

RECEIVED

JAN 22 2026

SUSSEX COUNTY
PLANNING & ZONING



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903

SHANTÉ A. HASTINGS
SECRETARY

January 20, 2026

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning Commission
Sussex County Administration Building
P.O. Box 417
Georgetown, Delaware 19947

**SUBJECT: Letter of No Objection to Recordation
(for Right of Way, Easement, Dedication Plan)
Northstar
Tax Parcel # 334-5.00-175.00
LEWES-GEORGETOWN HIGHWAY (SCR 18)
BEAVER DAM ROAD (SCR 285)
Lewes & Rehoboth Hundred, Sussex County**

OnBase

Dear Mr. Whitehouse:

The Department of Transportation has determined that there is a need to establish additional Right-of-Way (ROW) and Permanent Easements (PE's) with respect to this parcel. This Record Plan – Right of Way, Easement and Dedication dated June 2025, (signed and stamped January 20, 2026), satisfies the Department's recordation requirements and are based on the parcel's location as referred to above. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years from the original LONOR date of December 1, 2025**. If the Record Plan is not recorded prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval. No commitments are stated or implied by DelDOT through the issuance of this letter with respect to: entrance location(s), access configuration, auxiliary lanes and/or roadway improvements which will be evaluated and required as necessary at time of Entrance Construction Plan Review or Approval for this site.

Prior to Entrance Construction Plan Approval, the following items (when applicable) shall be coordinated with DelDOT, and executed or recorded:

- 1) TIS/TOA improvements
- 2) Letter Agreements
- 3) Site Distance Easements



Northstar
Mr. Jamie Whitehouse
Page 2
January 20, 2026

4) Project specific notes (Site restrictions)

This "No Objection to Recordation" letter does not authorize the commencement of entrance construction. Entrance plans shall be developed in accordance with DelDOT's [Development Coordination Manual](#) and submitted to the Development Coordination Section for review and approval.

This "No Objection to Recordation" letter is not a DelDOT endorsement of any proposed project or conceptual site plan. Rather, it is a confirmation that further review will be required by DelDOT with respect to: transportation improvements which the applicant may be required to make; entrance/access configurations; notes regarding site development restrictions; deed restrictions or recorded agreements. If transportation investments are determined to be necessary, they will be based on an analysis of the proposed project, its location, and its estimated impact on traffic movements and densities. Such improvements will conform to DelDOT's published rules, regulations and standards. Ultimate responsibility for the approval of any project rests with the local government in which the land use decisions are authorized. There may be other reasons (environmental, historic, neighborhood composition, etc.) which compel that jurisdiction to modify or reject a proposed plan independent of any action that DelDOT may have undertaken with regard to this site/parcel.

If I can be of any further assistance, please call me at (302) 760-2266.

Sincerely,



John Pietrobono
Sussex County Review Coordinator,
Development Coordination

cc: Jonathan Hoffman, Janice CRP3 LLC
Ring Lardner, Davis, Bowen & Friedel, Inc.
Sussex County Planning & Zoning
Matt Schlitter, South District Public Works Engineer
Travis Schirmer, South District Public Works Supervisor
James Argo, South District Project Reviewer
Les Mannering, South District Subdivision Manager
Wendy L. Polasko, P.E., Subdivision Engineer
Kevin Hickman, Sussex County Reviewer