

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?

_____ Yes	BASIC APPLICATION
_____ Yes	SIGNATURE PAGE (Page 3)
_____ Yes	APPLICABLE APPENDICES
_____ Yes	SCALED PLAN VIEW
_____ Yes	SCALED CROSS-SECTION OR ELEVATION VIEW PLANS
_____ Yes	VICINITY MAP
_____ Yes	COPY OF THE PROPERTY DEED & SURVEY
_____ Yes	THREE (3) COMPLETE COPIES OF THE APPLICATION PACKET
_____ 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: MHC Mariner's Cove LLC c/o Jonathon Goldberg Telephone #: 518-369-3698
 Mailing Address: Two North Riverside Plaza, Suite 800 Fax #: _____
Chicago, IL 60606 E-mail: jonathon_goldberg@equitylifestyle.com
2. Consultant's Name: Anthony Pidala Company Name: J Foster Consulting LLC
 Mailing Address: 2963 1st Ave S Telephone #: 727-821-1949
St. Petersburg, FL 33712 Fax #: _____
 E-mail: anthony@jfosterconsulting.com
3. Contractor's Name: _____ Company Name: _____
 Mailing Address: _____ Telephone #: _____
 _____ Fax #: _____
 _____ E-mail: _____

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):
Project purpose is to restore and reinforce the grade of the submerged lands immediately
waterward of an existing boat ramp by installing approximately 560 square feet of filter
fabric and placement of 34.5 cubic yards of 6 inch granite rock fill.
6. Check each Appendix that is enclosed with this application:

☒	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: 35356 Sussex Lane County: ☐ N.C. ☐ Kent ☒ Sussex
Millsboro, DE 19966 Site owner name (if different from applicant): _____
 Address of site owner: _____
8. Driving Directions: 38.628430, -75.129505- located on Marina Drive
 (Attach a vicinity map identifying road names and the project location)
9. Tax Parcel ID Number: 234-25.00-4.00 Subdivision Name: _____

WSLS Use Only:		Permit #s: _____		_____		_____		_____	
Type	SP ☐	SL ☐	SU ☐	WE ☐	WQ ☐	LA ☐	SA ☐	MP ☐	WA ☐
Corps Permit: SPGP 18 ☐ 20 ☐		Nationwide Permit #: _____		Individual Permit # _____					
Received Date: _____		Project Scientist: _____							
Fee Received? Yes ☐ No ☐		Amt: \$ _____		Receipt #: _____					
Public Notice #: _____		Public Notice Dates: ON _____		OFF _____					

Section 3: Project Location (Continued)

10. Name of waterbody at Project Location: Rehoboth Bay waterbody is a tributary to: Atlantic Ocean

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

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:
MHC Mariner's Cove LLC

(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):

1. ABC Woodlands LLC; 1201 Orange St, Wilmington DE 19966

2. Bay City Limited Partnership; 34677 Long Neck Rd, Millsboro DE 19966

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:
Rebecca Bobola

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):

SP-333/22

MP/OM-333/22

*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, Jonathon Goldberg, hereby designate and authorize J Foster Consulting LLC c/o Anthony Pidala
(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: Anthony Pidala

Telephone #: 727-821-1949

Mailing Address: 2963 1st Ave S

Fax #: _____

St. Petersburg, FL 33712

E-mail: anthony@jfoosterconsulting.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.

Anthony Pidala
Agent's Signature

07/16/2026
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.

DocuSigned by:
Jonathon Goldberg
ESD10D9B0253C43A
Applicant's Signature

7/16/2026
Date

Jonathon Goldberg, Regional Vice President
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.

Contractor's Name

Date

Print Name

BOAT RAMPS

Please make sure answers to all of the questions in this appendix correspond to information on the application drawings.

1. How many boat ramps will be constructed? 1

2. What are the dimensions of the proposed boat ramp(s)?

<u>38.4'</u>	Length	<u>14.6'</u>	Width
<u>9:1</u>	Slope	<u>0-34"</u>	Thickness

3. How many feet will the boat ramp(s) extend channelward of:

Tidal Waters: mean high water line? 68.9 ft.

Non-tidal Waters: ordinary high water line? N/A ft.

4. How many square feet of the boat ramp(s) will be located:

Below mean high water? 560 sq. ft.

On vegetated wetlands? N/A sq. ft.

5. Will any docking facilities be constructed alongside of the boat ramp(s)? Yes ✓ No
If your answer is yes, complete Appendix A and show structure on plans.

6. What type of material(s) will be used for construction of the boat ramp(s) (e.g. concrete, timber, gravel, etc.)? Filter fabric and granite rock.

7. Will any fill be required? ✓ Yes No If yes, complete the appropriate appendix.

8. Amount of material to placed? 34.5 cubic yards below MHW
34.5 cubic yards below MLW

9. Will any dredging or excavation be required? Yes ✓ No If yes, complete the dredging appendix.

10. What boat ramp(s) do you now use in the area?

This boat ramp- repair and replace existing.

11. Will this ramp be: public, commercial, ✓ private? If public or commercial, complete Appendix N (Marinas).

FILL

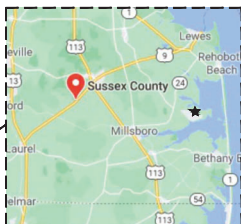
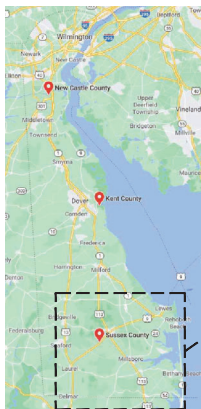
Please make sure answers to all of the questions in this appendix correspond to information on the application drawings.

1. How many linear feet will the fill extend channelward of the:
 - a. Tidal waters: mean high water line? 68.9 ft.
mean low water line? 60 ft.
 - b. Non-tidal waters: ordinary high water line? _____ ft.
2. What is the area of fill that will be located:
 - a. on subaqueous land (channelward of mean high water) 560 sq. ft.
 - b. on vegetated wetlands? N/A sq. ft.
3. What is the source of the fill?
☒ Hauled in from upland sources: What is the source company/location/parcel number?
____ Obtained from dredged material: Complete Dredging Appendix.

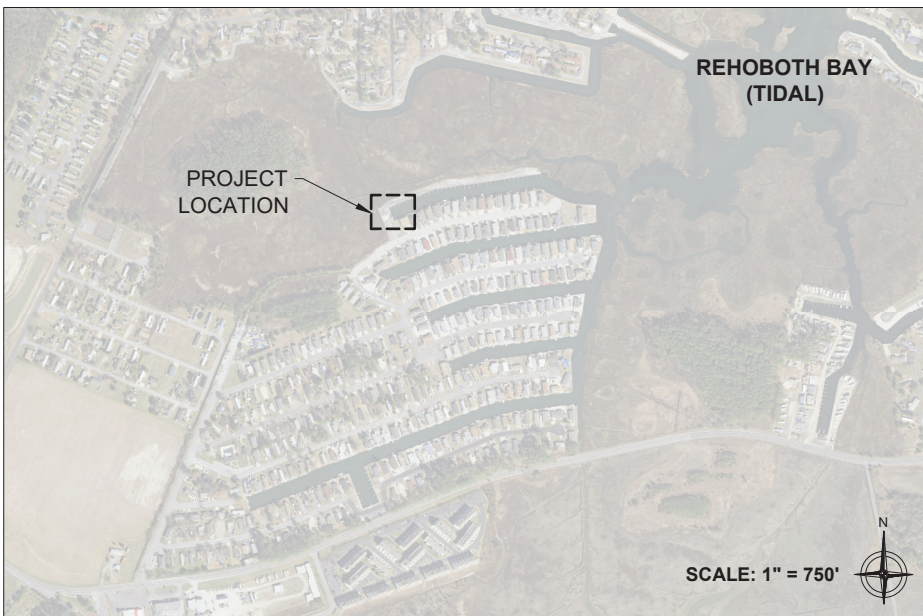
Source- local rock supply company TBD
4. What is the total volume of fill? 34.5 cubic yards
 - a. What is the total fill per running foot of shoreline? 2.2 cubic yards
5. What method will be used to place the fill?
Fill to be deposited by long reach excavator from the upland boat ramp.
6. State the type and composition percentage of the fill material (e.g. sand 80%, silt 5%, clay 15%, etc.)
Granite rock 100% and filter fabric.
7. How will the fill be retained? Complete appropriate appendix.
Filter fabric to retain rock.
8. What type of vegetation or ground cover will be provided for the filled area(s) to prevent soil erosion and help keep sediment from reaching State waters?
N/A- no soil used as fill.
9. Describe the type(s) of structure(s) to be erected on the filled area (if any). Complete appropriate appendix.
N/A

MARINER'S COVE, DELAWARE

BOAT RAMP RENOVATION PLANS MILLSBORO, SUSSEX COUNTY, DELAWARE



SUSSEX COUNTY, DELAWARE



PROJECT LOCATION
35356 SUSSEX LANE, MILLSBORO, DELAWARE 19966

SHEET INDEX	
GENERAL INFORMATION	
01	COVER SHEET
PLANS & DETAILS	
02	BOAT RAMP RENOVATION PLAN
03	BOAT RAMP RENOVATION PROFILES

NOTES:

- NOTE: THESE PERMIT DRAWINGS SHALL NOT BE CONSIDERED VALID FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY:

JOSEPH T. FOSTER, P.E.
FL LIC# 79708

NOT VALID UNLESS SIGNED & SEALED

Joseph Foster
Digitally signed
by Joseph Foster
Date: 2026.07.16
11:47:03 -04'00'



FOSTER CONSULTING

FL PROFESSIONAL ENGINEER NO. 79708
DE LIC. # 18618 · NJ LIC. # 24GE08181200 · TX LIC. # 133648

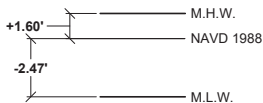
FL CERTIFICATE OF AUTHORIZATION NO. 32050
WWW.JFOSTERCONSULTING.COM
P: (727) 821-1949
2963 1ST AVE. S., ST. PETERSBURG, FL 33712

REVISION	DESCRIPTION	REVISION DATE
△		
△		
△		
△		
△		

35356 SUSSEX LANE
MILLSBORO, DELAWARE

COVER SHEET

TIDE INFORMATION



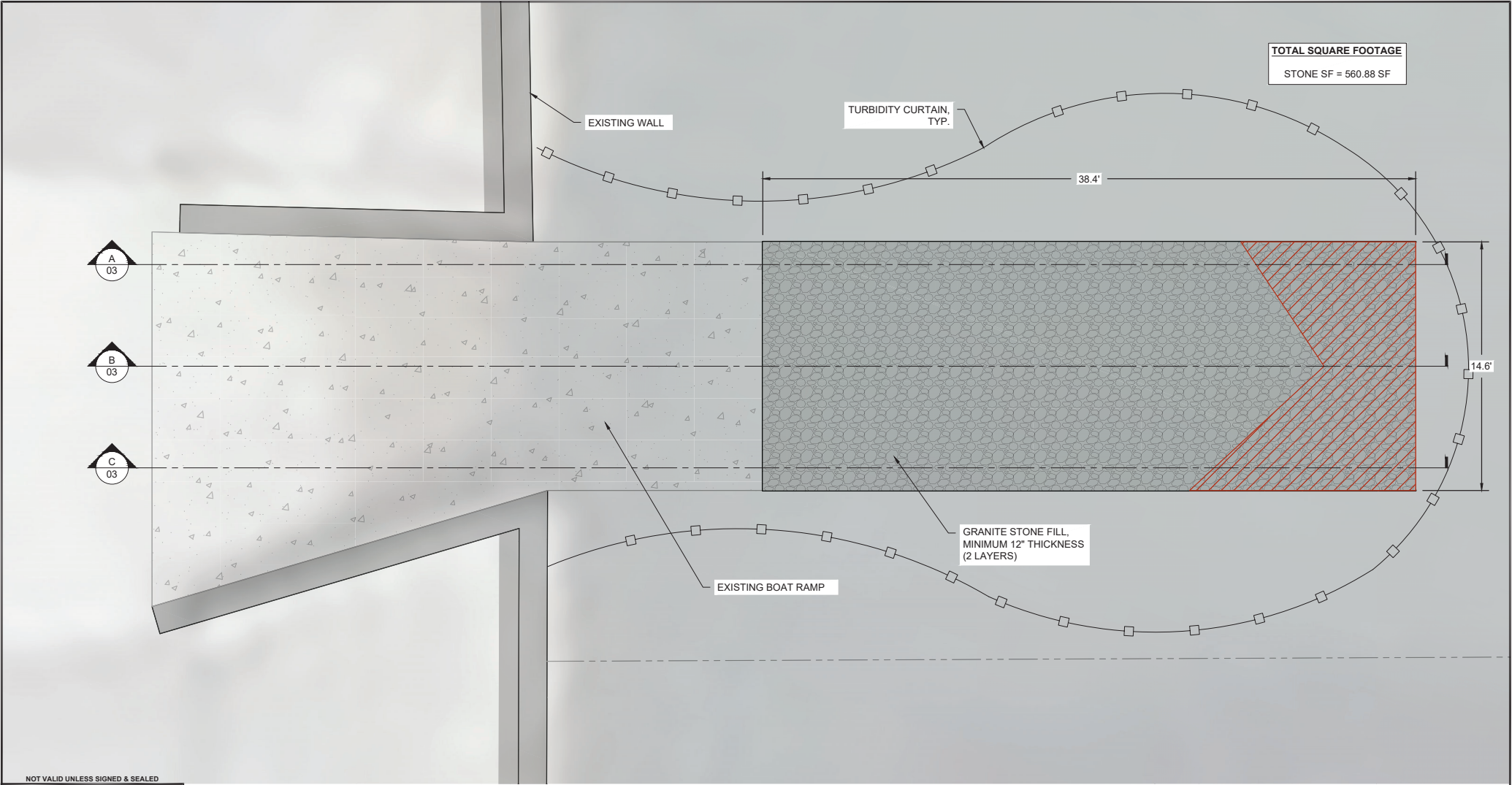
RELATIONSHIP BETWEEN NAVD 1988,
MEAN HIGH WATER, MEAN LOW WATER
TIDAL DATUM (1983 - 2001 EPOCH)

NOTE:

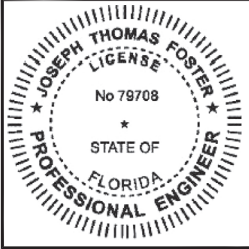
- TIDE INFORMATION OBTAINED FROM
TIDE STATION I.D. 855-7380
LEWES, DELAWARE

DATE: 07/16/26	FILE: 26106	REV:
DRAWN BY: AAC	SHEET: 01 OF 03	
CHECKED BY: JTF		
SCALE: AS NOTED		

01



NOT VALID UNLESS SIGNED & SEALED



Joseph Foster
Digitally signed by Joseph Foster
Date: 2026.07.16 11:47:49 -04'00'



BOAT RAMP RENOVATION PLAN
SCALE: 3/16" = 1'-0"

FOSTER CONSULTING
FL PROFESSIONAL ENGINEER NO. 79708
DE LIC. # 18618 · NJ LIC. # 24GE08181200 · TX LIC. # 133648
FL CERTIFICATE OF AUTHORIZATION NO. 32050
WWW.JFOSTERCONSULTING.COM
P: (727) 821-1949
2963 1ST AVE. S., ST. PETERSBURG, FL 33712

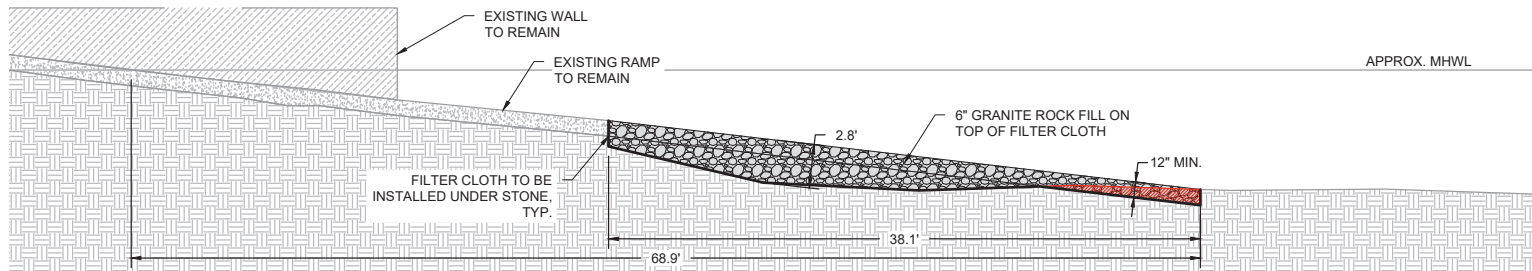
REVISION	DESCRIPTION	REVISION DATE
△		
△		
△		
△		
△		

35356 SUSSEX LANE
MILLSBORO, DELAWARE

BOAT RAMP RENOVATION PLAN

DATE: 07/16/26	FILE: 26106	REV:
DRAWN BY: AAC	SHEET: 02 OF 03	
CHECKED BY: JTF		
SCALE: AS NOTED		02

NOTE: CONTRACTOR TO USE EXISTING REBAR ATTACHED TO FILTER CLOTH TO SINK AND HOLD IN PLACE OR AN ALTERNATE APPROVED METHOD.



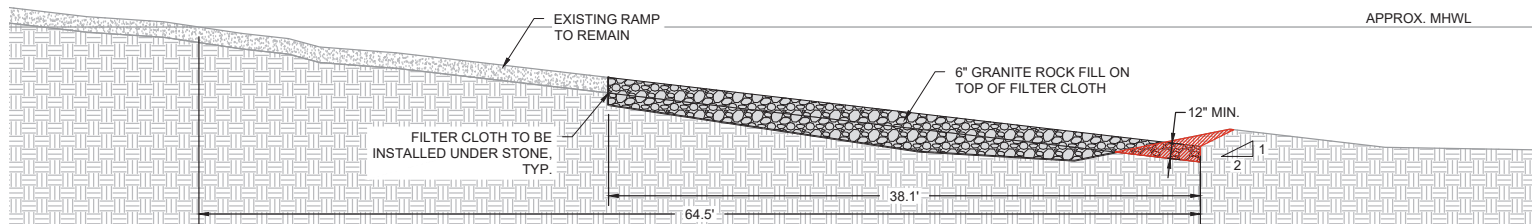
A SECTION PROFILE
SCALE: 1/8" = 1'-0"

SECTION A CUT CALCS

CUT = 5.80 SF

SECTION A STONE CALCS

A.O.I. = 4.9 LF
SECTION SF = 70.31 SF
TOTAL CY = 12.76 CY



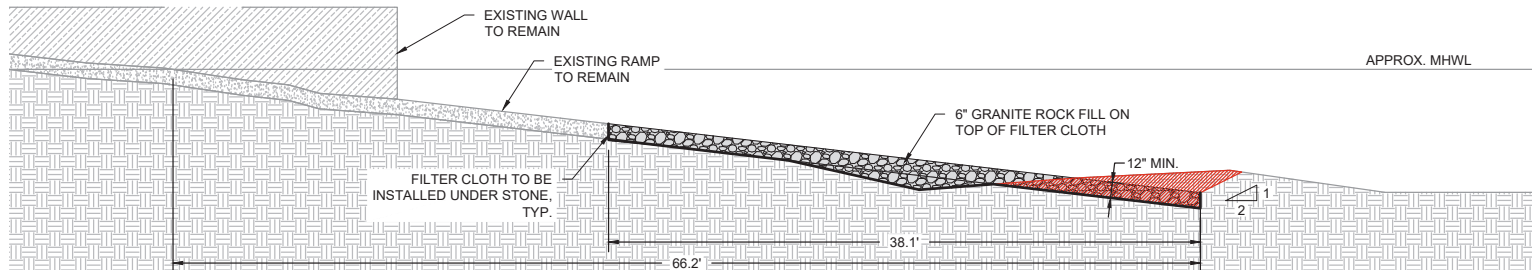
B SECTION PROFILE
SCALE: 1/8" = 1'-0"

SECTION B CUT CALCS

CUT = 5.60 SF

SECTION B STONE CALCS

A.O.I. = 4.9 LF
SECTION SF = 72.29 SF
TOTAL CY = 13.12 CY



C SECTION PROFILE
SCALE: 1/8" = 1'-0"

SECTION C CUT CALCS

CUT = 18.11 SF

SECTION C STONE CALCS

A.O.I. = 4.9 LF
SECTION SF = 44.41 SF
TOTAL CY = 8.6 CY

NOT VALID UNLESS SIGNED & SEALED

Joseph Foster
Digitally signed by Joseph Foster
Date: 2026.07.16 11:48:07 -04'00'



FOSTER CONSULTING

FL PROFESSIONAL ENGINEER NO. 79708
DE LIC. # 18618 · NJ LIC. # 24GE08181200 · TX LIC. # 133648
FL CERTIFICATE OF AUTHORIZATION NO. 32050
WWW.JFOSTERCONSULTING.COM
P: (727) 821-1949
2963 1ST AVE. S., ST. PETERSBURG, FL 33712

REVISION	DESCRIPTION	REVISION DATE
△		
△		
△		
△		
△		

35356 SUSSEX LANE
MILLSBORO, DELAWARE

BOAT RAMP RENOVATION SECTIONS

DATE:	07/16/26	FILE:	26106	REV:	
DRAWN BY:	AAC	SHEET:	03 OF 03		
CHECKED BY:	JTF				
SCALE:	AS NOTED				

03