

February 17, 2025

ERI Project No. 004-0518

Mr. Matthew Jones, Program Manager  
Delaware Department of Natural Resources & Environmental Control  
Division of Water Resources  
Wetlands and Subaqueous Lands Section  
89 Kings Highway  
Dover, Delaware 19901

**RE: Transfer of Subaqueous Lands Lease SL-388/04  
Tax Map Parcel 134-22.00-10.00  
Salt Meadows Condominium Association, Inc.  
Baltimore Hundred, Sussex County, Delaware**

Dear Mr. Jones,

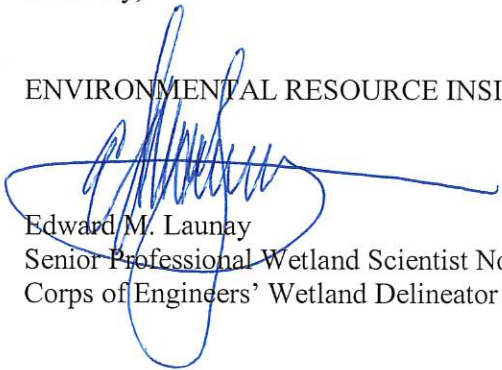
Environmental Resource Insights (ERI) is writing you as the agent for the Salt Meadows Condominium Association, Inc. on the matter of renewing Subaqueous Lands Lease SL-388/04. On January 26, 2005 the Department approved the installation of a docking facility to serve the community as described in the lease issued to Coastal Development, LLC who was the original developer of the project. Since that time under the Declaration of Condominium filed as part of the Sussex County approved record plat for the townhouse community, the Salt Meadows Condominium Association operates the dock and community open space. You will find letters to that effect from Ms. Kathy Lee Kahler Lambrow, Association President and Mr. John Valliant, the original developer.

Also enclosed is an as-built survey of the docking facility which confirms the size of the existing structure. The only item of difference noted is the pier length being 96 feet channelward of mean high water, rather than 100 feet. As requested, the new lease should be in the name of Salt Meadows Condominium Association, Inc. There is no deed for the open space as that was created by recordation of the Sussex County approved record plat.

Should you need any additional information, I am available at your convenience.

Sincerely,

ENVIRONMENTAL RESOURCE INSIGHTS



Edward M. Launay  
Senior Professional Wetland Scientist No. 875, Society of Wetland Scientists  
Corps of Engineers' Wetland Delineator Certification No. WDCP93MD0510036B



## Lease Renewal Application

for Structures/Fill in Public Subaqueous Lands



In order to ensure that your lease renewal application is processed in a timely manner, please be sure to provide complete, accurate, and current information for each of the questions below. Incomplete applications may be returned for additional information which will delay the renewal process. This application will be placed on public notice with a 20 day public comment period following publication. Remember that a valid lease is required to continue to maintain your structures/fill on public land. If you need assistance or have any questions about this application or the renewal process, please don't hesitate to contact the Wetlands and Subaqueous Lands Section at 302/739-9943.

### 1. Applicant Information (mailing address and contact information)

Name: Salt Meadows Condominium Association Inc. Attn: Kathy Kahler, Association President	Telephone: 302-539-7511
Address: PO Box 309	
City/Zip: Bethany Beach, DE 19930	Email: <a href="mailto:KKahler@Kahler-associates.com">KKahler@Kahler-associates.com</a>

### 2. Existing Authorized Structures/Fill

Please fill in the dimensions for all of your leased structures/fill (i.e. docks, piers, boatlifts, boat ramps, etc.). The dimensions identified below should describe the structures/fill as they exist today. If the list below does not include your authorized structure, please identify the structure(s) in the blank space provided or on a separate page.

Object	Length	Width	Linear Object	Linear Feet	Diameter
DOCK	52'	4'			
PIER	96'	4'			
PIER	28'	3.7-4.0'			
Freestanding Piles	Quantity: 7		Boat/PWC Lifts	Quantity:	

3. Please provide the distance between the point on your structure which is the farthest channelward and the nearest navigation channel, whether the channel is marked or not:  
+/- 850          feet.  
\_\_\_\_\_

4. Project Location/Address (so that we can find the property)

Street Address Tax Parcel: 134-22.00-10.00 near 401160 Salt Meadows Drive	
<i>(Please do not use a PO Box or Lot # unless that number is visible somewhere on the property.)</i>	
City/Zip: Fenwick Island, Delaware 19944	Subdivision: Salt Meadows
Waterbody: Little Assawoman Bay	

5. Please provide directions from the nearest State or county roads (for example, 1.3 miles north of State Route 99 on county road 999). List a permanent landmark if one is nearby.

From SR26 and SR1, proceed 4.0 miles south and turn right onto Salt Meadow Drive. Continue To the of Salt Meadow Drive and follow the walking path to the waterfront.

6. Please list the name and complete mailing address of the adjacent property owners contiguous to your parcel on all sides (attach extra sheets if necessary).

Name: SEE ATTACHED SHEET (Available in Excel format on request)	Name:
Street Address:	Street Address:
City/Zip:	City/Zip:

7. Please describe the purpose/use of the structure. If it is a dock and/or pier, identify the number of vessels typically berthed there.

Docking Facility

First Owner	Second Owner	Address Line 1	Address Line 2	Town	State	Zipcode
STATE OF DELAWARE	-	PO BOX 778	-	DOVER	DE	19903
OLIVER W CROPPER INC	-	39074 W OLIVER CIR	-	FENWICK ISLAND	DE	19944
SEATOWNE HOMEOWNERS ASSOCIATION	-	% SEASCAPE PROP MANAGEMENT	-	LEWES	DE	19958
NICHOLAS KIRSCH	-	1619 21ST ST NW	-	WASHINGTON	DC	20009
JOSEPH F DONOHOW	CYNTHIA C DONOHOW	2310 14TH ST N	APT 401	ARLINGTON	VA	22201
SHLOSSMAN PHILIP & WENDY	-	17 STABLE CT	-	WILMINGTON	DE	19803
PATRICK J LAFRANKIE	JENNIFER LAFRANKIE	11 DEER RUN	-	NEWARK	DE	19711
SANDRA L SEIBOLD	-	15 HAWTHORNE ROAD	-	WYOMISSING HILL	PA	19609
JASON J MATTIOLI	REBECCA SUE MORRISON-MATTIOLI	14 CAMBRIDGE CIR	-	PITTSFORD	PA	18641
FOURSQUARE HOMES LLC	-	30869 HICKORY HILL RD	-	MILLSBORO	DE	19966

8. Please fill in your County Tax Parcel Number. If you do not know the number contact your County's Recorder of Deeds at the phone numbers provided or find the information online from your counties website. See the example, below.

Example based on the fictitious tax parcel identification number "1-51-37-00-0026-01-0000" from Sussex County:

-   -   .   -     .   -

←---district---→ ←-----map-----→ ←-----parcel-----→ ←-----unit-----→

**New Castle County:** (302) 395-7700

<http://www.nccde.org/parcelview/>

-    .   -    .  -

←district→ ←-----map page number-----→ ←-----parcel number-----→ ←-----subparcel-----→  
*required required required if relevant*

**Kent County:** (302) 744-2300

<http://400.co.kent.de.us/PropInfo/PIMap.HTM>

.   -   -   -  -   .

←---map page number---→ ←-hundred-→ ←-town-→ ←block→ ←-----lot number-----→  
*required required if relevant required required*

**Sussex County:** (302) 855-7600

<http://www.sussexcountyde.gov/e-service/propertytaxes/>

-   -   .   -     .   -

←---district---→ ←-----map-----→ ←-----parcel-----→ ←-----unit-----→  
*required required required if relevant*



9. Applicant Signature and Certification

I hereby certify that the information on this form and the attached plans are true and accurate to the best of my knowledge. I understand that DNREC may request additional information as necessary to consider this application. I grant permission for the authorized DNREC representative(s) to enter upon the premises for the purpose of inspecting the leased structures during working hours. I will abide by all conditions of the reauthorized lease.

Kathy Lee Kahler Lambrow  
Applicant Signature

2/19/25  
Date

Salt Meadows Condominium Association, Inc.

Attn. Kathy Lee Kahler Lambrow

Applicant Name (Printed or Typed)

Co-Applicant Signature

Date

Co-Applicant Name (Printed or Typed)

10. Agent Authorization

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

I, Salt Meadows Condominium Association, Inc., hereby designate and authorize Edward M. Launay, ERI  
Applicant Name of Agent

to act on my behalf in the processing of the application and to furnish any information that is requested.

Kathy Lee Kahler Lambrow  
Applicant Signature

2/19/25  
Date

[Signature]  
Agent Signature

2/20/2025  
Date

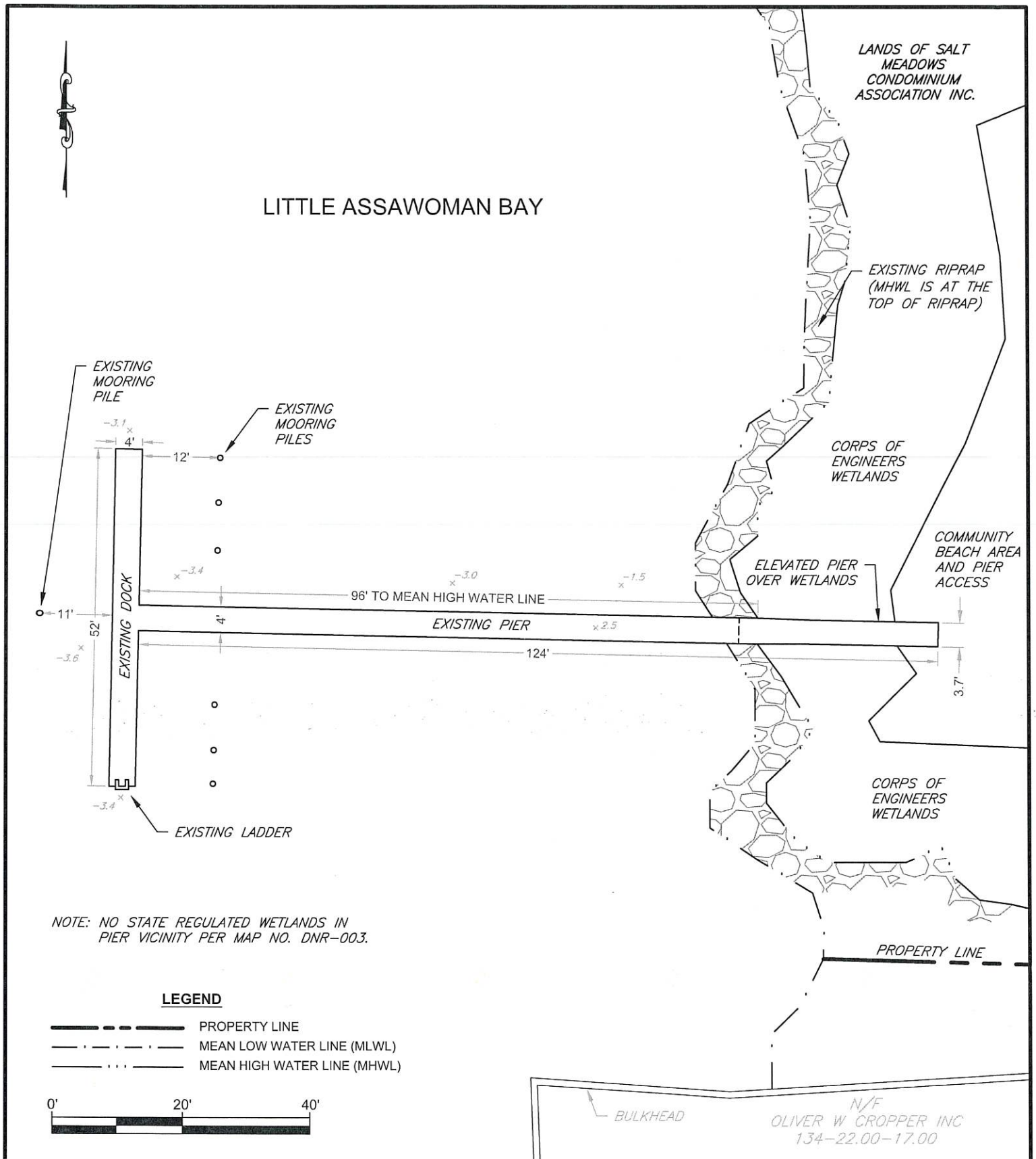
## **FINAL CHECKLIST**

Please include 2 copies of the following items to complete your application:

1. A copy of your property deed and property survey showing all legal boundaries that abut the leased structure(s)/fill.
2. A scaled drawing of the existing structure(s)/fill location. Include the current configuration with all dimensions, piling, and other significant features. Indicate the approximate location of the mean high tide line and the mean low tide line on your drawing.
3. All pages of this renewal form, after completing and signing (be sure to include the original form with original signatures and a copy).
4. The application fee of \$225.00. Checks should be made payable to the State of Delaware.

Return this application with the above information and fee to the following address:

**DNREC  
Wetlands and Subaqueous Lands Section  
89 Kings Highway  
Dover, Delaware 19901**



Date:	FEB 2025
Scale:	1" = 20'
Dwn.By:	KWW
Proj.No.:	4765A001.A01
LEASE RENEWAL	
Dwg.No.:	1

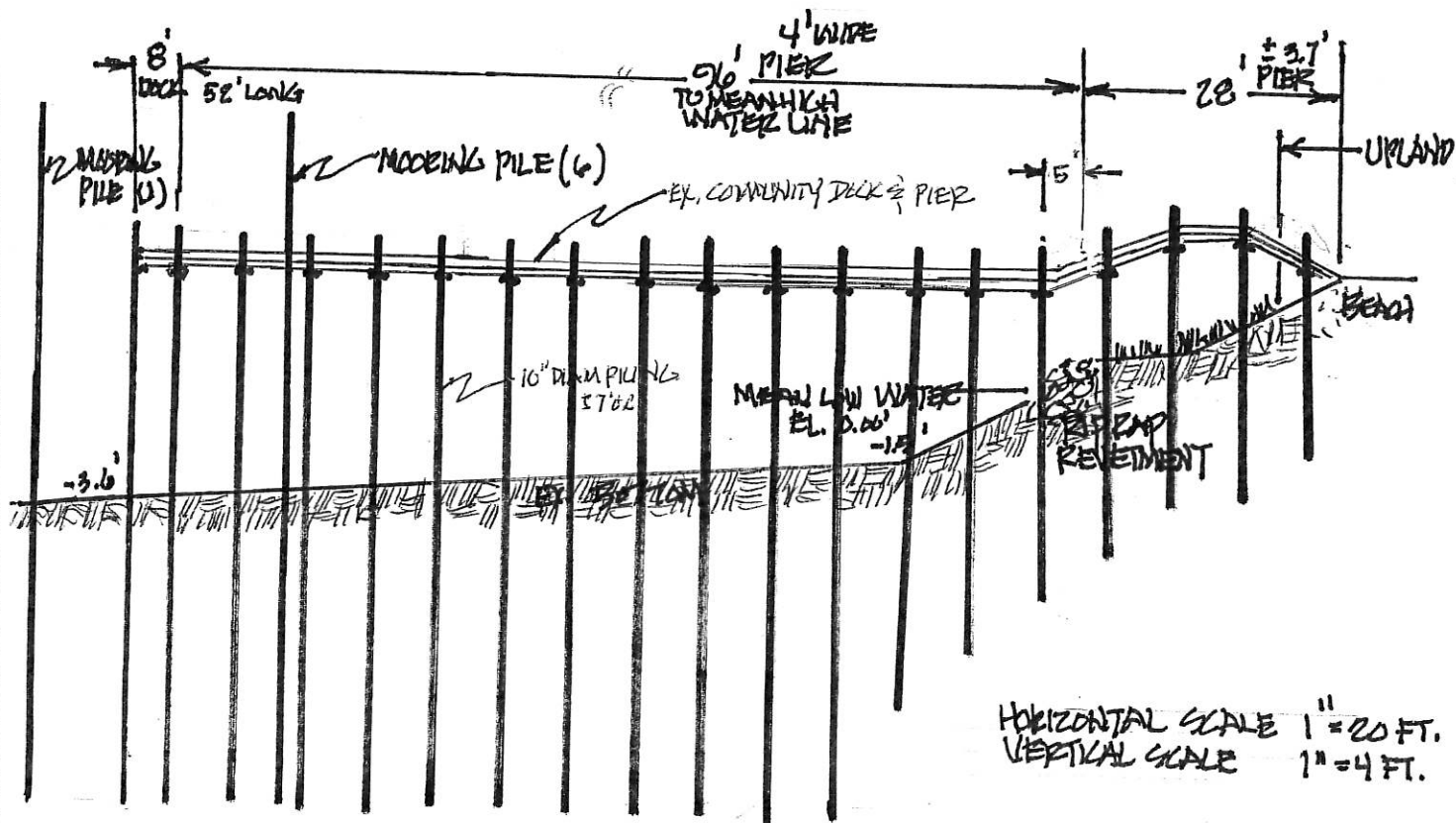
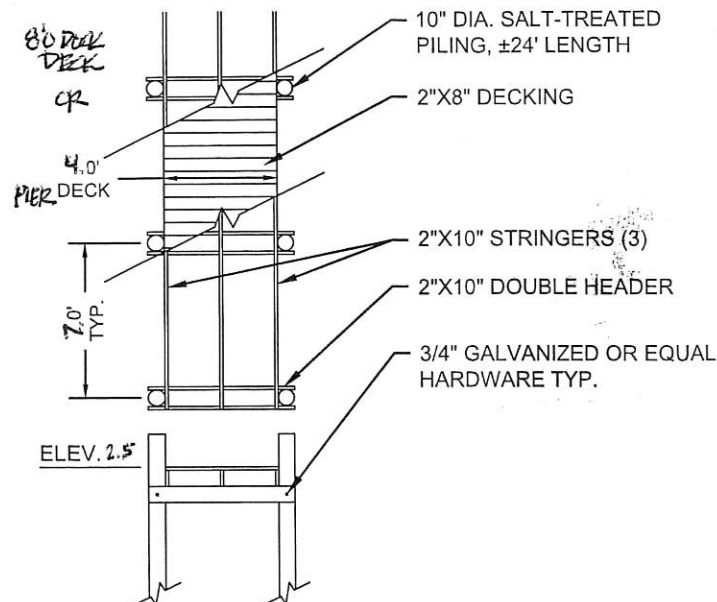
# **SALT MEADOWS CONDOMINIUM LEASE RENEWAL**

TMP: 134-22.00-10.00  
SUSSEX COUNTY, DE

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



# LITTLE ASSAWOMAN BAY



## COMMUNITY DOCK CROSS SECTION

Date:	FEB 2025
Scale:	1" = 20'
Dwn.By:	KWW
Proj.No.:	4765A001.A01
LEASE RENEWAL	
Dwg.No.:	2

## SALT MEADOWS CONDOMINIUM LEASE RENEWAL

TMP: 134-22.00-10.00  
SUSSEX COUNTY, DE

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

February 17, 2025

Mr. Matthew Jones, Program Manager  
Delaware Department of Natural Resources & Environmental Control  
Division of Water Resources  
Wetlands and Subaqueous Lands Section  
89 Kings Highway  
Dover, Delaware 19901

**RE: Transfer of Subaqueous Lands Lease SL-388/04  
Tax Map Parcel 134-22.00-10.00  
Salt Meadows Condominium Association, Inc.  
Baltimore Hundred, Sussex County, Delaware**

Dear Mr. Jones,

This letter is to confirm that I, Kathy Lee Kahler Lambrow, president of the Salt Meadows Condominium Association, Inc. have signatory authority for the Association for matters related to our community dock and those things subject to and associated with Subaqueous Lands Lease SL-388/04. Environmental Resource Insights (ERI) is submitting an application for renewal of our lease and Mr. Edward Launay has been appointed to act as our agent. Under the Declaration of Condominium Ownership, the owner listed in the new lease shall be Salt Meadow Condominium Association, Inc. replacing Coastal Development, LLC.

Please let me know if you need any additional information.

Sincerely,



Ms. Kathy Lee Kahler Lambrow, Association President

Salt Meadows Condominium Association, Inc.  
P.O. Box 309  
Fenwick Island, DE 19930

February 17, 2025

Mr. Matthew Jones, Program Manager  
Delaware Department of Natural Resources & Environmental Control  
Division of Water Resources  
Wetlands and Subaqueous Lands Section  
89 Kings Highway  
Dover, Delaware 19901

**RE: Transfer of Subaqueous Lands Lease SL-388/04  
Tax Map Parcel 134-22.00-10.00  
Salt Meadows Condominium Association, Inc.  
Baltimore Hundred, Sussex County, Delaware**

Dear Mr. Jones,


I am writing to you as the original developer of the Salt Meadows residential townhouse condominium project located in the Baltimore Hundred upon Sussex County Tax Map Parcel 134-22.00-10.00. As part of that project a recreational dock and pier were approved by the Department under a Subaqueous Lands Lease (SL0388/04) in the name of my company, Coast Development, LLC.

On November 15, 2005 a Declaration Establishing Condominium Ownership was recorded and following that time the subject property came under control of the Salt Meadows Condominium Association, Inc. Coast Development, LLC no longer has an interest in the property.

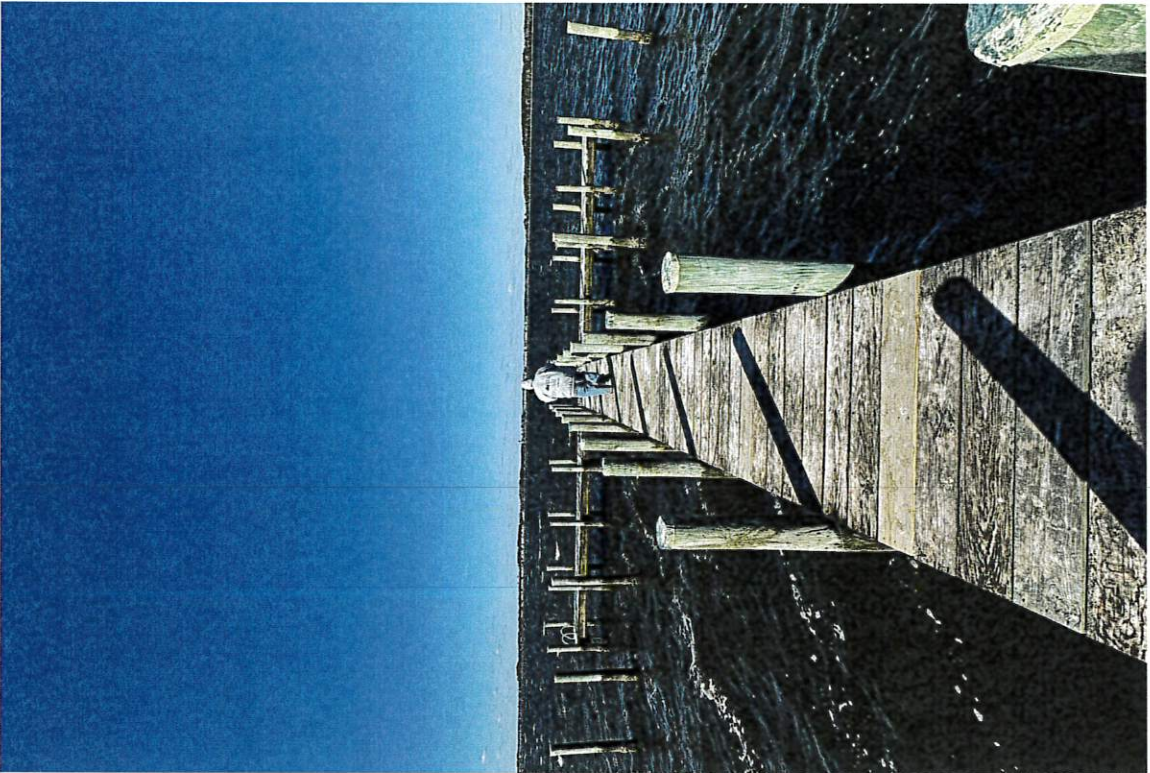
Environmental Resource Insights, as the agent for Salt Meadows Condominium Association, Inc. will be filing a lease renewal request, and I am writing to confirm that the newly issued lease should be in the name of the Salt Meadows Condominium Association, Inc.

Please let me know if you need any further information.

Sincerely,

  
John Valliant  
36436 Rodney Lane  
Selbyville, DE 19975











05970

BK 03096 202



Prepared by:

STATE OF DELAWARE

DEPARTMENT OF NATURAL RESOURCES &  
ENVIRONMENTAL CONTROL

DIVISION OF WATER RESOURCES

89 KINGS HIGHWAY

DOVER, DELAWARE 19901

WETLANDS & SUBAQUEOUS  
LANDS SECTION

TELEPHONE (302) 739-4691  
FACSIMILE (302) 739-6304

Subaqueous Lands Lease: SL-388/04

Date of Issuance: 1/26/05

Construction Expiration Date: 1/26/08

Amended Date:

Tax Parcel #: 1-34-22-10

### SUBAQUEOUS LANDS LEASE

**GRANTED TO COASTAL DEVELOPMENT LLC TO INSTALL 340 LINEAR FEET OF STONE RIP-RAP AND TO CONSTRUCT A 4 FOOT WIDE BY 100 FOOT LONG PIER, A 4 FOOT WIDE BY 52 FOOT LONG DOCK, AND EIGHT (8) STAND-ALONE PILES, IN THE LITTLE ASSAWOMAN BAY; AND TO MAINTENANCE DREDGE 25 CUBIC YARDS OF MATERIAL FROM AN UNAMMED DITCH TO LITTLE ASSAWOMAN BAY TO 4.0 FEET BELOW MEAN LOW WATER AT TAX PARCEL 1-34-22-10, SALT MEADOWS, SELBYVILLE, SUSSEX COUNTY, DELAWARE**

Return to:  
Coastal Development LLC  
P.O. Box 878  
South Coastal Highway  
Bethany Beach, Delaware 19930

Pursuant to the provisions of 7 Del. C. 7203, and the Department's Regulations Governing the Use of Subaqueous Lands, permission is hereby granted on this 26<sup>th</sup> day of January A.D. 2005, to construct the above-referenced project in accordance with the approved plans for this lease (5 Sheets) as approved on December 27, 2004, and the application dated September 24, 2004, and received by this Section on September 28, 2004 with revisions made on November 17, 2004 and additional information received on December 21, 2004.

WHEREAS, the State of Delaware is the owner of ungranted subaqueous lands lying beneath the waters of the Little Assawoman Bay.

WHEREAS, Coastal Development LLC, owners of certain adjoining lands to the Little Assawoman Bay, have applied for permission to install 340 linear feet of stone rip-rap, to remove existing pier and dock structures and to construct a 4 foot wide by 100 foot long pier, a 4 foot wide by 52 foot long dock, and eight (8) stand-alone piles and to maintenance dredge 25 cubic yards of material from an unnamed ditch to Little Assawoman Bay to 4.0 feet below mean low water and,

WHEREAS, pursuant to the provisions of 7 Del. C., 7203, the Secretary of the Department of Natural Resources and Environmental Control through his duly authorized representative finds that it is not contrary to the public interest if this project is approved subject to the terms and conditions herein set forth.

*Delaware's good nature depends on you!*

This approval is in accordance with plans and application submitted to Department of Natural Resources and Environmental Control, a copy of which is attached hereto and made a part hereof.

This lease shall be continued for a period of twenty (20) years or so long as the conditions attached to the lease are adhered to, whichever is the shorter in time. Upon the expiration of the twenty-year term this lease shall expire and become null and void, unless prior thereto the lessee shall have applied for and received a renewal of this lease. A renewal may be denied if the State determines that the lease is no longer in the public interest.

THIS lease is issued subject to the following conditions:

#### **SPECIAL CONDITIONS**

1. The conditions contained herein shall be incorporated into any and all construction contracts and other ancillary documents associated with earth disturbance and any other activities directly or indirectly associated with construction which may impact subaqueous lands associated with this project. The lessee and contractor are responsible to ensure that the workers executing the activities authorized by this Lease have full knowledge of, and abide by, the terms and conditions of this Lease.
2. **This Lease shall not be considered valid until it has been duly recorded in the office for the Recorder of Deeds in and for the appropriate County, and a copy of the recorded Lease is returned to, and has been received by, the Department.**
3. **Upon establishment of the Homeowner's Association, the lessee shall contact this office to transfer the lease.**
4. **No portion of the decking on any dock or pier authorized by this Lease shall exceed the width dimensions for that structure identified on Page One of this Lease.**
5. The construction for this project shall be arranged so as to minimize the impact to winter and summer flounder. **If any dredging is to be undertaken between January 1 and August 31, a turbidity curtain must be installed prior to commencement of dredging. The turbidity curtain must be installed around the mouth of the ditch, so as to completely segregate the work area from the bay, and shall remain in place at all times during the work. The turbidity curtain shall be installed so that it extends from the water surface to the bottom sediments and it shall be weighted or retained in a manner so that it remains in contact with the bottom surface. Dredging is authorized from September 1, 2003 through December 31, 2003 without the use of a turbidity curtain.**
6. **The dredge spoils are to be temporarily disposed of in an upland area on the southeast corner of the Salt Meadows property as designated on the approved plans. Salt Meadows HOA shall submit a location for the permanent disposal site to this office for written authorization prior to the spoils being removed from the temporary disposal site.**

7. The dredged material shall be distributed within the disposal area in a reasonably uniform manner so as to promote full drainage without ponding of the fill surface during and after fill operations.
8. Dredge spoils shall be properly retained within the disposal area using silt fencing as described in the application. No dredge spoils shall be placed within 25 feet of tidal wetlands and/or within 10 feet of subaqueous lands.
9. All dredging equipment and dredged material storage containers shall be kept in good condition at all times and any leaks or breaks shall be promptly and properly repaired. Any leaks or breaks shall be reported to this Section within 24 hours of each occurrence and a report summarizing the aerial extent of spillage (including volume of spilled or leaked material) and steps taken to rectify the spill or leakage shall be submitted within 48 hours of each occurrence.
10. All dredging and filling is to be conducted in a manner consistent with sound conservation and water pollution control practices.
11. **No additional rip rap will be authorized along the shoreline of the Salt Meadows Property (Tax Map # 1-34-22-10) because of concern expressed by the Delaware Natural Heritage Program regarding Diamondback Terrapins.**
12. The rip-rap shall be constructed prior to the filling of any land contained by said structure.
13. There shall be no excavation channelward of the permitted alignment either before, during or after the installation of the rip-rap.
14. Filter cloth shall be installed behind the rip-rap structure to contain sediments and prevent erosion from occurring behind the structure.
15. The toe of the rip-rap shall consist of properly sized stone and shall be appropriately trenched in to provide support for the structure.
16. The rip-rap shall consist only of appropriately sized stone. No concrete, rubble, debris or other materials shall be utilized for the structure.
17. The rip-rap shall follow the contour of the existing shoreline.
18. The rip rap structure shall not exceed 364 square feet channelward of the mean high water line as stated in the permit application.
19. Returns shall be installed at each end of the rip-rap since there is no adjacent bulkhead or rip-rap on either side.



20. The number of square feet which will be located on public subaqueous lands is 616, which includes a 4-foot by 100-foot pier, the 4-foot by 52-foot dock, and the eight stand-alone pilings channelward of the mean low water line.
21. Disturbance of wetlands and/or aquatic vegetation adjacent to the permitted construction by burning, cutting, herbicide treatments or other methods is prohibited. Disturbance of wetlands and/or aquatic vegetation in the path of construction shall be minimized.
22. A copy of this Lease must be available on-site during all phases of construction activity.
23. Construction shall be conducted so as not to violate the State of Delaware Department of Natural Resources and Environmental Control, "Surface Water Quality Standards" as amended, August 11, 1999.
24. The approved structure shall be constructed in a manner so as not to impair water access to the adjoining property and a minimum of ten (10) feet from the adjacent properties.
25. This Lease does not authorize any repairs, additions, or modifications to the structures authorized herein. Such activities require separate written authorization from the Department of Natural Resources and Environmental Control.
26. All construction debris, excavated material, brush, rocks, and refuse incidental to construction of the leased structure shall be placed above the influence of surface waters.
27. The work authorized by this permit is subject to the terms and conditions of the Department of the Army Permit SPGP-20 for the pier, dock, and pilings and the appropriate Nationwide Permits for the dredging and the shoreline stabilization.
28. The structures on/or adjacent to subaqueous lands shall be for the explicit purpose of berthing four vessels, maintenance dredging to improve flushing, and shoreline erosion control as stated in the application.

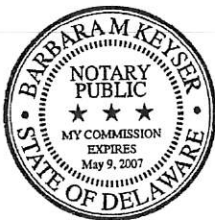
#### **GENERAL CONDITIONS**

1. The project is to be undertaken in accordance with the plans submitted and attached hereto. Any activities not specifically authorized herein may require a supplemental approval from this office prior to the initiation of construction. A determination on the need for a supplemental approval will be made by this office pursuant to the permittee submitting written notification and revised plans indicating project changes to this office.
2. Representatives of the Department of Natural Resources and Environmental Control may inspect such work during any phases of the construction and may collect any samples or conduct any tests that are deemed necessary.

3. This lease does not cover the structural stability of the project units.
4. Prior to the expiration of this lease, the lessee shall remove all structures covered under this lease unless the lease has been renewed in accordance with its terms.
5. Any actions, operations or installations which are considered by the Department to be contrary to the best interests of the public shall constitute reason for the discontinuance and/or removal of said action, operation or installation.
6. The lessee shall notify the Department of Natural Resources and Environmental Control within ten (10) days of the date work will be commenced.
7. The lessee shall maintain any structure on public subaqueous lands in good and safe condition and will protect and save the State of Delaware harmless from any loss, cost or damage by reason of said structures.
8. The issuance of this lease does not imply approval of any other part, phase, or portion of any overall project the lessee may be contemplating.
9. This lease shall not be construed to grant or confer any right, title, easement, or interest in, to, or over any land belonging to the State of Delaware other than that of a tenant.
10. This lease is subject to the terms and conditions contained in any easement, license or lease that may have been granted by the State or any political subdivision, board, commission or agency of the State in the vicinity of the leased premises.
11. This lease and authorization are granted for the purposes as stated herein. Any other use without prior approval shall constitute reason for this lease being revoked.
12. This lease shall expire if the project has not been completed within three (3) years from the date of issuance.
13. If the lessee considers three (3) years insufficient for completion of the project, the lessee may submit a project time schedule for consideration by the Department. If the time schedule is approved it shall be attached hereto and made a part hereof.
14. This lease is not assignable or transferable without the prior written consent of the Department. Prior to the transfer of the property, it is the responsibility of the lessee to provide the new owner with a copy of the lease or to remove all structures. Prior to property conveyance, the lessee must also notify the Department of the change in ownership.
15. The lessee shall at all times comply with all applicable laws and regulations of the Department of Natural Resources and Environmental Control.

16. The issuance of this lease does not constitute approval for any of the activities as may be required by any other local, state or federal governmental agency.
17. Application for renewal must be submitted six (6) months prior to the expiration date of this lease.
18. This lease may be revoked upon violation of any of the above conditions.

IN WITNESS WHEREOF, We, Coastal Development LLC, have caused this instrument to be executed on this 13th day of JANUARY, 2005.



(Notary Seal)

Lessee

Notary

My commission expires: 5/9/07

By the authority invested in me under 7 Del.C. §7203(a), I hereby grant this Lease for the use of the State owned subaqueous lands to the Lessee(s) by setting my hand on this 26th day of January, 2005.

John A. Hughes

Secretary, Department of Natural Resources  
and Environmental Control

RECORDER OF DEEDS  
JOHN F. BRADY

05 FEB -1 PM 1:07

SUSSEX COUNTY  
DOC. SURCHARGE PAID

Received

FEB 02 2005

ASSESSMENT DIVISION  
OF SUSSEX CITY

