

Marine Permitting & Consulting, LLC
9 Creek Dr.
Millsboro, DE 19966
302-853-5928
marinepermit@outlook.com



Cover Letter

Vincent Corbo

Marine Permitting & Consulting, LLC is pleased to apply for a Lease Supplemental on behalf of Vincent Corbo to add a dock and a boatlift adjacent to his existing dock. Mr. Corbo purchased a boat which has a door on the port side. He is requesting authorization to construct a dock adjacent to a boatlift which will allow him and his family to utilize the port side door. He currently must berth his dock parallel with the existing dock with the engine facing channelward to have adequate depth. This places the door opposite of the dock making onboarding and offboarding difficult. The new dock and boatlift will allow the boatlift to place the vessel even with the dock with the ability to utilize the port side door. He also stated that prevailing winds make it more difficult to approach and leave the dock with the vessel facing east/west than with the vessel facing north/south. Several neighbors have configured their lifts in the north/south option as can be seen in the enclosed aerial photograph. Within the package you will find the following:

Basic Application and Boat Docking Appendix

Scaled Construction Drawings

Site Aerial Photograph

Sussex County Parcel Layer

Site Photo

Vicinity Map

Property Survey and Deed

I am requesting the authorization be sent to me for distribution.

Marine Permitting & Consulting, LLC
9 Creek Dr.
Millsboro, DE 19966
302-853-5928
marinepermit@outlook.com



Sincerely,
Kelly Louise Figurski

WETLANDS AND SUBAQUEOUS LANDS SECTION PERMIT APPLICATION FORM

**For Subaqueous Lands, Wetlands, Marina and
401 Water Quality Certification Projects**

**State of Delaware
Department of Natural Resources and Environmental Control
Division of Water**

Wetlands and Subaqueous Lands Section



**APPLICATION FOR APPROVAL OF
SUBAQUEOUS LANDS, WETLANDS, MARINA
AND WATER QUALITY CERTIFICATION PROJECTS**

PLEASE READ THE FOLLOWING INSTRUCTIONS CAREFULLY**Application Instructions:**

1. Complete each section of this basic application and appropriate appendices as thoroughly and accurately as possible. Incomplete or inaccurate applications will be returned.
2. All applications must be accompanied by a scaled plan view and cross-section view plans that show the location and design details for the proposed project. Full construction plans must be submitted for major projects.
3. All applications must have an original signature page and proof of ownership or permitted land use agreement.
4. Submit an original and two (2) additional copies of the application (total of 3) with the appropriate application fee and public notice fee* (prepared in separate checks) to:

**Department of Natural Resources and Environmental Control
Wetlands and Subaqueous Lands Section
89 Kings Highway
Dover, Delaware 19901**

*Application and public notice fees are non-refundable regardless of the Permit decision or application status.

5. No construction may begin at the project site before written approval has been received from this office.

Helpful Information:

1. Tax Parcel Information:

New Castle County	(302) 395-5400
Kent County	(302) 736-2010
Sussex County	(302) 855-7878
2. Recorder of Deeds:

New Castle County	(302) 571-7550
Kent County	(302) 744-2314
Sussex County	(302) 855-7785
3. A separate application and/or approval may be required through the Army Corps of Engineers. Applicants are strongly encouraged to contact the Corps for a determination of their permitting requirements. For more information, contact the Philadelphia District Regulator of the Day at (215) 656-6728 or visit their website at: <http://www.nap.usace.army.mil/Missions/Regulatory.aspx>.
4. For questions about this application or the Wetlands and Subaqueous Lands Section, contact us at (302) 739-9943 or visit our website at: <http://www.dnrec.delaware.gov/wr/Services/Pages/WetlandsAndSubaqueousLands.aspx>. Office hours are Monday through Friday 8:00 AM to 4:30 PM, except on State Holidays.

APPLICANT'S REVIEW BEFORE MAILING

DID YOU COMPLETE THE FOLLOWING?

<u> X </u>	Yes	BASIC APPLICATION
<u> X </u>	Yes	SIGNATURE PAGE (Page 3)
<u> X </u>	Yes	APPLICABLE APPENDICES
<u> X </u>	Yes	SCALED PLAN VIEW
<u> X </u>	Yes	SCALED CROSS-SECTION OR ELEVATION VIEW PLANS
<u> X </u>	Yes	VICINITY MAP
<u> X </u>	Yes	COPY OF THE PROPERTY DEED & SURVEY
<u> X </u>	Yes	THREE (3) COMPLETE COPIES OF THE APPLICATION PACKET
<u> X </u>	Yes	APPROPRIATE APPLICATION FEE & PUBLIC NOTICE FEE (Separate checks made payable to the State of Delaware)

Submit 3 complete copies of the application packet to:

Department of Natural Resources and Environmental Control
Wetlands and Subaqueous Lands Section
89 Kings Highway
Dover, Delaware 19901

Before signing and mailing your application packet, please read the following:

The Department requests that the contractor or party who will perform the construction of your proposed project, if other than the applicant, sign the application signature page along with the applicant in the spaces provided. When the application is signed by the contractor as well as the applicant, the Department will issue the Permit to both parties. For Leases, the contractor will receive a separate construction authorization that will make them subject to all of the terms and conditions of the Lease relating to the construction

Section 1: Applicant Identification

1. Applicant's Name: Vincent J. Corbo
 Mailing Address: 518 Lake Louise Circle, Naples, FL 34110
 Telephone #: 239-287-0552
 Fax #: N/A
 E-mail: benvincebgv@gmail.com

2. Consultant's Name: Kelly L. Figurski
 Mailing Address: 9 Creek Drive, Millsboro, DE 19966
 Company Name: Marine Permitting & Consulting, LLC
 Telephone #: 302-853-5928
 Fax #: N/A
 E-mail: marinepermit@outlook.com

3. Contractor's Name: John Merritt
 Mailing Address: 32992 Lighthouse Rd. Selbyville, DE 19975
 Company Name: Merritt Marine Construction
 Telephone #: 302-436-2881
 Fax #: N/A
 E-mail: Merrittmarineconstruction@aol.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 6' wide by 30' long dock and a boatlift connected to an existing dock for the purpose of berthing the property owner's vessel.

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

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

Section 3: Project Location

7. Project Site Address: 1300 Bora Bora Street, Fenwick Island, DE 19944
 County: N.C. Kent Sussex
 Site owner name (if different from applicant): _____
 Address of site owner: _____

8. Driving Directions: From Dover, south on Rt. 1 60.5 miles turn right onto West Houston Street Fenwick Island, travel 1/10 mile turn left onto Bora Bora Street, proceed to the end of the road, 1300 is on the right.
 (Attach a vicinity map identifying road names and the project location)

9. Tax Parcel ID Number: 134-23.13-122.00 Subdivision Name: George J. Schutz Subdivision

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

Section 3: Project Location (Continued)

10. Name of waterbody at Project Location: Little Assawoman Bay waterbody is a tributary to: Big Assawoman Bay

11. Is the waterbody: Tidal Non-tidal Waterbody width at mean low or ordinary high water 590 Feet

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):

Giuseppe and Rosanna Merchese, 7 Glen Court, Kingsville, MD 21087

Hugh and Gretchen Collins, 1200 Coastal Hwy. Fenwick Island, DE 19944

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):

SL-1609/97

*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, Vincent J. Corbo, hereby designate and authorize Kelly L. Figurski
 (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: Kelly L. Figurski Telephone #: 302-853-5928
 Mailing Address: 9 Creek Drive, Millsboro, DE 19966 Fax #: N/A
 E-mail: marinepermit@outlook.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.

Kelly L. Figurski
 Agent's Signature

November 23, 2025
 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.

Vincent Corbo
Vincent Corbo (Nov 23, 2025, 16:59:35 EST)
 Applicant's Signature

November 23, 2025
 Date

Vincent J. Corbo
 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.

John Merritt
 Contractor's Name

November 23, 2025
 Date

John Merritt
 Print Name






Corbo Application 2

Final Audit Report

2025-11-23

Created:	2025-11-23
By:	Kelly Figurski (marinepermit@outlook.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAARfAmHeWtX0qhjoapYdOhZfaafCoAFb8-

"Corbo Application 2" History

-  Document created by Kelly Figurski (marinepermit@outlook.com)
2025-11-23 - 9:39:14 PM GMT
-  Document emailed to Vincent Corbo (benvincebgv@gmail.com) for signature
2025-11-23 - 9:39:19 PM GMT
-  Email viewed by Vincent Corbo (benvincebgv@gmail.com)
2025-11-23 - 9:43:41 PM GMT
-  Document e-signed by Vincent Corbo (benvincebgv@gmail.com)
Signature Date: 2025-11-23 - 9:59:35 PM GMT - Time Source: server
-  Agreement completed.
2025-11-23 - 9:59:35 PM GMT

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 dock and boatlift perpendicular to an existing dock.

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
		Width ____ ft.	Length ____ ft.	Width ____ ft.	Length ____ ft.	
Dock, Pier, Lift, gangway						
Pier	21	5	56' 6"	5	51' 6"	Maintain
Boathouse	14	15	25' 7"	15	25' 7"	Maintain
Dock	8	6	30	6	30	New
Boatlift	4	13	13	13	13	New
Freestanding Pilings	Number					
	1	1	1	1	1	Maintain

Mooring Buoy: How many moorings will be installed? 0
 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? 590 ft. (measured from MLW to MLW)
4. What will be the mean low water depth at the most channelward end of the mooring facility? 2.5 ft.
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. Marine Grade Treated Lumber.
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? 165 ft.

8. Describe the vessels that will be berthed at the docking facility. Please draw proposed vessel locations on plans and drawings.

Make/model	<u>South Bay</u>	length	<u>24'5"</u>	width	<u>8'5"</u>	draft	<u>20"</u>
Make/model	<u> </u>	length	<u> </u>	width	<u> </u>	draft	<u> </u>
Make/model	<u> </u>	length	<u> </u>	width	<u> </u>	draft	<u> </u>
Make/model	<u> </u>	length	<u> </u>	width	<u> </u>	draft	<u> </u>

9. Please provide a copy of the current state registration or Coast Guard Certificate of Documentation for each motorized vessel listed above. Registration Attached.

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. The applicant's vessel does not contain a 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.

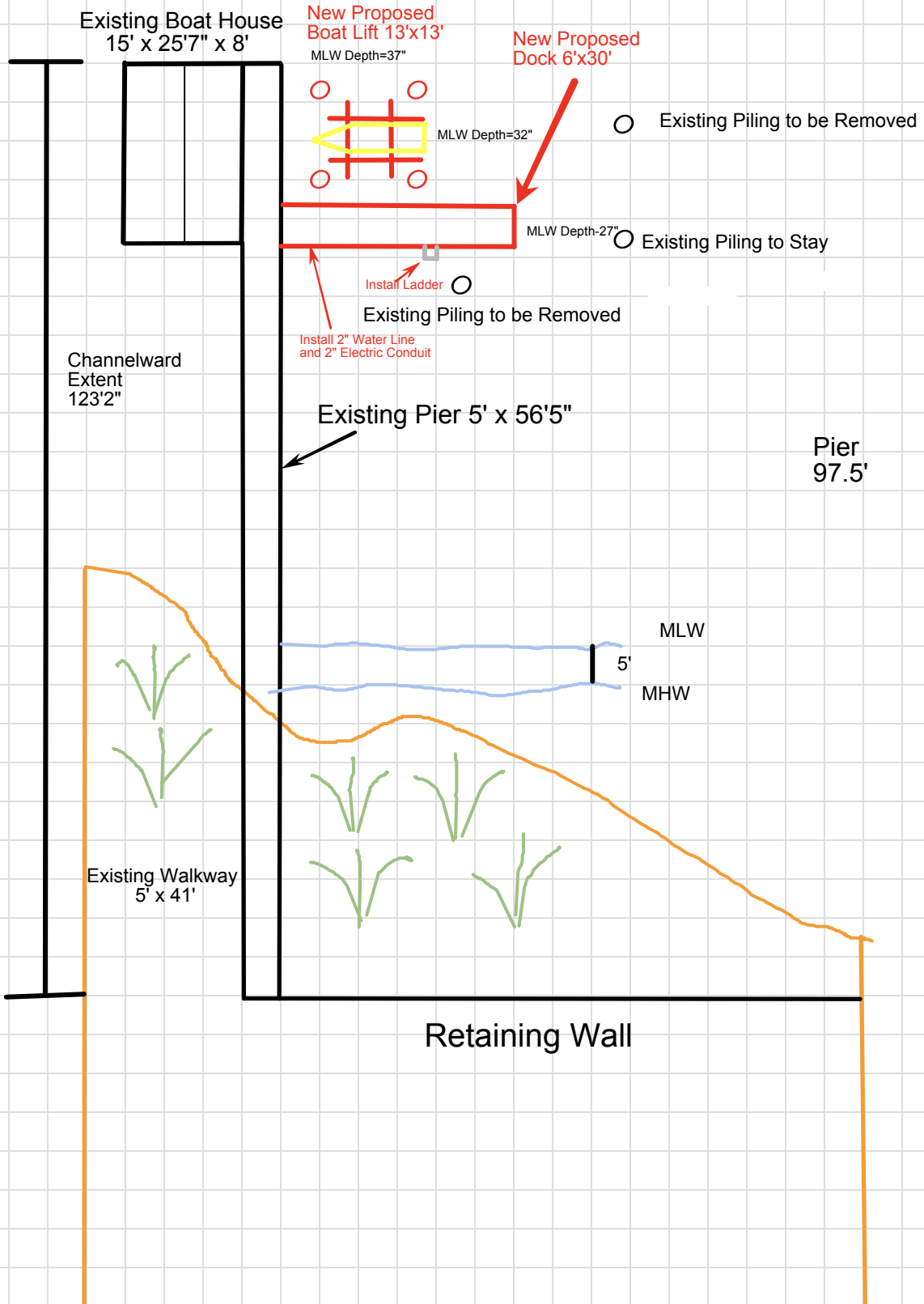
14. What is the width of the waterfront property frontage adjacent to subaqueous lands? 130 ft.
Will any portion of the structure or any vessel be placed within 10 feet of your neighbor's property line?
 Yes No

If yes, a letter of no objection from the adjacent property owner must be included with this application.

Plan View

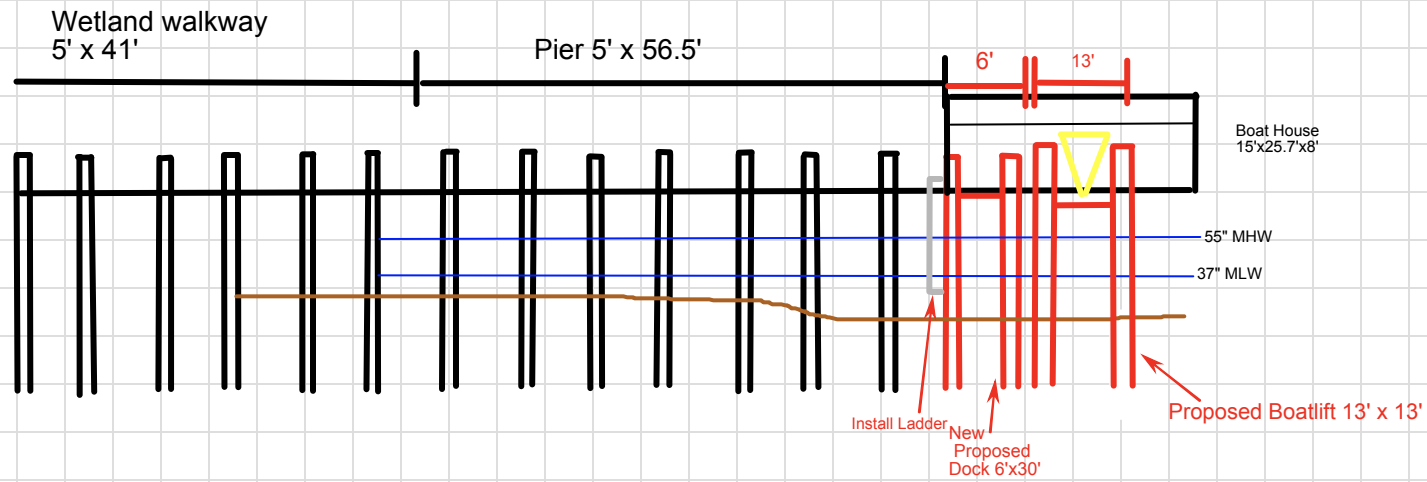
Scale 1/4" = 5'

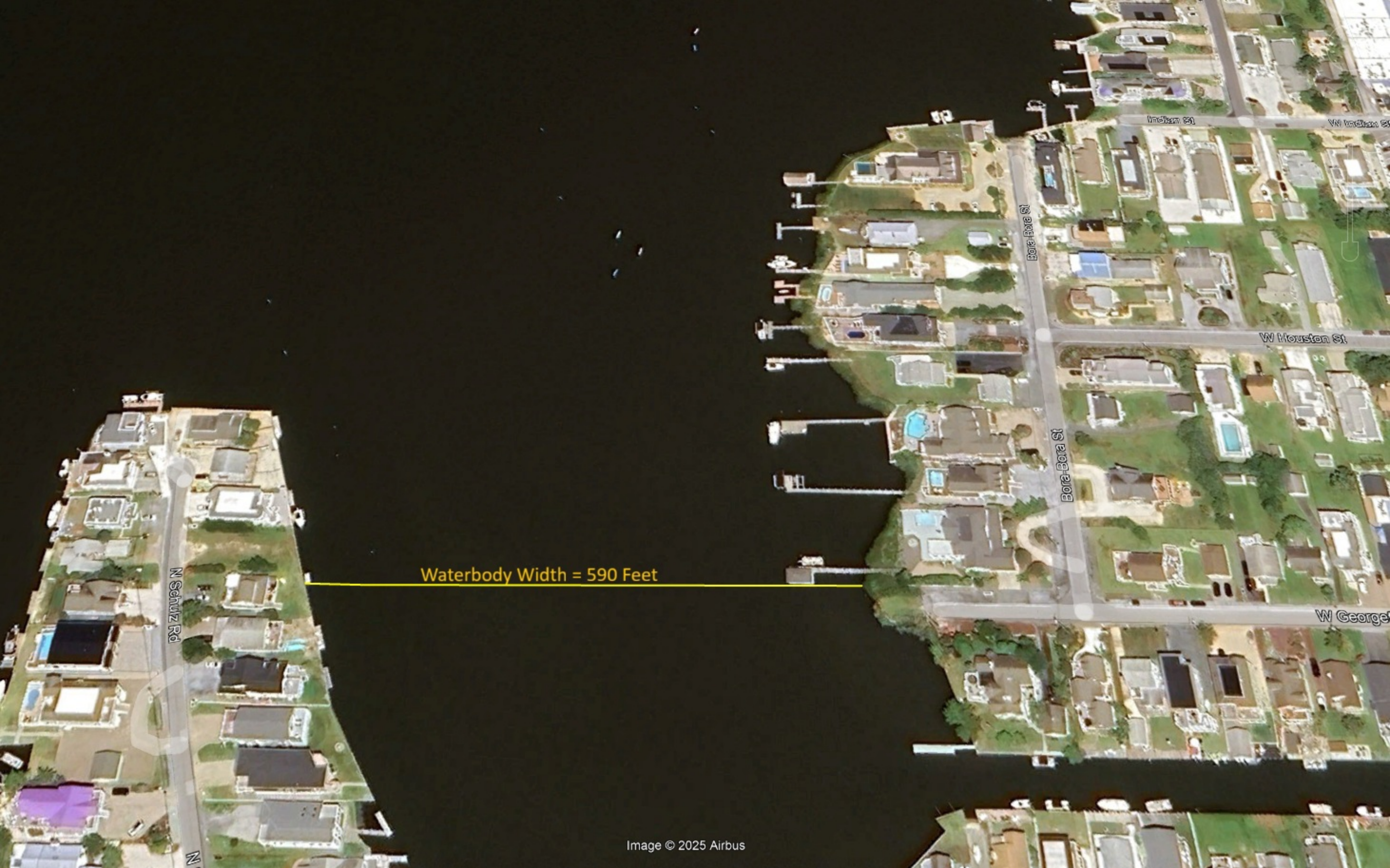
Vincent Corbo
1300 Bora Bora St.
Fenwick Island, DE 19944



Cross Sectional View

Vincent Corbo
1300 Bora Bora St.
Fenwick Island, DE 19944





Waterbody Width = 590 Feet

Document # 2019000028999 BK: 5103 PG: 170
On 8/12/2019 at 10:40:29 AM
RECORDER OF DEEDS Scott Dailey
Sussex County, DE
Consideration: \$0.00 County/Town: \$0.00
State: \$0.00 Total: \$0.00 Doc Surcharge Paid

Tax Number: 1-54 23.12 122.00
PREPARED BY & RETURN TO:
Tunnell & Raysor, P.A.
30 E. Pine Street
Georgetown, DE
File No. DO3307/ERM

NO TITLE SEARCH REQUESTED
NO TITLE SEARCH PERFORMED
NO TITLE GUARANTEE
DEED PREPARATION ONLY

THIS DEED, made this 12th day of August, 2019.

- BETWEEN -

VINCENT J. CORBO and JOY A. CORBO, of 518 Lake Louise Circle, Naples, FL 34110, parties of the first part.

- AND -

VINCENT J. CORBO, TRUSTEE OF THE VINCENT J. CORBO DECLARATION OF TRUST DATED FEBRUARY 13, 2002, AS AMENDED, as to an undivided fifty percent (50%) tenant in common interest and JOY A. CORBO, TRUSTEE OF THE JOY A. CORBO DECLARATION OF TRUST DATED FEBRUARY 13, 2002, AS AMENDED, as to an undivided fifty percent (50%) tenant in common interest, each of 518 Lake Louise Circle, Naples, FL 34110, parties of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the parties of the second part, and their successors and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

ALL those certain lots, pieces and parcels of land situate at Fenwick Island, Baltimore Hundred, Sussex County, State of Delaware, on the West side of Bora Bora Street, each lot having a frontage of fifty feet (50 feet) on said Street and extending back a uniform width to Little Assawoman Bay, and being Lot Nos. 189 and 190, as laid out on Subdivision No. 2 of the lands of George J. Schulz, Fenwick Island, Delaware, said plot

being of record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Plot Book No. 2, Page 40.

BEING the same lands conveyed to Vincent J. Corbo and Joy A. Corbo, his wife from Laura Louise P. Gosney also known as Laura Phillips Gosney, by Deed dated April 8, 1998, recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware, on April 15, 1998, in Deed Book 2279, Page 350.

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, Delaware.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the presence of:

[Signature]
Witness

[Signature] (SEAL)
Vincent J. Corbo

[Signature]
Witness

[Signature] (SEAL)
Joy A. Corbo

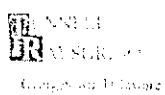
STATE OF Delaware, COUNTY OF Sussex : to-wit

BE IT REMEMBERED, that on August 9, 2019, personally came before me, the subscriber, Vincent J. Corbo and Joy A. Corbo, parties of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

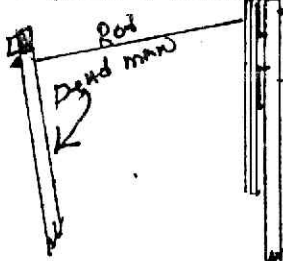
GIVEN under my Hand and Seal of Office the day and year aforesaid.

ETTA R. MAYERS
ATTORNEY AT LAW WITH
POWER TO ACT AS NOTARY PUBLIC
PER 29 DEL. C SEC 4323 (A)3

[Signature]
Notary Public
My Commission Expires: 12/31/2021



Top of Fill.



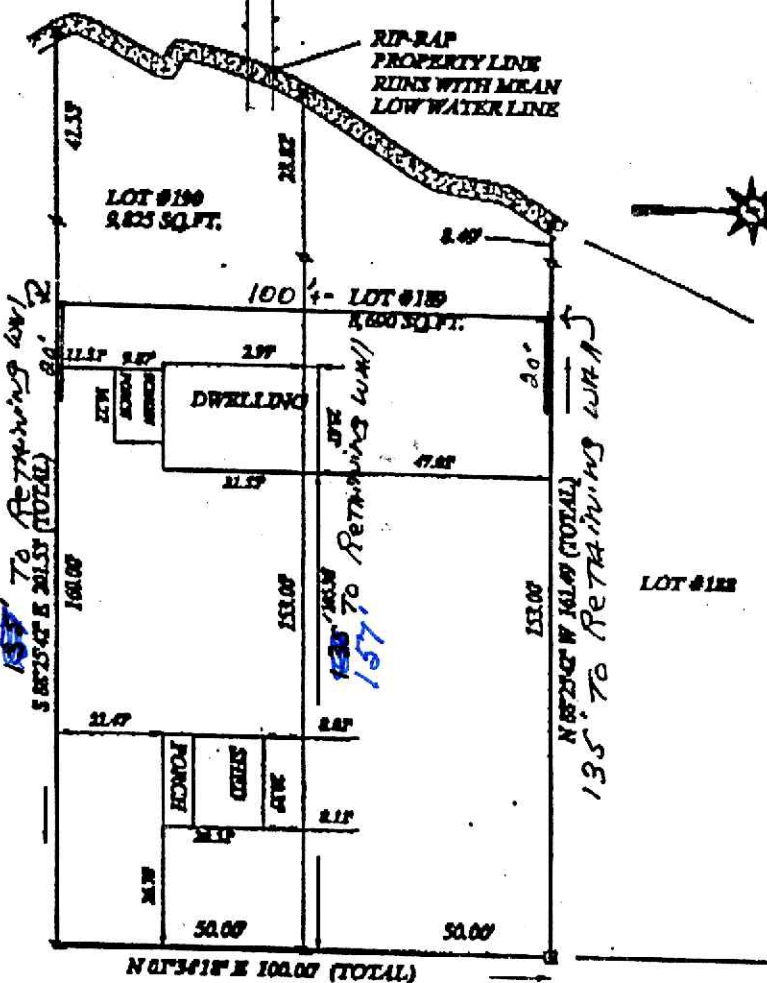
RETAINING WALL 140'±

5' X 77' WALKWAY

LITTLE ASSAWOMAN BAY

NOT TO SCALE

BENCHMARK ELEV.
MANHOLE RIM ELEV.
= 2.05' NGVD 29



THIS PLATTED AREA IS NOT WITHIN THE JURISDICTION OF THE COUNTY PLANNING AND ZONING COMMISSION. 66-1-197

GEORGETOWN STREET (50'R/W)

BORA BORA STREET (50'R/W)

LEGEND

- These standard symbols will be found in the drawing.
- TOTAL AREA: 18,515 SQ.FT.
- X POINT
- 3/8" RE-BAR (SET)
- ⊕ FIX (SET) IN TOP OF FNC POST

STATE OF DELAWARE

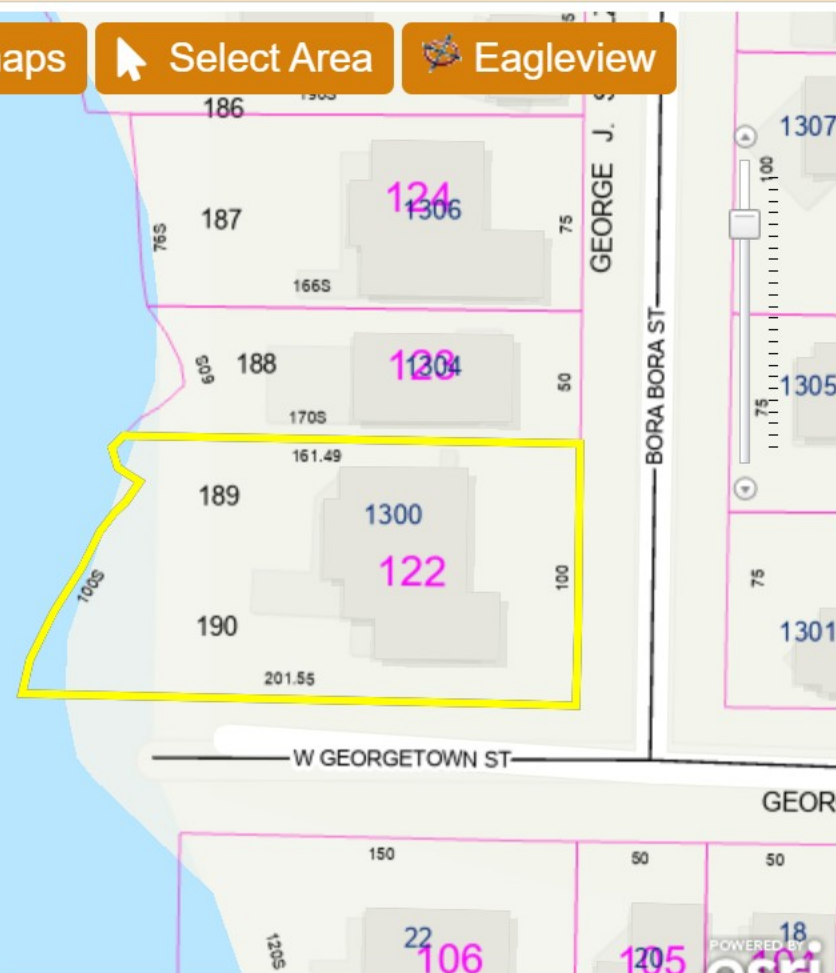
Lands of LAURA P. GOSNAY to be conveyed to VINCENT J. CORBO & JOYA CORBO. Being known as LOT NOS. 190 & 189, "GEORGE J. SCHULZ SUBDIVISION". Situated in the Town of Fenwick Island.

SCALE: 1" = 40'

CLASS A SURVEY

[Layers](#)
[Search](#)
[Basemaps](#)
[Select Area](#)
[Eagleview](#)

[Print](#)



Eagleview Search Results x

Selected Features: Parcels (1) v

1) 134-23.12-122.00 [Zoom](#)

<i>BOOK</i>	5103
<i>PAGE</i>	170
<i>FULLNAME</i>	CORBO VINCENT J TTEE
<i>Second_Owner_Name</i>	JOY A CORBO TTEE DEC OF TR
<i>MAILINGADDRESS</i>	518 LAKE LOUISE CIR UNIT 802
<i>CITY</i>	NAPLES
<i>STATE</i>	FL
<i>a_account</i>	04-22-122
<i>DESCRIPTION</i>	FENWICK ISL
<i>DESCRIPTION2</i>	LOTS 189 190
<i>DESCRIPTION3</i>	SUBD 2 BORA BORA ST

[⏪](#)
[⏴](#)
[⏵](#)
[⏩](#)

Selected Features (1)

[Clear Selected](#)



Corbo





STATE OF DELAWARE

BOAT REGISTRATION CERTIFICATE

HULL ID NO	REG NO	MAKE	YEAR
FRU52720H223	DL7770AP	SOUTH BAY	2023
LENGTH	HULL MATERIAL	PROPULSION	OPERATION
24' 5"	Aluminum	Propeller	Pleasure
VESSEL TYPE	FUEL	ENGINE TYPE	EXPIRATION
Pontoon Boat	Gasoline	Outboard	2026
OWNER	BOAT NAME		

**VINCENT CORBO And
JOY CORBO**

**518 LAKE LOUISE CIRCLE UNIT 802
NAPLES, FL 34110**



1300 Bora-Bora St

The Pottery Place

Fenwick Shores, Tapestry Collection by Hilton

J.R's Seafood Shack

W Indian St

E Indian St

The Station

W Houston St

E Houston St

Jimmy's Kitchen

Bora-Bora St

W Georgetown St

Seaside Country Store

Fenwick Island Beach

High Tide Coffee and Bows

Farmington Ave

W Farmington St

Farmington St

Our Harvest