



**Compliments of Bob Weiner, your County Councilman  
"Making County Government Work for Us"  
Council District 2, New Castle County, DE  
Bob@bobweiner.com  
lhinkle@nccde.org  
Louis Hinkle, aide to Councilman Weiner: 302-395-8362**

[Attention civic leaders: You may want to share this electronic newsletter with your neighbors!](#)

**September, 2010**

***A.I DuPont Hospital for Children Expansion Application 2010-0566 - 1600  
Rockland Road***

This is to advise you that the New Castle County Department of Land Use, Planning Division, has received an exploratory land development plan for the development of the southeast corner of Rockland Road and Powder Mill Road (bound by Alapocas Drive to southwest) to construct a 475,000 square foot children's hospital expansion. This expansion is located inside of the property walls on the southern portion of the existing building and it will be constructed on two existing parking lots.

The proposal is to build a 5 story addition to the existing hospital. We asked about the building height and were advised that they did not know the exact height that the finished building will be; however, they did add that the 5 story building will comply with the height restrictions detailed in NCC Code. The expansion will be taller than the existing building. We are not sure if you will be able to see the building from outside of the walls of the property.

The Department of Land Use is conducting a review of the exploratory plan to ensure compliance with the code. This is a good time to submit comments about the plan to the Department of Land Use. You can contact the Plan Reviewer; Antoni Sekowski at 302-395-5414 at the Department of Land Use. Once this review is complete and the exploratory plan has been approved, the Land Use Department will provide written comments to the applicant on unresolved issues. The project will move forward to the next phase, preliminary plan review

To view a snap shot of this proposal, you can click on the link here:

<http://www.nccde.org/countycouncil/home/fileuploads/images/aidupont%201.pdf>

You can contact the Department of Land Use at 302-395-5400 to have your questions answered about the project and to make an appointment with their office to review the plan. For additional information on this plan, you may contact my office directly at 302- 395-8362 and speak with my aide Lou Hinkle.

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## **"Silverside Medical opening second urgent care center" Community News 9/8/10**

by Andre Lamar [Community News](#)  
Posted Sep 08, 2010 @ 02:06 PM  
Brandywine Hundred, Del. —

A new urgent care facility opened its doors in Brandywine Hundred Friday.

Located off Naamans Road in a new medical building near the Brandywine Town Center, the Naamans Urgent Care Center is the second such facility being operated by the Silverside Medical Aid Network. After thirty-two years, Silverside Medical said it is adding a second facility to accommodate new patients when the federal healthcare bill passed this year adds 94,000 Delawareans to insurance rolls.

According to the analysis of the U.S. Census Bureau, 23,000 more Delawareans were without insurance last year than a decade ago. Spokeswoman Nancy Freebery said the new healthcare bill means emergency rooms will become more crowded, which will create more demand for urgent care centers like Silverside.

"More people will have coverage and will be less afraid to go to the emergency department if they are sick or hurt and have nowhere else to go," said Dr. Arthur Kellermann, with the Rand Corporation, a nonprofit research firm.

While recognizing everyone may not be able to find a personal physician as quickly as they might need access to one, Silverside Medical expects to fill this niche. "We offer a unique niche for the community by providing quality medical care in a convenient, timely fashion," said Dr. Jack Horowitz, Silverside Medical's director. "On average, urgent care centers can just as competently treat 8 out of 10 problems that are seen in a hospital emergency room at about 30-35 percent of the cost of the ER and often with no wait time for the treatment."

Due to the extended waits and costs of emergency room visits, the urgent care industry has seen steady growth. The Urgent Care Association of America, an industry group founded six years ago, counted over 8,500 urgent care centers in the country and said the number grows by over 300 per year.

According to Freebery, Blue Cross Blue Shield of Delaware cites emergency room treatment for non-emergency conditions as a major contributor to the rising cost of healthcare. On average, emergency room visits cost \$383 and a doctor's office visit costs approximately \$60, she said.

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## **Car wash to replace vacant Brandywine Hundred gas station.**

**["Councilman Weiner organizes community meeting to learn about new car wash proposed to replace vacant Brandywine Hundred gas station"](#)**

By Andre Lamar [Community News](#)  
Posted Sep 10, 2010 @ 12:22 PM  
Brandywine Hundred, Del. —

At the intersection of Foulk and Silverside roads, a new ride through car wash and gas station is set to replace the abandoned Sunoco.

Councilman Bob Weiner (R-Chatham) held a community meeting Wednesday at the Brandywine Library to alert neighbors about the plan and John Recchiuti, Victory's soon-to-be owner, gave details about the business.

Recchiuti, owner of several Pennsylvania car washes, said there's an unmet demand for a high-end car wash facility in the Brandywine Hundred.

He plans to renovate the abandoned Sunoco station, using a portion of the existing building, but expanding it to accommodate car wash equipment. He said he plans to remove the service bays and lifts at the site.

Construction will require the removal of the diesel fuel and diesel fuel tank, but Recchiuti said he intends to sell gas at the site at four pumps, and has formed a dealer supply contract with Sunoco. For the most part, the community was receptive to the proposed car wash. However, questions were raised regarding noise from car wash blowers and whether light from the facility would invade their homes at night. Recchiuti and Project Engineer Stephen Rosenfeld said the motors are quiet and include baffles to reduce sound.

As for lighting concerns, Weiner said any project that's redeveloped or developed is restricted from allowing light to escape its site.

The express wash will utilize an eco-friendly system that reuses 80 percent of its water, Recchiuti said. Left over water will go to the sewer. The facility will include an automated pay station in which customers receive a dispensed token, to use one of Victory's 14 self-serve vacuums, after purchasing their service. Once the car is washed, customers will have the option to then vacuum their cars or return on another day.

Victory will offer multiple package deals such as a basic wash to a deluxe service including triple foam treatment, under spray and tire cleaning. Recchiuti said under spraying is important for preventing rust under the body of a car. Prices for packages will range from \$5 to \$13, he said.

Recchiuti said he's set to settle with Sunoco on the property in November, in which ownership of the facility will be transferred to him. If settlement isn't delayed, he said Victory would open next spring.

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### ***Major Land Development Exploratory Plan and PLUS Report Review for Silverside Cadia Rehabilitation and North Baptist Church, 3318 Silverside Road***

You are hereby notified of the following public hearing to be held jointly by the New Castle County Department of Land Use and Planning Board for a review of the major land development plan identified below.

**Application:** 2010-0329-S, Silverside Cadia/North Baptist Church – Exploratory plan and PLUS review.

**Date:** Tuesday, October 5, 2010

**Time:** 7:00P.M.

**Place:** Multi Purpose Room, James Gilliam Building  
77 Reads Way, New Castle, Delaware

## Project # 20100329

### [Project Search](#)

Parcel(s): [0605200075 - 3322 SILVERSIDE RD \] [Details] [Map]

Project Type: SUBDIVISION LAND DEVELOPMENT

Description: South side of Silverside Road, 850 feet west of Shipley Road. Combine two tax parcels to construct a 64,400 sq. ft., 131 bed nursing and rehabilitation center with associated parking and stormwater improvements. Maintain existing church. Create title subdivision. NC6.5 and S Zoning. CD 2. Brandywine Hundred

Contact: HINTZ JOHN C

Status: Active

Plan Reviewer: ANTONI SEKOWSKI

Engineering Reviewer: ERIC LARAMORE

At the public hearing, the Department of Land Use and Planning Board will hear testimony regarding the major land development exploratory plan. The purpose of this hearing is to provide the public and other interested parties with an early opportunity to ask questions and offer comments with respect to compliance with the UDC and to potential impacts on adjoining lands and the community. Following the hearing, the Department may issue a report summarizing the comments and include the reporting an exploratory plan review letter. The report is also forwarded to PLUS agencies for their review. No recommendation or approval from the Planning Board is required at this time. If you have any questions relative to this application, please contact the Department of Land Use at 302-395-5400 or the office of Councilman Robert Weiner at 302-395-8362.



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***“Councilman Bob Weiner joins forces with Brandywine School District and 21<sup>st</sup> Century for sign waiving event to slow down traffic in school zones.”***

Councilman Bob Weiner and State Representative Tom Kovach joined forces with 21<sup>st</sup> Century employees early on Tuesday morning August 31 on Shipley Road in front of Springer Middle School. Bob and Tom helped promote a program called 21<sup>st</sup> SafetyZone, prior to the start of the school morning to get drivers to slow down in school zones.

Collectively, we targeted Lancashire Elementary on Monday, August 30 and Concord High School, Talley and Springer Middle Schools and Lancashire Elementary School on Tuesday August 31.

For details, contact Jaynine Warner, Manager, Communications & Community Events, 21<sup>st</sup> Century Insurance, 3 Beaver Valley Road, Wilmington DE 19803 phone: 302-252-2115. email:

[jaynine.warner@21st.com](mailto:jaynine.warner@21st.com)

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## Public Notice



### Delaware Department of Transportation

Carolann Wicks  
Secretary

#### Public Workshop

#### **Foulk Road and Murphy/Wilson Road Intersection Safety Improvements**

Concord Presbyterian Church  
1800 Fairfax Boulevard  
Wilmington

Tuesday  
September 28, 2010  
6:00 PM to 9:00 PM

The Department of Transportation (DelDOT) is holding a Public Workshop to obtain opinions and insight from surrounding businesses and the general public for the Highway Safety Improvement Program (HSIP) project at the intersection of Foulk Road and Murphy/Wilson Road. The workshop will be held on Tuesday, September 28, 2010 at Concord Presbyterian Church, 1800 Fairfax Boulevard in Wilmington. The public is invited to attend. There will be a formal presentation at 6:00 p.m. followed by breakout groups for questions and answers until 9:00 p.m.

This project was identified as an HSIP project location in 2003. This project includes the rehabilitation and reconfiguring of the intersection at Foulk Road and Murphy/Wilson Road. Modifications are proposed to the entrances of the businesses located at the intersection and the entrance to Fairfax Blvd. on Foulk Road to reduce the number of accidents associated with those entrances. Pedestrian improvements will also be made within the project limits.

Interested persons are invited to express their views in writing, giving reasons for support of or in opposition to, the proposed project. Comments will be received during the workshop or can be mailed to DelDOT Public Relations, P.O. Box 778, Dover, DE 19903. When applicable, we offer the opportunity to fill out a questionnaire online which will automatically get emailed to Public Relations.

This location is accessible to persons having disabilities. Any person having special needs or requiring special aid, such as an interpreter for the hearing impaired, is requested to contact DelDOT by phone or mail one week in advance.

For further information contact Public Relations at 1-800-652-5600 (in DE) or 302-760-2080 or write to the above address.

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***NCCo Council members question code use, Redevelopment projects examined"***  
BY CHAD LIVENGOOD • THE NEWS JOURNAL • AUGUST 26, 2010

It was never the intention of New Castle County Council to allow "redevelopment" of vacant land and vibrant [office space](#) , say a growing number of council members.

The redevelopment code was pitched as a means to encourage developers to revitalize abandoned or decaying [shopping](#) malls and gas stations. Instead, it's become a free pass for developers, said Councilman Penrose Hollins. "I think we're at a point now where developers are being very creative in pushing the envelope," said Hollins, a Wilmington Democrat.

Three days after The News Journal profiled a major redevelopment project for the former DuPont Co. office park at Barley Mill Plaza, four council members held a closed-door meeting Wednesday with Land Use Department [General Manager](#) Dave Culver to examine all the projects approved under the code.

Councilman Bob Weiner, a Republican who once championed the ordinance as a way to fix blighted shopping centers in Brandywine Hundred, believes developers are exploiting loopholes added to the code since he co-sponsored it in 2002.

"The full impact of that change was never explained to council by the Land Use or law departments," Weiner said.

Council President Paul Clark, who has defended the code, said second-guessing by some council members is disingenuous. "They either didn't read it when they voted for it, or they didn't go through it," Clark said. "It never said anywhere that the place had to be falling down" to qualify as redevelopment.

But the timing of some code changes has raised questions about political favors, Hollins said.

The most recent change to the code came on March 25, 2008, when the council voted 12-0 to add former and current extraction sites, such as gravel pits, to the list of properties that qualify for redevelopment. Two days later, Stoltz Real Estate Partners filed plans to use that provision to redevelop the former Parkway gravel pit site at Del. 273 and Churchmans Road near New [Castle](#) into a commercial shopping center. Hollins said he was unaware they were voting to change the code for Stoltz until reading about it in an Aug. 16 News Journal article. "It just doesn't [look good](#) to the public," Hollins said. "I had no clue that someone was waiting at the threshold to come in with an application."

Other redevelopment projects that have drawn attention from Weiner, Hollins and Democratic council members Dave Tackett, Lisa Diller, Joseph Reda and John Cartier include an existing office park near Greenville and a mostly undeveloped tract of land in Bear.

Weiner and Hollins also believe the redevelopment code was misapplied in February, when the Pilot School property off Concord Pike in Talleyville was rezoned to allow for a high-density, age-restricted residential community.

For these projects, and others like them, developers receive streamlined approval, can build to a higher density and gain exemptions from some impact fees and rigorous traffic impact studies.

At Del. 141 and Lancaster Pike, Stoltz is near final approval for transforming the million-square-foot Barley Mill Plaza into 2.8 million square feet of shops, restaurants, office towers and a residential condo high-rise. Pam Scott, Stoltz's attorney and Clark's wife, has said the plans meet code requirements and the council must approve them.

But Diller said the council shouldn't be afraid to question developers or county bureaucrats about how the code is being applied. "It would be easy to accept the standard line that we've got to vote with Land Use," said Diller, a Newark Democrat who joined the council 18 months ago. "We're not sheep.

If we have a legitimate disagreement that's based on our reading of the code, I think we're entitled to vote our conscience."

County Executive Chris Coons has contended that any attempt by the government to stop the redevelopment project would invite a lawsuit from Stoltz.

Still, Coons, a Democrat running for the U.S. Senate in November, has said the redevelopment ordinance needs to be revisited. As one of the original authors, Coons has said the way it's "being applied is somewhat different than what I think was initially imagined."

In recent weeks, Weiner has claimed there have been "irregularities" in the way the Land Use Department has interpreted the county code for Stoltz's projects at Barley Mill Plaza and Greenville Center.

In response to Weiner's accusations, Councilman George Smiley sponsored a resolution at a council meeting on Tuesday praising the "professionalism and dedication" of Land Use employees. Every council member voted "yes," except Weiner, who voted "present."

First adopted in 2002 and added to the Unified Development Code, the redevelopment code has been amended four times. County attorneys have interpreted the redevelopment code to apply to virtually any property approved before 1998, when the Unified Development Code was implemented. Some of the better-known redevelopment sites include the Hockessin Athletic Club, the site of a former mushroom farm, and the expansion of Christiana Mall, where a new Target is being built on the footprint of the old Lord & Taylor department store and a Nordstrom will replace Strawbridge's.

On Tuesday, the county Planning Board will vote on a redevelopment proposal for 32 acres at the northeast corner of U.S. 40 and Del. 7. The developer wants a rezoning from office to commercial use to build a Lowe's, a restaurant and another big box store. There is already a Lowe's across the road in the Eden Square Shopping Center. The project has drawn the ire of redevelopment critics because no old structure will be torn down. The Land Use Department has said it qualifies for redevelopment because a small bank was built on a corner of the [parcel](#) under an old site plan. The attorney for Eden Square dubbed the plan "paper redevelopment."



## **Greenways Walk to...The Paw Paw Patch**

**Sunday, September 19, 1:30-3:30 p.m.**

**Alapocas Run State Park, Alapocas Drive Ball Park** (Behind the DuPont Experimental Station)

Join Delaware Greenways for a Family Trail Day walk that explores a lesser known part of Alapocas Run State Park, and have fun learning about the important connection between the Paw Paw trees found in Alapocas Run State Park and the Zebra Swallowtail Butterfly.

Two hikes, one for families with children and a second for more experienced hikers will meet for a Sunday afternoon walk in the park with guest guide Barbara Woodford of Delaware State Parks. For the children and young at heart, the event will include learning stations about the Paw Paw tree provided by a local Girl Scout

Troop under the guidance of Susan Breske, a north Wilmington resident and Delaware Greenways member. For the more experienced hiker, the Alapocas Run State Park trail system and its connection to the Northern Delaware Greenway Trail will be explored. Both groups will meet at the Alapocas Drive ball park lot behind the DuPont Experimental Station at 1:30pm on Sunday September 19<sup>th</sup>. There will be a taste of the mango/banana flavored Paw Paw fruit for all.

The shorter hike is recommended for individuals and families with children of moderate walking stamina, those with children in backpacks, and for persons with the ability to navigate moderate slopes. The trail follows the natural contours of the Brandywine Piedmont region and is not appropriate for strollers. The longer hike requires a moderate to high level of stamina. There are no toilet facilities in this portion of the park.

For the latest in greenway and scenic byway news including virtual tours, programs promoting active living, and volunteer opportunities, visit <http://www.delawaregreenways.org/>. For more information on this event, please contact Michele Jennings at 655-7275

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### ***Rockwood Park Trail Maintenance Day, Oct 9, 9-11:30 am***

Northern Delaware Greenway Trail Stewards will be combining forces with 3 other volunteer groups, Single Volunteers, Friends of Rockwood and Widener University Hikers so that the grounds of Rockwood can have a much needed face-lift. There will be plenty to do for everyone because we'll be organized into teams that are assigned to specific areas for specific tasks.

The event is organized by Delaware Greenways, New Castle County, and Delaware State Parks

# Northern Delaware Greenway Trail Maintenance Day Saturday



October 9 · 9-11:30 am



Two to three hours can make a significant improvement in the trail experience for those who walk, run or bicycle the Northern Delaware Greenway (NDG) Trail the nine-mile ribbon of green that connects communities to the parks, recreation, and cultural attractions in northern New Castle County.



Sponsored by:

**New Castle County**

**Northern Delaware Greenway Trail Stewards**

**Friends of Rockwood Park**

**Single Volunteers**

**Widener University Outdoor Adventure Club**

## Volunteers may...

- Remove Trash
- Selectively remove or trim underbrush that border the trail
- Cut back vines and other invasives that impact native species
- Trim low-hanging tree limbs to improve sightlines and bicycle access

## Bring if available...

- Work gloves
- Hand clippers or loppers
- A rake, hand trowel or claw



To register Phone 655-7275

For more information, visit

[http://www.delawaregreenways.org/trail\\_maintenance.html](http://www.delawaregreenways.org/trail_maintenance.html)