

Town of Camden
Regular Planning Commission Meeting
Camden Municipal Building
May 20, 2026

CALL TO ORDER

Commissioner Lanter led attendees in the Pledge of Allegiance and a moment of silence.

Commissioner Lanter 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 13, 2026, in the following manner:

- Town Hall Front Door
- The official bulletin board, and
- Posted on the official website.

Members Attending: Commissioner Sullivan, Commissioner Lanter, Commissioner Prystajko, Commissioner Wanstall.

Members Absent: Commissioner Johnson.

Staff Attending: Town Clerk Lynda Huizing, Town Manager Harold Scott and Kevin Minnich Town Engineer.

MINUTES

A motion was made by Commissioner Sullivan, seconded by Commissioner Wanstall, to approve the minutes as written from the April 15, 2026 Planning Commission Meeting. All in favor; none opposed.

ANNOUNCEMENTS

OLD BUSINESS

NEW BUSINESS

- a. Savannah Farms- Final Site Plan- Record Major Land Development Plan Submission.
Tax PARCEL No.
 - A. 7-20-09400-01-1000-00001
 - B. 7-02-09400-01-0100-00001
 - C. 7-02-09400-01-0200-00001
 - D. 7-02-09400-01-3300-00001
 - E. 7-02-09400-01-3400-00001
 - F. 7-02-09400-01-3500-00001
 - G. 7-02-09400-01-0300-00001

H. 7-02-09400-01-2100-00001

Presenters:

Dev Sitaram (Senior Director) with ATWELL, LLC, and Matt Connolly and Danna Weaver from DR Horton.

Mr. Sitaram explained that Savannah Farms has been under consideration for a long time and that this was not the first appearance before the Planning Commission. He stated that this was the fourth time the project had been presented to the Commission. He explained that the project began in 2022 and that the first presentation before the Planning Commission occurred in January 2023, when a concept plan was submitted as part of the initial approval process. Mr. Sitaram stated that the layout being presented had not significantly changed within the Camden portion of the project. While some revisions had been made early on to the Wyoming portion, the general layout had remained substantially the same since September 2023. He noted that the second appearance before the Planning Commission took place on September 20, 2023, when an updated layout was presented for approval. The Planning Commission granted approval at that time, allowing the project to continue through the review process. Mr. Sitaram further explained that the third appearance before the Commission occurred in January 2025, when the applicant presented what was considered the final site plan. He stated that the plan presented at that time was essentially identical to the current plan, with no substantial changes in either the Camden or Wyoming portions of the project other than an updated date. He stated that the Planning Commission granted conditional approval in January 2025, with the condition that all required agency approvals be obtained before the plan could be recorded. Mr. Sitaram concluded by explaining that the purpose of the current presentation was to inform the Planning Commission that all required agency approvals have now been obtained, satisfying the conditions previously placed on the application.

Mr. Sitaram stated that he had a brief presentation and explained that the second sheet in the packet showed the project layout, which remained substantially the same as previously presented. He noted that the number of units within the Town of Camden had not changed and remained at 888 units consisting of apartments, townhomes, duplexes, and single-family detached homes. He explained that the total site encompassed approximately 361 acres, with approximately 225 acres located within the Town of Camden. He stated that portions of the property were being dedicated for right-of-way improvements along Willow Grove Road and Moose Lodge Road, leaving slightly less than 225 net developable acres within Camden. Mr. Sitaram stated that the overall unit mix and total number of units remained unchanged from prior presentations. He noted that the only significant revision to the plans was the addition of a second pump station lot, which became necessary during the review process with the Camden Sewer and Water Authority. He explained that the project now included two pump station lots serving the development. He advised the Planning Commission that the applicant had obtained all required agency approvals, including approvals from DelDOT, the State Fire Marshal, the Camden Sewer and Water Authority, and the Conservation District for sediment and stormwater management. Mr. Sitaram also explained that the project required approval related to a tax ditch located along the northerly portion of the project near the Fifers property within the Town of Wyoming. He stated that a court order was obtained to permit improvements to

the tax ditch, including clearing and improving water flow. He further stated that approvals had also been secured to cross the railroad for sanitary sewer and water infrastructure, requiring authorization from the railroad authority. He advised that all approval documentation had been submitted to the Town Engineer and Town Manager. Mr. Sitaram explained that the purpose of the presentation was to formally report to the Planning Commission that all required approvals had been obtained and that the project was ready for recordation. He stated that pursuant to the subdivision ordinance, the Planning Commission Chair and another Planning Commission member were required to sign the final record plans prior to submission to the Recorder of Deeds. He reviewed the roadway layouts included in the plan set, noting that the project contained two roadway types within the Town of Camden. One roadway type consisted of sixty-foot-wide streets with parking on both sides, while the main spine road, identified as Marion Road Boulevard, would function as a landscaped boulevard connecting Willow Grove Road and Moose Lodge Road. He stated that the boulevard would include landscaping, beaming where feasible, and pedestrian walkways designed to support a mobility-friendly master-planned community. Mr. Sitaram further reviewed the amenities and open space areas, noting that these remained unchanged from prior submissions. He stated that the development would include various recreational amenities and a large fishing pond located outside the Town of Camden but accessible to residents of both Camden and Wyoming. He explained that the pond area would include a walking trail and canoe launch area. He stated that the community was modeled after another master-planned community previously developed in New Castle County, Delaware, and expressed pride in the overall project design. Mr. Sitaram reviewed the summary sheet included in the application packet, reiterating that the final site plan approval had been granted on January 15, 2025, and that the number and type of units, as well as the open space and amenity areas, remained unchanged. He explained that only minor revisions had been made to the plans, including utility easements, adjustments to plot lines, and the addition of the second pump station. He further stated that all agency approvals had been secured and that the Town Engineer had approved the roadway construction plans, as all streets within the development would become Town of Camden streets. He also explained that a Phase One bonding request had been submitted, consisting primarily of the entrance improvements from Willow Grove Road and the western portion of the development. According to Mr. Sitaram, the Town Engineer had also approved the Phase One construction plans pending submission of the required bonding and letters of credit. Mr. Sitaram concluded by outlining the next steps in the process, including posting the required bonds, recording the plans, and scheduling a pre-construction meeting with the Conservation District, DelDOT, the Town Manager, and the Town Engineer. He stated that the applicant was prepared to move forward with construction and reiterated that no substantial changes had been made to the project since the original presentations began in 2023.

Councilwoman Lanter asked if the pump station was going to be dedicated to the town when they are done.

Mr. Sitaram stated that it would not be to the town but to the Camden Sewer & Water Authority and that they will maintain and operate it.

Councilwoman Lanter said that she was assuming that the specification on what they were looking for has all been addressed and worked out.

Mr. Sitaram explained that the required plans had been submitted, although the process took some time due to revisions requested during the review process. He noted that the original plans included one pump station in the Town of Camden and one in the Town of Wyoming. However, following the review and revision process, the plans were updated to include two pump stations within the Town of Camden.

Chairwoman Lanter asked if the Fire Marshal or whether the fire hydrants would be active when the utilities are installed or if the hydrants would be brought online in phases as development progresses.

Mr. Sitaram explained that an additional change since the project was last presented was the inclusion of a new well on the property. He stated that the well is part of an agreement with the Camden-Wyoming Sewer & Water Authority, which requires an additional water source to support future development. Under the agreement, the developer may construct up to 100 units before the well must be installed and brought online. Mr. Sitaram noted that the Water Authority has confirmed it can provide sufficient water service for the first 100 units; however, construction cannot proceed beyond 100 units until the well is operational. Therefore, the developer plans to begin the well project as soon as possible to avoid delays in construction and ensure water capacity is available for continued development beyond the initial 100 units.

Chairwoman Lanter asked who would be responsible for approving the well and whether the approval process would go through DNREC.

Mr. Sitaram confirmed that the well would require approval from DNREC. He explained that the developer is working with a water company specializing in well drilling, which will coordinate with DNREC to obtain the necessary permits for the well.

Chairwoman Lanter asked who would be responsible for maintaining the well and whether it would ultimately be dedicated to the Camden-Wyoming Sewer & Water Authority.

Mr. Sitaram confirmed that the well would also be dedicated to the Camden-Wyoming Sewer & Water Authority, which would assume responsibility for its ownership and maintenance.

Commissioner Prystajko asked if there would be a water tower?

Mr. Sitaram clarified that a water tower is not currently proposed for the site. However, the site designated for the well is approximately one acre and has been sized to accommodate a future water storage tank or tower, if needed. He explained that there is an existing tower located on the other side of the railroad tracks to which the system is currently connected. The current requirement is to drill the well and connect it to the existing water system.

Chairwoman Lanter asked whether a landscape buffer would be provided between the proposed development and the existing properties surrounding the site.

Mr. Sitaram confirmed that landscape buffers would be provided around the development, particularly adjacent to the existing surrounding properties. He noted that the landscape plan

submitted with the application demonstrates that the project will be heavily landscaped, with buffers incorporated throughout the site.

Chairwoman Lanter asked whether there was a proposed sequencing plan for bringing the various phases of the development online and whether the project would be constructed in increments.

Mr. Sitaram confirmed that the project would be developed in phases. He explained that infrastructure, including pump stations and landscaping, would be constructed in conjunction with each respective phase of development. Phase One would include the initial development area and model homes. One pump station would serve that portion of the development, while a second pump station would be constructed when development of the townhome section begins. Mr. Sitaram further explained that landscaping and buffers would be installed as each phase is

Chairwoman Lanter asked whether the development plan had been consolidated, noting that the original proposal included 23 phases, and asked how many phases were currently proposed. Developed, including landscaping along the adjacent property lines.

Mr. Sitaram explained that the development had been consolidated into a smaller number of phases, with phasing now primarily based on sanitary sewer and water infrastructure rather than larger development sections. He also noted that the Conservation District requires no more than 20 acres to be disturbed or opened at any one time. To comply with this requirement, the project will utilize a “moving phase” approach, in which construction activity progresses from one 20-acre area to another while limiting the total amount of open land under active construction.

Chairwoman Lanter asked whether the proposed phasing plan would also coordinate with the required bonding for the project.

Mr. Sitaram confirmed that the project’s phasing would be coordinated with the applicable bonding requirements for each phase of development.

Chairwoman Lanter asked how many phases were currently proposed for the development. She also asked for clarification regarding a yellow line shown on the plan and what it represented.

Mr. Sitaram stated that he did not have the Conservation District phasing plans available at the meeting but could provide them by email. He explained that the Conservation District plans show the construction phasing and movement of earthwork, while the water and sewer plans contain separate phasing based more on the development and marketing schedule. He asked

Chairwoman Lanter clarified that she was primarily interested in the phasing from a bonding perspective, including how the installation of roads and other infrastructure would correspond with the release of bonds.

Mr. Sitaram explained that the phasing information relevant to bonding and infrastructure improvements would be consistent with the plans submitted to the Camden-Wyoming Sewer

& Water Authority. He stated that he would provide that information and noted that the applicable phasing is reflected on the water and sewer plans.

Chairwoman Lanter noted that the plans presented to the Commission did not include signatures or approval from the Camden-Wyoming Sewer & Water Authority. She asked whether the Authority had reviewed and signed off on the plans.

Mr. Sitaram explained that the plans would be submitted to the Camden-Wyoming Sewer & Water Authority for review and approval following the Commission's approval. He stated that the process would require signatures from the appropriate parties, including the property owner, before the documents are submitted for recording. Mr. Sitaram confirmed that copies of the recorded documents would be provided to the Town.

Commissioner Sullivan asked whether the initial site work would involve constructing the main road first.

Mr. Sitaram explained that the initial site work is expected to begin with Willow Grove Road, including the required widening of the roadway. Sediment basins will also be installed to manage stormwater and control runoff during construction. He stated that the first major infrastructure improvement will be the pump station. The associated force main will run along Marion Road, Wahlberg Lane, the adjacent commercial property, and the Camden Bypass. Construction of the sanitary sewer force main along the Camden Bypass has already begun as part of the Bypass project, with Allen Myers serving as the contractor. The development will connect to this force main. Once the initial infrastructure work is underway, the developer plans to begin Phase One, which will include the area where the model homes are proposed. Mr. Sitaram stated that the initial construction activity is intended to remain on one side of the intersection and that the developer anticipates completing the homes within that area before progressing further into the site.

Commissioner Sullivan asked whether the road subbase would be installed prior to the commencement of construction.

Mr. Sitaram confirmed that the road subbase would be installed before building construction begins. He explained that the Conservation District's approved sequence of construction requires the base and subbase to be installed before any buildings are constructed. He also noted that curbs will be installed as part of the process. A detailed construction sequence has been established outlining how each phase of development is required to progress.

Commissioner Prystajko asked when the developer anticipates beginning construction and putting a shovel in the ground.

Mr. Sitaram stated that the developer hopes to begin site work and "put a shovel in the ground" by July, or possibly sooner, provided that the approval process and other requirements proceed smoothly. He noted that Danna Weaver from DR Horton has been coordinating with the property owners and the developer who will be responsible for the initial earthwork and installation of the required site improvements.

PUBLIC COMMENTS

None

OUTCOME

Councilwoman Lanter moved to proceed with a vote. Councilman Sullivan made a motion to approve the change requested by the developer; Councilwoman Wanstall seconded the motion. All those in favor said "yes."
All those opposed: none. The motion carried unanimously.

b. Appointment of New Chair and Vice- Chair for the community

Commissioner Prystajko nominated Commissioner Lanter for the Open Chair position, all in favor; none opposed.

Commissioner Lanter nominated Commissioner Sullivan for Vice-Chair, all in favor; none opposed.

ADJOURNMENT

A motion was made at 7: 38 p.m. by Commissioner Sullivan, seconded by Commissioner Prystajko, to adjourn the regular meeting. All in favor; none opposed.

***Respectfully submitted,
Lynda Huizinga, Town Clerk***