

Town of Camden
Regular Planning Commission Meeting
Camden Municipal Building
May 21, 2025

CALL TO ORDER

Chairwoman Gray led attendees in the Pledge of Allegiance and a moment of silence.

Chairwoman Gray called the meeting to order at 7:00 p.m. and noticed that this regular Planning Commission Meeting is being held in compliance with the Delaware Open Public Meeting Act by posting the agenda on May 14, 2025, in the following manner:

- The electronic sign,
- The official bulletin board and,
- Posted on the official website.

Members Attending: Chairwoman Gray, Commissioner Colaprete, Commissioner Sullivan, Commissioner Lanter, Commissioner Prystajko

Members Absent:, Commissioner Johnson and Commissioner Wanstall

Staff Attending: Account Specialist Malori Lewis and Town Manager Harold Scott Jr.

MINUTES

A motion was made by Commissioner Sullivan, seconded by Commissioner Colaprete, to approve the minutes as written from the February 19, 2025 Planning Commission Meeting. All in favor; none opposed.

ANNOUNCEMENTS

None.

OLD BUSINESS

None.

NEW BUSINESS

The Peters Cooper Farm LLC, 3182 Upper King Rd., Map# 7-02-103.00-01-06.00-000; The applicant applied for a subdivision.

Chad Carter from Becker Morgan Group, on behalf of The Peters Cooper Farm, is requesting a minor subdivision of this parcel. The parcel is 82.9 acres and is currently zoned C-2 and R-3. The

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subdivision would create three lots; a 36.1-acre lot zoned R-3, a 1-acre lot that holds a pump station that services Southside Baptist and Sunset Village, and a 45.8-acre lot that is zoned C-2. The parcel is currently under agricultural use, and the major lot line follows the current zoning line. He added that the parcel does front on both Route 13 and Upper King Road, and after the subdivision, both parcels would then have frontage and have access on those roads.

Commissioner Lanter asked if the pump station will be capable or will it be tied to the other two parcels, and who owns the pump station.

Mr. Carter stated that the pump station has an additional service for future development, and it is owned by the Camden Wyoming Sewer & Water Authority.

A motion was made by Commissioner Colaprete, and seconded by Commissioner Sullivan, to approve the application for subdivision. All in favor; none opposed.

Roll Call:

Commissioner Prystajko – Yes

Commissioner Sullivan – Yes

Commissioner Lanter – Yes

Commissioner Colaprete – Yes

Chairwoman Gray – Yes

PUBLIC COMMENT

None.

ADJOURNMENT

A motion was made at 7:09 p.m. by Commissioner Sullivan, seconded by Commissioner Prystajko, to adjourn the regular meeting. All in favor; none opposed.

***Respectfully submitted,
Malori Lewis, Account Specialist***