



Preliminary Land Use Service

Application Form
Submitted Time:
August 3, 2026 4:57 PM

PLUS ID: 2026-08-11

State Strategy Level: 1

PLUS Application Type - Site Plan Review

Title: ChristianaCare Georgetown Hospital

County: Sussex County

Municipality: Georgetown

Description of PLUS project/plan:

2-Story building with hospital use on first floor and medical offices on second floor.

Section I: Project Location

How many parcels are involved in this project?

Multiple Parcels

Total number of parcels being reviewed for this project

3

Parcel ID(s): 135-14.19-63.00, 135-14.19-63.01, and 135-14.19-64.00

Project Location: 20769 Dupont Blvd, Georgetown DE

If contiguous to a municipality, are you seeking Annexation? No

Section II: Project Contact Information

Owner Contact Information

ROJAN GT 724 LLC / Bob Aerenson

2213 Concord Pike

Wilmington, DE 19803

Phone: 302-494-6000

Email: robert@aerenson.com

Fax:

Equitable Owner/Developer Contact Information

Is there an Equitable Owner/Developer for this project? **Yes**

CHRISTIANA HEALTH CARE SYSTEM, INC. / Jeff Miller

4755 Ogletown-Stanton Road

Newark, DE 19718

Phone: 302-545-5487

Email: JMiller@Christianacare.org
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Bohler Engineering, LLC
Jena Cooper
Phone: 302-644-1155
Email: jcooper@bohlereng.com
Fax: 302-703-3184

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

Section III: Project Details

Project Area (Acres): **6**
Type of Development: **Mixed Use**
If Mixed Use, what types are included: **Institutional**

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **Unknown**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **HC - Highway Commercial**
Proposed Zoning for this project: **HC - Highway Commercial**

Land Use Information

Present Use for this project area: **Vacant**
Proposed Use for this project: **Mini Hospital with Medical Offices**

Residential Development Information

Type of Residential:
If mixed residential, what types of residential?

Residential Target Market:

Type of Homeownership:
Total number of Homeownership units:

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse

Commercial Development Information

Type of Commercial:

Type of Industrial:

Institution Type: **Health Care**

Total Square footage: **44,093**

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? **No**

If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?

No

If yes, please describe/elaborate

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **Yes**

If yes, please provide a contact name and phone number to schedule a site visit:

Sam Mitrani (305) 746-0748

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**

Who is the Water Service Provider: **Municipal**

Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**

Who is the Wastewater Service Provider: **Municipal**

Will a new public wastewater system be located at this site?

No

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
No			

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?

No

Tidal Wetlands

Are there Tidal Wetlands?

If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands?

If yes, estimated Acres of Non-Tidal Wetlands:

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?

If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated?

If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?

No

Stormwater Management Details

List the proposed stormwater management practices for this site:

existing wet detention pond on-site, which Bohler anticipates utilizing for quality and quantity management.

Open Space Details

Is there Open Space proposed for this project? **Yes**

Estimated acres of Open Space proposed: **0.43**

What kind of Open Space? **Stormwater Management**

Please list the "other" type of Open Space:

Will any land from this project be dedicated for community use (e.g. police, fire, school)?

No

Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**

Please provide estimated vehicle trips this project will generate on an average weekday.

432

What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?

TBD

Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.

DelDOT completing sidewalk along Rt.113

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?

No

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?

No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?

No

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	No
Type existing			
Proposed to add?	Yes	No	
Type proposed	Internal		

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?

No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.

Acknowledge

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?

No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.

Acknowledge

If yes, please provide details regarding known historic/cultural resources near the project site.

Section IX: Signatures

Is the person completing this form the Property Owner? **No**

Signature of Person completing form on behalf of the Property Owner

A handwritten signature in black ink that reads "Gina Cooper". The signature is written in a cursive style with a large, looped 'G' and a distinct 'C' for the last name.

As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature
Acknowledge



Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: ChristianaCare Georgetown Hospital

Project ID (to be completed by OSPC): _____

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

A handwritten signature in black ink, appearing to read "Bob Aerenson", written over a horizontal line.

Signature of Property Owner

7-31-26

Date

Bob Aerenson

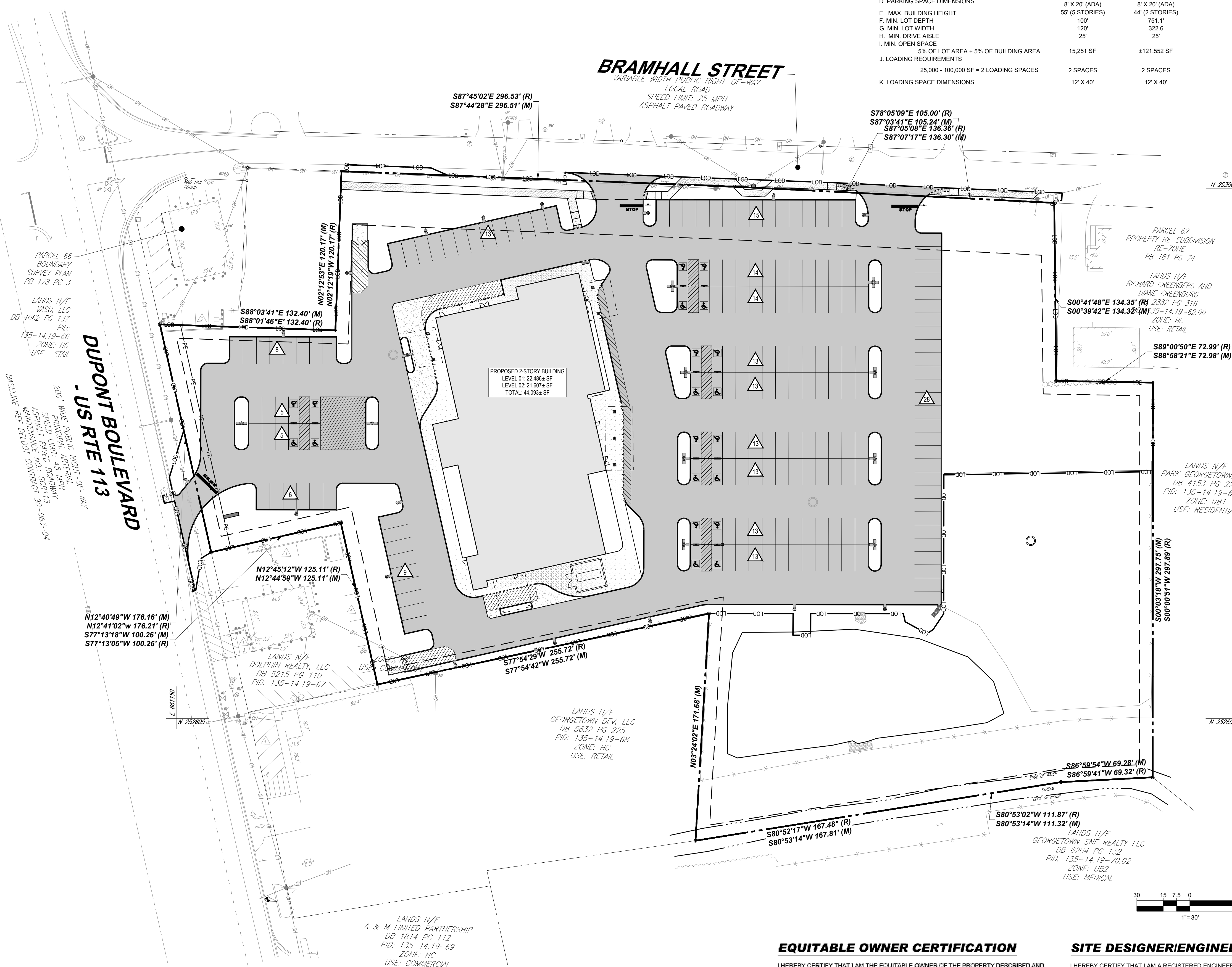
Property Owner (Please Print)

Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)



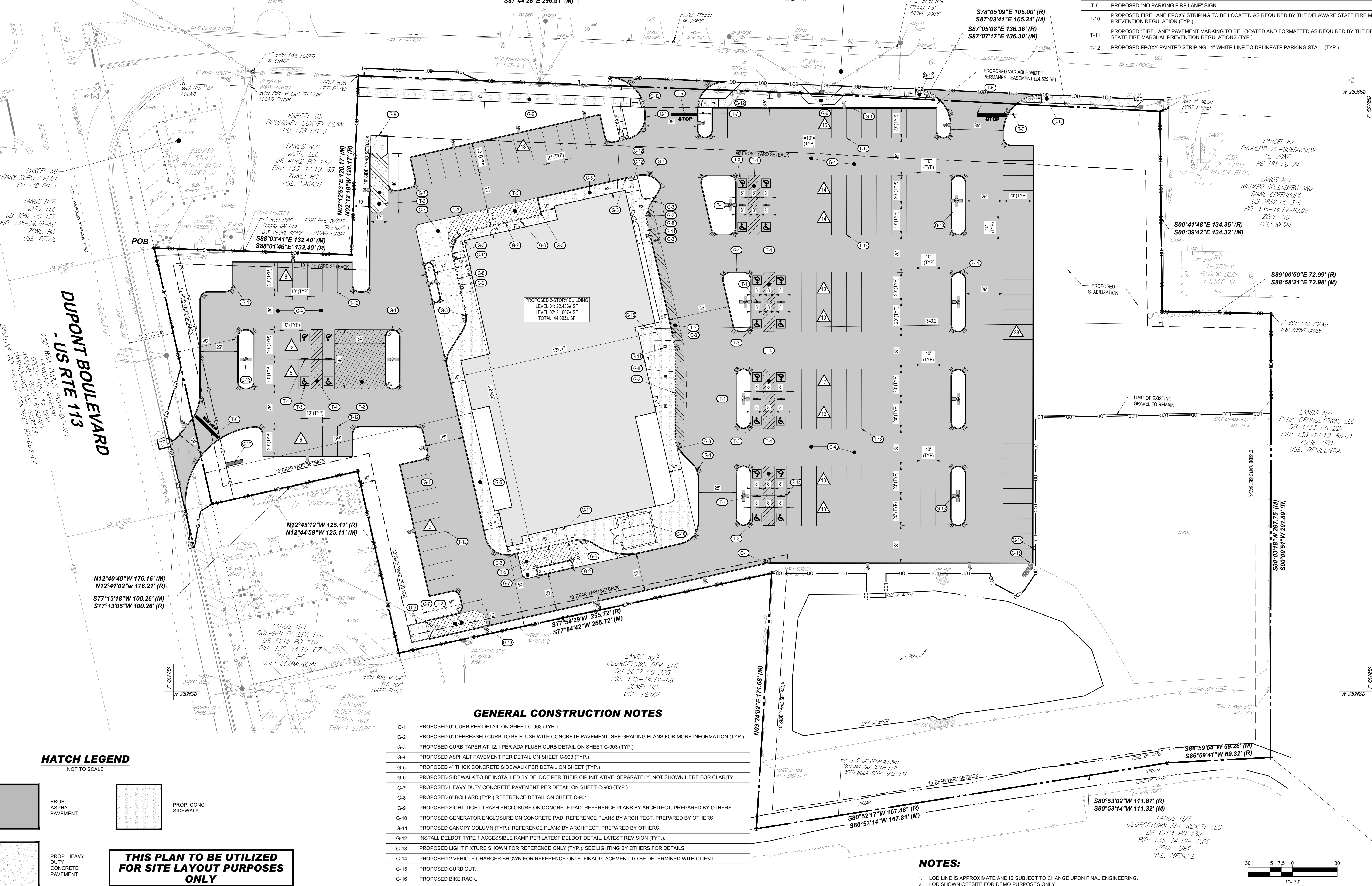


SIGNATURE Jeff Miller 05/20/2026 DATE 05/29/2026

Steve Jotun

SIGNATURE _____	DATE _____
<u>CERTIFICATION OF PLAN APPROVAL</u>	
APPROVED _____ BY _____ DATE _____ TOWN ENGINEER _____	

ORG. DATE - 05/29/2026



TM

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

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REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT:

***PRELIMINARY
SITE PLAN***

_____ FOR _____

**PROPOSED
NEIGHBORHOOD HOSPITAL**

**20769 DUPONT BLVD
TOWN OF GEORGETOWN
SUSSEX COUNTY, DELAWARE**

**PIN: 135-14.19-63.00,
135-14.19-63.01, & 135-14.19-64.00**

S.T. FORTUNATO

Steve Fortunato

PROFESSIONAL ENGINEER

DELAWARE LICENSE No. 19519

05/29/2026

DELAWARE

PROFESSIONAL ENGINEER

SHEET TITLE:	
SITE PLAN	
SHEET NUMBER:	
C-301	

PUBLIC PRE CHECK Results for State Parcel(s): 135-14.19-63.00,135-14.19-64.00,135-14.19-63.01

Wetlands: Issue Found

Underground Storage Tanks: Issues Found

Tax Ditch Segments: Issues Found

Tax Ditch ROWs: Issues Found

Soils - Sussex County: Issues Found

SIRB Project Areas: Issues Found

DE FIRM: Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Ocean Area No Build Points: No Issues Found

Bay Area No Build Line: No Issues Found

Land and Water Conservation Fund: No Issues Found

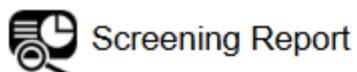
Delaware Ecological Network: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Park Facilities: No Issues Found

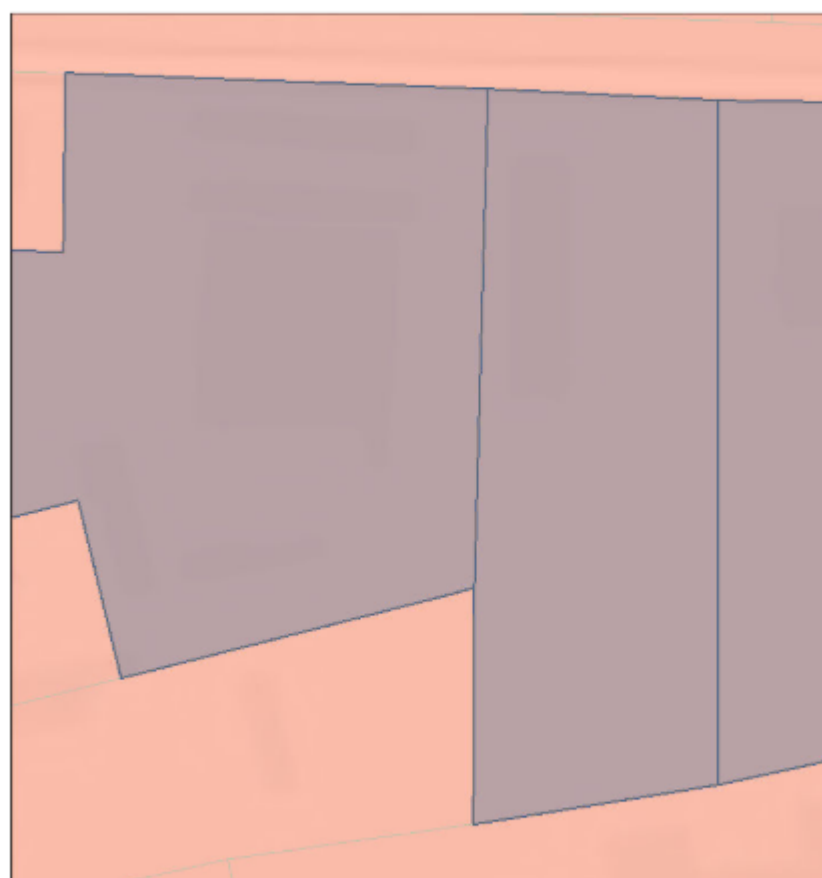
Soils - New Castle County: No Issues Found



Area of Interest (AOI) Information

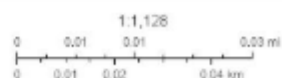
Area : 264,165.62 ft²

Aug 6 2026 16:15:20 Eastern Daylight Time



 DE_Boundaries - Municipalities
 DE_Boundaries - State and County Boundaries
 DE_StateParcels - State Parcels
 DE State Strategies - 2025 State Strategies

1



County of Sussex, DE; Delaware FirstMap; VITA, Earl, HERE, Garmin, GeoTechnologies, Inc., LDCS, BNA, Earl, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Summary

Name	Count	Area(ft ²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	3	264,165.62	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
Delaware Ecological Network	0	0	N/A
Land and Water Conservation Fund	0	0	N/A
Bay Area No Build Line	0	N/A	0
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	0	0	N/A
Soils New Castle County	0	0	N/A
Soils Sussex County	3	264,165.60	N/A
Tax Ditch Maximum ROWs	4	20,750.70	N/A
Tax Ditch Segments	2	N/A	449.19
2017 High Water Mark (not regulatory)	0	N/A	0
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	2	20,241.18	N/A
Recharge Areas	0	0	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A
WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	0	0	N/A
Base Flood Elevation	0	N/A	0
Transect	0	N/A	0
Cross Sections	0	N/A	0
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	1	264,165.62	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft ²)
1	135-14.19-83.01	1.48	64,269.29
2	135-14.19-83.00	1.77	77,143.07
3	135-14.19-84.00	2.82	122,753.25

Soils Sussex County

#	SOILNAME	Area(ft ²)
1	Woodstown sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	22,698.50
2	Mullica mucky sandy loam, 0 to 2 percent slopes	77,264.97
3	Ingleside loamy sand, 0 to 2 percent slopes	164,202.13

Tax Ditch Maximum ROWs

#	Tax Ditch Name	Segment Name	Area(ft ²)
1	GEORGETOWN-VAUGHN	Main	20,750.70

Tax Ditch Segments

#	Tax Ditch Name	Segment Name	Length(ft)
1	GEORGETOWN-VAUGHN	Main SAR	111.24
2	GEORGETOWN-VAUGHN	Main	337.94

2017 Wetlands (not regulatory)

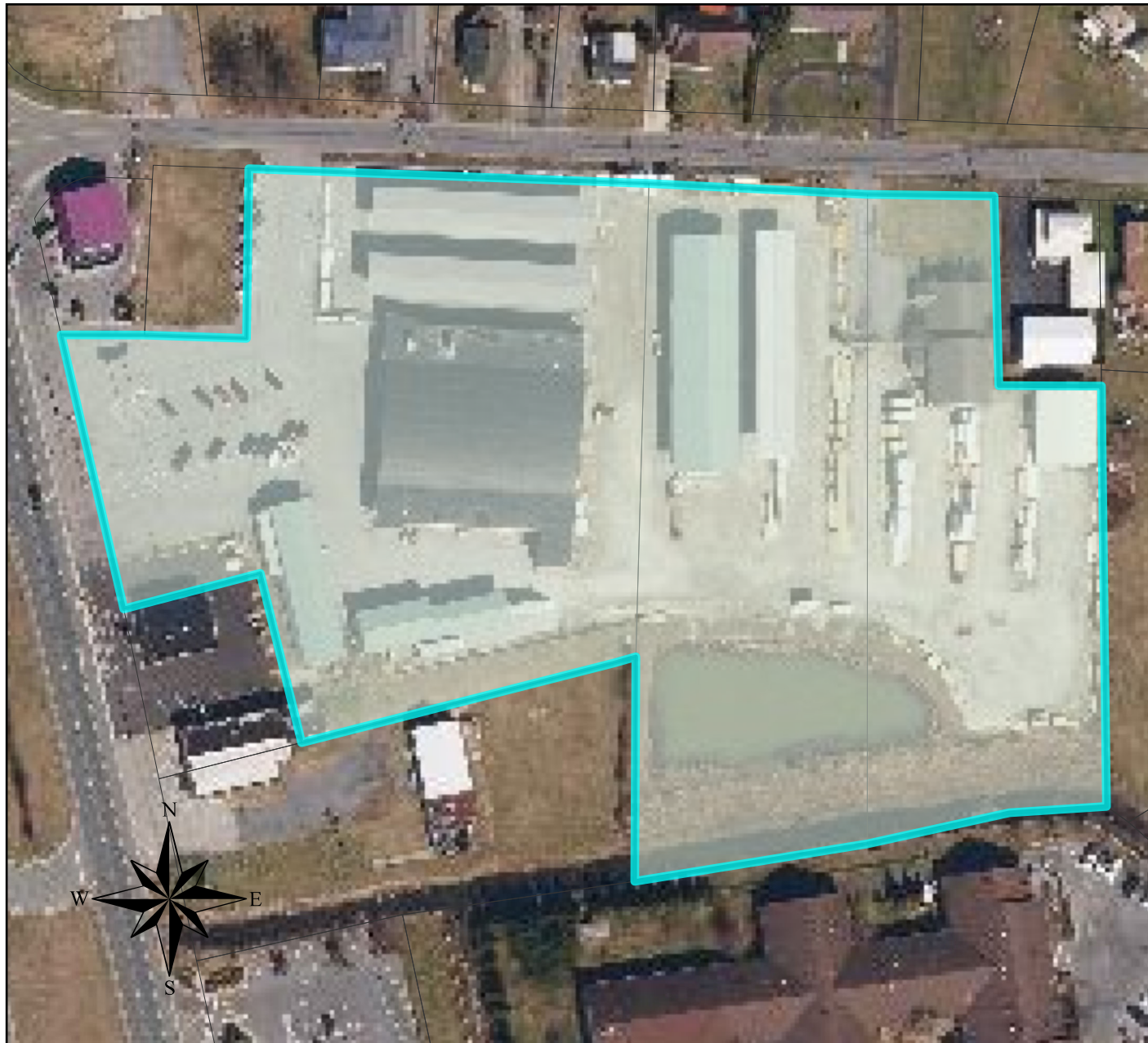
#	ACRES	Area(ft ²)
1	130.13	4,811.01
2	0.35	15,430.17

FEMA Flood Maps

#	DFIRM_ID	Area(ft ²)
1	10005C	264,165.62

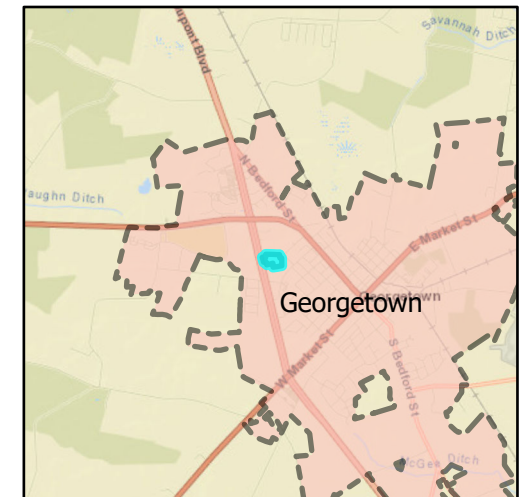
Preliminary Land Use Service (PLUS)

2026-08-11 ChristianaCare Georgetown Hospital



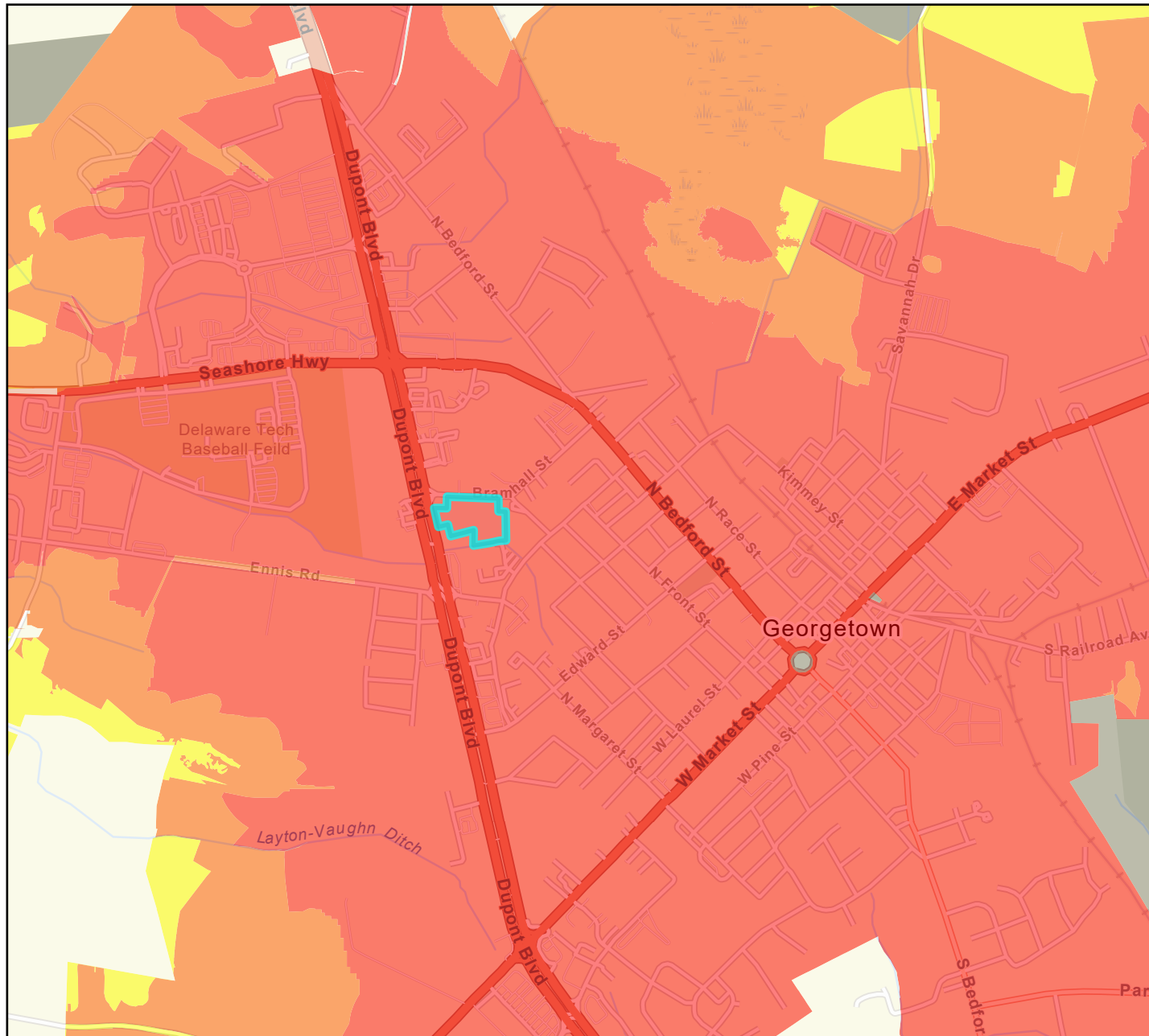
Legend

-  Municipalities
-  PLUS Project Areas



Preliminary Land Use Service (PLUS)

2026-08-11 ChristianaCare Georgetown Hospital



Legend

PLUS Project



Investment Level



1



2



3

4



Out of Play

