

**TOWN OF ELSMERE
PLANNING COMMISSION
MEETING MINUTES**

March 19, 2026

6:30 P.M.

CALL TO ORDER: Chairman Anderson called the meeting to order at 6:30 PM.

PLEDGE OF ALLEGIANCE:

MOMENT OF SILENT PRAYER FOR THOSE WISHING TO DO SO:

ROLL CALL:

CHAIRMAN	ROBERT ANDERSON	PRESENT
COMMISSIONER	JOHN POCKETS	ABSENT
COMMISSIONER	JA'NIKKA CARABALLO	ABSENT
COMMISSIONER	FRANK OBARA	PRESENT
COMMISSIONER	JONATHAN WATTS	PRESENT
COMMISSIONER	MEGHAN WALLACE	PRESENT
COMMISSIONER	VACANT	

PUBLIC COMMENT: None

APPROVAL OF MINUTES

Approval of the minutes from February 3, 2026, Planning Commission Meeting.

ACTION: Commissioner Obara made a motion to approve the minutes from February 3, 2026, Planning Commission Meeting with no corrections. Commissioner Watts seconded the motion.

VOTE: 4 in favor, 2 Absent 1 Vacant Motion carried

Anderson – Yes, Pockets – Absent, Caraballo – Absent, Obara – Yes
Watts – Yes, Wallace – Yes

OPENING STATEMENT: None

NEW BUSINESS:

1. Nominate a new Secretary as Dean Dyer has resigned.

Chairman Rob Anderson stated he has previously spoke to Ja'Nikka Caraballo if she would

be interested. She agreed to be the Secretary for the Planning Commission.

VOTE: 4 in favor, 2 Absent, 1 vacant Motion carried

Anderson – Yes, Pockets – Absent, Caraballo – Absent, Obara – Yes
Watts – Yes, Wallace – Yes

OLD BUSINESS: 5-year Review of the Comprehensive Plan

Allysha Lorber from Mead & Hunt presented the draft, highlighting that while a full overhaul is required only every 10 years by state law, this midway review ensures the Town remains on track with its long-term goals.

Notable projects that have happened thus far are below:

Completed 12 "Complete Street" roadway repairs and a 2022 stormwater study (with several drainage projects currently underway). There has been coordination between DelDOT and WILMAPCO, which includes median beautification and ADA accessibility improvements. Enhancements have been made to all Town playgrounds; we are currently planning for new sports fields and converting an abandoned parking lot into recreational space.

The plan proposes a "Mixed Use" designation for the commercial corridor along Kirkwood Highway. To address past resident concerns (dating back to 2021), a portion of the previously proposed mixed-use area was reverted to Residential. There was a debate regarding whether several churches on New Road should be designated as "Mixed Use" or "Residential." The Planning Commission members and Mayor Joann Personti expressed a preference for Residential to prevent future commercial encroachment into neighborhoods.

There is a new section that identifies buildings 50 years or older. Several properties (including Town Hall) are flagged as potentially eligible for the National Register of Historic Places, which could provide owners with tax incentives and protection.

There has been a suggestion to change the name of Kirkwood Highway to Kirkwood Street or potentially back to the original name of Wilmington Avenue. The change is to help with the speed from a Highway to a Street.

Mary Steppi provided the following information:

Route 2 and Route 100 (DuPont Road) intersections are a high-accident area and need better lighting and calming. The Elsmere Volunteer Cleanup Crew was noted for its role in maintaining storm drains and the Christina Watershed. A correction was noted to ensure the plan reflects that Town parkland cannot be sold or developed for residential use due to State funding agreements (ORPT/Perpetuity). New concerns were raised regarding increased air traffic from Wilmington Airport expansion.

Town Manager Steven Martin stated the Commissioners have one week to submit final written comments to him, so he can have them updated in the Comprehensive Plan. The consultant will integrate these edits (including the land use changes for the New Road churches) before the plan moves toward State Certification.

Commissioner Wallace requested to have access to the version of the Comprehensive Plan where the edits have been made.

There were conversations about the annexation portion of the Comprehensive Plan and the fact that a plan needs to be in there per the State of Delaware.

ITEMS SUBMITTED BY CHAIRMAN AND BOARD MEMBERS: None

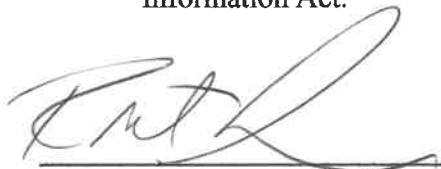
ADJOURNMENT:

ACTION: Commissioner Obara made a motion to adjourn the meeting. Commissioner Wallace seconded the motion.

VOTE: 4 in favor, 2 Absent 1 Vacant Motion carried

Anderson – Yes, Pockets – Absent, Caraballo – Absent, Obara – Yes,
Watts – Yes, Wallace – Yes

Votes are recorded accurately. The audio tape(s) of this meeting will be available at Town Hall for a period of two years from the date these minutes are approved. The audio tape(s) may be reviewed at Town Hall by appointment and in accordance with the Freedom of Information Act.



**ROBERT ANDERSON,
CHAIRMAN**



**JA'NIKKA CARABALLO,
SECRETARY**