

New Castle City Planning Commission Meeting

Minutes

New Castle Senior Center

400 South Street, New Castle, DE

December 15, 2025 – 7:00 p.m.

Members Present: Margo Reign, Chair

Brie Rivera

Kristin Zumar

Cynthia Batty

Marc-Anthony Williams

Absent: Stephen Franklin

Tamara Stoner

Rev. Aaron Moore

David Majewski

Also Present: Antonina Tantillo, City Administrator

Christopher J. Rogers, City Planner

Lisa Hatfield, City Solicitor

Ms. Reign called the December 15, 2025 Planning Commission meeting to order at 7:00 p.m. Roll call followed and a quorum to conduct business was declared.

Minutes

November 24, 2025 – A motion to approve the minutes of the November 24, 2025, Planning Commission public hearing as presented was made by Ms. Batty and seconded by Ms. Zumar. The motion passed with a vote of four (4) in favor and one (1) abstaining (*Mr. Williams*).

November 24, 2025 – A motion to approve the minutes of the November 24, 2025, Planning Commission regular meeting as presented was made by Ms. Zumar and seconded by Ms. Rivera. The motion passed with a vote of four (4) in favor and one (1) abstaining (*Mr. Williams*).

Public Comment

Ms. Reign read a comment submitted by Mr. John DiMondi in opposition of the Planning Commission approving a recommendation to the Board of Adjustment regarding the application for a Special Exception for self-storage units at 300 West 7th Street.

New Castle Self Storage LLC, review and recommendation to Board of Adjustment for a Special Exception for Self-Storage Units Located at 300 W 7th St.

Mr. Rogers explained the role of the Planning Commission (PC) in regard to Special Exceptions, noting that the applicant is proposing the construction of three additional storage units at 300 West 7th Street in accordance with §230-21.1D of the City Zoning Ordinance:

- One unit 24' x 54', approximately 1,048 square feet.

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- One unit 24' x 100', approximately 2,400 square feet.
- One unit 20' x 150', approximately 3,000 square feet.

Roger Truemper, Esquire, of Brockstedt, Mandalas & Federico, representing the applicant, explained that the applicant, Ryan Mariano, is proposing an expansion of the existing self-storage facility at 300 West 7th Street. Mr. Truemper presented a Plan to the PC showing the locations of the proposed new storage units. He stated that the expansion is towards the easterly portion of the property that is largely vacant. It was also stated that:

- The 24' x 100' unit will be slightly less than 100' long.
- The units will have garage-door style fronts.
- A 6' fence and arborvitae landscaping (6'-7' tall) is already installed. The landscaping was planted approximately 3 years ago.
- The area where the new units are proposed to be built is currently empty.

In response to a question from Ms. Batty, Mr. Rogers explained that the PC would make a recommendation to the Board of Adjustment and within that recommendation the PC is free to make recommendations for site plan adjustments.

In response to questions from the Commissioners it was stated by Messrs. Truemper and Mariano that:

- There are no deed restrictions that would prevent the applicant from adding the additional units.
- When the applicant purchased the property he agreed not to build on the property for five (5) years, and that time has expired.
- There is nothing recorded that restricts the expansion of the self-storage facility.
- Applications to expand are decided on a case-by-case basis.
- Mr. DiMondi's letter would be a private matter.

Mr. Rogers stated that:

- The proposed expansion is consistent with the Comprehensive Plan.
- The property is close to, but is not located in the 100-year Flood Plain.
- The distance between two (2) of the buildings is narrow and it is recommended that the City Building Official/Fire Marshall comment on the width between those two (2) buildings.
- If the Special Exception is approved by the Board of Adjustment, it is required that a Site Plan be submitted to the PC in accordance with §230-46 of the Zoning Ordinance.

A motion was made by Ms. Batty to recommend approval of the proposed expansion of the self-storage facility at 300 West 7th Street and recommends that the Board of Adjustment work with the Fire Marshall for an opinion on the fire-access space between the two

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proposed buildings. The motion was seconded by Ms. Zumar and was unanimously passed.

HAC Report

As the HAC Liaison was absent, there was no report.

There being no further business to discuss, Ms. Reign called for a motion to adjourn.

A motion was made by Ms. Zumar to adjourn and seconded by Mr. Williams. The motion was unanimously passed and the meeting adjourned 7:30 p.m.

Respectfully submitted,

Kathleen R. Weirich
City Stenographer