

Section 1: Applicant Identification

1. Applicant's Name: JORDAN BERNSTEIN
 Mailing Address: 9336 CASTLE HILL RD
SPRINGFIELD VA 22153
 Telephone #: 202.413.3571
 Fax #: —
 E-mail: jbernstein@cassidy.com
2. Consultant's Name: _____
 Mailing Address: _____

 Company Name: _____
 Telephone #: _____
 Fax #: _____
 E-mail: _____
3. Contractor's Name: JUSTIN WELSH
 Mailing Address: PO BOX 600
SELBYVILLE DE 19975
 Company Name: J&J BULKHEADING
 Telephone #: 302.436.2800
 Fax #: _____
 E-mail: jwb@jandjbulkheading.com

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):

INSTALL A 4' X 25' PIER AND A 6' X 20' DOCK T
INSTALL A JETSKI LIFT AND ASSOCIATED POLE UP AGAINST BULKHEAD

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

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

Section 3: Project Location

7. Project Site Address: 35040 ANDREW ST
BETHANY BEACH DE 19930
 County: ☐ N.C. ☐ Kent ☒ Sussex
 Site owner name (if different from applicant): _____
 Address of site owner: _____
8. Driving Directions: INC.

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

9. Tax Parcel ID Number: 134-20.11-41.00 Subdivision Name: BAYVIEW PARK

WSLS 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 #: _____		Individual Permit # _____	
Received Date: _____		Project Scientist: _____	
Fee Received? Yes <input type="checkbox"/> No <input type="checkbox"/> Amt: \$ _____		Receipt #: _____	
Public Notice #: _____		Public Notice Dates: ON _____ OFF _____	

Section 3: Project Location (Continued)

10. Name of waterbody at Project Location: LITTLE BAY waterbody is a tributary to: LITTLE ASSAWOMAN BAY

11. Is the waterbody: ☒ Tidal ☐ Non-tidal Waterbody width at mean low or ordinary high water 4300'

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):

3964 ANDREW ST. GEORGE BOUYAT 8546 BRICKYARD RD POTOMAC MD 20854

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):

15. Provide the names of DNREC and/or Army Corps of Engineers representatives whom you have discussed the project with:

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): _____

*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: _____

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, JORDAN BERNSTEIN, hereby designate and authorize JUSTIN WELSH / J AND J BULKHEADING
(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: JUSTIN WELSH

Telephone #: 302-436-2800

Mailing Address: PO BOX 600
SELBYVILLE DE 19975

Fax #: 302-436-2711

E-mail: jwb@jandjbulkeading.com

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.

[Signature]
Agent's Signature

2/20/25
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.

[Signature]
Applicant's Signature

9/23/24
Date

Jordan Bernstein
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.

[Signature]
Contractor's Name

2/20/25
Date

JUSTIN WELSH
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.)

INSTALL A 4' X 25' PIER AND A 6' X 20' DOCK T AT END
INSTALL A JET SKI LIFT AND ASSOCIATED PILING UP AGAINST BULKHEAD

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
Dock, Pier, Lift, gangway		Width ft.	Length ft.	Width ft.	Length ft.	
PIER	10	4'	25'			NEW
DOCK	8	6'	20'			NEW
JET SKI LIFT	1	5'	6'			NEW
Freestanding Pilings	Number					

Mooring Buoy: How many moorings will be installed? _____

What will be used for the anchor(s)? _____

Anchor/Mooring Block Weight _____

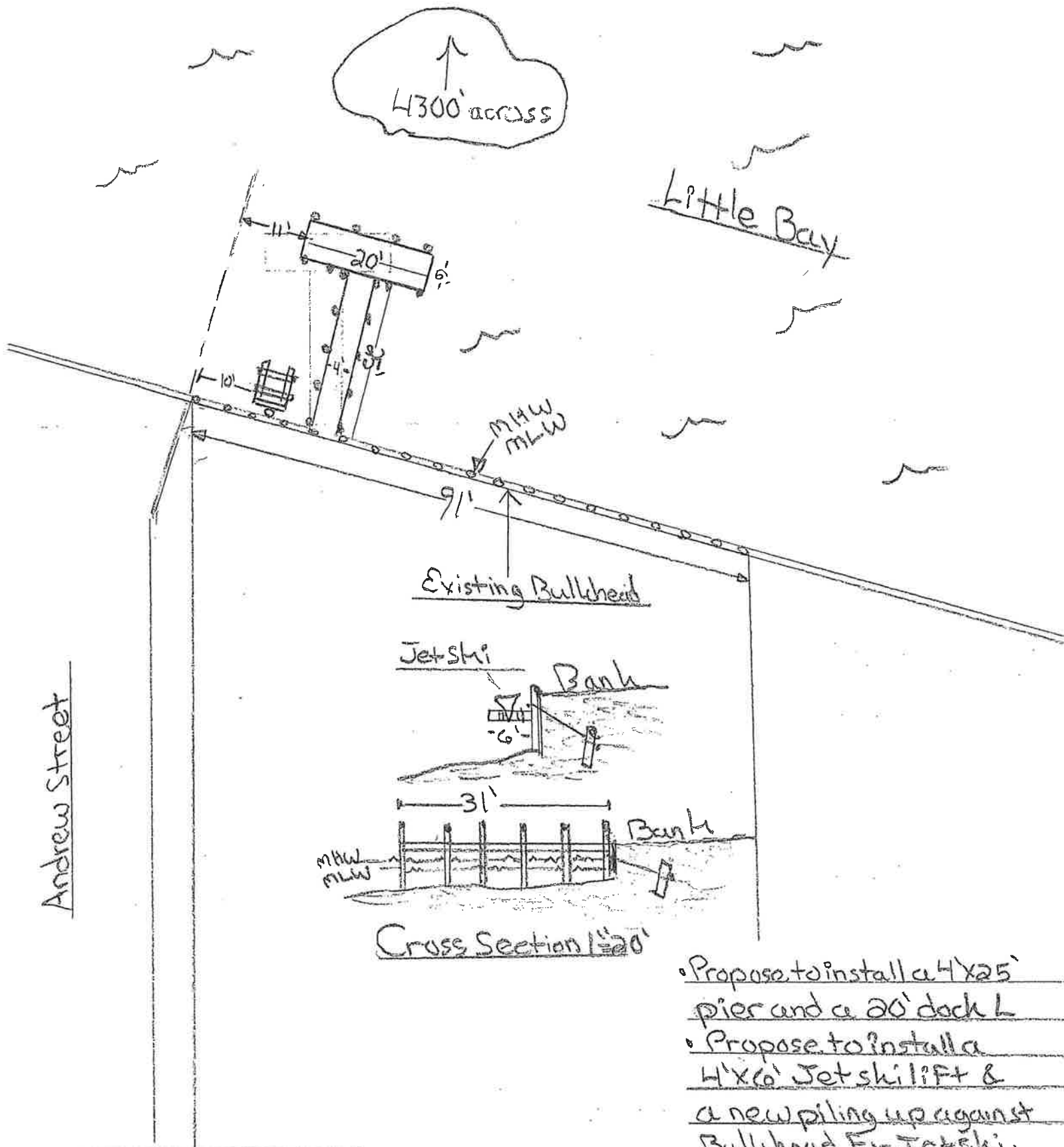
Anchor Line Scope (Length or Ratio) _____

Water Depth at Mooring Location _____

3. Approximately how wide is the waterway at this project site? 4300 ft. (measured from MLW to MLW)
4. What will be the mean low water depth at the most channelward end of the mooring facility? 2 ft. 6"
5. 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
6. 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)

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? 150 ft.
8. Describe the vessels that will be berthed at the docking facility. Please draw proposed vessel locations on plans and drawings.
- | | | | |
|------------------|--------------|-------------|-------------|
| Make/model _____ | length _____ | width _____ | draft _____ |
| 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.
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.
11. Is there currently a residence on the property? ☒ Yes ☐ No
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.
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? 91 ft.
Will any portion of the structure or any vessel be placed within 10 feet of your neighbor's property line?
☐ Yes ☒ No
If yes, a letter of no objection from the adjacent property owner must be included with this application.



- Propose to install a 4' x 25' pier and a 20' dock L
- Propose to install a 4' x 6' Jet ski lift & a new piling up against Bullhead for Jet ski.

Bernstein Job
 35040 Andrew St.
 Bayview Park
 Bethany Beach, DE 19930
 Scale 1" = 20'



LITTLE ASSAWOMAN BAY

S 66°24'06" E 64.13'

27.58'

S 66°34'21" E

30' BSL

N 01°30'00" E

111.73'

S 01°30'00" W

77.31'

10.3'

10.2'

N 88°30'00" W

85.00'

LOT 10

LOT 9
8,032 ± SQ. FT.

DECK

POOL

EXISTING DWELLING
CRAWL EL. 3.50
GARAGE SLAB EL. 3.60
FIRST FLOOR EL. 7.10

CONCRETE DRIVEWAY

ANDREW STREET
50' RIGHT OF WAY

NOTES

1. CLASSIFICATION OF SURVEY: SUBURBAN
2. ZONE: MR
3. BUILDING SETBACK LINES (BSL)
FRONT 30'
SIDE 10'
REAR 10'

ALL SETBACKS ARE THE RESPONSIBILITY OF THE HOME OWNER AND/OR GENERAL CONTRACTOR. SETBACKS SHOWN AS PER SUSSEX COUNTY & MAY DIFFER FROM THE HOME OWNERS ASSOCIATION (HOA) SETBACKS. ANY USER OF SAID INFORMATION IS URGED TO DIRECTLY CONTACT THE LOCAL AGENCY AND HOA, IF APPLICABLE, TO VERIFY IN WRITING ALL SETBACKS & REQUIREMENTS.

4. NO TITLE REPORT WAS PROVIDED FOR OUR USE, THEREFORE THIS BOUNDARY SURVEY IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS, AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.

5. FLOOD ZONE: AE - 6' PER FEMA FIRM MAP 10005C0518L DATED 03/06/17

I, BRADLEY A. AIRSHER, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVEAL AND CERTIFICATION FOR ANY OTHER LEGAL USE.

BRADLEY A. AIRSHER, DE PLS # 735
DATE 7.2.24

LEGEND

- IRON PIPE FOUND
- UNMARKED POINT
- ▲ PK NAIL FOUND

TRUE NORTH



LAND SURVEYING

35322 BAYARD ROAD
FRANKFORD, DE 19945
302-539-2488

TAX MAP	1-34 - 20.11 - 41.00
STATE	DELAWARE
COUNTY	SUSSEX
HUNDRED	BALTIMORE
TOWN	---
AREA	8,032 ± SQ. FT.
DEED REF	5648 / 15
PLAT REF	19 / 14
DRAWN BY	JMH / MCS / JJZ
DATE	07 / 02 / 2024
SCALE	1" = 20'
SURVEY #	DE - 06156

BOUNDARY SURVEY PLAN

LOT 9
BAY VIEW PARK

FOR
JOSEPH G. NADU & JOSEPH B. NADU

35040 ANDREW STREET, BETHANY BEACH, DE 19930



Layers



Search



Basemaps



Select

Show Search Results/Eagleview

Eagleview







CERTIFIED TRUE COPY

Tax Parcel No: 134-20.11-41.00

PREPARED BY/RETURN TO:

Stephen P. Norman, Esquire

FCN, LLC dba Home Real Estate Settlements

File#: 2024-2153

This Deed, MADE THIS 16th day of **August** 2024

-BETWEEN-

Joseph G Nadu and Joseph B Nadu, party of the first part, Grantor, of 2760 CHARLESTOWN RD, Lancaster, PA 17603;

-and-

Jordan Mark Bernstein and Haylee Elizabeth Bernstein, Husband and Wife, as tenants by the entirety, parties of the second part, Grantees, of 9336 Castle Hill Road, Springfield VA 22153.

Witnesseth

That the said parties of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveyed unto the said parties of the second part, their heirs and assigns, in fee simple, the following-described lands, situate, lying and being in **Sussex County**, State of Delaware:

ALL that certain lot, piece or parcel of land situate, lying and being in Baltimore Hundred, Sussex County, and State of Delaware, known and designated as LOT NINE (9), First Addition to BAY VIEW PARK, as surveyed and plotted by Isaac L. Bennett, Surveyor, said plot being of record in the Office of the Recorder of Deeds at Georgetown, Delaware, including any area to be filled in between the bay end of Andrew Street and bulkheading, and the waterfront and riparian rights of said area. Further described on a boundary survey plan prepared by True North Land Surveying named Lot 9 Bay View Park, dated July 2, 2024, and attached here as Ex. B.

EXCEPTING AND RESERVING THEREFROM the northerly most five (5) feet, by the full eighty-five (85) foot width of Lot Numbered Nine (9), First Addition to Bay View Park, conveyed unto Frank Patrick Keefe and Audrey Boyer Keefe, his wife, by Deed of Elizabeth R. Gordon Schach dated April 2, 1984, recorded in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, in Deed Book 1253, Page 52.

BEING the same lands and premises conveyed unto Joseph G. Nadu and Joseph B. Nadu, as joint tenants with right of survivorship by deed of John H.C. Gordon dated February 15, 2022 and recorded in the office of the Recorder of Deeds in and for Sussex County, Delaware in deed

book 5648, page 15.

THIS CONVEYANCE IS SUBJECT TO those restrictions of record in the Office of the Recorder of Deeds in and for Sussex County, at Georgetown, Delaware, in Deed Book 537, page 93.



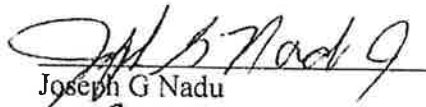
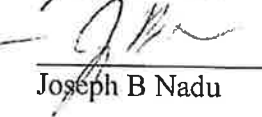
THIS CONVEYANCE IS FURTHER SUBJECT TO the following restrictions, reservations, conditions, easements and agreements: no building or structure or improvement of any kind shall be more than two (2) standard stories in height and in no event shall any part of the building, structure or improvement, including the roof, eaves, decks, cornices, etc. exceed twenty-eight feet (28') in height. In addition, a portion of the subject property includes the area at the bay end of Andrew Street which is between the bay end of Andrew Street and the bulkheading and the waterfront and riparian rights of said area. Bay access, crabbing, fishing or activity of any type is prohibited at and from this portion of the subject property. These restrictions shall run with the land (Lot 9 in Bay View Park, the subject property) and shall be enforced by the owner of the subject property and such owner's heirs, successors and assigns, and are enforceable by the owner of the adjacent property (Lot 8 in Bay View Park) and such owner's heirs, successors and assigns, by any legal or equitable means, which are intended to preserve the views of the bay from the adjacent property (Lot 8 in Bay View Park).

THIS CONVEYANCE IS FURTHER SUBJECT TO any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, at Georgetown, Delaware

THIS CONVEYANCE IS FURTHER SUBJECT TO any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, at Georgetown, Delaware.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

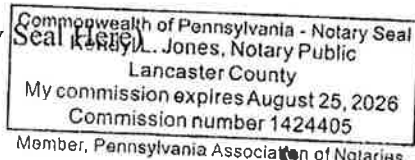
WITNESS:



 {Seal}
 {Seal}

STATE OF PA, Lancaster COUNTY, to wit:

I HEREBY CERTIFY, That on this 13 day of August, 2024, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Joseph G Nadu and Joseph B Nadu, the Grantor herein, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his/her/their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal,

(Notary Seal Here)



Notary Public

My commission expires: 8/25/2026

AFTER RECORDING, PLEASE RETURN TO:
FCN, LLC dba Home Real Estate Settlements
30838 Vines Creek Road, Unit 3
Dagsboro DE 19939
File Number: 2024-2153

Dover, DE
to 35040 Andrew St

1 hr 3 min

58.2 miles

IRS reimbursement: **\$38.97**



Head toward S State St on W Lookerman St. Go for 85 ft.

Then 0.02 miles



Continue on Lookerman Plz. Go for 0.2 mi.

Then 0.2 miles



Continue on E Lookerman St. Go for 0.4 mi.

Then 0.4 miles



Continue toward E Lookerman St. Go for 62 ft.

Then 0.01 miles



Turn right onto S Dupont Hwy (US-13 S). Go for 518 ft.

Then 0.10 miles



Keep left onto Bay Rd. Go for 1.3 mi.

Then 1.3 miles



Take ramp onto SR-1 S toward Dover AFB/Beaches. Go for 10.0 mi.

Then 10.0 miles



Keep left onto Bay Rd (SR-1 S) toward Milford/Beaches. Go for 5.8 mi.

Then 5.8 miles



Keep left onto SR-1 S toward Milford/Georgetown. Go for 19.8 mi.

Then 19.8 miles

Keep middle onto Coastal Hwy (SR-1 S). Go for 4.7 mi.

Then 4.7 miles



Keep right onto Coastal Hwy (SR-1 S). Go for 15.3 mi.

Then 15.3 miles



Turn right onto Assawoman St. Go for 0.1 mi.

Then 0.1 miles



Turn right onto Hassell Ave. Go for 0.2 mi.

Then 0.2 miles



Continue on Hassell Ave. Go for 200 ft.

Then 0.04 miles



Turn left onto Andrew St. Go for 469 ft.

Then 0.09 miles



35040 Andrew St

Bethany Beach, DE 19930-2805