



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903

NICOLE MAJESKI
SECRETARY

TO: The Honorable John Carney
Members of the 152nd General Assembly

FROM: Nicole Majeski, Secretary *NM*

DATE: December 30, 2022

SUBJECT: 2022 Annual Right of Way Report

The Department of Transportation is required by 17 Del. C. §137(a)(3) and 17 Del. C. §137(b)(11) to provide the Governor and General Assembly with an annual report detailing parcels acquired through the Advanced Acquisition Process and parcels acquired for projects, excess/surplus properties and the disposition of properties, respectively. The 2022 annual report is attached. Please let me know if you have any questions or require any additional information.



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2022 Annual Right of Way Report

The Department provides an annual report to the Governor and General Assembly to summarize parcels acquired for projects, excess/surplus properties and the disposition of properties as defined in 17 Del. C. §137(b)(11) and to identify all properties acquired through the Advanced Acquisition process as defined in 17 Del. C. §137(a)(3).

Properties Acquired for Projects

The Department acquires partial and full parcels to construct transportation improvements for capital projects. As of December 1, 2022, there were 85 areas of fee simple acquisition that settled in 2022 containing approximately 83.86 acres +/- . The projects and associated parcels are included below with pertinent information:

New Castle County

- **T201504401 Elkton Road Maryland Line to Casho Mill Road**
 - 18-034.00-056 – Elkton Road, Newark 0.4336 ac.
- **T201611901 US 40 and SR 896 Improvements**
 - 11-027.10-001 – 2286 Pulaski Highway, Newark 1.0342 ac.
- **T201707108 Old Kennett Road Retaining Walls**
 - 07-011.00-028 – 605 Old Kennett Road, Wilmington 0.1030 ac.
 - 07-011.00-034 – 604 Old Kennett Road, Wilmington 0.0760 ac.
 - 07-011.00-035 – 301 Hedgerow Lane, Wilmington 0.0827 ac.

Kent County

- **T201604501 K104, Kenton Road, SR8 to Chestnut Grove Road**
 - 2-05-076.06-06-63.00 – 1399 Forrest Ave, Dover 0.1627 ac.
 - 2-05-076.06-08-37.00 – 139 Periwinkle Drive, Dover 0.0030 ac.
 - 2-05-076.06-02-26.00 – 302 Stone Brook Place, Dover 0.0076 ac.
 - 2-05-076.06-02-15.00 – 324 Stone Brook Place, Dover 0.0053 ac.
 - 2-05-076.06-02-02.00 – Kenton Road, Dover 0.0583 ac.
 - 2-05-076.06-02-01.00 – Kenton Road, Dover 0.0996 ac.
 - 2-05-067.18-02-12.00 – 98 Fox Hall Drive, Dover 0.1150 ac.
 - 2-05-067.18-02-14.00 – Kenton Road, Dover 1.4500 ac.
 - 2-05-067.18-01-85.00 – 401 Harmony Lane, Dover 0.1415 ac.
 - 2-05-067.17-01-78.00 – 915 Kenton Road, Dover 0.0213 ac.

- 2-05-067.18-01-77.00 – 45 Scioto Court, Dover 0.0590 ac.
- 2-05-067.17-01-44.00 – 6 Winged Foot Road, Dover 0.0244 ac.
- 2-05-067.17-01-43.00 – 6 Winged Foot Road, Dover 0.0218 ac.
- 2-05-067.17-03-01.00 – 175 Burning Tree Road, Dover 0.0225 ac.
- 2-05-067.17-02-57.00 – 176 Burning Tree Road, Dover 0.1093 ac.
- 2-05-067.17-01-04.00 – 55 N. Turnberry Drive, Dover 0.0045 ac.
- 2-05-067.17-04-67.00 – Arbor Drive, Dover 0.0785 ac.
- 2-05-076.06-09-01.00 – 101 N. Caroline Place, Dover 0.0569 ac.
- 2-05-076.06-08-33.00 – 131 Periwinkle Drive, Dover 0.0039 ac.
- 2-05-076.06-08-33.00 – 28 Winged Foot Road, Dover 0.0214 ac.
- 2-05-067.17-01-40.00 – 48 Winged Foot Road, Dover 0.0133 ac.
- **T201709502 West Camden Bypass**
 - 7-02-094.00-01-04.00 – 11804 Willow Grove Road, Camden 0.0093 ac.
 - 7-02-094.14-01-24.00 – 11846 Willow Grove Road, Camden 0.2500 ac.
- **T201904201 HEP KC, US 113 & SR 14 Intersection**
 - 5-15-183.19-01-03.00 – 601 DuPont Blvd, Milford 0.0460 ac.

Sussex County

- **T201200902 HSIP SC, SR24 at Camp Arrowhead and SR24 at Robinsonville Road/Angola Road Intersection**
 - 234-11.00-60.00 – SR24 and Robinsonville Road, Lewes 0.4707 ac.
- **T201212201 SR 24, Love Creek to Mulberry Knoll**
 - 334-18.00-35.00 – 20393 John J. Williams Highway, Lewes 0.0172 ac.
 - 334-18.00-40.01 – 20033 John J. Williams Highway, Lewes 1.4232 ac.
- **T201412701 US 113 at SR 18 to SR 404 Grade Separated Intersection**
 - 135-14.00-39.00 – 20728 DuPont Blvd, Georgetown (combined) 8.9536 ac.
 - 135-14.00-39.01
 - 135-14.00-38.00 – 20688 Dupont Blvd, Georgetown 3.4965 ac.
 - 135-14.15-51.00 – 27 Bridgeville Road, Georgetown 0.7754 ac.
 - 135-14.15-30.00 – 28 Bridgeville Road, Georgetown 0.7218 ac.
 - 135-14.00-58.01 – 20501 DuPont Blvd, Georgetown 0.3658 ac.
 - 135-14.15-29.00 – 30 Bridgeville Road, Georgetown 0.3593 ac.
- **T201612501 SR 1, Minos Conaway Grade Separated Intersection**
 - 334-01.00-07.00 – 31648 Mill Creek Court, Lewes 0.0452 ac.
 - 334-01.00-06.03 – East side of Coastal Hwy, Lewes 0.0255 ac.
 - 334-05.00-152.00 – Janice Road, Lewes 0.0090 ac.
- **T201904601 Park Avenue Relocation Phase 2**
 - 135-20.00-80.00 – 22373 Park Avenue, Georgetown 0.0367 ac.
 - 135-15.00-78.10 – 23269 Park Avenue, Georgetown 0.0981 ac.
 - 135-15.00-151.00 – 23276 Park Avenue, Georgetown 0.0963 ac.
 - 135-15.00-150.00 – 23294 Park Avenue, Georgetown 0.0637 ac.
 - 135-15.00-78.08 – 23303 Park Avenue, Georgetown 0.0920 ac.

- 135-16.00-95.00 – 23521 Ann Lane, Georgetown 0.0092 ac.
- 135-16.00-24.00 – Village of Saulsbury, Georgetown 0.0461 ac.
- 135-16.00-96.00 – 23522 Ann Lane, Georgetown 0.0083 ac.
- 135-15.00-149.00 – 23338 Park Avenue, Georgetown 0.0610 ac.
- 135-16.00-148.00 – 23348 Park Avenue, Georgetown 0.0611 ac.
- 135-15.00-146.00 – 23396 Park Avenue, Georgetown 0.0534 ac.
- 135-16.00-110.00 – 23560 Saulsbury Lane, Georgetown 0.0379 ac.
- 135-16.00-106.00 – Lot 32 in Village at Saulsbury Switch, Georgetown 0.0070 ac.
- 135-20.00-152.01 – East side of Park Avenue, Georgetown 1.4867 ac.
- 135-20.00-153.00 – East side of Park Avenue, Georgetown 0.1967 ac.
- 135-20.00-154.03 – East side of Park Avenue, Georgetown 0.3564 ac.
- 135-15.00-78.06 – 23333 Park Avenue, Georgetown 0.0941 ac.
- 135-15.00-71.00 – 22703 Lewes Georgetown Hwy, Georgetown 0.0618 ac.
- 135-15.00-72.00 – 22713 Lewes Georgetown Hwy, Georgetown 0.0699 ac.
- 135-15.00-75.00 – Lewes Georgetown Hwy, Georgetown 0.0422 ac.
- 135-15.00-77.00 – 22813 Lewes Georgetown Hwy, Georgetown 0.1363 ac.
- 135-16.00-05.00 – 20182 Shingle Point Road, Georgetown 0.0394 ac.
- 135-20.00-149.00 – 22359 Woods Branch Road, Georgetown 0.0054 ac.

- **T201912201 SR 1 and Cave Neck Road Grade Separated Intersection**
 - 235-23.00-1.01 – Southwest Corner of SR1 & Cave Neck Road, Milton 4.7110 ac.
 - 235-22.00-610.00 – South of Red Fox Lane, Milton 0.7498 ac.

- **T201912701 North Millsboro Bypass, US 113 to SR 24**
 - 133-16.00-1.00 – 24245 Hardscrabble Road, Millsboro 0.2480 ac.
 - 133-16.00-4.00 – 24642 Sheep Pen Road, Millsboro 0.0333 ac.
 - 234-32.00-35.00 – South side of Washington Street Ext., Millsboro 0.4026 ac.
 - 234-32.00-40.14 – East side of Walt Carmean Lane, Millsboro 0.8811 ac.
 - 234-32.00-48.00 – North side of John J. Williams Hwy, Millsboro 0.3575 ac.
 - 234-27.00-29.00 – 26936 Hollyville Road, Millsboro 0.3344 ac.
 - 234-27.00-28.00 – 28040 Washington Street Ext, Millsboro 0.0114 ac.
 - 234-27.00-26.00 – Gravel Hill Road, Millsboro 38.3727 ac.
 - 234-32.00-40.15 – East side of Walt Carmean Lane, Millsboro 0.8650 ac.
 - 234-32.00-40.09 – South side of Washington Street Ext., 10.2587 ac.
 - 234-32.00-47.00 – John J. Williams Hwy, Millsboro 0.0079 ac.
 - 234-32.00-40.17 – Washington Street Ext., Millsboro 0.1017 ac.
 - 234-32.00-40.16 – Southwest Corner Washington St Ext., Millsboro 0.1528 ac.
 - 234-27.00-28.04 – 18118 Washington Street Ext., Millsboro 1.0533 ac.

- **T202011201 Plantation Road Improvements, Robinsonville Road to US 9**
 - 334-6.00-1300.00 – 17970 Robinsonville Road, Lewes 0.0001 ac.
 - 334-5.00-1087.00 – Lot 258 Henlopen Landing, Lewes 0.0226 ac.
 - 334-5.00-93.00 – 17458 Coastal Highway, Lewes 0.0558 ac.
 - 334-5.00-829.00 – Salt Marsh Blvd & Plantation Rd, Lewes 0.2529 ac.
 - 334-5.00-828.00 – Salt Marsh Blvd & Plantation Rd, Lewes 0.6443 ac.

Excess/Surplus Properties

Previously acquired parcels that are no longer required for the Department's use are reviewed by the Divisions of Maintenance and Operations, Planning and Transportation Solutions as well as the Delaware Transit Corporation prior to being deemed excess or surplus by the Secretary. Upon approval, the parcels are disposed of in one of three ways: 1) A public auction is held for independent parcels 2) Sealed bids are submitted by adjacent property owners for non-independent parcels 3) Custodial resolutions are completed for transfers of parcels to other governmental entities.

The Department began or continued the excess/surplus property process for 23 parcels in 2022. The parcel information is detailed below.

New Castle County

- **06-128.00-RW**
 - Size: 0.18 ac. +/-
 - Location: South Side of Rock Manor Avenue, Wilmington
 - Date Acquired: 1967 Condemnation
 - Purchase Price: \$915,470.00 (Total of Award for Parcel 1)
 - Previous Owner(s): St. Joe Paper Co.
 - Excess Status: Declared Excess 3/2022
 - Disposition Status: Pending Survey and Appraisal
 - Fair Market Value: Pending Appraisal

- **07-037.10-012 and 07-037.20-250**
 - Size: 0.379 ac. +/- (Total)
 - Location: Greenbank Road East of Red Clay Creek, Wilmington
 - Date Acquired: 9/1973
 - Purchase Price: \$1
 - Previous Owner(s): New Castle County
 - Excess Status: Declared Excess 8/2022
 - Disposition Status: Pending New Castle County's Approval of Proposal
 - Fair Market Value: N/A (Transfer to government entity)

- **08-012.00-011 (Parking Deck Only)**
 - Size: 2-Story Parking Deck
 - Location: 100 Fitness Way, Hockessin
 - Date Acquired: Built in 2005
 - Purchase Price: N/A
 - Previous Owner(s): N/A
 - Excess Status: Pending Excess
 - Disposition Status: Pending Structural Repairs, Disposition Approval, and Transfer to Landowner - Hockessin Athletic Club (HAC)
 - Fair Market Value: \$0.00

- **08-018.00-089**
 - Size: 0.66 ac. +/-
 - Location: Northwest corner – SR 7 & Brackenville Road Intersection, Hockessin
 - Date Acquired: 5/1993
 - Purchase Price: \$232,000
 - Previous Owner(s): Keh Kuang Lin and Susie H. Lin
 - Excess Status: Declared Excess 4/2021
 - Disposition Status: Pending Appraisal
 - Fair Market Value: Pending Appraisal

- **13-017.00-083, 13-017.00-084, and 13-017.00-087 (Portions)**
 - Size: 0.59 ac. +/- (Total)
 - Location: Armstrong Corner Road, Middletown
 - Excess Status: Declared Excess 4/2022
 - Disposition Status: Pending Sealed Bid
 - Fair Market Value: \$48,000.00
 - **13-017.00-083, Now 23-075.00-096 (Portion)**
 - Date Acquired: 6/2010
 - Purchase Price: \$565,000.00
 - Previous Owner(s): Michael A. & Cindy A. Marando
 - **13-017.00-084, Now 23-075.00-097 (Portion)**
 - Date Acquired: 4/2012
 - Purchase Price: \$800,000.00
 - Previous Owner(s): Richard F. Grace C., and Robert A. Wurzburg
 - **13-017.00-087 (Portion)**
 - Date Acquired: 7/2008
 - Purchase Price: \$390,000.00
 - Previous Owner(s): Paul J. and Paula Marsilii

- **13-004.00-RW**
 - Size: 1.40 ac. +/-
 - Location: S/W Corner of US 13 and Boyds Corner Road, St. Georges Hundred
 - Date Acquired: 11/1982
 - Purchase Price: \$60,800.00
 - Previous Owner(s): Boyds Corner Service Co.
 - Excess Status: Declared Excess 6/2021
 - Disposition Status: Pending Survey and Appraisal by Interested Party
 - Fair Market Value: Pending Appraisal

- **13-013.00-RW**
 - Size: 10.996 ac. +/-
 - Location: DuPont Highway South of C&D Canal, St. Georges Hundred
 - Date Acquired: 11/1994
 - Purchase Price: \$586,525.00
 - Previous Owner(s): Parkway Gravel, Inc.
 - Excess Status: Declared Excess 8/2021
 - Disposition Status: D/A Removed, Pending Updated Appraisal
 - Fair Market Value: Pending Appraisal

- **14-016.00-105**
 - Size: 1.52 ac. +/-
 - Location: SR1 and New Discovery Road, Townsend
 - Date Acquired: 2/2006
 - Purchase Price: \$77,500.00
 - Previous Owner(s): James L. Ferris
 - Excess Status: Pending Excess
 - Disposition Status: Pending Appraisal
 - Fair Market Value: Pending Appraisal

Kent County

- **1-00-028.00-02-31.00 and 1-00-028.00-02-32.00** (Combined for Disposition)
 - Size: 1.23 ac. +/- (Total)
 - Location: Big Woods Road, Smyrna
 - Excess Status: Declared Excess 7/2022
 - Disposition Status: Pending Survey and Appraisal
 - Fair Market Value: Pending Appraisal
 - **1-00-028.00-02-31.00**
 - Date Acquired: 5/1989
 - Purchase Price: \$24,000.00
 - Previous Owner(s): John A. Malafronti
 - **1-00-028.00-02-31.00**
 - Date Acquired: 5/1989
 - Purchase Price: \$41,000.00
 - Previous Owner(s): John A. Malafronti
- **2-00-057.01-03-06.00, 2-00-057.01-03-02.00, 2-00-057.01-03-03.00, 2-00-057.01-03-05.00** (Combined for Disposition)
 - Size: 2.89 ac. +/- (Total)
 - Location: Northeast Corner – Scarborough Road & US 13, Dover
 - Excess Status: Declared Excess 3/2018
 - Disposition Status: Pending Quiet Title Action / Settlement
 - Fair Market Value: \$609,000
 - **2-00-057.01-03-06.00 & 2-00-057.01-03-02.00**
 - Date Acquired: 12/1990
 - Purchase Price: \$163,000
 - Previous Owner(s): Mary Virginia Carey
 - **2-00-057.01-03-03.00**
 - Date Acquired: 1/1991
 - Purchase Price: \$115,000
 - Previous Owner(s): Jacob and Gladys Brickman
 - **2-00-057.01-03-05.00**
 - Date Acquired: 6/1992
 - Purchase Price: \$157,250
 - Previous Owner(s): Paul and Rosline Busch

- **5-00-16314-01-16.00**
 - Size: 0.34 ac. +/-
 - Location: Bay Road, South of Thompsonville Road, Milford
 - Date Acquired: 1/2004
 - Purchase Price: \$147,500
 - Previous Owner(s): Mark L. and Lisa A. Lloyd
 - Excess Status: Declared Excess 7/2022
 - Disposition Status: Pending Survey and Appraisal
 - Fair Market Value: Pending Appraisal

- **5-00-16314-01-17.00**
 - Size: 0.26 ac. +/-
 - Location: Bay Road, South of Thompsonville Road, Milford
 - Date Acquired: 1/2004
 - Purchase Price: \$25,000.00
 - Previous Owner(s): Mark L. and Lisa A. Lloyd
 - Excess Status: Declared Excess 7/2022
 - Disposition Status: Pending Survey and Appraisal
 - Fair Market Value: Pending Appraisal

- **5-00-16314-01-09.00**
 - Size: 0.29 ac. +/-
 - Location: Bay Road, South of Thompsonville Road, Milford
 - Date Acquired: 5/2005
 - Purchase Price: \$100,000.00
 - Previous Owner(s): Norma Lee Messick
 - Excess Status: Declared Excess 7/2022
 - Disposition Status: Pending Survey and Appraisal
 - Fair Market Value: Pending Appraisal

- **5-00-16314-01-15.00**
 - Size: 0.32 ac. +/-
 - Location: Bay Road, South of Thompsonville Road, Milford
 - Date Acquired: 5/2007
 - Purchase Price: \$223,000.00
 - Previous Owner(s): Carla M. Alexander Ziegler
 - Excess Status: Declared Excess 7/2022
 - Disposition Status: Pending Survey and Appraisal
 - Fair Market Value: Pending Appraisal

- **5-00-16314-01-14.01**
 - Size: 1.07 ac. +/-
 - Location: Bay Road, South of Thompsonville Road, Milford
 - Date Acquired: 5/2010
 - Purchase Price: \$175,000.00
 - Previous Owner(s): Pennie Bass and Charles William Bass
 - Excess Status: Declared Excess 7/2022
 - Disposition Status: Pending Survey and Appraisal
 - Fair Market Value: Pending Appraisal

Sussex County

- **134-13.00-35.00**
 - Size: 0.09 ac. +/-
 - Location: Atlantic Avenue, Ocean View
 - Date Acquired: 9/2009
 - Purchase Price: \$225,000.00
 - Previous Owner(s): Michael W. & Susan B. Chadwick
 - Excess Status: Declared Excess 9/2022
 - Disposition Status: Pending Appraisal/Sealed Bid Solicitations
 - Fair Market Value: Pending Appraisal

- **134-12.00-528.00**
 - Size: 0.28 ac. +/-
 - Location: Atlantic and Woodland Avenue, Ocean View
 - Date Acquired: 3/2010
 - Purchase Price: \$500,000.00
 - Previous Owner(s): Elizabeth J. Evans
 - Excess Status: Declared Excess 9/2021
 - Disposition Status: Pending Appraisal/Sealed Bid Solicitations
 - Fair Market Value: Pending Appraisal

Property Disposals

The Department completed the disposal process for eight parcels in 2022. The parcel information is detailed below.

New Castle County

- **13-007.00-010, 13-012.00-023, 13-012.00-024, 13-012.00-025** (Combined for disposition)
 - Size: 4.58 ac. +/- (Total)
 - Location: Southeast corner – Summit Bridge Road & Boyd’s Corner Road Intersection, Middletown
 - Appraised Value: \$235,000.00
 - Amount Received: \$350,000.00 via public auction
 - Purchaser(s): CL Equipment Sales, LLC

- **15-016.00-158 & 15-022.00-227** (Combined for transfer)
 - Size: 42.2 ac. +/- (Total)
 - Location: North side of Clark Farm Road, Smyrna
 - Disposition Date: 4/2022
 - Appraised Value: \$1.00
 - Amount Received: Transfer to government entity via Quitclaim Deed
 - Purchaser(s): Division of Facilities Management, Office of Management and Budget (OMB)

Kent County

• **4-00-045.00-01-08.00**

- Size: 34.523 ac. +/-
- Location: N/E Corner US13 and State Route 42 (Fast Landing Road), Dover
- Disposition Date: 4/2022
- Appraised Value: N/A
- Amount Received: Transfer to government entity
- Purchaser(s): Delaware National Guard

Sussex County

• **134-13.00-18.00**

- Size: 0.46 ac. +/-
- Location: 41 Atlantic Avenue, Ocean View
- Disposition Date: 2/2022
- Appraised Value: \$320,000.00
- Amount Received: \$457,000.00
- Excess Status: Declared Excess 1/2020
- Purchaser(s): The Church of Christ at Ocean View

Properties Acquired through the Advanced Acquisition Process

The Department did not pursue any properties through the Advanced Acquisition process in 2022.