

Town of Cheswold
1856



State of Delaware
1787

**PLANNING COMMISSION
MEETING MINUTES
Thursday, February 13, 2025
691 Main Street
Cheswold, Delaware 19936**

ATTENDANCE VIA ZOOM WAS AVAILABLE

Planning Commissioners in Attendance:

Mr. Stephen Williams – Chairperson
Mr. Michael Callender – Vice-Chairperson
Ms. Barbara Cooper Commissioner - excused
Mr. Dave Naples - Commissioner – via zoom
Ms. Kara Naples – Commissioner – via zoom

Also in Attendance:

Ms. Sarah Cahall, Assistant Town Land Use Administrator

Meeting Opening:

The meeting was called to order at 5:00 p.m., by Chairperson Steve Williams. The opening was followed by a Salute to the Flag and a Moment of Silence.

Meeting Properly Posted:

At the request of Chairperson Williams, Assistant Land Use Administrator Sarah Cahall acknowledged that the meeting had been properly posted.

Roll Call:

Assistant Land Use Administrator Sarah Cahall conducted a roll call, and it was acknowledged that a quorum of members was in attendance, and the meeting proceeded.

Meeting Minutes: A motion was made by Chairman Williams, and seconded by Commissioner Kara Naples, to approve January 9, 2025, and January 27, 2025, Meeting Minutes. All in favor; None opposed.

NEW BUSINESS

Discussion and feedback- Cheswold Railroad Project

Ted Foglietta with Century Engineering gave a presentation on the Cheswold Railroad concept and renderings. He explained that there would be 3 phases in this project which will include improved pedestrian railroad crossing at Main St. and improved and new sidewalks along Main St. and Commerce St. He added that there will be a bike path, and the project will be ADA compliance. Mr. Foglietta explained that they will have to acquire some right of way on S. Main St. before they begin that phase of the project. He added that the goal is to have the concept revision completed in February 2025, second public workshop in March, and progress meeting with MPO and Town Council in March 2025, draft report to MPO in April and final report in June 2025.

Land Use Ordinance Update, Table 7-2 Revision, and feedback

Ms. Cahall explained that Jennifer Reitz has been working on the Land Use Ordinance over the past for months and she is meeting with her next week to go over everything she has been doing.

ATTENDEE COMMENTS: None.

LAND USE ADMINISTRATOR COMMENTS: Thanked the Planning Commission for all they do.

COMMISSIONERS COMMENTS:

Commissioner Dave Naples gave an example of a project he was involved in regarding roadway improvements, sidewalk, and street light improvements.

NEXT MEETING DATE:
Thursday, March 13, 2025

MOTION to ADJOURN:

At 6:00 p.m. a motion was made by Commissioner Dave Naples, seconded by Commissioner Kara Naples, to adjourn the regular meeting. All in favor; none opposed.

*Respectfully submitted,
Sarah Cahall, Assistant Land Use Administrator*