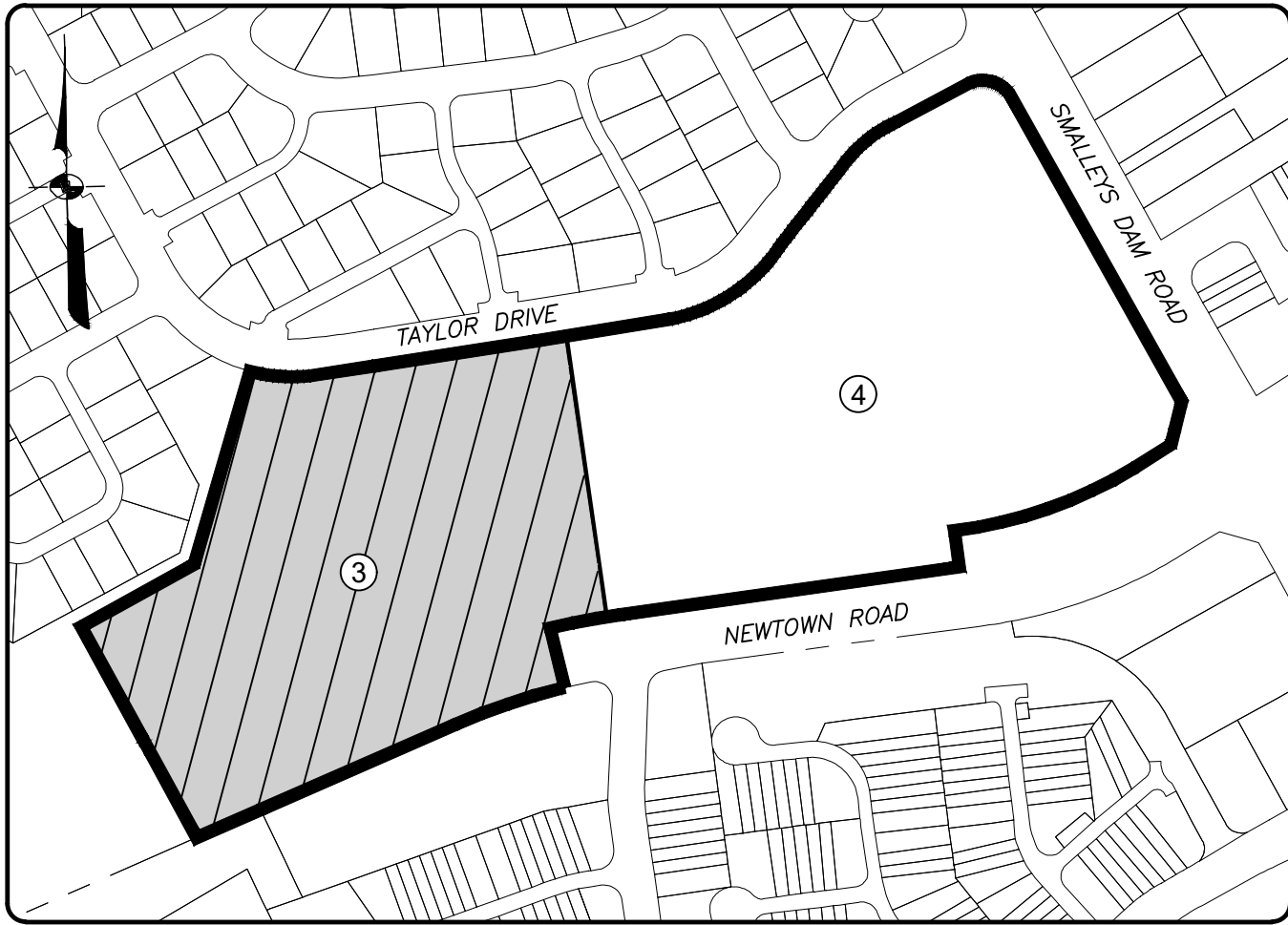
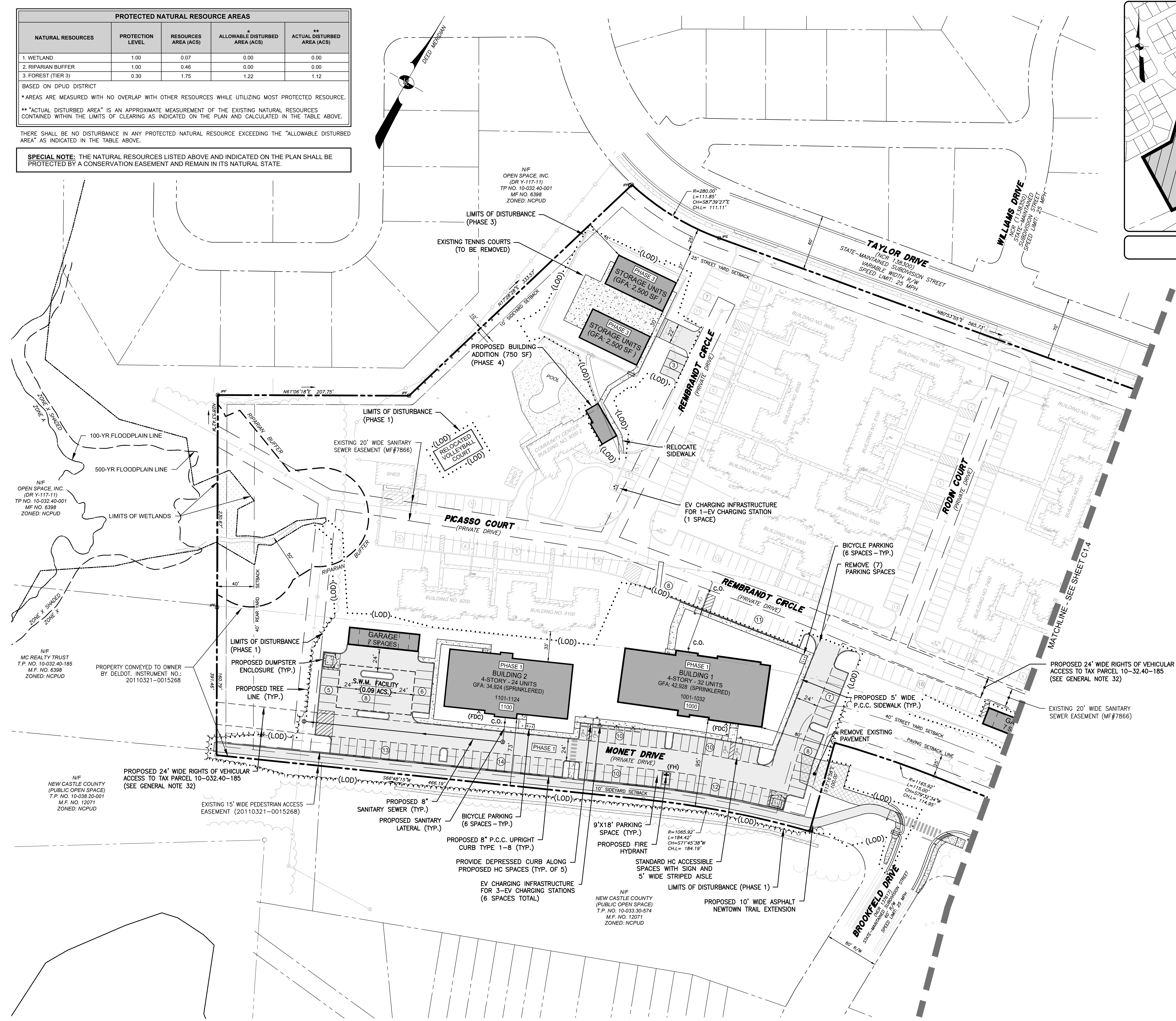
BASED ON DPUD DISTRICT

*AREAS ARE MEASURED WITH NO OVERLAP WITH OTHER RESOURCES WHILE UTILIZING MOST PROTECTED RESOURCE.

** "ACTUAL DISTURBED AREA" IS AN APPROXIMATE MEASUREMENT OF THE EXISTING NATURAL RESOURCES CONTAINED WITHIN THE LIMITS OF CLEARING AS INDICATED ON THE PLAN AND CALCULATED IN THE TABLE ABOVE.

THERE SHALL BE NO DISTURBANCE IN ANY PROTECTED NATURAL RESOURCE EXCEEDING THE "ALLOWABLE DISTURBED AREA" AS INDICATED IN THE TABLE ABOVE.

SPECIAL NOTE: THE NATURAL RESOURCES LISTED ABOVE AND INDICATED ON THE PLAN SHALL BE PROTECTED BY A CONSERVATION EASEMENT AND REMAIN IN ITS NATURAL STATE.



KEY MAP

SCALE: 1" = 300'



VANDEMARK & LYNCH, INC.
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PROJECT NAME

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SEAL

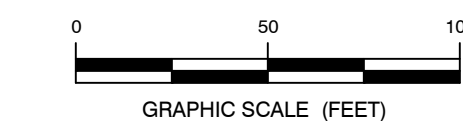


PLAN TYPE

RECORD MAJOR LAND
DEVELOPMENT PLAN

SITE PLAN

SCALE: 1"=50'



REVISIONS

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VANDEMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR ANY MODIFICATION MADE TO THIS PLAN AND/OR CAD FILE WITHOUT ITS WRITTEN AUTHORIZATION.

PROJECT NUMBER: 21619.02

SURVEYED BY: ---

DRAWN BY: E VAUGHN

PROJECT MANAGER: M RUSSO

MOD. GRID: 078/332

DATE: 8.15.2024

FILE: 21619.02-RECORD-02

APPLICATION #: 2023-0062

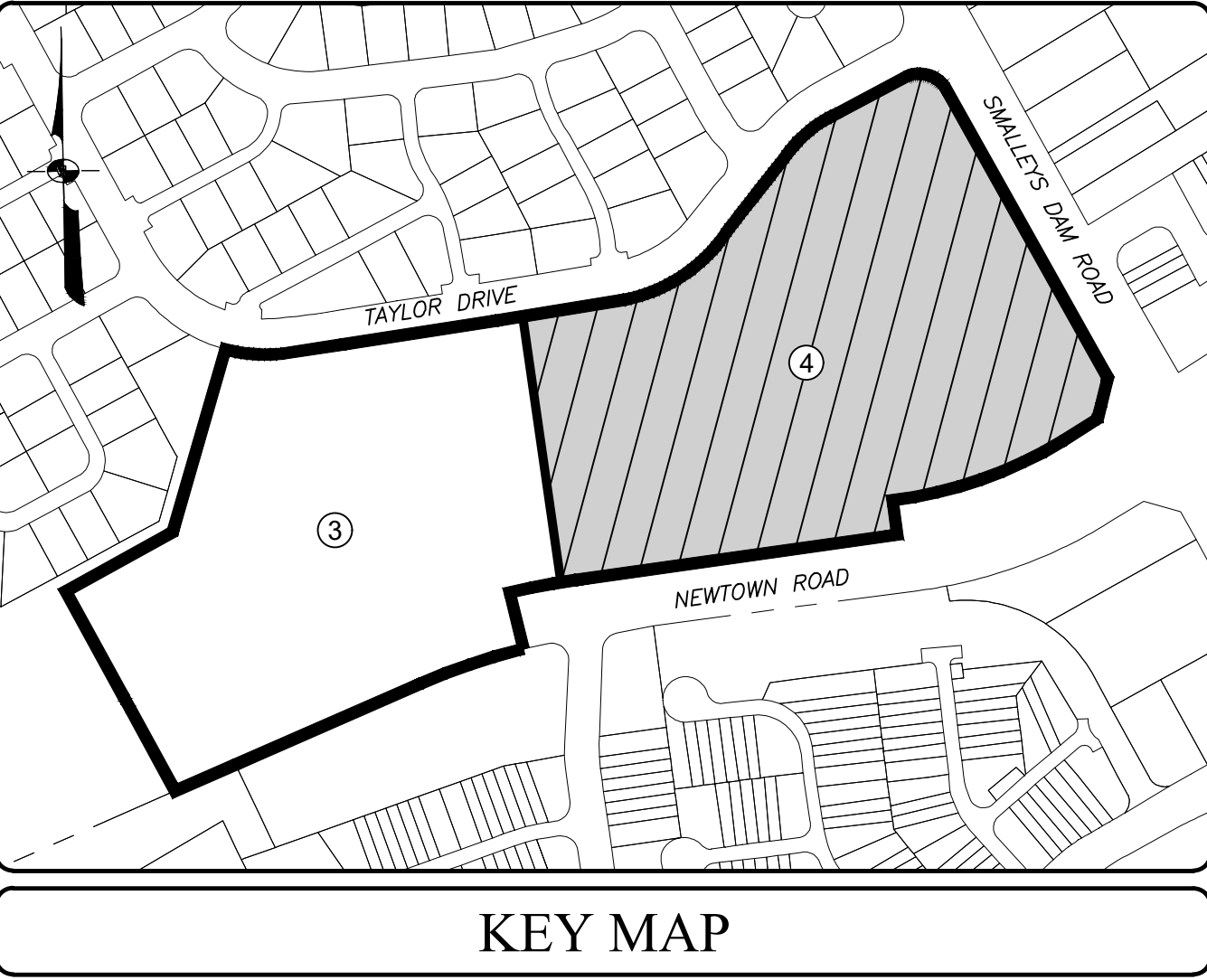
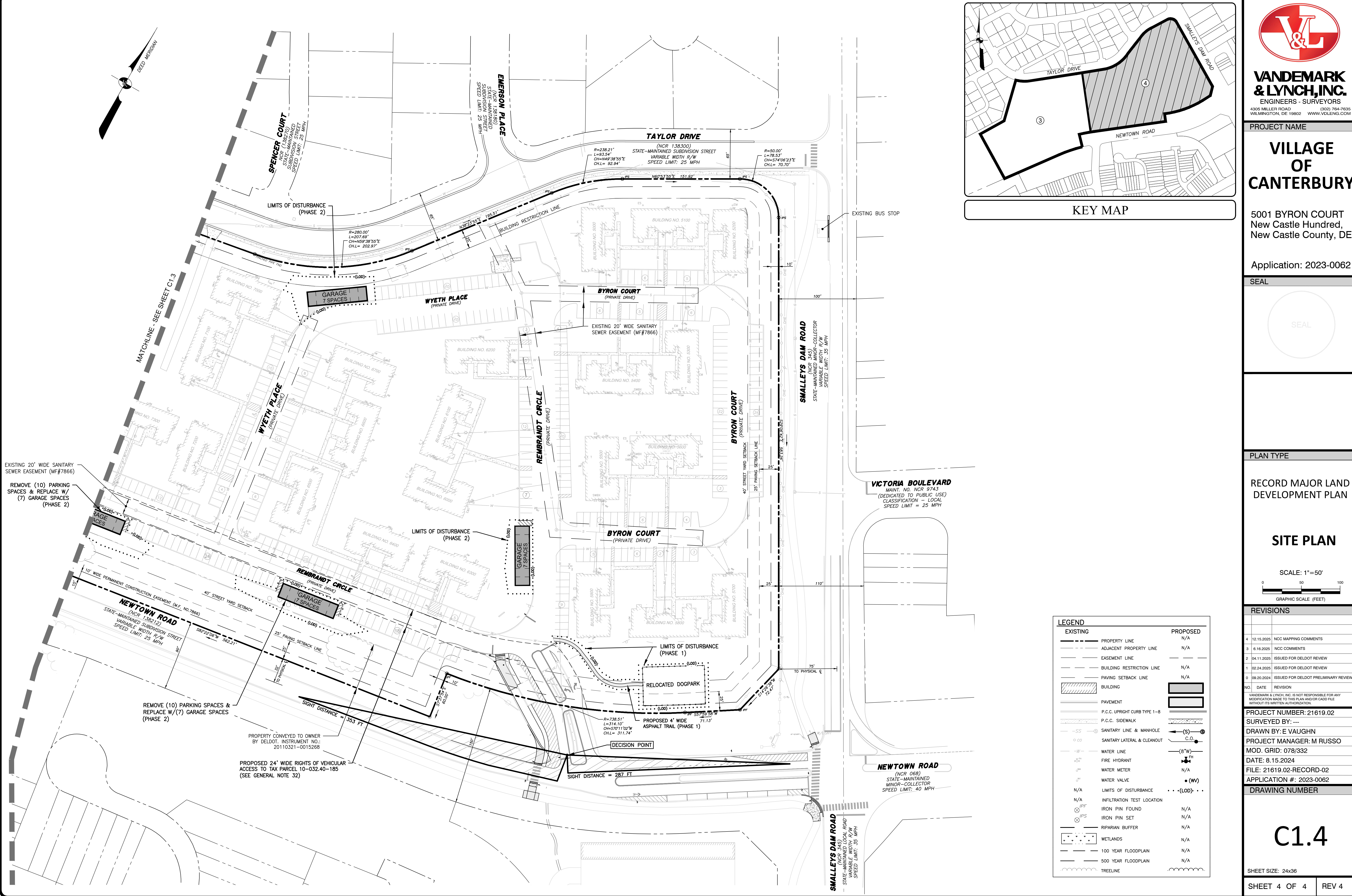
DRAWING NUMBER

C1.3

SHEET SIZE: 24x36

SHEET 3 OF 4

REV 4



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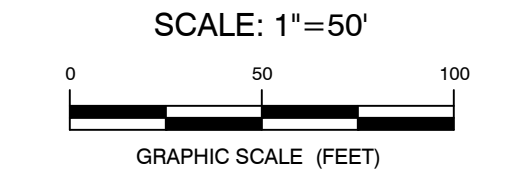
SEAL



PLAN TYPE

RECORD MAJOR LAND
DEVELOPMENT PLAN

SITE PLAN



REVISIONS

NO.	DATE	REVISION
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PROJECT NUMBER: 21619.02
SURVEYED BY: ---
DRAWN BY: E VAUGHN
PROJECT MANAGER: M RUSSO
MOD. GRID: 078/332
DATE: 8.15.2024
FILE: 21619.02-RECORD-02
APPLICATION #: 2023-0062

DRAWING NUMBER

C1.4

SHEET SIZE: 24x36

SHEET 4 OF 4 REV 4

LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE N/A
	ADJACENT PROPERTY LINE N/A
	EASEMENT LINE N/A
	BUILDING RESTRICTION LINE N/A
	PAVING SETBACK LINE N/A
	BUILDING N/A
	PAVEMENT N/A
	P.C.C. UPRIGHT CURB TYPE 1-8 N/A
	P.C.C. SIDEWALK N/A
	SANITARY LINE & MANHOLE (S)
	SANITARY LATERAL & CLEANOUT C.O.
	WATER LINE (8"W)
	FIRE HYDRANT N/A
	WATER METER N/A
	WATER VALVE (WV)
	LIMITS OF DISTURBANCE (LOD)
	INFILTRATION TEST LOCATION N/A
	IRON PIN FOUND N/A
	IRON PIN SET N/A
	RIPARIAN BUFFER N/A
	WETLANDS N/A
	100 YEAR FLOODPLAIN N/A
	500 YEAR FLOODPLAIN N/A
	TREELINE N/A

Prime Sponsor(s): Ms. Durham, Mr. Tackett
Co-sponsor(s): Mr. Carter, Mr. Toole
Mr. Caneco
Date of introduction: February 10, 2026

RESOLUTION NO. 26-024

URGING THE PUBLIC SERVICE COMMISSION TO REJECT DELMARVA POWER'S CURRENT RATE INCREASE REQUEST AND TO REQUIRE RESUBMISSION UNDER THE CURRENT STANDARD

1 **WHEREAS**, the residents of Delaware have experienced significant and sustained
2 increases in energy costs, placing an undue burden on families already struggling to afford
3 essential goods and services; and

4 **WHEREAS**, notwithstanding this, Delmarva Power ("Delmarva") has filed for a
5 \$67.8 million increase in base-rate revenue, the third such request in 5 years. Delaware's
6 Public Advocate is challenging this, citing high proposed profits (10.5% return on equity);
7 and

8 **WHEREAS**, the General Assembly recently took decisive action last year by
9 passing legislation to replace the "business judgment" rule with the "prudence standard,"
10 thereby providing the Public Service Commission (PSC) greater latitude to reject or modify
11 unfair rate increases; and

12 **WHEREAS**, the intent of the legislation was to require utilities to provide
13 documentation and justification for rate proposals to ensure costs passed to our residents
14 are both necessary and reasonable; and

15 **WHEREAS**, Delmarva submitted a request for a rate increase on December 9,
16 2025, strategically timing the filing to fall under the expiring "business judgment" rule rather
17 than the "prudence standard" which took effect on January 1, 2026; and

18 **WHEREAS**, Governor Meyer, in his 2026 State of the State address, specifically
19 urged the PSC to utilize every available tool to prevent further rate increases from being
20 passed onto Delawareans; and

21 **WHEREAS**, Delmarva proposes a profit that unacceptably prioritizes out-of-state
22 investor returns over the financial stability of Delaware's working families and fixed-income
23 households; and

24 **WHEREAS**, in particular, Delmarva's request could result in base rate increases as
25 high as 23.7% (approximately \$15.63 per month) for certain customers when accounting
26 for existing surcharges on customer utility bills.

27 **NOW, THEREFORE, BE IT RESOLVED** by and for the County Council of New
28 Castle County that County Council hereby joins the Delaware General Assembly in:

- 29 1. Formally requesting that the Public Service Commission reject Delmarva's
30 December 9, 2025 filing in its entirety.
- 31 2. Demanding that any future rate increase requests from Delmarva be submitted
32 under the current standard known as the "prudence standard."

- 33 3. Urging the Public Service Commission to scrutinize Delmarva's requested profit and
34 to seek a significantly lower rate that does not reward investors at the expense of
35 the citizens of our County and this State.
- 36 4. Urging the Public Service Commission to utilize its authority to protect the citizens
37 of our County and Delawareans generally from unfounded rate hikes.

Adopted by County Council of
New Castle County on:

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

SYNOPSIS: This Resolution urges the Public Service Commission to reject Delmarva Power's proposed rate increase and to require resubmission under the current standard in order to protect the citizens of New Castle County and the State of Delaware generally from excessive rate increases.

FISCAL NOTE: There is no discernible fiscal impact with the adoption of this legislation.

CC The Honorable Members of the Delaware General Assembly

Delmarva Power Files Request For \$67.8 Million Base Rate Increase

Delmarva also filed for rate increases in 2020 and 2022, with the last increase approved just last year.

On December 9, 2025, Delmarva Power and Light (“Delmarva”) filed an application with the Delaware Public Service Commission (“Commission”) to increase its total revenue from base rates by \$67.8 million compared to the rates approved in 2024 in its last base rates case. Delaware law allows utilities to implement the new rate on an interim basis, subject to refund pending the outcome of this case, and these rates as interim rates effective July 9, 2026.

Separately, new electric supply rates will also go into effect on June 1, 2026. Of the \$67.8 million increase, \$44.6 million sought is new revenue, and \$23.2 million is already being paid by Delmarva customers through Distribution System Improvement Charge (DSIC) rates. As part of its application, Delmarva is seeking an increase in the monthly customer charge from \$13.50 to \$15.94. The application will be reviewed in a Commission docket before a hearing examiner before being presented to the Commission, likely in late 2026.

This application is Delmarva’s third electric base rates application in the span of roughly five years (2020-2025), which have collectively sought \$160 million in additional annual revenue from Delmarva customers, although significantly less has been allowed by the Commission. Delmarva also filed a request for a multi-year rate plan, which it ultimately withdrew.

Delmarva has estimated that a non-space heating customer using an average of 810 kWh will see an average increase of \$6.42 per month (or a 4.13% increase in their total bill) from this request. However, Delmarva’s calculation excludes amounts included in DSIC rates (which are incremental rate increases between rate cases that Delmarva has already implemented). Other portions of customers’ bills have also increased in recent years, including costs that are passed through to customers including electric supply costs and capacity costs, which have risen rapidly.

The Division of the Public Advocate (DPA) believes a better comparison is (1) to exclude DSIC rates and instead compare to the rates approved in the last rate case, and (2) to compare to the base rates from the last rate case, not as a percentage of a customer’s overall bill. As compared to the rates approved in the last rate case, a non-space heating customer using an average 830 kWh per month will see an increase in their base rates of \$9.30 per month or 16.2%, and a space heating customer using an average 1054 kWh per month will see an increase of \$15.63 per month or 23.7%.

*“If granted by the Commission, this request would significantly increase electricity bills for Delmarva customers, at the same time they are already being squeezed by other rising costs, including rising costs of electricity and natural gas, and rapidly rising regional costs like capacity costs that flow through to customers,” said **Jameson Tweedie, Delaware Public Advocate**. “Delmarva’s request for a 10.5% return on equity when customers are facing an affordability crisis is a complete non-starter for my office. We will carefully review Delmarva’s application and will vigorously argue before the Commission for the lowest reasonable rates necessary to deliver reliable service.”*

Delmarva’s application argues that the increased revenue will support programs to provide its’ ratepayers with dependable, affordable electric services, and that it has made significant investments in infrastructure to maintain the electric grid’s resiliency, among other things. DPA will evaluate these assertions and the appropriateness of such investments.

Delmarva's application also proposes a new income-based discount rate to customers enrolled in the Low-Income Home Energy Assistance Program or the Delaware Energy Assistance Program. DPA supports programs to reduce utility costs, but DPA's mission is to represent all residential and small commercial customers and will work to ensure that these discounted rates are implemented in a manner that does not increase rates for other residential and small commercial customers.

Separately, Delmarva has filed a proposal to seek cost recovery from Delmarva customers for energy efficiency and affordability programs, which will be addressed in a separate docket. DPA believes energy efficiency programs can be an effective tool to allow customers to reduce their electric bills, and supports Delmarva's affordability goal, but will rigorously evaluate these programs to ensure they deliver benefits to both participating customers and the system as a whole.



HOUSE OF REPRESENTATIVES
STATE OF DELAWARE
411 LEGISLATIVE AVENUE
DOVER, DELAWARE 19901

Chairman Winslow and members of the Public Service Commission,

In the last few years, we have seen significant increases in residents' energy bills. Families are already struggling to keep pace with the rising costs of essential goods and services, and the increased cost of gas and electricity is only adding to these families' strained finances. That is why last year the General Assembly passed legislation to change the standard by which rate increases would be considered, switching from the business judgement to the prudence standard. This legislation would allow the Commission more latitude to reject, or further modify, unfair and unfounded rate increases and require utilities to provide greater documentation in support of their rate proposals before being allowed to bring increased costs onto our constituents.

That is why we are disappointed to see Delmarva Power's December 9th request for a rate increase. The timing of this submission means it still falls under the old business judgement rule instead of the prudence standard which went into effect at the beginning of 2026. This date was chosen to give the Commission time to develop new regulations and processes for the new prudence standard you would be adopting. It is our belief that the request should be resubmitted in the new year so that it will fall under the prudence standard this body overwhelmingly supported, sending a loud and clear message that we wanted future rate increases decided by prudence rather than business judgement. In Governor Meyer's state of the state address last week, he urged the Public Service Commission to utilize every tool available to prevent more rate increases from being passed onto our constituents. We second this request and ask the PSC to reject this request to allow for a second more reasonable proposal to come forward under the prudence standard.

Additionally, we hope that when the request is resubmitted that the return on equity requested by Delmarva Power is significantly lower than its current request of 10.5%. We cannot reward Delmarva investors with such high returns on the backs of our constituents.

As noted in the Public Advocate's January 12th press release, Delmarva Power has sought three electric base rate adjustments in the past five years and this most recent request would see increases of 4.13% or \$6.42 per month on the average customer's bill. But these could be higher for space heating customers and is higher when considering the rate increase builds in existing DSIC rates which were not part of the last rate case. With those caveats, some customers' base

rates could increase 23.7% or \$15.63 month. These are percentage increases many working families and fixed-income households will struggle to build into their budgets.

In our previous letter to the Public Service Commission last spring, we stated our intention to change the state towards the prudence standard and for the Commission to utilize it to protect our constituents from injurious rate increases. We are now asking you to do everything in your power to enforce that legislation, including making the case that Delmarva Power should resubmit their rate case under the new prudence standard that the General Assembly put into place and reject the current rate case that attempts to pass on significant costs to Delawareans to benefit out of state shareholders.

We, the members of the General Assembly, will not stand idly by while utilities create excessive returns for their investors at the expense of our constituents. The people of Delaware are looking to all of us to step up and provide the relief they desperately need, and they deserve our full attention and effort at every level of government to provide that relief.

Sincerely,



Rep. Melissa Minor-Brown
House Speaker
State Representative
17th District



Sen. David P. Sokola
Senate President Pro Tempore
State Senator
8th District



Rep. Kerri Evelyn Harris
House Majority Leader
State Representative
32nd District



Sen. Bryan Townsend
Senate Majority Leader
State Senator
11th District



Rep. Ed Osienski
House Majority Whip
State Representative
24th District



Sen. Elizabeth "Tizzy" Lockman
Senate Majority Whip
State Senator
3rd District



Rep. Nnamdi O. Chukwuocha
State Representative
1st District



Rep. Stephanie T. Bolden
State Representative
2nd District



Rep. Josue Ortega
State Representative
3rd District



Rep. Kendra Johnson
State Representative
5th District



Rep. Debra Heffernan
State Representative
6th District



Rep. Larry Lambert
State Representative
7th District



Rep. Sherae'a Moore
State Representative
8th District



Rep. Melanie Ross Levin
State Representative
10th District



Rep. Krista Griffith
State Representative
12th District



Rep. DeShanna Neal
State Representative
13th District



Rep. Claire Snyder-Hall
State Representative
14th District



Rep. Kamela Smith
State Representative
15th District



Rep. Sophie Phillips
State Representative
18th District



Rep. Kimberly Williams
State Representative
19th District



Rep. Alonna Berry
State Representative
20th District



Rep. Frank Burns
State Representative
21st District



Rep. Mara Gorman
State Representative
23rd District



Rep. Cyndie Romer
State Representative
25th District



Rep. Madinah Wilson-Anton
State Representative
26th District



Rep. Eric Morrison
State Representative
27th District



Sen. Daniel Cruce
State Senator
1st District



Sen. Darius J. Brown
State Senator
2nd District



Sen. Laura V. Sturgeon
State Senator
4th District



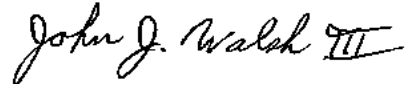
Sen. Raymond Seigfried
State Senator
5th District



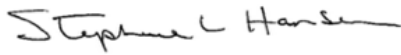
Sen. Russ Huxtable
State Senator
6th District



Sen. Spiros Mantzavinos
State Senator
7th District



Sen. John "Jack" Walsh
State Senator
9th District



Sen. Stephanie L. Hansen
State Senator
10th District



Sen. Nicole Poore
State Senator
12th District



Sen. Marie Pinkney
State Senator
13th District



Sen. Kyra Hoffner
State Senator
14th District



Sen. Trey Paradee
State Senator
17th District

RESOLUTION NO. 26-026

**TO AMEND NEW CASTLE COUNTY COUNCIL PROCEDURAL RULE NO. 4
REGARDING PROCEDURE FOR COMMENCEMENT OF THE COUNCIL MEETING**

1 **WHEREAS**, the First Amendment to both the Delaware Constitution and the
2 United States Constitution ensures essential rights to all Americans, including the right to
3 freely exercise one's faith or religion (or to believe in none at all); and
4

5 **WHEREAS**, moreover, County Council respects the individual religious rights of
6 each Council Member as well as those of the Citizens of New Castle County; and
7

8 **WHEREAS**, County Council desires to maintain a respectful, accepting, and
9 inclusive atmosphere at Council meetings without preference of any specific faith or
10 religious tradition over another; and
11

12 **WHEREAS**, a moment of silence ensures inclusivity and equality by allowing all
13 meeting attendees to personally reflect to themselves in a manner chosen by and, thus,
14 fitting to each individual; and
15

16 **WHEREAS**, Delaware State law provides that New Castle County Council shall
17 determine its own rules and order of business (9 *Del. C.* Section 1150); and
18

19 **WHEREAS**, consistent with the above, County Council's Rules of Procedure
20 empower Council to determine the order and process of business at its meetings.
21

22 **NOW, THEREFORE, BE IT RESOLVED** by and for the County Council of New
23 Castle County that County Council hereby amends County Council Procedural Rule No.
24 4 by adding the followed underscored language.
25

26 **RULE NO. 4 REGULAR COUNCIL MEETINGS...**
27

28 4.3.1. Item A. Introductory Matters (*i.e.*, Call to Order; Moment of Silence;
29 Pledge of Allegiance; Roll Call by Clerk of Council).
30

31 4.3.1.1. Council shall observe a moment of silence at the start of the Council
32 Meeting, at which time each meeting attendee is free to join Council by silently
33 recognizing to themselves a moment of quiet reflection, meditation, or
34 memorialization.

Adopted by County Council of
New Castle County on:

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

SYNOPSIS: County Council Rule of Procedure No. 4.3.1 provides for a moment of silence at the beginning of the Council Meeting. This Resolution makes clear that each meeting attendee is free to join Council in the moment of silence by way of silently recognizing to themselves a moment of quiet reflection, meditation, or memorialization as appropriate to each attendee.

FISCAL NOTE: There is no discernible fiscal impact with the adoption of this legislation.

Prime Sponsor(s): Mr. Caneco, Mr. Hollins
Co-sponsor(s): Mr. Smiley
Date of introduction: February 10, 2026

RESOLUTION NO. 26-025

**A RESOLUTION HONORING THE LIFE AND LEGACY OF
MARCELLIA “TEEL” J. PETTY**

1 **WHEREAS**, Marcellia “Teel” J. Petty, a lifelong resident of the City of New Castle,
2 Delaware, passed away peacefully on *January 18, 2026*, leaving behind a legacy of service,
3 leadership and love for her community; and
4

5 **WHEREAS**, Teel was born in the Buttonwood neighborhood of New Castle, Delaware,
6 the daughter of Rev. Elliot and Indiaola Taylor, and attended the historic Buttonwood Colored
7 School. She was also one of the first to integrate to William Penn High School, where Teel
8 became the first and only African American majorette through her graduation; and
9

10 **WHEREAS**, Teel honorably served her community, working as a baker for the Colonial
11 School District and Administrative Assistant for the Electric Hose and Rubber Company,
12 dedicating herself to compassion, service and betterment; and
13

14 **WHEREAS**, Teel’s involvement and devotion to her community continued to grow,
15 proudly serving on the New Castle City Council for 12 years, from 2005-2017. During that time,
16 she worked as the Liaison for Buildings, City Police, and Parks and Recreations, where Teel
17 organized the city Summer Recreation program, encouraging youth to be active, healthy and
18 present in their local community; and
19

20 **WHEREAS**, Teel harmoniously blended the past with the present, making new
21 additions to the city but also was committed to safeguarding its cultural legacy. Serving as the
22 Director of the Buttonwood Civic Association, Teel assisted in the preservation and full
23 restoration of the Buttonwood Colored School into a museum, securing the necessary support
24 and funds so that it may stand as a testament and powerful reminder of the city’s rich African
25 American history; and
26

27 **WHEREAS**, working together, Teel and her husband, Chief Eugene Petty of the New
28 Castle City Police Department built affordable housing in Buttonwood, encouraging growth of
29 the historic community; and
30

31 **WHEREAS**, Teel’s legacy will endure through the countless lives she touched, the
32 community improvements she championed, and the lasting friendships she built throughout
33 her life of compassion and service.
34

35 **NOW, THEREFORE, BE IT RESOLVED** by and for the County Council of New Castle
36 County that County Council hereby honors and celebrates the life of Marcellia ‘Teel’ J. Petty
37 for her distinguished service to her community, her deep love for the City of New Castle and
38 dedication to the preservation of her beautiful city’s rich history; and

39 **BE IT FURTHER RESOLVED** that County Council extends its heartfelt condolences to
40 her beloved children, her family, friends, and neighbors and recognizes that Teel's memory
41 will continue to inspire all who were fortunate to know her.

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 NOTE: There is no discernible fiscal impact with the adoption of this resolution.

Prime Sponsor(s): Ms. Williams-Johns,
Mr. Toole, Mr. Caneco

Co-sponsor(s): Mr. Cartier

Date of introduction: February 10, 2026

RESOLUTION NO. 26-027

HONORING THE LIFE OF DETECTIVE CHRISTOPHER SKROBOT

1 **WHEREAS**, Detective Christopher Skrobot began his distinguished career with
2 the New Castle County Police Department on January 19, 2016, as a member of the
3 42nd Recruit Class; and

4 **WHEREAS**, following his graduation from the Police Academy, Detective Skrobot
5 was assigned to B-Squad in the Patrol Division, where he earned a reputation as a
6 dedicated officer who led by example, consistently demonstrating professionalism,
7 integrity, and an unwavering commitment to the community; and

8 **WHEREAS**, in October 2020, after successfully completing the rigorous Police
9 Motorcycle Operators Course, Detective Skrobot became a certified member of the New
10 Castle County Police Motorcycle Unit, proudly serving during escorts, parades, and
11 special events; and

12 **WHEREAS**, in December 2020, Detective Skrobot was transferred to the
13 Evidence Detection Unit, where he made an immediate and lasting impact as a
14 thorough, meticulous, and highly respected investigator, a role he faithfully served for
15 the remainder of his career; and

16 **WHEREAS**, Detective Skrobot was also a dedicated volunteer with the Claymont
17 Fire Company, reflecting a lifelong commitment to public service that extended beyond
18 his law enforcement duties; and

19 **WHEREAS**, in April 2024, Detective Skrobot was diagnosed with
20 Myelodysplastic Syndrome (MDS), a form of blood cancer, and despite this profound
21 challenge, he continued to serve his community and support his family with remarkable
22 courage, strength, and dedication; and

23 **WHEREAS**, Detective Christopher Skrobot's life and career exemplified service,
24 integrity, professionalism, and compassion, leaving an enduring impact on his
25 colleagues, his community, and all who had the honor of knowing him.

26 **NOW, THEREFORE, BE IT RESOLVED** by and for the County Council of New
27 Castle County that County Council of hereby honors and remembers Detective
28 Christopher Skrobot for his faithful service and lasting contributions to public safety and
29 the community; and

30 **BE IT FURTHER RESOLVED** that County Council extends its deepest
31 condolences to the family, friends, and colleagues of Detective Christopher Skrobot
32 during this time of sorrow, and expresses its profound gratitude for his life, service, and
33 sacrifice; and

34 **BE IT FURTHER RESOLVED** that a copy of this resolution be presented to the
35 family of Detective Christopher Skrobot as a lasting expression of the respect, gratitude,
36 and sympathy of the County Council and the citizens of New Castle County.

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 NOTE: There is no discernible fiscal impact with the adoption of this legislation.

RESOLUTION NO. 26-028

HONORING SANDRA SMITHERS IN RECOGNITION OF BLACK HISTORY MONTH

1 **WHEREAS**, Black History Month provides an opportunity to recognize and
2 celebrate the lives, leadership, and lasting contributions of African Americans whose
3 dedication to education, community service, and social justice has strengthened
4 communities and expanded opportunities for future generations; and
5

6 **WHEREAS**, Sandra Smithers is a lifelong resident of the Route 9 corridor and a
7 devoted steward of its people, history, and institutions, whose life and work reflect a
8 deep and abiding commitment to community empowerment and educational excellence;
9 and
10

11 **WHEREAS**, Sandra Smithers earned a Bachelor of Science degree in Biology
12 from Delaware State University and a Master of Education in Educational Administration
13 from Antioch College, establishing a strong academic foundation that would guide more
14 than five decades of professional service; and

15 **WHEREAS**, throughout a distinguished career spanning over fifty years, Sandra
16 Smithers has served with distinction in public education, corporate leadership, nonprofit
17 administration, and small-business ownership, demonstrating versatility, resilience, and
18 an unwavering commitment to equity and opportunity; and

19 **WHEREAS**, during her tenure as District Science Specialist for the
20 Appoquinimink School District, Sandra Smithers provided leadership and support for
21 science curriculum development from preschool through high school, including the
22 creation of Delaware's first Outdoor Alternative Energy Classroom, advancing
23 innovative and experiential learning opportunities for students; and

24 **WHEREAS**, her commitment to education extended beyond traditional
25 classrooms as she taught science to incarcerated women at the Delores J. Baylor
26 Women's Correctional Center, affirming the power of education as a tool for
27 transformation, dignity, and second chances; and

28 **WHEREAS**, following her retirement from public education, Sandra Smithers
29 continued her service by mentoring aspiring educators through the University of
30 Delaware's Alternate Routes to Certification (ARTC) program, helping to shape the next
31 generation of teachers and educational leaders; and

32 **WHEREAS**, in 2015, Sandra Smithers incorporated the New Castle Prevention
33 Coalition and served as its Executive Director from inception through its growth and
34 expansion into the Route 9 Community Development Corporation, demonstrating
35 visionary leadership and a steadfast commitment to community-driven solutions; and

36 **WHEREAS**, Sandra Smithers currently serves as Chairman of the Board of the
37 Route 9 Community Development Corporation and as a co-founder and board member
38 of LEEP, a nonprofit organization dedicated to building pathways between organized
39 labor in the building trades and underserved communities through its Pathway to
40 Apprenticeship (P2A) program; and

41 **WHEREAS**, her civic and organizational leadership further includes service as
42 President of the Dunleith Civic Association, lifetime membership in the NAACP,
43 membership in Delta Sigma Theta Sorority, Incorporated, and active involvement with
44 the Coalition of Black Trade Unionists (CBTU); and

45 **WHEREAS**, Sandra Smithers continues to invest directly in community well-
46 being by operating the Dunleith community pool during the summer months, ensuring
47 safe recreational opportunities for neighborhood youth and families; and

48 **WHEREAS**, for more than seventy years, Sandra Smithers has called the historic
49 community of Dunleith home, where she and her husband raised their three children
50 and where she now works diligently to document, preserve, and uplift the rich history
51 and legacy of the community for future generations; and

52 **WHEREAS**, Sandra Smithers' life exemplifies the values celebrated during Black
53 History Month—service, leadership, perseverance, and an enduring commitment to
54 collective progress.

55 **NOW, THEREFORE, BE IT RESOLVED** by and for County Council of New
56 Castle County that County Council, during Black History Month, honors Sandra
57 Smithers recognizes her for a lifetime of service, leadership, and advocacy on behalf of
58 education, workforce development, civic engagement, and community preservation; and

59 **BE IT FURTHER RESOLVED** that this recognition affirms Sandra Smithers'
60 lasting impact on the Route 9 corridor, the Dunleith community, and the State of
61 Delaware, and expresses deep appreciation for her unwavering dedication to uplifting
62 others; and

63 **BE IT FURTHER RESOLVED** that this resolution be entered into the official
64 record as a tribute to Sandra Smithers' extraordinary contributions and as an inspiration
65 to future generations to serve with purpose, integrity, and compassion.

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: There is no discernible fiscal impact with the adoption of this legislation.

RESOLUTION NO. 26-029

**HONORING THE HISTORY, LEGACY, AND
CONTINUING MISSION OF THE MONDAY CLUB**

1 **WHEREAS**, the Monday Club was founded in the year 1876 by seven visionary
2 Black men—Mr. Alonzo G. B. Anderson, Mr. Walter S. Glasgow, Mr. Burnside E.
3 Anderson, Mr. William H. Till, Mr. John Mason, Mr. John H. Benson, and Mr. Hiram
4 Colder—whose foresight, determination, and sense of brotherhood led to the creation of
5 an enduring institution grounded in fellowship, mutual respect, and collective uplift; and
6

7 **WHEREAS**, the Monday Club stands as the oldest Black men’s social club in the
8 State of Delaware and is believed by its members to be the oldest, longest continuously
9 operating organization of its kind in the United States, representing a living testament to
10 resilience, perseverance, and unity in the face of historical adversity; and
11

12 **WHEREAS**, during the late nineteenth century, Black men of the Wilmington
13 community—many of whom were employed as butlers, cooks, coachmen, janitors, and
14 chauffeurs—designated Mondays, their customary day off, as a time to gather in
15 fellowship, often meeting at a hotel on Front Street in Wilmington to socialize, exchange
16 ideas, and strengthen bonds of brotherhood; and
17

18 **WHEREAS**, the Monday Club emerged as more than a social organization,
19 serving as a vital support network and an informal employment agency for its members
20 by connecting skilled workers with prominent families throughout Wilmington and the
21 surrounding areas; and
22

23 **WHEREAS**, seasoned and experienced members of the Monday Club dedicated
24 themselves to mentoring others by instructing fellow members in the standards of
25 professional service, including the proper methods for serving large and small dinners,
26 preparing attractive and refined food presentations for social functions, and conducting
27 themselves with dignity, excellence, and professionalism; and
28

29 **WHEREAS**, such instruction and mentorship empowered members to improve
30 their economic standing, secure stable employment, and provide for their families,
31 thereby strengthening the broader Black community and contributing meaningfully to the
32 social and economic fabric of the region; and
33

34 **WHEREAS**, the Monday Club was formally incorporated and granted a charter
35 under the laws of the State of Delaware on November 4, 1893, affirming its legitimacy,
36 stability, and long-term commitment to service, fellowship, and organizational
37 excellence; and
38

39 **WHEREAS**, for nearly a century and a half, the Monday Club has served as a
40 safe and welcoming space where members could gather, socialize, exchange wisdom,
41 and offer encouragement and support to one another across generations; and

42 **WHEREAS**, the enduring mission of the Monday Club is *to maintain a quality*
43 *facility where members can gather, socialize, offer support to one another, and satisfy*
44 *their responsibilities as leaders and role models in the community*, reflecting the values
45 first established by its founders; and

46
47 **WHEREAS**, the Monday Club has consistently upheld the principles of
48 leadership, mentorship, accountability, and service, recognizing the vital role that Black
49 men play as pillars of strength, guidance, and example within their families and
50 communities; and

51
52 **WHEREAS**, the preservation of the Monday Club's history and traditions serves
53 not only its membership but also the broader public, providing inspiration and insight
54 into the enduring contributions of Black institutions to American civic and social life.

55
56 **NOW, THEREFORE, BE IT RESOLVED** by and for the County Council of New
57 Castle County that County Council hereby formally honors the Monday Club and
58 commemorates its founders, whose courage, vision, and commitment laid the
59 foundation for an institution that has endured across generations; and

60
61 **BE IT FURTHER RESOLVED** that the Monday Club reaffirms its dedication to
62 maintaining a welcoming and high-quality facility that supports fellowship, mutual aid,
63 and meaningful engagement among its members; and

64
65 **BE IT FURTHER RESOLVED** that the Club continues to cultivate leadership,
66 integrity, and responsibility among its members, encouraging each to serve as a
67 positive role model and advocate within the community; and

68
69 **BE IT FURTHER RESOLVED** that the Monday Club commits to preserving its
70 historical legacy while embracing opportunities for growth, education, and service that
71 ensure its relevance and vitality for generations to come; and

72
73 **BE IT FURTHER RESOLVED** that this resolution be entered into the permanent
74 records of the Monday Club as a formal declaration of its history, mission, and
75 unwavering dedication to brotherhood, service, and community uplift.

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: There is no discernible fiscal impact with the adoption of this legislation.