

[REDACTED]

From: Kyle M [REDACTED]
Sent: Friday, December 12, 2025 8:01 AM
To: CZA, Program (MailBox Resources)
Subject: Opposition to Proposed Delaware City Data Center – Non-Compliance with the Coastal Zone Act

Follow Up Flag: Follow up
Flag Status: Flagged

Dear DNREC Review Team,

I am writing to formally express my opposition to the proposed data center near Delaware City and to urge DNREC to determine that the project is fully subject to the Delaware Coastal Zone Act (CZA). Based on the intent, language, and precedent of the CZA, this project should not be permitted.

1. The project clearly falls within the CZA’s definition of heavy industrial use.

Although marketed as a “data center,” the project includes large-scale energy-intensive operations, extensive mechanical systems, and infrastructure with significant environmental footprint—placing it squarely within the industrial activities that the Coastal Zone Act was designed to restrict. The CZA does not assess facilities based solely on their name or industry category; it evaluates the impact and character of the operation. This project’s size, energy demands, and emissions-related risks make it incompatible with the allowed uses in the coastal zone.

2. The Act explicitly prohibits new heavy industry in Delaware’s coastal zone.

The intention of the Coastal Zone Act was to prevent exactly this type of new industrial development from encroaching on Delaware’s fragile coastal environment. The area around Delaware City is already home to significant industrial pressure points. Introducing a project of this scale would violate both the letter and the spirit of the law — the law was meant to protect these diminishing areas from further industrialization.

3. The environmental risks are incompatible with CZA protections.

A data center of this size requires substantial power generation, backup diesel infrastructure, and cooling water systems. These requirements increase:

- Air emissions and particulate pollution
- Noise pollution
- Strain on local water resources
- Hazardous waste from battery and generator systems
- Risk of spills or leaks

Under the CZA, projects with this environmental footprint cannot be sited in protected coastal areas without undermining the Act’s core purpose.

4. The proposed site lies squarely within the Coastal Zone boundary.

Because the proposed location resides within a designated prohibited use area under the CZA, it automatically triggers CZA applicability and review. DNREC has a duty to apply the Act consistently, and exempting this project would set a concerning precedent for future industrial expansion inside the protected corridor.

5. The Act's purpose is long-term environmental and community protection—not short-term industrial development.

Delaware's Coastal Zone is a unique environmental asset, and once sacrificed, it cannot be recovered. Residents of Delaware City and surrounding communities already bear disproportionate industrial impacts. The CZA was enacted to prevent new industrial burdens in these exact communities.

For these reasons, I respectfully request that DNREC:

- Determine that the proposed data center constitutes a prohibited new heavy industrial activity under the Coastal Zone Act; and
- Deny any permits or certifications that would allow its construction within the coastal zone.

Thank you for your attention to this matter and for your continued commitment to upholding the protections of the Coastal Zone Act. I appreciate the opportunity to comment and urge DNREC to safeguard Delaware's environmental future by rejecting this proposal.

Sincerely,

Kyle M. [REDACTED]

[REDACTED]

[REDACTED]