

From: [Jon Horner](#)
To: [Janelle Cornwell](#)
Cc: [Robert G. Gibbs](#)
Subject: RE: Whites Pond Preserve
Date: Monday, February 6, 2023 9:40:03 AM

Janelle,

I am writing on behalf of JTJ DE Investments LLC (“JTJ”). JTJ is the equitable owner and contract purchaser of land identified as Sussex County Tax Parcel No. 335-8.12-79.00 (the “Cunningham Property”) adjacent to the Gibbs Commercial property. The purpose of this email is to voice support for the waiver request for the width reduction of the residential buffer area.

As has been discussed with your office, JTJ intends to subdivide the Cunningham Property into single family residential lots. The current concept plan provides for a significant area of open space between the Gibbs Commercial property and the first residential dwelling lot, thus effectively increasing the buffer to well in excess of 30 feet. I have our engineer calculating the current proposed area and plan to appear tomorrow to testify in support of the application as well as the waiver request. Additionally, per code, the buffer will include a fence and landscaping on both side of the fence. As the main party being impacted by this waiver request, I feel our support should be heavily weighted in considering this request. The loss of parking for the Gibbs Commercial site would be a net negative for JTJ’s proposed use and potentially lead to the use of the street or proposed neighborhood for overflow parking which we would like to avoid.

Should you or the commission have any questions I intend to appear at the hearing tomorrow and will be available to answer.

Thank You,

Jonathan E. Horner, Esq.
(443) 614-9447

From: [Joe Hoechner](#)
To: [Janelle Cornwell](#); [Nancy Staisey](#); [Melanie Moser](#)
Subject: Public Comment
Date: Saturday, February 4, 2023 12:45:53 PM

Dear Janelle,

This email will serve as my support of the proposed commercial development by Gibbs Commercial Development scheduled for review on 2/7/23.

Of course I do have a few comments as follows:

A) Our Building Official (or Planner) will have review the proposed entry sign: height, material, letter size, colors, lighting and hurricane proof engineering design.

B) All future retail store signage will also need to be reviewed & approved.

C)The 1,000 gallon grease trap seems to be located directly in front of the restaurant entrance. As this has to be pumped out in a messy emptying process a location off to the side would be a better & safer spot.

D) Where and how are the restaurant deliveries being made?

E) Due to the exposed location here I would suggest a few lightning rods.

Looks like a great location for a small project like this.

Cordially,
Joe Hoechner

Seagreen Bicycle LLC
209 Monroe Ave
Lewes, DE 19958
302-645-7008

January 26, 2023

City of Lewes
Joint Site Development Ad Hoc Review Committee
P.O. Box 227
Lewes, DE 19958

I am writing to express my support for the proposed Gibbs Commercial project located at 209 Monroe Avenue.

Seagreen Bicycle has operated at this location for the past seven years. During this time, our shop has established itself as an important hub for the Lewes cycling community. We have catered to those interested in cycling for both recreation and transportation. We like to think that we're responsible for putting more people on bikes, resulting in fewer trips by car.

The Gibbs Commercial property is unique in that it is close to both the historic district as well as many of the area's newer residential developments. The location offers visitors and residents convenient access to the state park, bike trails and to destinations within the city.

It is my understanding that the owner intends to upgrade this commercial property. Proposed site plans include enhanced aesthetics and ample parking. Businesses within Gibbs Commercial will offer residents increased convenience and result in fewer potential trips to the highway. For these reasons, I am hoping that you will approve this project.

Sincere Regards,



Frank Cole
Seagreen Bicycle LLC

