



Compliments of Bob Weiner, your County Councilman  
"Making County Government Work for Us"  
Council District 2, New Castle County, DE  
Bob@bobweiner.com  
lhinkle@nccde.org  
Louis Hinkle, aide to Councilman Weiner: 302-395-8362

[Attention civic leaders: You may want to share this electronic newsletter with your neighbors!](#)

## **Councilman Bob Weiner invites you to join him for our Fall Bark Park Maintenance Day**



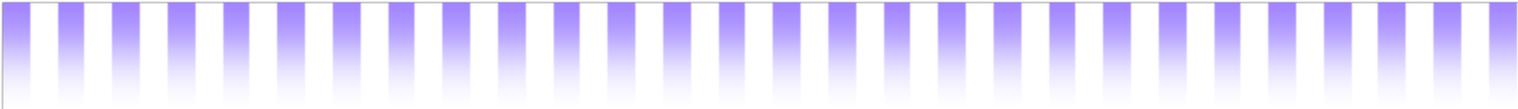
**TUESDAY OCTOBER 18, 2011 AT 10 am**

Councilman Bob Weiner invites area residents and friends of the Talley Day Bark Park to join him for a bark park clean up day. Residents will spread mulch provided by New Castle County. Some rakes, shovels, pitch forks, and wheelbarrows will be provided by New Castle County, which will also supervise the voluntary community work day. Volunteers should dress comfortably with outdoor work clothing. said Bob Weiner. Mulch will be supplied by New Castle County. Volunteers are encouraged to also bring their own shovels, rakes and pitch forks due to limited County supplies. Please help us spread the word...and the mulch! This is a Brandywine School District in service day so students can earn service hours.

**Where: Talley Day County Bark Park, Foulk Road behind Brandywine Hundred Library.**

**When: Tuesday October 18, 2011 at 10 am**

**For details contact Louis Hinkle, aide to Councilman Bob Weiner at (302) 395-8362 or email lhinkle@nccde.org.**



## **Clark is going down the wrong path for redevelopment**

**News Journal Opinion Editorial Aug. 26, 2011 Written by ROBERT WEINER  
www.delawareonline.com**

**Others have pointed out the specific errors in County Executive Paul Clark's July 26 opinion, "Redevelopment reduces sprawl and creates thousands of jobs."**

**I want to focus more on the Clark administration's generally misguided approach to redevelopment. Mr. Clark and I disagree about whether developers who increase density and traffic should pay impact fees or pay their fair share for necessary road improvements. We also disagree about whether the character of existing communities should be protected from new, incongruous developments with more density than the law normally allows.**

**Developers should get breaks from zoning laws and fees when they are solving a pre-existing problem in a community, such as blight or vacancy. Otherwise taxpayers are just subsidizing developers' businesses. These are just some of the redevelopment reform provisions I would have preferred to have seen enacted, but which Mr. Clark's administration refused to draft into the recently passed redevelopment legislation.**

**Mr. Clark points to job creation and avoiding development of greenfields as justification for redevelopment as he envisions it. However, jobs alone do not directly result in upgrades to already strained road intersections; they just add more traffic congestion. When traffic problems degrade a community's quality of life, eventually some of the "customers" the jobs serve opt to move elsewhere. We are then left with yet another vacant shopping center.**

**The only factor that should justify giving a developer a pass on paying for a fair share of road improvements is when major roadway improvements are simply not needed. In a true "redevelopment" project, this is the case, because something was already constructed on the site that has become obsolete. If the "redeveloped" use generates similar peak-hour**

**trips**, then roadway planning at the state level likely already accounted for that traffic. Two projects demonstrate the folly of continuing to avoid the reforms I advocate.

Governor's Square III was accepted by Mr. Clark's administration and processed as a redevelopment plan through the first public hearing. Nothing but a small bank had been constructed on the site. The property was in fact one of those "greenfields" Mr. Clark claimed in his July 26 editorial to care about saving. Once citizen activists forced the developer to perform a traffic impact study, it was revealed that expensive improvements are in fact needed to keep the intersection functioning. Had the project stayed a "redevelopment," the developer would not have had to pay for any of those upgrades. This was a near miss for taxpayers. My rejected proposal to preclude "redevelopment" of open spaces and also, to always require a traffic impact study for redevelopments that propose rezonings, like Governors Square III, would better prevent a future fiasco like that one.

Unbelievably, Mr. Clark's reforms also do not prevent another Barley Mill Plaza redevelopment plan, which plan has been granted redevelopment status in the absence of any blight or vacancy. Barley Mill Plaza should not be afforded special redevelopment status, which removes traffic studies and requisite traffic improvements as a precondition to rezoning approval by New Castle County Council. Does anyone think that but for the redevelopment breaks, this shopping center would instead be built on some alternate imaginary "green field" elsewhere? Location plays too major a role in the developer's plans for that to be true.

The recent redevelopment law that council passed backed off Clark's originally proposed extension of "paper redevelopment" to expired plans that had never been built. Thank goodness. However, the taxpayer still shoulders too many burdens for "redevelopment" projects which cause traffic gridlock without at least saving a community from blight or vacancy.

Do we public servants work for the communities near these projects or for national big-box stores looking to pay lower rent because their landlord got away without accounting for traffic increases? How can Mr. Clark say his policies resulted in successful projects when we have no way of knowing whether redevelopment incentives have made those projects possible at all, or rather merely more profitable for the developer at taxpayer expense?

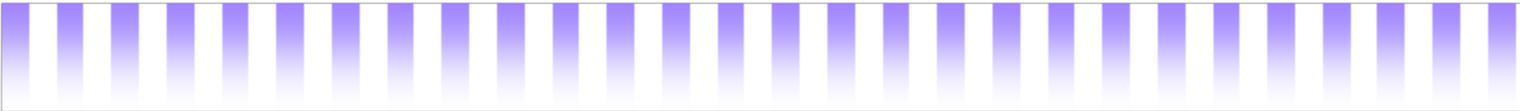
Mr. Clark's statement is problematic: "The county will continue to explore ways in which we can incentivize developers to modernize plans that have not yet been built." Maybe such plans would never have been built anyway because the developer misjudged the market for the proposed use. Maybe such a plan was badly designed. It is not the community's duty to underwrite a poorly conceived development plan. I expect Mr. Clark and I will have to agree to disagree on the proper scope of redevelopment as a useful economic tool.

## *Nemours Children's Hospital October 10th Community Information Session detailing the Nemours Expansion*

To keep pace with the changing health care environment and meet the needs of our patients, the Nemours/Alfred I duPont Hospital for Children recently embarked on a multi-stage hospital expansion. Join CEO Dr. Kevin B. Churchwell for a community information session on Monday, October 10, 2011 from 6:00pm to 8:00pm to get a sneak peak of the hospital design and learn more about the future of the duPont Hospital for Children. The information session is open to the public and will be held in the hospital's 3rd floor lecture hall (1600 Rockland Road).

Visitors and patient-families are also encouraged to call the Nemours Expansion Hotline at 1-800-842-1900 or visit <http://www.nemours.org/expansion> for the latest expansion-related update.

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## **NEW CASTLE COUNTY POLICE**

### **Emergency Preparedness Voluntary Registry for citizens**

Dear Neighbors ;

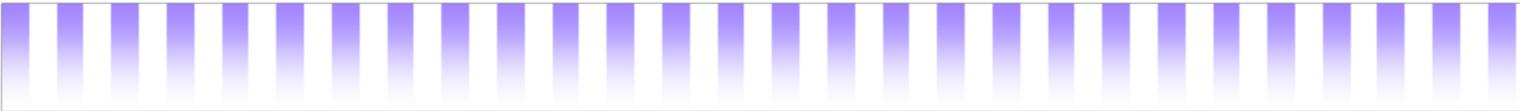
The Delaware '911' emergency system and the Delaware Emergency Management Agency (DEMA) welcome you to the Emergency Preparedness Voluntary Registry for citizens who have special needs.

This is important information for a voluntary registry for emergency preparedness which residents can use if they are unable to access a computer to enter their information. Please go to the web address listed below, which can be a life saver for people with special health needs in emergency situations. Pass this information along to others who may be aware of or can help these individuals.

For access to the online voluntary registry please go to  
[www.de911assist.delaware.gov](http://www.de911assist.delaware.gov)

For additional details, contact the [Delaware Division of Services for Aging and Adults with Physical Disabilities \(DSAAPD\)](#) 1901 N. DuPont Highway, Main Building, New Castle, Delaware 19720 (302) 255.9354  
[www.dhss.delaware.gov/dsaapd](http://www.dhss.delaware.gov/dsaapd)

For additional NCCPD Programs, go to  
<http://www2.nccde.org/police/communityprograms/default.aspx>



## **DELAWARE STATE POLICE**

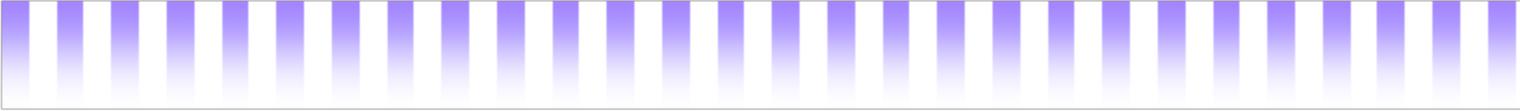
**Superintendent Colonel Robert M. Coupe**

**Presented by Public Information Officer Master Corporal Jeffrey Hale**  
P.O. Box 430 | Dover, DE 19903 | Cell: 302.632.0328 | jeffrey.hale@state.de.us

### **Delaware State Police will be closing Troop 1-A**

**Brandywine Hundred-** On Monday, August 1, 2011, the Delaware State Police will be closing Troop 1-A located in the Brandywine Town Center in Wilmington, DE. The building, which was first opened in 1998, was utilized by the Delaware State Police as office space for the Retail Theft Unit, the Inspections and Accreditation Unit, as well as the New Castle County Crash Reconstruction Unit. It was also utilized as a satellite office for patrol troopers from Troop 1 located on Philadelphia Pike, Wilmington, as well as a training facility. The opening of the new Troop 2 on Pulaski Highway in Newark in 2002, allowed the Delaware State Police to combine all of these resources into a larger building shared by both patrol troopers and criminal investigators. Troop 1-A was still utilized as a location for many community meetings.

After August 1, 2011 citizens who need to contact the Delaware State Police can respond to Troop 1 located at 603 Philadelphia Pike, Wilmington, [302-761-6677](tel:302-761-6677)



### **Important Public Safety Telephone Numbers**

#### **Public Safety**

**Emergency Preparedness 395-2700**

#### **Police**

**Emergency 911**

**Non-Emergency Number 573-2800**

**General Information 395-8171**

#### **Community Services 395-8050**

**Family Services 571-7929**

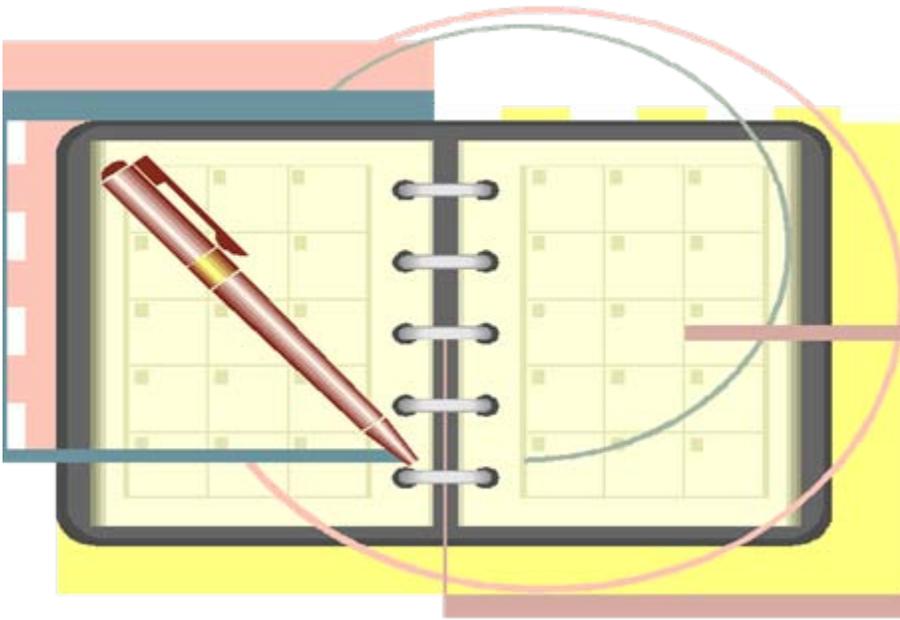
**School Crossing Guards 571-7394**

**Senior Roll Call 239-5151**

## **Paramedic EMS**

**Emergency 911**

**General Information 395-8184**



## ***Mark Your Calendar!***

### **Register now for free parenting seminar:**

On September 27th at A.I. duPont Hospital for Children. For more info, go to ...  
<http://www.nemours.org/service/support/parentingseminar.html>

### **Bark on the Boards coming to Rehoboth Beach this fall.**

For more info, go to... <http://www.delspca.org/bark-on-the-boards>

### **Special Household Hazardous Waste Collection**

The Delaware Solid Waste Authority will hold a Special Household Hazardous Waste Collection event Saturday, September 17, 2011 at the Elsmere Town Hall located at 11 Poplar Avenue. For more info, go to ... <http://www.dswa.com/news.asp#242>

### **Electronic Goods Collection and Document Shredding**

The Delaware Solid Waste Authority (DSWA) is holding a special Electronic Goods Collection and Document Shredding events through out the upcoming months. From 8am-2pm residents can drop off electronic items such as, telecommunications equipment, toys, radios, televisions, and electro acoustic equipment such as calculators, computers and their parts, keyboards, printers, copiers, cables, phones, fax machines, answering machines, and VCRs. From 8am-12pm residents can also bring up to two boxes for shredding free of charge.

Shredding sensitive documents is one way to reduce your risk of becoming an identity theft victim. For more info, go to ... <http://www.dswa.com/news.asp#242>



## **Despite promises, house likely to meet its demise**

**Saving 1840s structure too costly, Nemours says**

1:02 AM, Mar. 28, 2011 |

3Comments

**The Murphy House, a farmhouse built in the 1840s, is expected to be razed. The Nemours Foundation had intended to restore the house near Alfred I. duPont Hospital for Children, but says it can't justify the cost. / The News Journal/ROBERT CRAIG**

Written by **ROBIN BROWN** The News Journal

The fate of the Murphy House near Rockland has deteriorated along with the condition of the 1840s-era farmhouse itself, from cause célèbre to apparently lost cause.

Its preservation has devolved into a cautionary tale showing that good intentions, promises, public trust and even deed restrictions do not guarantee an old building won't meet the wrecking ball -- even one at a prominent site tied to the du Pont family.

The Nemours Foundation bought the state-owned house across from the Alfred I. duPont Hospital for Children in 2008 and promised to restore it. It studied the cost last year and could not justify the expense, even though a decades-old deed restriction called for exactly that, spokeswoman Grace Gary said.

"Even an organization like Nemours has to look at its expenditures at a time like this," she said, adding that every cost must be weighed against its mission to care for children's health.

The two-story, Greek Revival brick-and-stone house may be razed in months. Its last chance at survival appears to be a long-shot hope that someone will move and fix it elsewhere.

"It was a success story," said Delaware Magistrate James R. Hanby Sr., whose family has been in the area since the 1700s. "Now, it's a source of shame."

The foundation applied for a county demolition permit last November, sending the case to the Historic Review Board, a citizen panel that reviews permit applications relating to historic sites . It can hold up demotion for nine months and is doing so with Nemours' application, Chairwoman Barbara Benson said. But it can't stop the razing.

Despite pleas from Hanby, other residents and Preservation Delaware, county officials say Nemours will get the permit to begin razing Aug. 3, when the review board's hold expires.

Hanby, who helped save the house years ago, testified at a review board hearing this month to ask the foundation to find a way to keep its widely praised promise to restore the house -- or save it for better financial times . He called Nemours' reversal "a huge betrayal of trust and a huge loss to the historic fabric of Brandywine Hundred."

While praising its hospital and good deeds that include the renovation of the Nemours Mansion, Hanby said the foundation should be ashamed of breaking its promise to the community. "I understand hard economic times, but a commitment is a commitment."

Hanby served on the review board during its 1990s work with state officials and attorneys, when a deed restriction was devised to preserve the Murphy House. But officials say it can't be enforced.

Restrictions not cited as "running in favor" of anyone require no one's permission to be altered or eliminated by property owners, said David Culver, general manager of the county Department of Land Use. Such deed restrictions often are lifted in the land-use process without problem or penalty, Culver said.

Recorder of Deeds Michael E. Kozikowski said deed restrictions typically fall to maintenance corporations and civic associations; for example, having them be responsible for limits on decks, sheds and pools.

"This is really the first time, as recorder of deeds for eight years, that we've had something like this come up," he said.

Known for its fading pink stucco, the Murphy House sits on ground littered with cigarette butts near traffic at its Rockland Road corner across from the entrance to Nemours/Alfred I. duPont Hospital for Children.

State agencies and officials had promised since the 1990s to preserve the house and other buildings in connection with area road work. The Department of Transportation acquired the Murphy House after performing road work on the site, a farm pared over time to a little less than an acre.

Starting in 1992, agreements involving the state and federal governments over a decade promised the state would "take steps to ensure the stabilization, restoration and adaptive reuse" of the house and to keep it in good condition. Pacts also promised its "permanent preservation covenant" would ensure all repairs and restoration met federal preservation standards.