

April 2, 2026

ERI Project No. 0004-0559

Mr. Todd Schaible, Chief  
Regulatory Branch, Philadelphia District  
U.S. Army Corps of Engineers  
Wanamaker Building  
100 Penn Square East  
Philadelphia, PA 19107-3390

Attn: Mr. James Colligan, Dover, Delaware Field Office, Philadelphia District

**Re: Department of the Army Individual Permit**  
Tax Map Parcel 234-34.11-32.00  
Indian River Hundred, Sussex County, Delaware  
*Applicant:* Mr. Joseph Romano

Dear Mr. Schaible,

Environmental Resource Insights (ERI) is writing to you on behalf of the applicant, Mr. Joseph Romano, in order to request a Department of the Army (DOA) Individual Permit involving the installation of a proposed boat lift within the Indian River located in the Indian River Hundred, Sussex County, Delaware. The site is identified as Sussex County Tax Map: 2-34-34.11, Parcel: 32.00.

The proposed activities consists of the installation of a 10 foot wide by 14 foot long, 12,000 pound capacity boat lift supported on four piles located on the eastern end of the existing boat docking facility (pier). There are currently two individual mooring piles located on the east side of the pier that will be removed during maintenance activities that will be conducted under a Corps of Engineers Nationwide Permit No. 3 (*Maintenance*).

I have applied to the Wetlands and Waterways Section for a Subaqueous Lands Permit and to the DNREC Coastal Zone Management Program for a coastal zone consistency determination.

Upon your review of the enclosed application, please let me know if you or your staff need any additional information in support of this request. On behalf of the applicant, thank you in advance for your time and attention to this request.

Romano Boat Lift Installation

April 2, 2026

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Sincerely,

ENVIRONMENTAL RESOURCE INSIGHTS



Edward M. Launay

Senior Professional Wetland Scientist No. 875

Corps of Engineers, Certified Wetland Delineator WDCP93MD0510036B

Enclosures: 8.5-inch by 11-inch Project Plans, Sheets 1 through 3  
Eng Form 6082  
Preconstruction Notification and General Conditions Summary  
Copies of Agency Preconstruction Notification with Certified Mail Receipts

Cc: Mr. Joseph Romano

April 3, 2026

ERI Project No. 0004-0559

Regulatory Program Manager  
Delaware Coastal Management Program  
Department of Natural Resources & Environmental Control  
100 W. Water Street, Suite 7B  
Dover, Delaware 19904

**RE: Romano Boat Lift Installation  
Delaware Costal Zone Consistency Determination  
Delaware Coastal Management Program - Department of Army Individual Permit  
Tax Map Parcel 234-34.11-32.00  
Indian River Hundred, Sussex County, Delaware  
Applicant: Mr. Joseph Romano**

Dear Regulatory Program Manager,

Environmental Resource Insights (ERI) is writing on behalf of Mr. Joseph Romano to provide you with the Department of the Army Permit Application and plans for the proposed boat lift. The proposed 10 foot wide by 14 foot long, 12,000 pound capacity boat lift will be installed immediately adjacent to the eastern side of the existing boat docking facility (pier) subsequent to the in-kind repair and replacement of the existing pier conducted under a Corps of Engineers Nationwide Permit No. 3 (Maintenance).

The project description and a response to applicable Coastal Zone Management Program Policies is provided in the attached Coastal Zone Management Act Federal Consistency Form. The applicant requests issuance of a Coastal Zone Consistency Determination from your program.

Upon your review of this information, I am available at your convenience should you have any additional questions.

Sincerely,

ENVIRONMENTAL RESOURCE INSIGHTS



Edward M. Launay  
Senior Professional Wetland Scientist No. 875  
Corps of Engineers, Certified Wetland Delineator WDCP93MD0510036B

Enclosures: Department of Army Application  
8 ½" x 11" Project Plans  
CZMA Federal Consistency Form

Cc: Mr. Joseph Romano  
Mr. James Colligan, ACOE



17. DIRECTIONS TO THE SITE

Heading northeast on John J Williams Highway (DE-24 E) toward Rd 310, turn right onto Layton Davis Rd and continue for 1.2 miles before turning left onto River Road (Rd 312). The project location is approximately 0.3 miles away on the right side of River Road.

18. Nature of Activity (Description of project, include all features)

The project proposes to install a 10 foot wide by 14 foot long, 12,000 pound capacity boat lift supported by four pilings on the east side of the existing pier.

19. Project Purpose (Describe the reason or purpose of the project, see instructions)

The project purpose is to provide the applicant with a boat lift for the safe mooring of a personal recreational vessel.

**USE BLOCKS 20-23 IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED**

20. Reason(s) for Discharge

This project does not propose any discharge of dredged or fill material.

21. Type(s) of Material Being Discharged and the Amount of Each Type in Cubic Yards:

Type Amount in Cubic Yards	Type Amount in Cubic Yards	Type Amount in Cubic Yards
-------------------------------	-------------------------------	-------------------------------

22. Surface Area in Acres of Wetlands or Other Waters Filled (see instructions)

Acres  
or  
Linear Feet

23. Description of Avoidance, Minimization, and Compensation (see instructions)

There is no proposed discharge of dredged or fill material.

24. Is Any Portion of the Work Already Complete?  Yes  No IF YES, DESCRIBE THE COMPLETED WORK

25. Addresses of Adjoining Property Owners, Lessees, Etc., Whose Property Adjoins the Waterbody (if more than can be entered here, please attach a supplemental list).

a. Address- George & Pauline Porter Trustee Revoc. - 12356 Harbour Ridge Blvd

City - Palm City State - FL Zip - 34990

b. Address- Ira & Monica Brittingham CO-TTEES REV TR - 22339 Sussex Pines Rd

City - Georgetown State - DE Zip - 19947

c. Address-

City - State - Zip -

d. Address-

City - State - Zip -

e. Address-

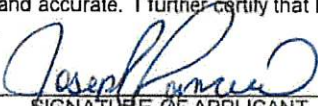
City - State - Zip -

26. List of Other Certificates or Approvals/Denials received from other Federal, State, or Local Agencies for Work Described in This Application.

AGENCY	TYPE APPROVAL*	IDENTIFICATION NUMBER	DATE APPLIED	DATE APPROVED	DATE DENIED
ACOE	Nationwide Permit 3		Pending	Pending	
DNREC	Subaqueous Lands		02/23/2025	Pending	

\* Would include but is not restricted to zoning, building, and flood plain permits

27. Application is hereby made for permit or permits to authorize the work described in this application. I certify that this information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.

  
SIGNATURE OF APPLICANT

4/13/26  
DATE



SIGNATURE OF AGENT

4/16/2026  
DATE

The Application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly authorized agent if the statement in block 11 has been filled out and signed.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.

APPENDIX A

**EXISTING DOCKING FACILITY  
TAX MAP PARCEL 234-34.11-32.00  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DE**

**COASTAL ZONE MANAGEMENT CONSISTENCY STATEMENT**

The proposed activity complies with and will be constructed in a manner consistent with the approved Coastal Zone Management Program of Delaware.



---

Joseph Romano

4/13/26

Date

APPENDIX B

**ADDRESSES OF LOCAL POST OFFICE AND NEWSPAPERS**

U.S. POST OFFICE  
100 MAIN ST  
MILLSBORO, DE 19966

NEWS JOURNAL  
NEWS JOURNAL MEDIA GROUP  
P. O. BOX 15505  
WILMINGTON, DE 19850-9831  
302-324-2424 (Classifieds)  
302-324-2500 (General #)











SUSSEX COUNTIAN  
1196 SOUTH LITTLE CREEK ROAD  
P. O. BOX 664  
DOVER, DE 19903  
302-856-0026 (General #)  
1-800-942-1616 (Classifieds)



# Sussex County



<b>PIN:</b>	234-34.11-32.00
<b>Owner Name</b>	ROMANO NICOLE
<b>Book</b>	6072
<b>Mailing Address</b>	32046 RIVER RD
<b>City</b>	MILLSBORO
<b>State</b>	DE
<b>Description</b>	WHIT'S POINT
<b>Description 2</b>	LOT 22 PARCEL
<b>Description 3</b>	S/RT 312
<b>Land Code</b>	

-  Tax Parcels
-  911 Address
-  Streets
-  County Boundaries
-  World Imagery
-  Low Resolution 15m Imagery
-  High Resolution 60cm Imagery
-  High Resolution 30cm Imagery
-  Citations
-  30cm Resolution Metadata

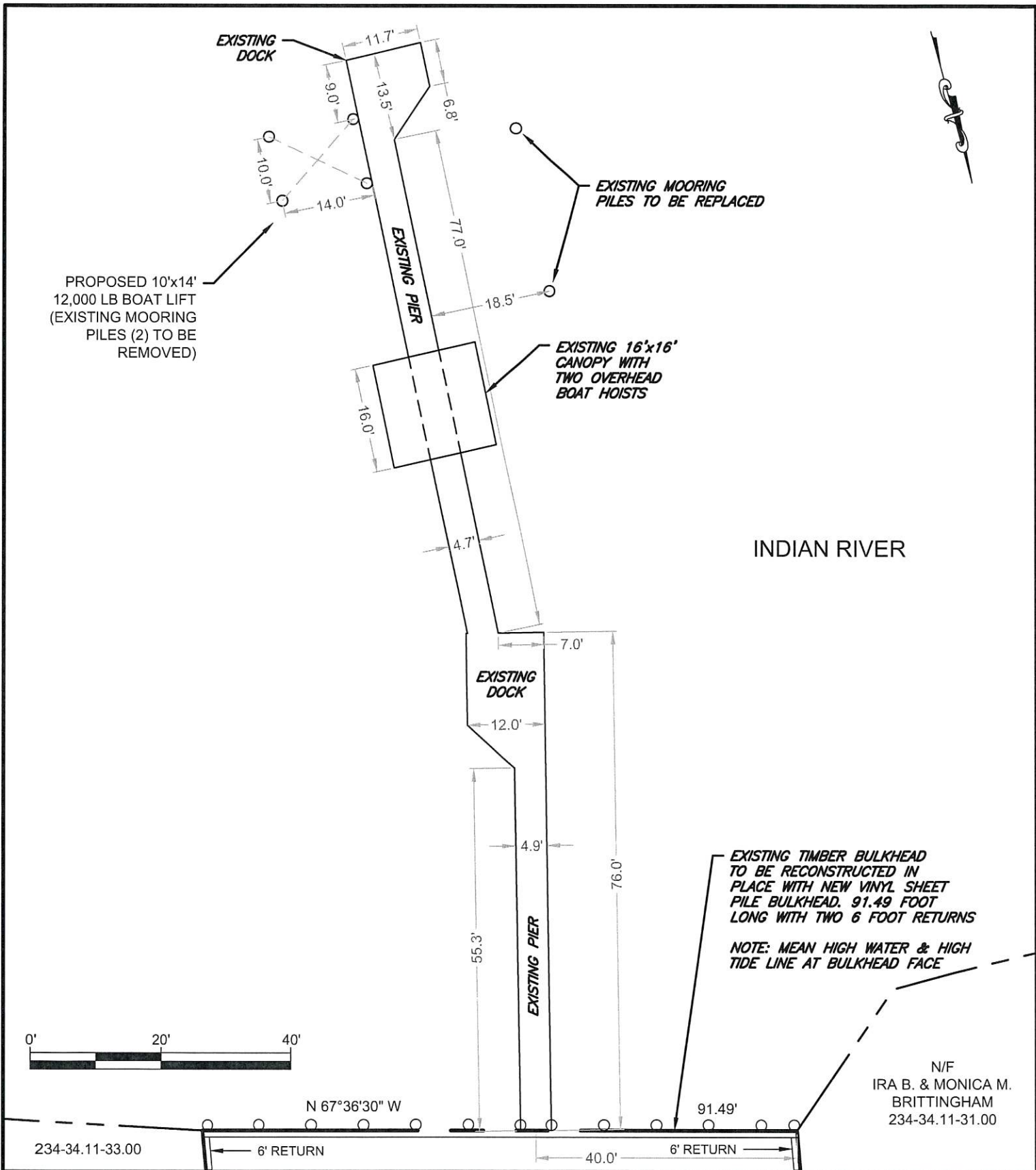




Date:	APRIL, 2026
Scale:	1" = 1000'
Dwn.By:	KWW
Proj.No.:	0004-0559
FRANKFORD QUAD.	
Dwg.No.:	1

**ROMANO BOAT DOCKING  
 FACILITY MAINTENANCE**  
**USGS TOPOGRAPHIC MAP**  
 TMP: 234-34.11-32.00  
 INDIAN RIVER HUNDRED  
 SUSSEX COUNTY, DELAWARE

**ERI** ENVIRONMENTAL  
 RESOURCE  
 INSIGHTS  
 A DIVISION OF DAVIS, BOWEN & FRIEDEL, INC.



Date:	APRIL 2026
Scale:	1" = 20'
Dwn.By:	KWW
Proj.No.:	0004-0559
PIER PLAN	
Dwg.No.:	2

**ROMANO**

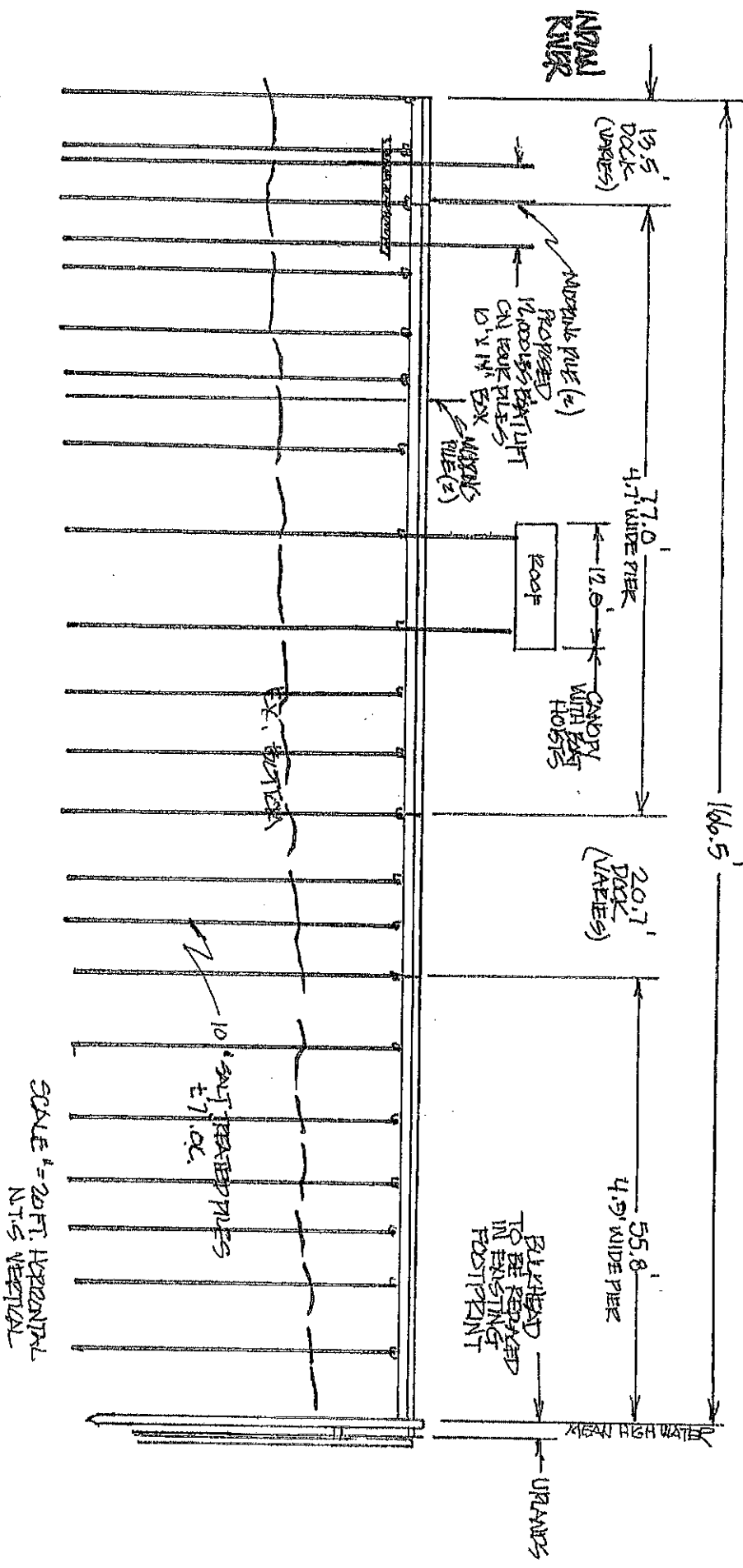
**IN-KIND PIER RECONSTRUCTION AND  
PROPOSED BOAT LIFT**

TAX MAP PARCEL 234-34.11-32.00  
INDIAN RIVER HUNDRED  
SUSSEX COUNTY, DE

**ERI** ENVIRONMENTAL  
RESOURCE  
INSIGHTS

A DIVISION OF DAVIS, BOWEN & FRIEDEL, INC.

N/F  
IRA B. & MONICA M.  
BRITTINGHAM  
234-34.11-31.00

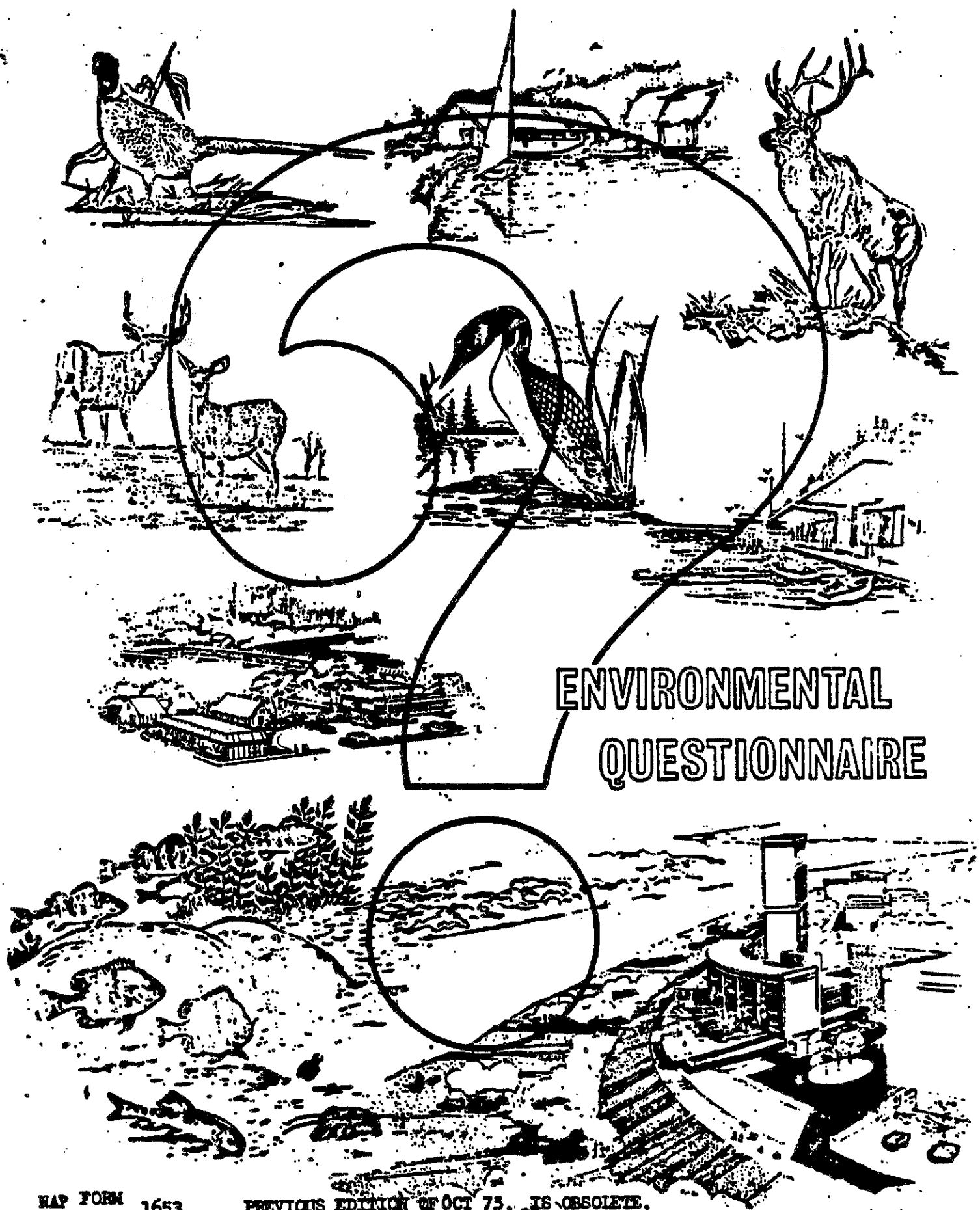


ROMANO PIER CROSS SECTION  
 IN-KIND PIER RECONSTRUCTION & PROPOSED EASANT LIFT  
 TAX MAP PARCEL 234-34.11-32.00 INDIAN RIVER HUNDRED  
 SUSSEX COUNTY, DELAWARE

SCALE 1" = 20 FT. HORIZONTAL  
 N.T.S. VERTICAL

APRIL 2016

SHEET 3



ENVIRONMENTAL  
QUESTIONNAIRE

NAP FORM 1653  
OCT 81

PREVIOUS EDITION OF OCT 75, IS OBSOLETE.

ENVIRONMENTAL QUESTIONNAIRE  
FOR CORPS OF ENGINEERS PERMIT APPLICATIONS  
Philadelphia District, Corps of Engineers  
Philadelphia, Pennsylvania 19107  
CENAP-OP-R

INTRODUCTION AND INSTRUCTIONS

The District Engineer is required by law to assess the initial, cumulative, and long-term effects of any proposed permit on all aspects of the environment.

To speed the analysis of the probable impact of the proposed work, each applicant is required to submit appropriate environmental data as part of a permit application. We ask that you provide a thorough description of your proposed project and answer each question as it applies to the work and the results of that work. Complete and accurate answers will prevent unnecessary delays in processing your permit application.

Parts I and II will be filled out by all applicants. Part I is self-explanatory. In Part II, the Environmental Impact Checklist, you should indicate the impacts of your project on all aspects of the environment that are listed. Use the space under "Qualifying Remarks" to indicate the specific impacts that your project will have. This may include types of plants or animals affected, specific adverse, beneficial, or mitigative effects, changes to existing conditions, etc. Although space for answers has been provided, you may wish to supply additional information on attached pages. If you do not anticipate an impact on a certain item, simply place a check in the "No" column.

Part III will be filled out by all applicants applying for a permit to perform dredging.

Part IV will be filled out by all applicants applying for a permit to perform filling operations. This includes activities such as filling behind bulkheads.

Refer any questions you may have concerning this supplemental form to the Regulatory Branch at (215) 656-6728.

## PART I

### I. PROJECT DESCRIPTION:

- A. General Site Location: Accurately locate the project site with respect to State, county, or other subdivision, and in relation to streams and rivers.

The project lies in an unincorporated area of Sussex County in the Indian River Hundred near the City of Millsboro, DE. The project is located within the Whit's Point residential subdivision and fronts the northern shoreline of the Indian River.

- B. Specific Site Locations: Completely locate the project site with respect to cove, creek, property owner, plot number, etc.

The subject parcel is identified in Sussex County records as tax map parcel 234-34.11-32.00. The site address is 32046 River Road, Millsboro, DE 19966. The proposed activity involves the installation of a boat lift adjacent to the existing boat docking facility.

- C. Description of Proposed Action: Carefully describe the action proposed, including the method of construction, equipment, and materials to be used. Details in your description are important. Attach additional sheets if necessary.

The proposed project involves the installation of a 10 foot wide by 14 foot long, 12,000 pound capacity boat lift supported on four pilings to be installed on the eastern end of the existing boat docking facility. See attached sheet for detailed project description. (See attached sheet)

- D. Purpose of Proposed Action: Define the purpose of the proposed structure or work. For example, the purpose of bulkheading may be to stabilize an eroding bank; whereas, the purpose for a pier may be for the mooring of a private boat, for access to a public or private facility, for a marina, or for another purpose.

The purpose of the proposed action is to provide the applicant with a boat lift for the safe mooring of a personal recreational vessel.

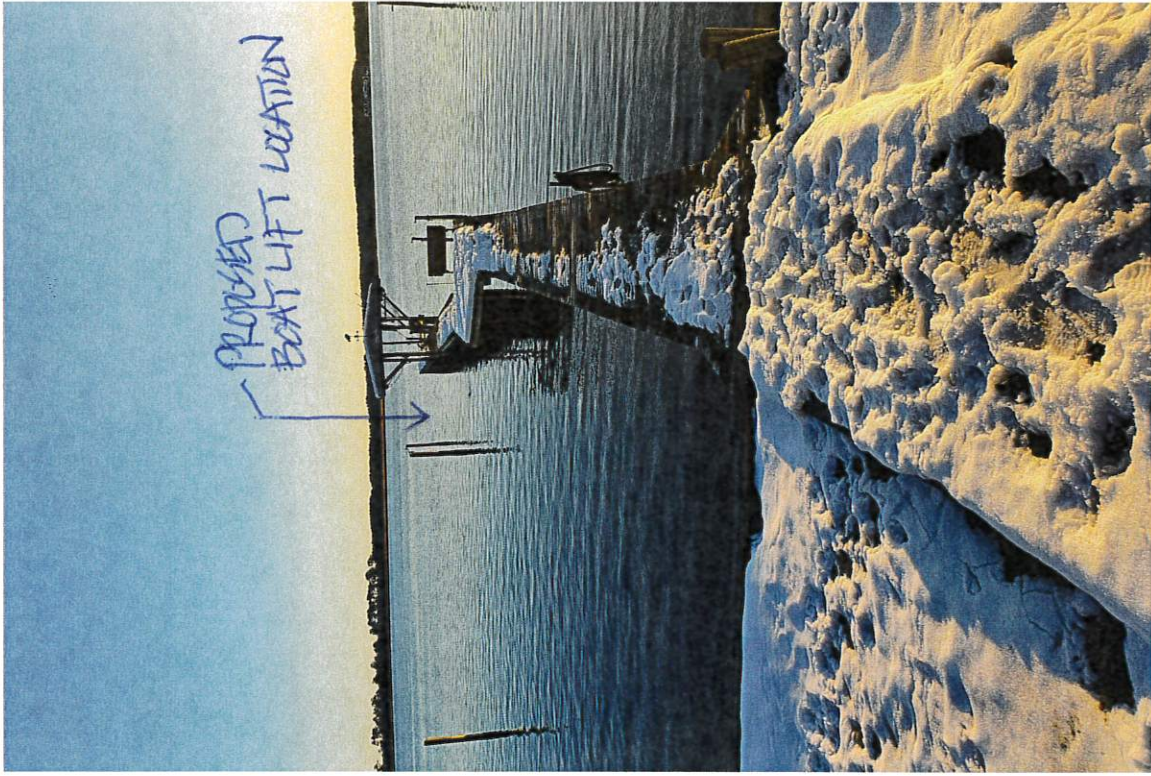
- E. Submit color photographs of the site, with explanations of the views shown (prints only). Photographs help us to better understand your project. The more photographs you provide, the easier it is to understand and process your application.

Photographs have been provided.

**Part I, Item C – Description of Proposed Action**

The proposed activity consists of the installation of a 10 foot wide by 14 foot long, 12,000 pound capacity boat lift supported by four pilings. The proposed boat lift will be located adjacent to the east side of the existing boat docking facility (pier). Currently, there are two individual mooring piles located on the east side of the pier that are proposed to be removed subsequent to the in-kind repair and replacement of the existing pier to be conducted under a Corps of Engineers Nationwide Permit No. 3 (*Maintenance*).

The proposed boat lift will not be adding a new mooring location to the existing pier. The mooring location associated with the two mooring pilings to be removed will be replaced with the proposed boat lift.



Existing Pier 1/13/2025



PER STOREURE - NUP 3 (MAINTENANCE REPAIR)  
BOAT LIFT - DOA PERMIT

**PART II – ENVIRONMENTAL IMPACT CHECKLIST**

ENVIRONMENTAL IMPACT	YES	NO	QUALIFYING REMARKS
<b>A. Physical</b>			
1. Topography	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Geological Elements and Leaching	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Air	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project is located at an existing developed lot
5. Handling of Hazardous Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Only suitable materials will be used.
6. Spoil Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No dredging is proposed.
7. Sewage and Solid Wastes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Applicant residence is located on site.
<b>8. Water Resources</b>			
a. Water Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Only marine grade materials will be used.
b. Hydrography, Circulation, Littoral Drift.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Daily flushing occurs at this location
c. Ground Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>B. Biological</b>			
<b>1. Vegetation</b>			
a. Terrestrial	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No tree clearing is required to develop project.
b. Aquatic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No SAV present.
<b>2. Fish and Wildlife</b>			
a. Mammals	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Birds	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Amphibians	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Reptiles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e. Fish	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proposed in water work will be conducted in accordance with any time of year restrictions
f. Shellfish	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indian River is closed to shellfishing.
g. Invertebrates	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Rare or Endangered Species	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No suitable habitat present. No wetlands are found at the project location.

ENVIRONMENTAL IMPACT	YES	NO	QUALIFYING REMARKS
<b>C. Cultural</b>			
1. Land Use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project serves an existing lot in a long standing subdivision. Boat lifts are a permitted use.
2. Population Density and Trends	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project is at an existing long standing residential lot.
3. Regional Development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Historic Places	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Archaeological Sites	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Aesthetics	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Boat lift will be located adjacent to an existing docking facility
7. Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. Transportation Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Recreation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The applicant will be provided with recreational water access commonly enjoyed by neighboring properties.
10. Public Health	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>D. Other Factors</b>			
1. Secondary Effects	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed lift installation will result in only short term construction.
2. Controversiality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Is significant dredging involved?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No dredging is proposed.
4. Is significant filling involved?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No fill required

### Part III

#### Considerations of a Dredging Proposal:

A. Describe characteristics and locations of the proposed dredged material disposal site. Provide photographs.

No dredging is proposed.

B. Is there a comprehensive plan for disposal sites that takes into account the accumulative effect over time and the decreasing amount of suitable sites for disposal?

C. Describe the present land use of the disposal site.

D. Describe characteristics of the material to be disposed, including:

1. Physical source of material (i.e. sand, silt, clay, etc.) Give percentages of the various fractions if available.

2. Chemical composition of material: Many areas, especially marinas, highly industrialized areas, etc., have sediments with high concentrations of pollutants (chemicals, organic material, etc.). These materials may be re-suspended or reintroduced into the water and result in serious environmental damage. If your proposed dredging is in an area such as described above, a chemical analysis of the material to be dredged should be provided.

3. Dewatering properties of the material to be disposed.

4. Compactability of material and settling rates of material to be disposed.

5. Dredging and disposal schedule to insure that operations do not degrade water quality during times of anadromous fish migration.

E. When the project involves land disposal, discuss the following:

1. Method of disposal to be utilized, i.e., pipeline discharge, barge, hopper (underway or stationary).

2. Describe method of dredged material containment (i.e. embankment, behind bulkhead, etc.)

3. What type of leachates will be produced from the spoil material and what is planned for protection of the groundwater?
4. Methods to insure that spoil water does not adversely affect water quality, both during construction and after completion of the project.
5. Provisions for monitoring during discharge: water quality, sediment transport, and precautions to prevent "short-circuiting" dumping.

F. Consider and discuss the following for water disposal:

1. Describe methods to be used for water disposal, including volumes and site selection.
2. Describe the existing water characteristics at the site, including chemical analysis for water quality.

G. Discuss the frequency and amount of maintenance dredging which will be required; discuss the resulting impacts.

H. Alternatives.

1. Discuss all alternatives to the project, including the "no action" alternative.

A "no action" alternative will preclude the homeowner to enjoy riparian access commonly enjoyed by neighboring properties.

2. Discuss alternative types and methods of dredging and disposal, such as pipeline discharge, barging, or hopper method.
3. Discuss alternatives to dredging.
4. Discuss alternative areas of sites for spoil disposal.
5. Discuss impact of port docking patterns upon the demand for dredging. Can alternative patterns reduce the amount of dredging required to support port operations?
6. Support alternative means of construction that would prevent or minimize water quality degradation using EPA standards for guidance.
7. State in detail impacts resulting in alternative locations for the proposed project.

## Part IV

### CONSIDERATIONS OF A FILLING PROPOSAL:

A. Describe in detail the existing characteristics of the area proposed for filling (i.e. aquatic area, marsh, mudflat, swamp, etc.). In your description, be sure to include the types of vegetation present and the types of animals that use the area. Provide photographs.

No fill is proposed.

B. Give the following information in regard to the project size:

1. Total area to be filled.
2. Size of underwater area to be filled.
3. Area of intertidal zone to be filled.
4. Area of wetlands to be filled.
5. Proposed height of fill.
6. Volume of material that will be used in filling.

C. Describe in detail the material to be used as fill including as follows:

1. Type of fill to be used (sand, stone, rubble, etc.). If the material is a composite (i.e., rubble), list the types of materials it will contain.
2. Give the specific location of the source of this material.
3. What types of leachates will be produced from the fill material and what is planned for protection of surface and groundwater?

D. Carefully describe the method of fill, including the following:

1. Method of fill placement, including equipment used in deposition and grading.
2. Method of stabilization of banks from erosion, sloughing, wave action, boat wakes, etc.
3. Method of stabilization of the surface of the fill.

4. Length of time needed for completion of the project. State if filling will be continuous, intermittent, etc.
5. Method of controlling turbidity when filling an underwater area.

E. Purpose of the Project:

1. What is the intended use of the filled area?
2. What structures, if any, will be constructed on the fill?
3. What benefits would you gain from the proposed fill?

F. Alternatives

1. Discuss the "no action" alternative and how this would affect your present and future plans for the development of the area.
2. Discuss alternative locations for the proposed fill.
3. Discuss the use of elevated structures (i.e. causeways, elevated platforms, etc.) in place of the proposed fill.
4. Discuss any other alternatives you have considered prior to formulating the presently submitted proposal.