



Initial Review: \_\_\_\_\_  
Updated On: \_\_\_\_\_  
Complete: \_\_\_\_\_  
Official Use Only

## Coastal Zone Management Act Federal Consistency Form

This document provides the Delaware Coastal Management Program (DCMP) with a Federal Consistency Determination or Certification for activities regulated under the Coastal Zone Management Act of 1972, as amended, and NOAA's Federal Consistency Regulations, 15 C.F.R. Part 930. Federal agencies and other applicants for federal consistency are not required to use this form; it is provided to applicants to facilitate the submission of a Consistency Determination or Consistency Certification. In addition, federal agencies and applicants are only required to provide the information required by NOAA's Federal Consistency Regulations.

<b>Project/Activity Name:</b>	Central Delaware Habitat for Humanity ReStore & Affiliate Office Improvements (2311 S Dupont Highway)
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### I. Federal Agency or Non-Federal Applicant Contact Information:

Contact Name/Title: Scott Rifkin / EP

Federal Agency Contractor Name (if applicable): \_\_\_\_\_

Federal Agency: U.S. Department of Housing and Urban Development  
(either the federal agency proposing an action or the federal agency issuing a federal license/permit or financial assistance to a non-federal applicant)

Mailing Address: 919 W. 34th Street, #4706

City: Baltimore State: MD Zip Code: 21211

E-mail: rifkin@az-ri.com Telephone #: 443-250-6567

### II. Federal Consistency Category:

- |   |  |
|---|--|
| <input checked="" type="radio"/> Federal Activity or Development Project<br>(15 C.F.R. Part 930, Subpart C) | <input type="radio"/> Federal License or Permit Activity<br>(15 C.F.R. Part 930, Subpart D)  |
| <input type="radio"/> Outer Continental Shelf Activity<br>(15 C.F.R. Part 930, Subpart E)                   | <input type="radio"/> Federal License or Permit Activity which occurs<br>wholly in another state (interstate consistency<br>activities identified in DCMP's Policy document) |
| <input type="radio"/> Federal Financial Assistance<br>(15 C.F.R. Part 930, Subpart F)                       |  |

### III. Detailed Project Description (attach additional sheets if necessary):

Central Delaware Habitat for Humanity will implement facility improvements to their existing ReStore and affiliate office building at 2311 S Dupont Highway, Dover, DE 19901. The project involves three main components: (1) replacing heavily worn and stained carpet with durable new flooring throughout the ReStore and affiliate office spaces (approximately 1,000 sq ft of office space within the 25,278 sq ft facility); (2) repairing and resurfacing the existing 12,100 square foot asphalt parking lot to improve accessibility and safety; and (3) installing enhanced security measures including updated signage, expanded surveillance camera systems, and an automatic gate opener. All improvements will occur within the existing building footprint and property boundaries with minimal ground disturbance limited to parking lot resurfacing.

**IV. General Analysis of Coastal Effects** (attach additional sheets if necessary):

The proposed facility improvements have been reviewed and determined to be consistent with the Delaware Coastal Management Program. This determination is based upon the following findings: the project involves maintenance and improvement of an existing commercial facility in Dover, DE; all work will occur within existing building and property boundaries; the project will connect to existing municipal sewer and water systems; and there will be minimal ground disturbance limited to resurfacing of existing asphalt parking areas.

**V. Detailed Analysis of Consistency with DCMP Enforceable Policies** (attach additional sheets if necessary):**Policy 5.1: Wetlands Management**

No wetlands are present on the Subject Property. All improvements will occur within existing developed areas.

**Policy 5.2: Beach Management**

The proposed facility improvements are not located on or in proximity to a public or private beach.

**Policy 5.3: Coastal Waters Management** (includes wells, water supply, and stormwater management. Attach additional sheets if necessary)

The existing facility is connected to municipal water and sewer systems. CDHFH will comply with all state codes related to coastal water management. No new water supply or wastewater systems are proposed.

**Policy 5.4: Subaqueous Land and Coastal Strip Management**

N/A. The project does not include and is not located on an industrial site. The facility improvements will occur at an existing commercial building in a developed commercial corridor.

**Policy 5.5: Public Lands Management**

N/A. The project does not include construction on public lands.

**Policy 5.6: Natural Lands Management**

N/A. The Subject Property will not be acquired for nature preserves.

**Policy 5.7: Flood Hazard Areas Management**

The project is not located in a 100-year flood plain.

**Policy 5.8: Port of Wilmington**

The project is located in Dover, DE.

**Policy 5.9: Woodlands and Agricultural Lands Management**

The project is not located in woodlands or agricultural lands. The facility improvements will occur at an existing commercial building in a developed commercial corridor along US Route 13.

**Policy 5.10: Historic and Cultural Areas Management**

A Section 106 request has been submitted to Delaware Historical & Cultural Affairs. A response is pending, but it is our expectation that there will be no historic properties affected by this project. CDHFH will work with Delaware HCA to adhere to any recommendations or mitigation plans, if applicable.

**Policy 5.11: Living Resources**

The project will not threaten existing habitat of native species. All work occurs within existing developed areas.

**Policy 5.12 Mineral Resources Management**

N/A.

**Policy 5.13: State Owned Coastal Recreation and Conservation**

The project is not located in areas contiguous to state owned lands whose natural condition or present state of use would maintain or enhance the conservation of natural, cultural, or historic resources for recreational use.

**Policy 5.14: Public Trust Doctrine**

N/A.

**Policy 5.15: Energy Facilities**

N/A.

**Policy 5.16: Public Investment**

The project is located in an existing commercial corridor in Dover, Delaware and will utilize existing municipal sewer and water connections.

**Policy 5.17: Recreation and Tourism**

N/A.

**Policy 5.18: National Defense and Aerospace Facilities**

N/A.

**Policy 5.19: Transportation Facilities**

N/A.



**Policy 5.20: Air Quality Management**

Any emissions from the project are expected to be de minimis (facility improvements to existing building).

**Policy 5.21: Water Supply Management**

The existing facility is connected to municipal water systems. No new water supply systems are proposed.

**Policy 5.22: Waste Disposal Management**

The existing facility is connected to municipal sewer systems. No new waste disposal systems are proposed.

**Policy 5.23: Development**

The project involves improvements to an existing commercial facility in Dover, DE in an established commercial corridor.

**Policy 5.24: Pollution Prevention**

CDHFH, to the best of its ability, acts in a manner that minimizes any present or future threats to human health or the environment through responsible waste disposal and construction practices.

**Policy 5.25: Coastal Management Coordination**

N/A.

**VI. JPP and RAS Review** (Check all that apply):

Has the project been reviewed in a monthly Joint Permit Processing and/or Regulatory Advisory Service meeting?

☐

JPP

☐

RAS

☒

None

\*If yes, provide the date of the meeting(s): \_\_\_\_\_

**VII. Statement of Certification/Determination and Signature** (Check one and sign below):

☐ **FEDERAL AGENCY CONSISTENCY DETERMINATION.** Based upon the information, data, and analysis included herein, the federal agency, or its contracted agent, listed in (I) above, finds that this proposed activity is consistent to the maximum extent practicable with the enforceable policies of the Delaware Coastal Management Program.

OR

☐ **FEDERAL AGENCY NEGATIVE DETERMINATION.** Based upon the information, data, and analysis included herein, the federal agency, or its contracted agent, listed in (I) above, finds that this proposed activity will not have any reasonably foreseeable effects on Delaware's coastal uses or resources (Negative Determination) and is therefore consistent with the enforceable policies of the Delaware Coastal Management Program.

OR

☒ **NON-FEDERAL APPLICANT'S CONSISTENCY CERTIFICATION.** Based upon the information, data, and analysis included herein, the non-federal applicant for a federal license or permit, or state or local government agency applying for federal funding, listed in (I) above, finds that this proposed activity complies with the enforceable policies of the Delaware Coastal Management Program and will be conducted in a manner consistent with such program.

Signature:	<i>Scott Rifkin</i>		
Printed Name:	Scott Rifkin	Date:	9-17-23

Pursuant to 15 C.F.R. Part 930, the Delaware Coastal Management Program must provide its concurrence with or objection to this consistency determination or consistency certification in accordance with the deadlines listed below. Concurrence will be presumed if the state's response is not received within the allowable timeframe.

**Federal Consistency Review Deadlines:**

Federal Activity or Development Project (15 C.F.R. Part 930, Subpart C)	60 days with option to extend an additional 15 days or stay review (15 C.F.R. § 930.41)
Federal License or Permit (15 C.F.R. Part 930, Subpart D)	Six months, with a status letter at three months. The six month review period can be stayed by mutual agreement. (15 C.F.R. § 930.63)
Outer Continental Shelf Activity (15 C.F.R. Part 930, Subpart E)	Six months, with a status letter at three months. If three month status letter not issued, then concurrence presumed. The six month review period can be stayed by mutual agreement. (15 C.F.R. § 930.78)
Federal Financial Assistance to State or Local Governments (15 C.F.R. Part 930, Subpart F)	State Clearinghouse schedule

**OFFICIAL USE ONLY:**

Reviewed By:	Fed Con ID:	Date Received:
Public notice dates:	to	Comments Received: <input type="checkbox"/> NO <input type="checkbox"/> YES [attach comments]
Decision type: <small>(objections or conditions attach details)</small>	Decision Date:	



□ ▼ ✕



ID Number	7-02-09408-03-0200-00001
Acreage	2.58
Location	2311 S DUPONT HWY
Mailing Address	2311 S DuPont
Owner City	Dover
Owner Name	CENTRAL DELAWARE HABITAT FOR HUMANITY, INC.
Owner State	DE
Owner Zip	19901
Property Type	Retail
Year Built	1962





2311 S Dupont Hwy



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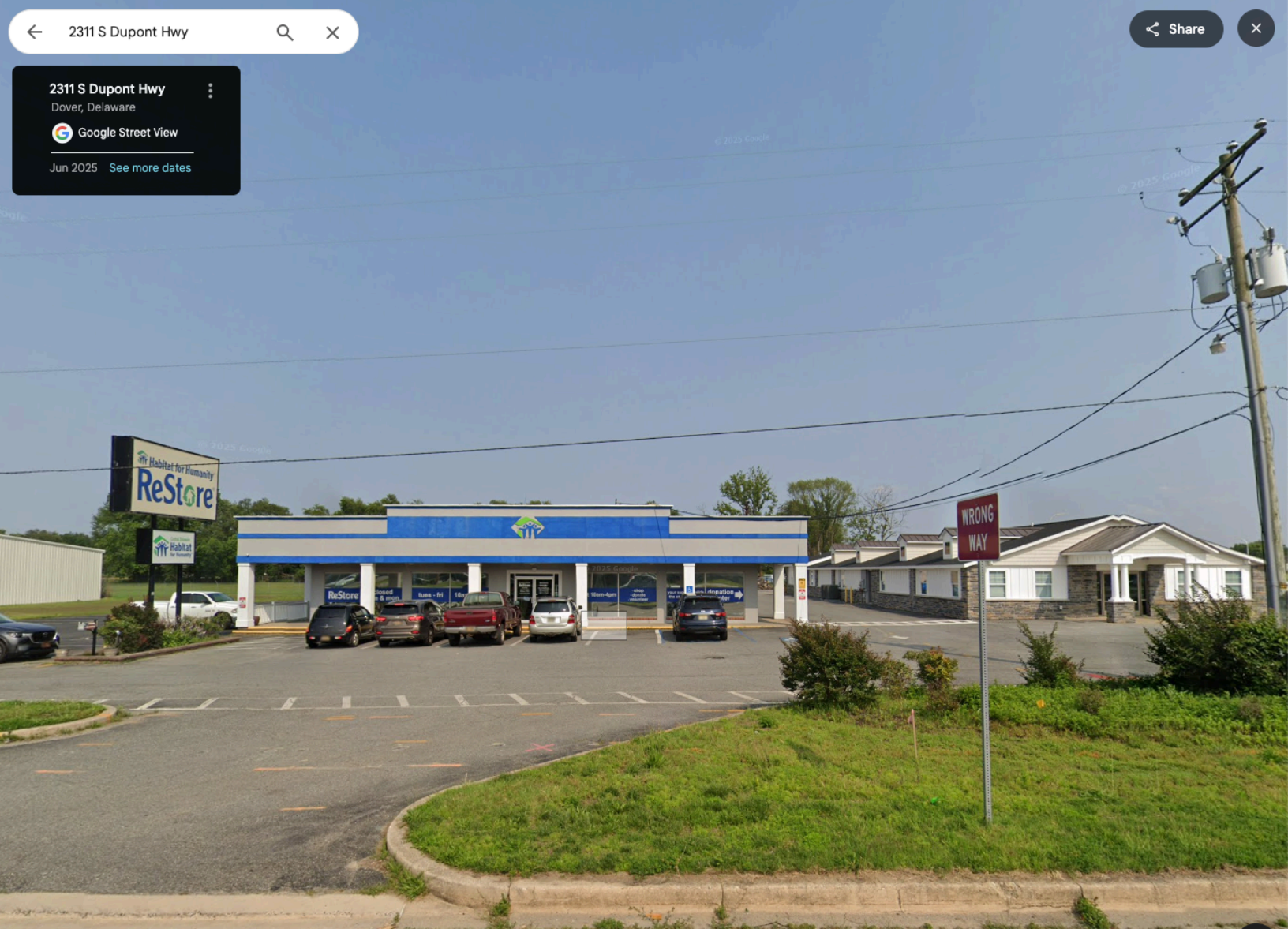
2311 S Dupont Hwy

Dover, Delaware



Google Street View

Jun 2025 [See more dates](#)

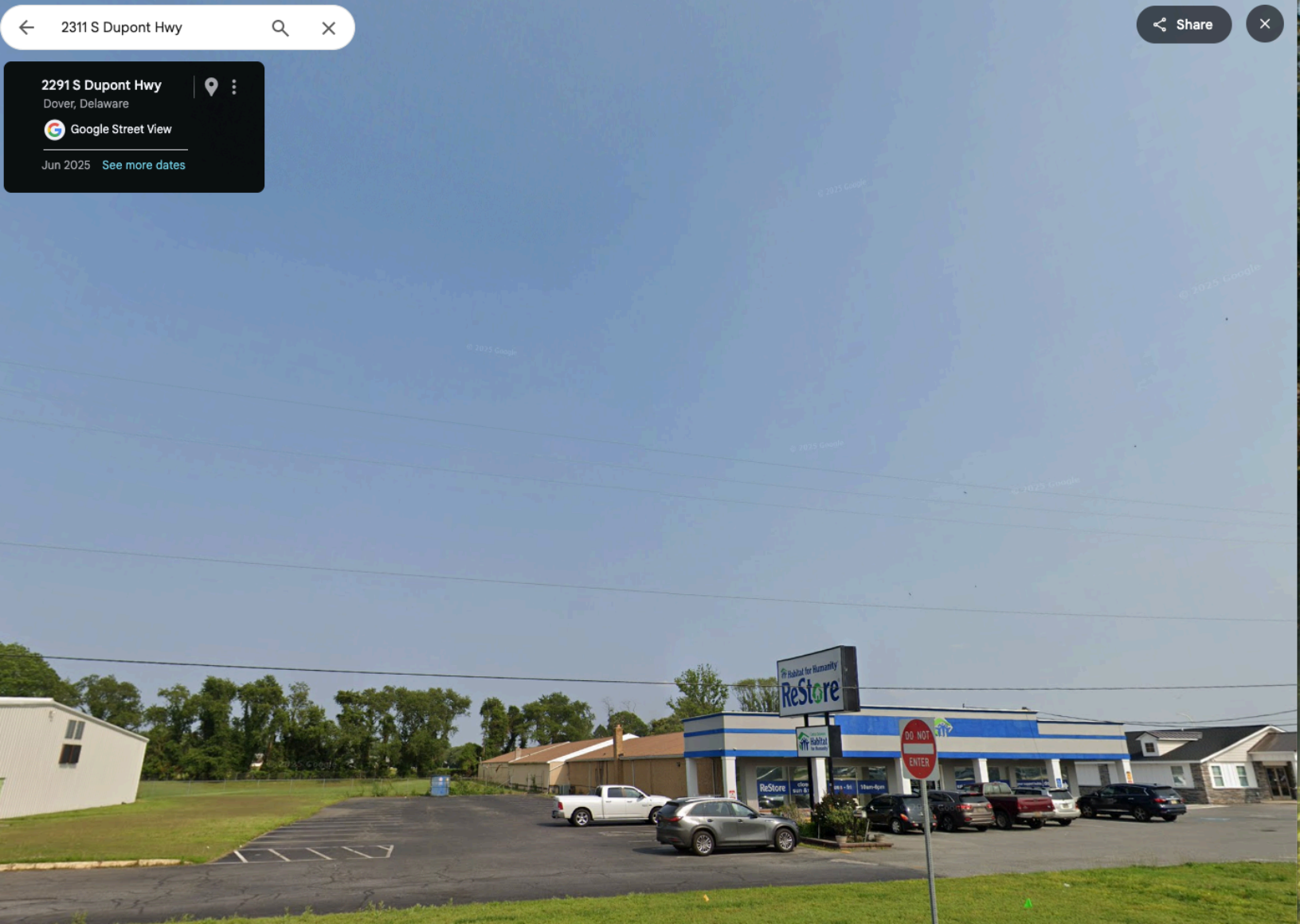


2291 S Dupont Hwy

Dover, Delaware

 Google Street View

Jun 2025 [See more dates](#)





2319 S Dupont Hwy

Dover, Delaware



Google Street View

Jun 2025 [See more dates](#)

