



**COASTAL & ESTUARINE RESEARCH, INC.**

Marine Studies Complex  
P.O. Box 674  
Lewes, Delaware 19958  
302-645-9610

April 23, 2020

Tyler Brown  
Wetlands and Subaqueous Lands Section, DNREC  
89 Kings Highway  
Dover, DE 19901

Dear Tyler:

Attached is a DNREC Wetlands and Subaqueous Lands Section Basic Permit Application and Appendix A (Boat Docking Facilities, 1-4 slips), submitted on behalf of Matthew Eisenmann (applicant) for extension of an existing 70' x 4' pier adjacent to Herring Creek at 34477 Skyler Drive, Lot 48, The Villages at Herring Creek, Lewes, Sussex County, Delaware (Tax Map Parcel #2-34-18.00-381.00) by adding a 10' x 4' fixed pier, a 10' x 3' gangway, and a 25' x 6' floating pier. Purpose is to provide sufficient navigable water depths at all tide stages. The existing structure is authorized by SL-144/07, Harold Dukes, Jr., lessee (copy attached). SU-223/10 (also attached) allows the owners of Lots 49 and 50 to use the existing pier; a copy of the Agreement of Easement is also attached.

I would like to request a new Subaqueous Lands Lease in the applicant's name. I would also like to note that the addition will be for use by the applicant only; SU-223/10 and the easement will not apply to the new structure. Mr. Eisenmann will mail checks for the application fee (\$225.00) and public notice fee (\$85.00) to your office.

Please feel free to contact me if you have any questions, or require additional information. Thank you.

Sincerely,

Evelyn M. Maurmeyer, Ph. D.

Enclosures

cc: Matthew Eisenmann, applicant

**Section 1: Applicant Identification**

1. Applicant's Name: Matthew D. Eisenmann  
 Mailing Address: 18539 Rose Court  
Lewes DE 19958

Telephone #: (540) 303-0643  
 Fax #: \_\_\_\_\_  
 E-mail: Matt.Eisenmann@bostonbeer.com

2. Consultant's Name: Evelyn Maurmeyer  
 Mailing Address: PO Box 674  
Lewes, DE 19958

Company Name: CER, Inc.  
 Telephone #: (302) 645-9610  
 Fax #: (302) 645-4332  
 E-mail: maurmeve@udel.edu

3. Contractor's Name: Not yet selected  
 Mailing Address: \_\_\_\_\_

Company Name: \_\_\_\_\_  
 Telephone #: \_\_\_\_\_  
 Fax #: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**Section 2: Project Description**

4. Check those that apply:  
 New Project/addition to existing project?       Repair/Replace existing structure? (If checked, must answer #16)

5. Project Purpose (attach additional sheets as necessary):  
Applicant proposes to extend an existing 70' x 4' pier by adding a 10' x 4' fixed pier; a 10' x 3' gangway; and a 25' x 6' floating pier.

6. Check each Appendix that is enclosed with this application:

<input checked="" type="checkbox"/> A. Boat Docking Facilities	<input type="checkbox"/> G. Bulkheads	<input type="checkbox"/> N. Preliminary Marina Checklist
<input type="checkbox"/> B. Boat Ramps	<input type="checkbox"/> H. Fill	<input type="checkbox"/> O. Marinas
<input type="checkbox"/> C. Road Crossings	<input type="checkbox"/> I. Rip-Rap Sills and Revetments	<input type="checkbox"/> P. Stormwater Management
<input type="checkbox"/> D. Channel Modifications/Dams	<input type="checkbox"/> J. Vegetative Stabilization	<input type="checkbox"/> Q. Ponds and Impoundments
<input type="checkbox"/> E. Utility Crossings	<input type="checkbox"/> K. Jetties, Groins, Breakwaters	<input type="checkbox"/> R. Maintenance Dredging
<input type="checkbox"/> F. Intake or Outfall Structures	<input type="checkbox"/> M. Activities in State Wetlands	<input type="checkbox"/> S. New Dredging

**Section 3: Project Location**

7. Project Site Address: \_\_\_\_\_  
34477 Skyler Drive, Lot 48  
Lewes DE 19958

County:  N.C.  Kent  Sussex  
 Site owner name (if different from applicant): same  
 Address of site owner: \_\_\_\_\_

8. Driving Directions: See Figures 1, 2, and 3 for maps and directions

(Attach a vicinity map identifying road names and the project location)

9. Tax Parcel ID Number: #2-34-18.00-381.00 Subdivision Name: The Villages at Herring Creek

WLSL Use Only:		Permit #s: _____	
Type	SP <input type="checkbox"/>	SL <input type="checkbox"/>	SU <input type="checkbox"/>
	WE <input type="checkbox"/>	WQ <input type="checkbox"/>	LA <input type="checkbox"/>
	SA <input type="checkbox"/>	MP <input type="checkbox"/>	WA <input type="checkbox"/>
Corps Permit:	SPGP 18 <input type="checkbox"/>	20 <input type="checkbox"/>	Nationwide Permit #: _____
Received Date:	_____	Project Scientist:	_____
Fee Received?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Amt: \$ _____
Public Notice #:	_____	Receipt #:	_____
Public Notice Dates:	ON _____	OFF _____	

Section 3: Project Location (Continued)

10. Name of waterbody at Project Location: Herring Creek waterbody is a tributary to: Rehoboth Bay
11. Is the waterbody:  Tidal  Non-tidal Waterbody width at mean low or ordinary high water 1,300' +
12. Is the project:  On public subaqueous lands?  On private subaqueous lands?\*
- In State-regulated wetlands?  In Federally-regulated wetlands?

\*If the project is on private subaqueous lands, provide the name of the subaqueous lands owner:

(Written permission from the private subaqueous lands owner must be included with this application)

13. Present Zoning:  Agricultural  Residential  Commercial  Industrial  Other

Section 4: Miscellaneous

14. A. List the names and complete mailing addresses of the immediately adjoining property owners on all sides of the project (attach additional sheets as necessary):  
See Figure 3

- B. For wetlands and marina projects, list the names and complete mailing addresses of property owners within a 1,000 foot radius of the project (attach additional sheets as necessary):  
n/a

15. Provide the names of DNREC and/or Army Corps of Engineers representatives whom you have discussed the project with:  
Tyler Brown, WSLS, DNREC: Discussions with applicant and agent.

- A. Have you had a State Jurisdictional Determination performed on the property?  Yes  No
- B. Has the project been reviewed in a monthly Joint Permit Processing Meeting?  Yes  No
- \*If yes, what was the date of the meeting? \_\_\_\_\_

16. Are there existing structures or fill at the project site in subaqueous lands?  Yes  No

\*If yes, provide the permit and/or lease number(s):  
SL-144/07; SU-223/10 (Harold Dukes, Jr., lessee)

\*If no, were structures and/or fill in place prior to 1969?  Yes  No

17. Have you applied for or obtained a Federal permit from the Army Corps of Engineers?  
 No  Pending  Issued  Denied Date: \_\_\_\_\_

Type of Permit: SPGP-20 eligibility Federal Permit or ID #: \_\_\_\_\_

18. Have you applied for permits from other Sections within DNREC?  
 No  Pending  Issued  Denied Date: \_\_\_\_\_ Permit or ID #: \_\_\_\_\_

Type of permit (circle all that apply): Septic Well NPDES Storm Water

Other: \_\_\_\_\_

**Section 5: Signature Page**

**19. Agent Authorization:**

If you choose to complete this section, all future correspondence to the Department may be signed by the duly authorized agent. In addition, the agent will become the primary point of contact for all correspondence from the Department.

I do not wish to authorize an agent to act on my behalf

I wish to authorize an agent as indicated below

I, Matthew Eisenmann, hereby designate and authorize Evelyn Maurmeyer, CER, Inc.  
(Name of Applicant) (Name of Agent)

to act on my behalf in the processing of this application and to furnish any additional information requested by the Department.

Authorized Agent's Name: Evelyn Maurmeyer Telephone #: (302) 645-9610  
Mailing Address: CER, Inc. Fax #: (302) 645-4332  
PO Box 674 E-mail: maurmeyer@udel.edu  
Lewes DE 19958

**20. Agent's Signature:**

I hereby certify that the information on this form and on the attached plans are true and accurate to the best of my knowledge. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application.

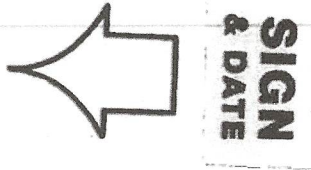
Evelyn Maurmeyer 4/23/2020  
Agent's Signature Date

**21. Applicant's Signature:**

I hereby certify that the information on this form and on the attached plans are true and accurate to the best of my knowledge and that I am required to inform the Department of any changes or updates to the information provided in this application. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application. I grant permission to authorized Department representatives to enter upon the premises for inspection purposes during working hours.

Matthew Eisenmann 4/21/2020  
Applicant's Signature Date

Matthew Eisenmann  
Print Name



**22. Contractor's Signature:**

I hereby certify that the information on this form and on the attached plans are true and accurate to the best of my knowledge, and that I am required to inform the Department of any changes or updates to the information provided in this application. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application.

Not yet selected  
Contractor's Name Date

\_\_\_\_\_  
Print Name

**BOAT DOCKING FACILITIES**

Any boat docking facility for more than four (4) vessels is considered a marina facility (see definitions and explanations section) and requires the applicant to complete Appendices N and O, and make application to the U. S. Army Corps of Engineers for approval.

Please make sure answers to all of the questions in this appendix correspond with information on the application drawings.

1. Briefly describe the project. (Attach additional sheets as necessary.)

Applicant proposes to extend existing 70' x 4' pier by adding a 10' x 4' fixed pier, a 10' x 3' gangway, and a 25' x 6' floating pier.

2. Please provide numbers and dimensions as follows:

Structure Type	Number of Support Pilings	Dimensions (Channelward of MHW or OHW)		Dimensions (Channelward of MLW- n/a for non-tidal water)		New, repair or maintain
		Width ____ ft.	Length ____ ft.	Width ____ ft.	Length ____ ft.	
Dock, Pier, Lift, gangway						
Fixed pier	2	4'	10'	4'	10'	new
Gangway	0	3'	10'	3'	10'	"
Floating pier	4	6'	25'	6'	25'	"
Freestanding Pilings	Number 0					

Mooring Buoy: How many moorings will be installed? \_\_\_\_\_  
 What will be used for the anchor(s)? \_\_\_\_\_  
 Anchor/Mooring Block Weight \_\_\_\_\_  
 Anchor Line Scope (Length or Ratio) \_\_\_\_\_  
 Water Depth at Mooring Location \_\_\_\_\_

- Approximately how wide is the waterway at this project site? 1,300 ft. (measured from MLW to MLW)
- What will be the mean low water depth at the most channelward end of the mooring facility? 1.5 ft.
- What type of material(s) will be used for construction of the mooring facility (e.g. salt treated wood, aluminum, fiberglass floats, etc.) Use of creosote-treated wood is prohibited.  
Salt-treated wood; aluminum.
- Circle any of the following items that are proposed over subaqueous lands:  
 Fish Cleaning Stations/Benches/Ladders/Water Lines/ Satellite/Electric Lines/ Handrails/Other (Describe)  
 (on gangway)

If any of the items are circled above, include their dimensions and location on the application drawings.

7. What will be the distance from the most channelward end of the docking facility to the edge of any natural or man-made channel? 700 ft. +

8. Describe the vessels that will be berthed at the docking facility. Please draw proposed vessel locations on plans and drawings. **Applicant plans to purchase a Sea Hunt 234 Ultra.**

Make/model <u>Sea Hunt</u>	length <u>23'4"</u>	width <u>8'6"</u>	draft <u>13" (unloaded; engine up)</u>
Make/model _____	length _____	width _____	draft _____
Make/model _____	length _____	width _____	draft _____
Make/model _____	length _____	width _____	draft _____

9. Please provide a copy of the current state registration or Coast Guard Certificate of Documentation for each motorized vessel listed above.  
**not yet available**

10. Give the number and type of each Marine Sanitation Device (e.g. MSD III, Portable toilet) that will be used on vessels to be docked at the facility.  
**none**

11. Is there currently a residence on the property?  Yes \*  No  
**\* under construction**

12. Do you plan to reach the boat docking facility from your own upland property?  Yes \*  No If "No", explain your proposed means of access and provide documentation of easement or documentation authorizing access if you intend to cross someone else's property.

**\* from applicant's uplands across wetlands via elevated walkway**  
13. Will any portion of the structure be located in privately owned underwater land (such as a pond or lagoon) owned by someone other than the applicant?  Yes  No.  
If yes, written permission of the underwater land owner must be provided with this application.

14. What is the width of the waterfront property frontage adjacent to subaqueous lands? 45.56 ft.  
Will any portion of the structure or any vessel be placed within 10 feet of your neighbor's property line?  
 Yes  No (see Figure 7)  
If yes, a letter of no objection from the adjacent property owner must be included with this application.

**PROPOSED PIER EXTENSION: ADDITION OF 10' X 4' FIXED PIER; 10' X 3' ANGWAY; AND 25' X 6' FLOATING PIER**  
**IN:** Herring Creek (tributary of Rehoboth Bay)  
**AT:** 34477 Skyler Drive (Lot 48), The Villages at Herring Creek  
 Lewes, Sussex Co., DE 19958  
 Tax Map Parcel #2-34-18.00-381.00  
**APPLICANT:** Matthew D. Eisenmann  
**DATE:** April 23, 2020

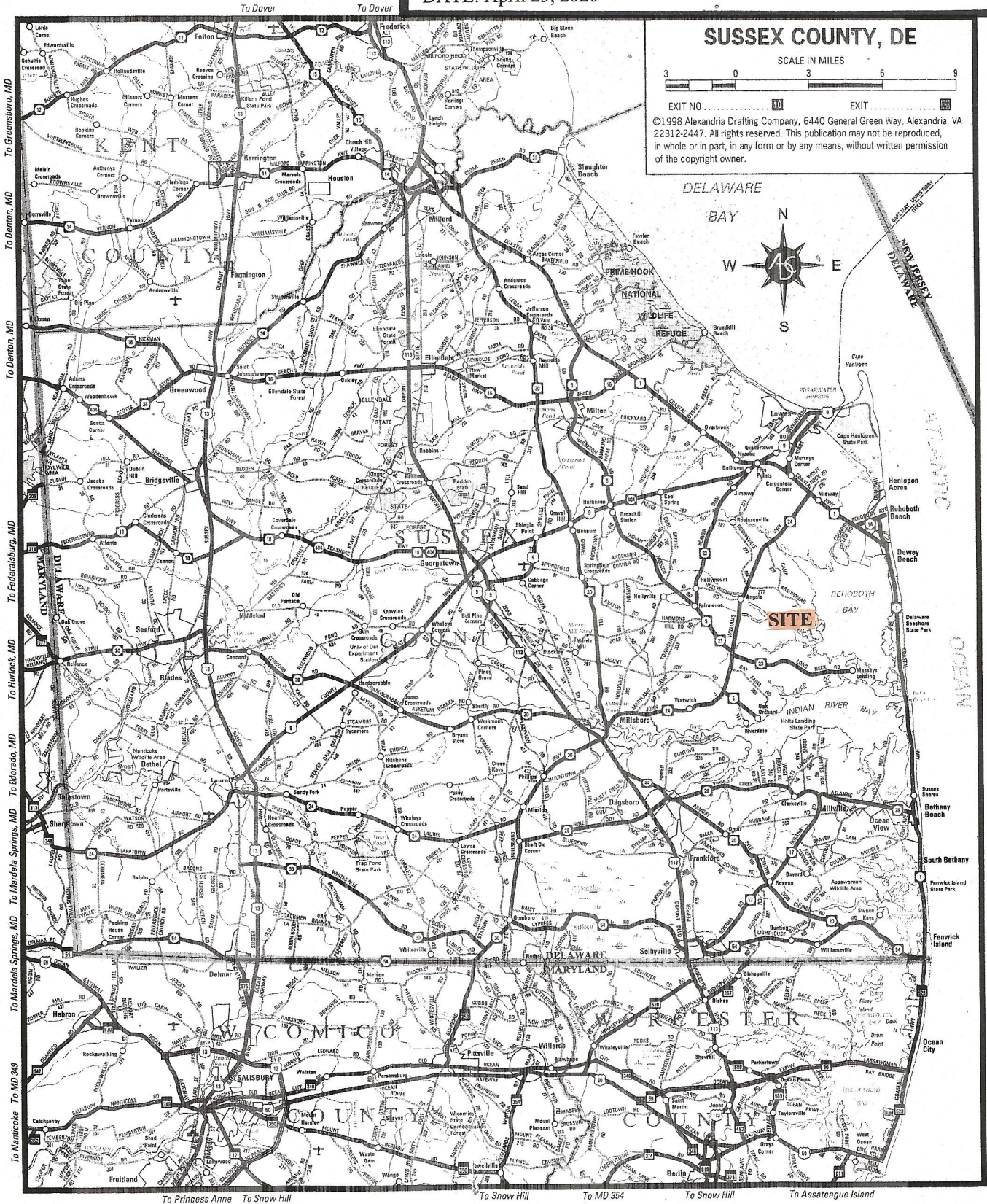


Figure 1. Map of Sussex County, Delaware, showing site location, Lewes area.

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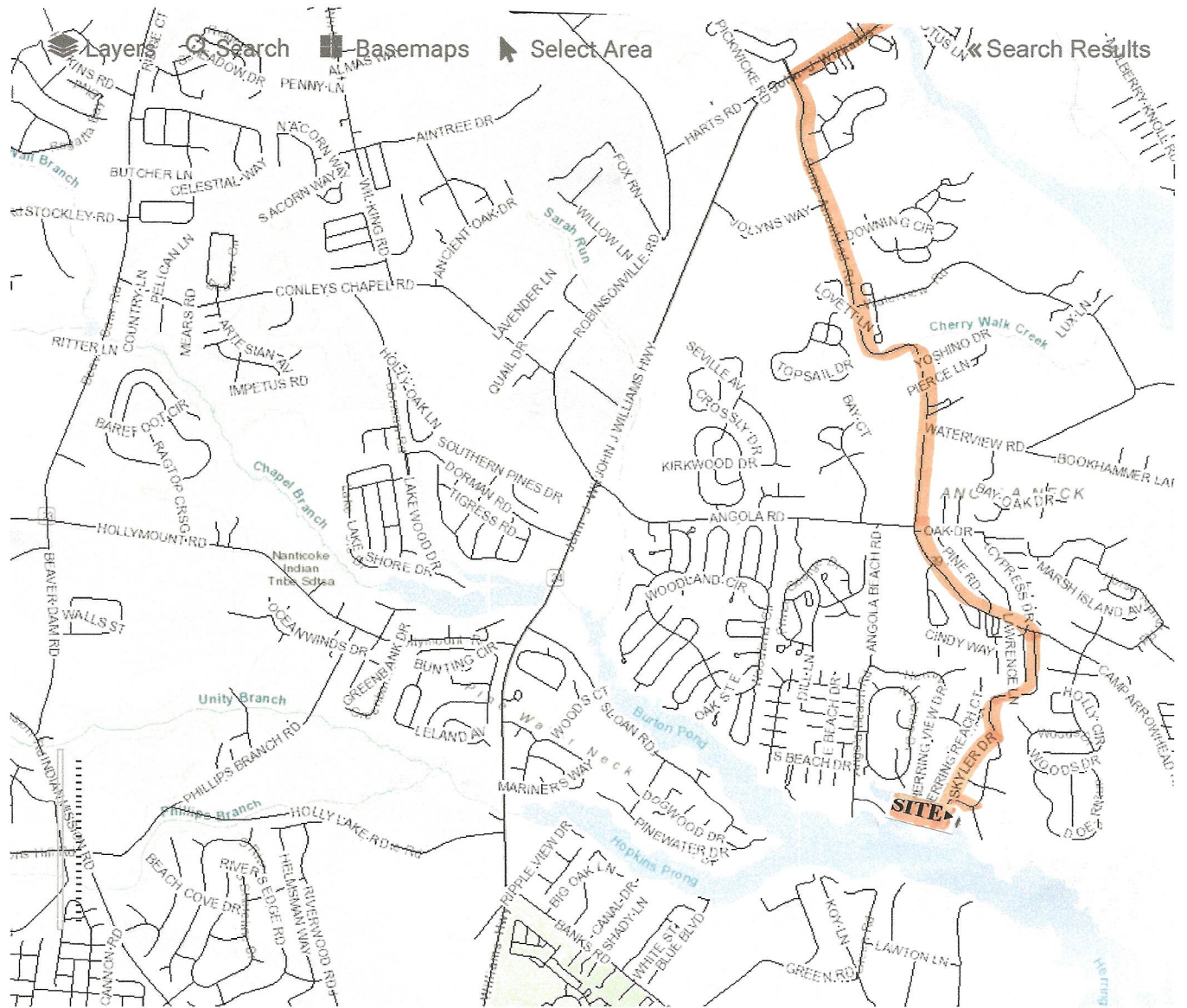


Figure 2. Map showing site location, **34477 Skyler Drive (Lot 48), The Villages at Herring Creek, Lewes, Sussex County, Delaware**. Directions to project site (from Dover, DE): SR-1 southbound toward beaches; right (west) onto Route 24 (John J. Williams Highway) at McDonald's; left (at Peddler's Village traffic signal) onto Camp Arrowhead Road; continue approximately 2 miles, right onto Skyler Drive at The Villages at Herring Creek; follow Skyler Drive (bear right at fork), site is vacant lot on right, next to house at 34481 Skyler Drive. Also see Figure 3.



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 APPLICANT: Matthew D. Eisenmann  
 DATE: April 23, 2020



Figure 3. Site location, Tax Map Parcel #2-34-18.00-381.00 (34477 Skyler Drive, Lot 48), The Villages at Herring Creek, Lewes, Sussex County, Delaware). Adjacent property owners:

TM #2-34-18.00-380.00: Carlo & Teresita Businelli, 17 Trouville Dr., Parsippany, NJ 07054

TM #2-34-18.00-382.00: Douglas & Stephanie Ellis, 27 Deer Run Cir., Phoenixville, PA 19460

TM #2-34-18.00-23.02: Villages at Herring Creek HOA, PO Box 1761, Millsboro DE 19966

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 APPLICANT: Matthew D. Eisenmann  
 DATE: April 23, 2020



Figure 4. Site location on USGS topographic map, Fairmount, Delaware. Site is adjacent to Herring Creek, tributary of Rehoboth Bay.

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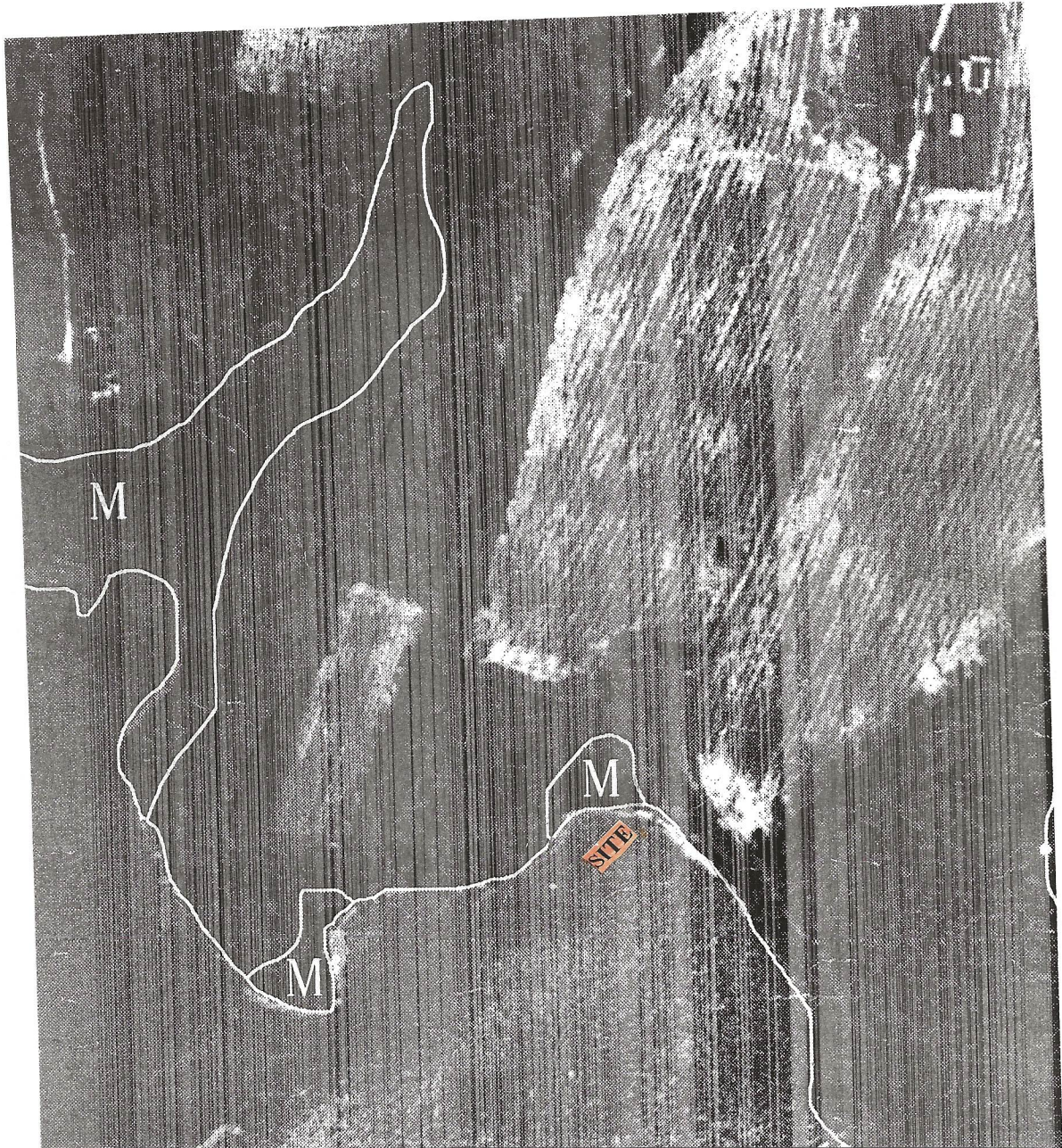


Figure 5. Site location on State of Delaware DNREC Wetland Map #082 (1988 photobase). Project site is mapped W (water). Scale: 1" = 300'.

**PROPOSED PIER EXTENSION: ADDITION OF 10' X 4'  
FIXED PIER; 10' X 3' ANGWAY; AND 25' X 6' FLOATING PIER**

IN: Herring Creek (tributary of Rehoboth Bay)

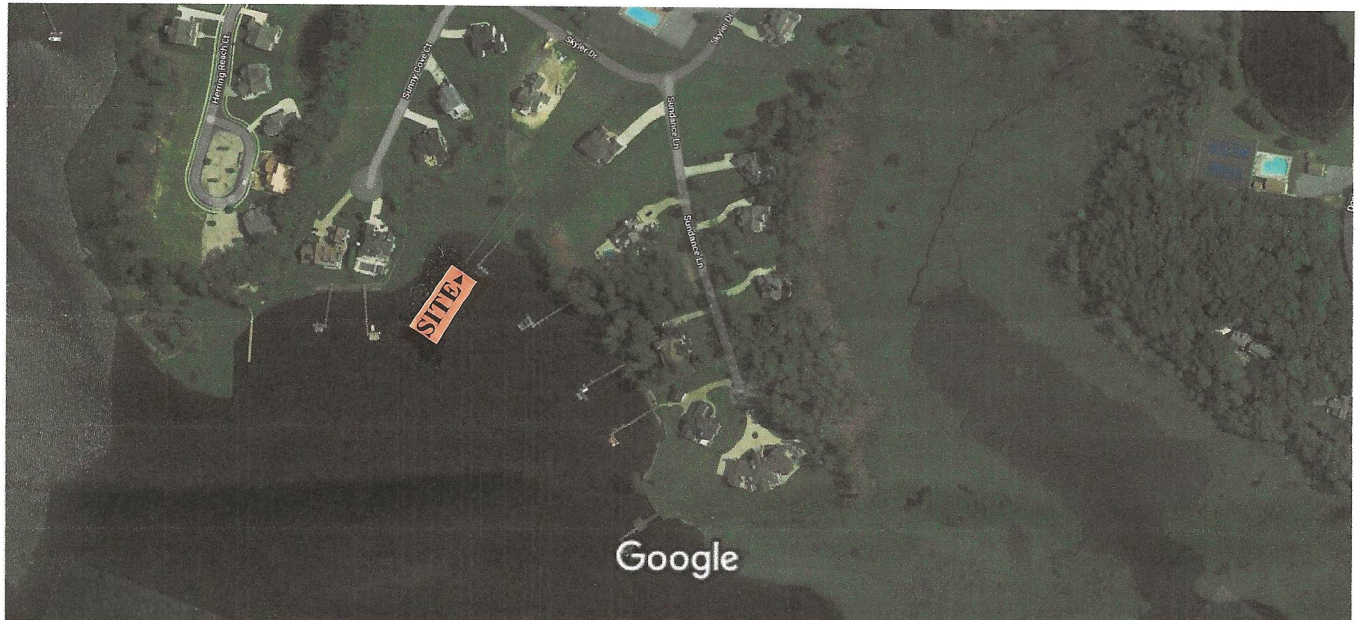
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Tax Map Parcel #2-34-18.00-381.00

APPLICANT: Matthew D. Eisenmann

DATE: April 23, 2020

Google Maps



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 100 ft



Figure 6. Aerial (top) and ground-level (bottom) photographs of site, 34477 Skyler Drive, Lot 48, The Villages at Herring Creek, Lewes, Sussex County, Delaware. Existing 80' x 3' wetland walkway (over Federal wetlands) and 70' x 4' pier present (authorized by SL-144/07, Harold Dukes, Jr., lessee). SU-223-10 authorizes owners of Lots 49 and 50 to use the structure. Applicant proposes to extend pier by adding a 10' x 4' fixed pier, a 10' x 3' gangway, and a 25' x 6' floating pier. See Figures 7 and 8 for plan view and cross-section (prepared by applicant).

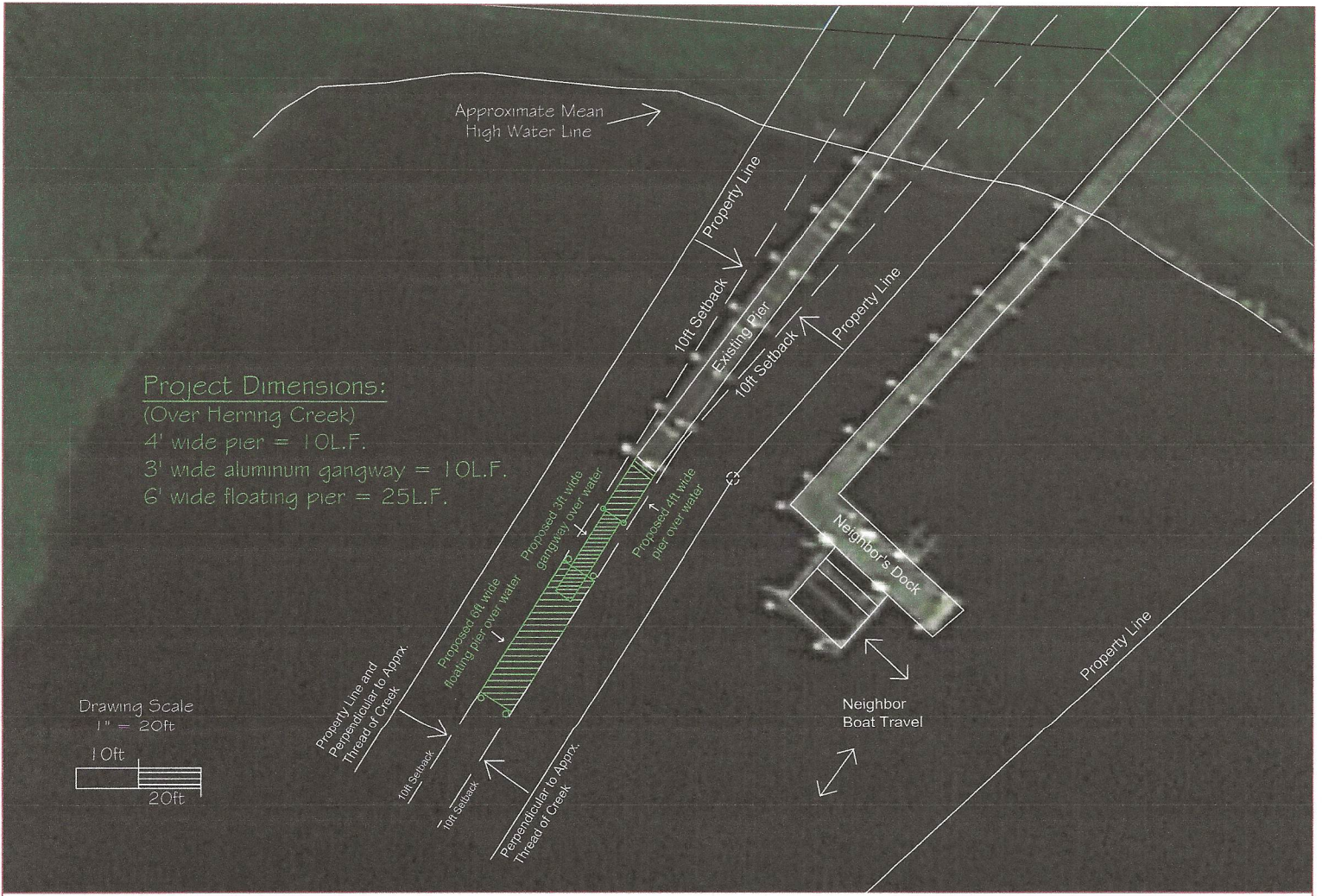
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APPLICANT: Matthew D. Eisenmann

DATE: April 23, 2020



**Project Dimensions:**

(Over Herring Creek)

4' wide pier = 10L.F.

3' wide aluminum gangway = 10L.F.

6' wide floating pier = 25L.F.

Drawing Scale  
1" = 20ft



Figure X: Plan View of Proposed Project (dimensions as shown)

Figure 7. Plan view of proposed project (prepared by applicant).

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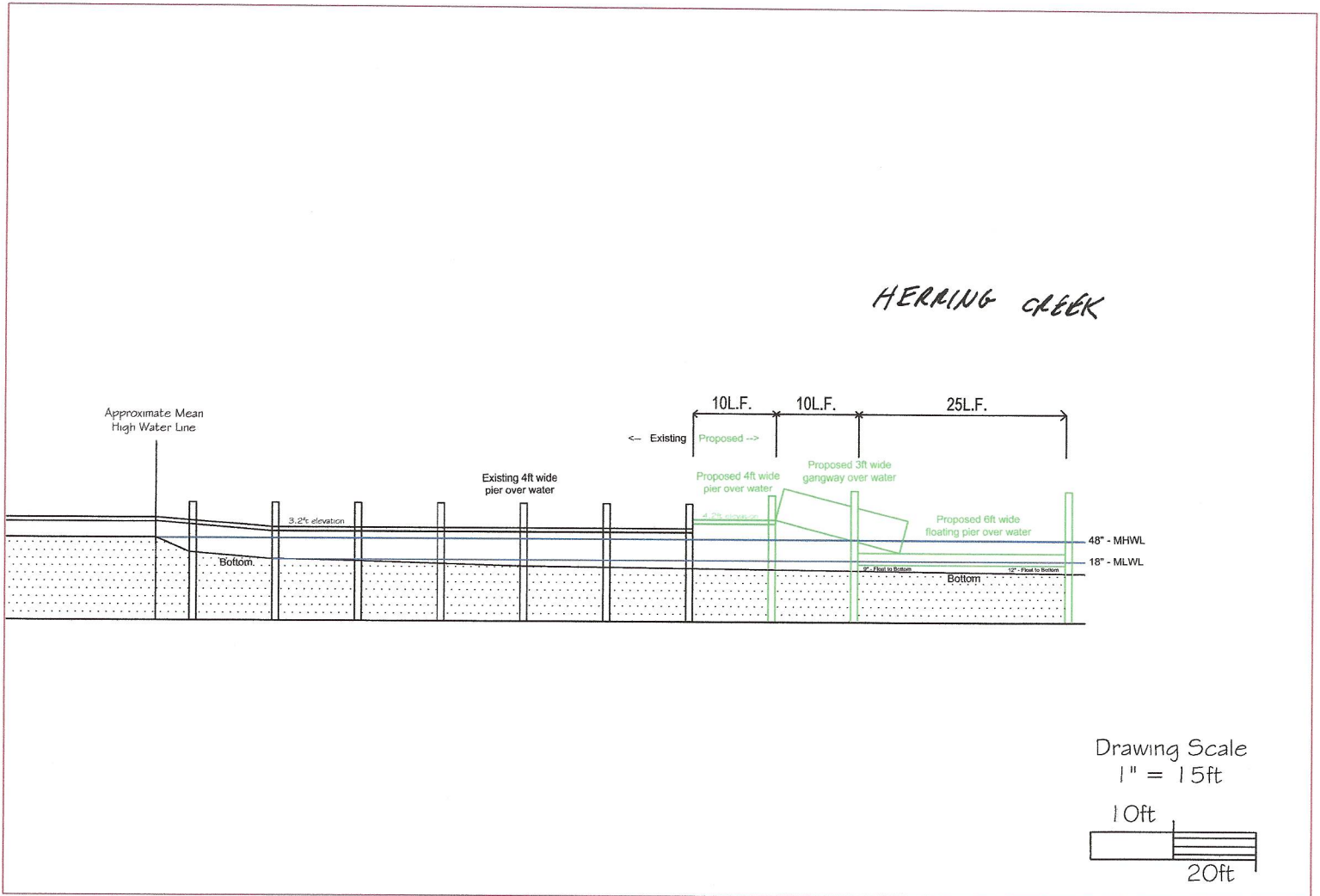
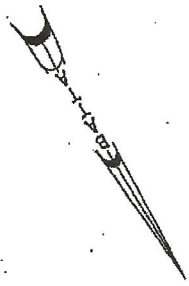


Figure X: Cross Section of Proposed Project

Figure 8. Cross-section of proposed project (prepared by applicant).



**FLOOD ZONE**

AE & X ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 10005C0341 J, REV. JANUARY 6, 2005, FLOOD ELEV. 6.0 DATUM: NAVD88

**ZONING AR-1 REQUIREMENTS:**

FRONT YARD = 30'  
SIDE YARD = 15'  
REAR YARD = 20'  
MAX. BUILDING HEIGHT = 42'

WETLANDS LINE: ——— WL ———

**BUILDABLE AREA PLAN**

PREPARED FOR VILLAGES AT HERRING CREEK DEVELOPMENT CO., L.L.C.

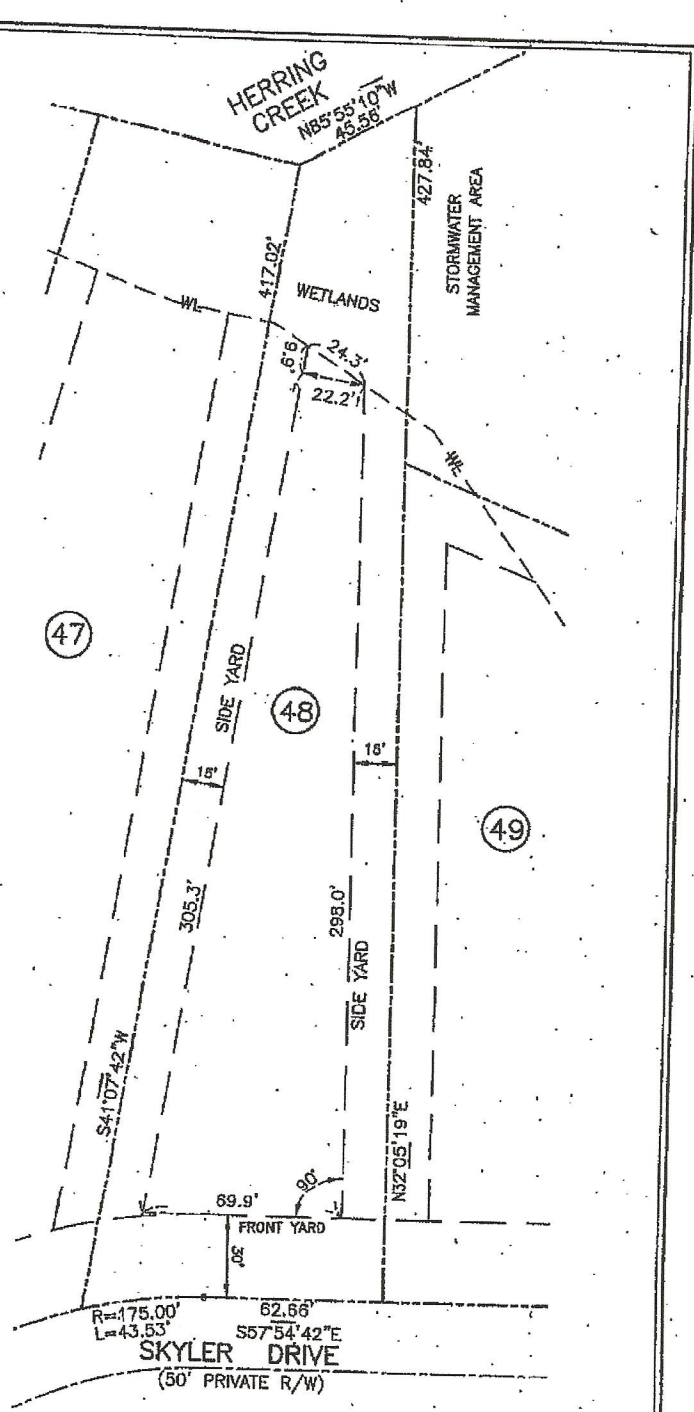
PROPERTY KNOWN AS LOT 48

THE VILLAGES AT HERRING CREEK ON 34474 SKYLER DRIVE

SITUATE IN INDIAN RIVER HUNDRED SUSSEX COUNTY STATE OF DELAWARE

SCALE: 1" = 50'  
DATE: APRIL 22, 2005

*[Signature]*  
PROFESSIONAL LAND SURVEYOR



TAX PARCEL #: 2-34-18.00-381  
ACCURACY OF PLAN DATA: SUBURBAN

<b>RAMESH C. BATTA ASSOCIATES, P.A.</b>			
CONSULTING ENGINEERS		PLANNERS	
LAND SURVEYORS			
4500 NEW LINCOLN HILL ROAD SUITE 103 BROWNSTONE PLAZA WILMINGTON, DELAWARE 19808 (302) 998-9483 FAX (302) 998-2926		800 NORTH DUPONT HIGHWAY SUITE 112 GEORGETOWN PROFESSIONAL PARK GEORGETOWN, DELAWARE 19947 (302) 856-2881 FAX (302) 856-0974	
PLAT BOOK PB 91, PG. 3	PROJECT NUMBER 89498	PLAN NUMBER A-16758-48	SHEET 1 OF 1

- SPECIAL NOTES TO PLAN HOLDER:**
- 1) PROPERTY CORNERS NOT SET UNLESS INDICATED HEREON
  - 2) THIS PLAN IS NOT VALID W/O AN ORIGINAL SIGNATURE IN BLUE INK AND RAISED SEAL BY A PROFESSIONAL LAND SURVEYOR.
  - 3) THE USE OF THIS PLAN FOR OTHER THAN ITS ORIGINAL TITLED PURPOSE IS STRICTLY PROHIBITED.
  - 4) RAMESH C. BATTA ASSOCIATES, P.A. IS NOT RESPONSIBLE FOR MODIFICATIONS TO THIS PLAN WITHOUT ITS WRITTEN APPROVAL.