

39 East Park Place  
Newark, DE 19711  
May 9, 2018

Dear Planning Commissioner Firestone,

In your consideration of the proposal to expand the number of blocks that are exempt from the Student Home Ordinance (SHO), we ask that you take into account the following:

- 1) The current movement is toward walkable/bike-rideable neighborhoods; all of the streets in the proposed expansion would meet this description. We moved to East Park Place because we (and our children) could walk or bike to Main Street, several shopping centers, the Public Library, the Post Office, City Hall and the Police Station, banks, a movie theater, a state park, several city parks, the train station and bus stops (DART and Newark City). This makes these neighborhoods ideal for families, retirees and young professionals, exactly the people the Newark has sought to attract. These people would be long term residents (10 or 20 years) as opposed to students who may stay a year or two.
- 2) Expanding the blocks that are exempt from the SHO to accommodate University growth sets a precedent. Every time the University adds students, the City would be expected to add student housing to the detriment of current and potential residents.
- 3) The expansion of the exemptions is an irrevocable change to the character of Newark. Once the properties are designated Student Homes, that would, most likely, increase the cost of such properties, therefore taking them out of the reach of potential full-time residents. Any future attempt to rescind this designation could be seen as a taking, causing legal and financial problems for the City.

The original SHO sought to limit the impact of student homes (traffic, parking, trash and noise) on the neighborhood. The proposal to allow single family rental units on all streets exempt from the SHO to be occupied by up to 4 (now 3 for some units) unrelated tenants contradicts the purpose of the original restriction.

Finally Newark already provides more student housing than the University does. If the University is going to increase enrollment, then the University should take responsibility for housing those additional students. The City should not feel obligated to convert Old Newark to off-campus housing.

This decision on the expansion of SHO exemptions and the increased occupancy should be based solely on what is best for Newark and its residents and not what is most profitable for the University.

Thank you for your attention,

A handwritten signature in cursive script, appearing to read "Tom & Georgia Wampler".

Tom & Georgia Wampler

P.S. Enclosed please find a copy of the letter we sent to City Council members prior to the Planning commission-City Council Workshop earlier this year.

39 E. Park Place  
Newark, DE 19711  
February 22, 2018

Dear Mayor Sierer

I attended the meeting of the Planning Commission on February 6, concerning the developments on Benny Street and at the Park & Shop. While I was pleased that the developer for the Park & Shop project agreed only to rezone the parcel where the apartments are to be built, the meeting did raise some questions to me about development in general in Newark.

When University Courtyard was built on the old factory site on Chapel Street, the idea was to reduce or reverse the conversion of single homes in the City to Student Houses. Since then, many multiple unit projects have been built in the center of Newark, including these:

At Carroll	Amstel Ave
Amstel Way	Amstel Ave
	25 Chambers St
	44 Chambers St
	51 Chambers St
At New London Rd	Cleveland Ave
At Kershaw	Cleveland Ave
	5 Continental St
University Courtyard	Delaware Ave
Main Street Courtyard	Delaware Ave
	224 Delaware Ave
	208 Delaware Ave
	201 Delaware Ave
	132 Delaware Ave
	108 E Main St
	58 E Main St
	209 E Main St
	219 E Main St
One Easton	E Main St
	257 E Main St
	157 E Main St
	164 E Main St
	148 E Main St

	137	E Main St
	129	E Main St
	123	E Main St
University Commons		Haines St
	52	N Chapel
	17	N Chapel
	101	N College Ave
Campus Side		New London Road
Campus Walk		New London Road
Emily Bell Place		New London Road
	193	S Chapel St
	191	S Chapel St
	189	S Chapel St
	178	S Chapel St
	171	S Chapel St
	91	S Chapel St
Continental Court		S Chapel St
	49	S Chapel St
One South Main		S Main Street
Amstel Square		S Main Street
	111	S Main Street
	119	S Main Street
	136	S Main Street
Chimney Ridge		S Main Street
Madeline Apts		S Main Street
Rittenhouse Station		S Main Street
The Lofts		S Main Street
South Main Commons		S Main Street

This list is probably not complete, and does not included existing apartment complexes like Ivy Hall and Town Court. With regard to preserving our residential neighborhoods, however, this was all, apparently, to no avail. The report from the Rental Market Needs Assessment still lists as Recommendation #1, "Expand the number of blocks that are exempt from the Student Home ordinance."

I think this is based on a false premise, i.e., if the University intends to add students but not provide additional housing, the City is somehow obligated to provide that housing. According to the Rental Market Needs Assessment report, the City provides housing for 48% of the undergraduates, while the University only provides 43%. Since the City already provides more housing than the University, I feel that we have done more than our share. Students are customers of the University, and it is responsible to provide for their needs. The University has, according to the Assessment, "Stated publicly that there are no plans to change on-campus dorm capacity". I think it is fair for the City to adopt the same policy. It is time to re-establish a balance between the needs of the University and the needs of the citizens of Newark. I propose a moratorium on rezoning

any property solely for the sake of building more student housing, and I certainly oppose the extension of the Student Home exemption to any additional residential neighborhoods.

I understand that there will be a workshop with the Planning Commission and Council on February 27. I hope that these issues will be addressed at that time.

Sincerely

Thomas P. Wampler

**From:** [John Kalmer](#)  
**To:** [Mary Ellen Gray](#); [Michelle Vispi](#)  
**Cc:** [Chris Hamilton](#); [David Athey](#); "Carol Post"; [cweil@UDeI.Edu](mailto:cweil@UDeI.Edu); "Dean. James McMurrin"; "Jennifer Dean"; [gracerw@comcast.net](mailto:gracerw@comcast.net); [gretchen45k@verizon.net](mailto:gretchen45k@verizon.net); [jkalmer1@verizon.net](mailto:jkalmer1@verizon.net); "Kowalko John (LegHall)"; [farrallkm@verizon.net](mailto:farrallkm@verizon.net); "Mary Dozier"; [pa3@verizon.net](mailto:pa3@verizon.net); [pjohnson@UDeI.Edu](mailto:pjohnson@UDeI.Edu); [pmweil@UDeI.Edu](mailto:pmweil@UDeI.Edu); "Ronald Walker"; [sallyc@udel.edu](mailto:sallyc@udel.edu); "Thomas Wampler"; [loriguidedpath@verizon.net](mailto:loriguidedpath@verizon.net); "Howard Smith"; [margueriteashley@gmail.com](mailto:margueriteashley@gmail.com)  
**Subject:** Addendums to Student Home Rental Ordinance  
**Date:** Saturday, May 12, 2018 10:56:52 AM

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Dear Ms. Gray and Ms. Vispi,

My name is John Kalmer and I have been a Newark resident since 1975. I have lived at 623 Academy Street since August of 1983 and am most concerned about the liberalization of the Student Home Rental Ordinances. Our unique neighborhood in the Kells Ave., Academy St., Wollastan Ave. and E. Park Place area has slowly changed, to its detriment. To expand these neighborhoods and others, to additional crowding with even more students and vehicles will push them beyond return to the mixed neighborhoods that they are now. I am not naive enough to think that this is not a college town, but the threat of eradicating neighborhoods such as my own, by allowing yet greater density of student rentals and the number of unrelated persons per home, seems short sighted. The addition of Wollaston Ave. to an exempted area and a change of 3 to 4 unrelated persons per home, will not solve or even put a dent the University's housing problem, yet will have a dramatic and perhaps irreversible effect on this neighborhood. It is certainly my wish and request that you do not support those changes for this particular area.

Most sincerely,  
John Kalmer

**From:** [James Dean](#)  
**To:** [John Kalmer](#)  
**Cc:** [Mary Ellen Gray](#); [Michelle Vispi](#); [Chris Hamilton](#); [David Athey](#); [Carol Post](#); [cweil@udel.edu](mailto:cweil@udel.edu); [Jennifer Dean](#); [gracerw@comcast.net](mailto:gracerw@comcast.net); [gretchen45k@verizon.net](mailto:gretchen45k@verizon.net); [Kowalko John \(LegHall\)](#); [farrallkm@verizon.net](mailto:farrallkm@verizon.net); [Mary Dozier](#); [pa3@verizon.net](mailto:pa3@verizon.net); [pjohnson@udel.edu](mailto:pjohnson@udel.edu); [pmweil@udel.edu](mailto:pmweil@udel.edu); [Ronald Walker](#); [sallyc@udel.edu](mailto:sallyc@udel.edu); [Thomas Wampler](#); [loriguidedpath@verizon.net](mailto:loriguidedpath@verizon.net); [Howard Smith](#); [margueriteashley@gmail.com](mailto:margueriteashley@gmail.com)  
**Subject:** Re: Addendums to Student Home Rental Ordinance  
**Date:** Saturday, May 12, 2018 11:11:18 AM

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Received, thank you. I agree with you, Marguerite and Dave. Jim Dean 33 Kells Ave since 1986

On Sat, May 12, 2018, 10:56 AM John Kalmer <[jkalmer1@verizon.net](mailto:jkalmer1@verizon.net)> wrote:

Dear Ms. Gray and Ms. Vispi,

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Most sincerely,  
John Kalmer

**From:** [Mary Dozier](#)  
**To:** [John Kalmer](#); [Mary Ellen Gray](#); [Michelle Vispi](#)  
**Cc:** [Chris Hamilton](#); [David Athey](#); "Carol Post"; [cweil@UDel.Edu](mailto:cweil@UDel.Edu); "Dean, James McMurrin"; "Jennifer Dean"; [gracerw@comcast.net](mailto:gracerw@comcast.net); [gretchen45k@verizon.net](mailto:gretchen45k@verizon.net); "Kowalko John (LegHall)"; [farrallkm@verizon.net](mailto:farrallkm@verizon.net); [pa3@verizon.net](mailto:pa3@verizon.net); [pjohnson@UDel.Edu](mailto:pjohnson@UDel.Edu); [pmweil@UDel.Edu](mailto:pmweil@UDel.Edu); "Ronald Walker"; [sallyc@udel.edu](mailto:sallyc@udel.edu); "Thomas Wampler"; [loriguidepath@verizon.net](mailto:loriguidepath@verizon.net); "Howard Smith"; [margueriteashley@gmail.com](mailto:margueriteashley@gmail.com)  
**Subject:** Re: Addendums to Student Home Rental Ordinance  
**Date:** Saturday, May 12, 2018 11:27:03 AM

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Dear Planning Director Gray and Administrator Vispi,

I too have lived for many years in the lovely Kells Rd. neighborhood. Living in a college town is such a joy. And living in this college town is a particular joy. I love Main Street, love the university, and love all that comes with being part of that – the lectures, plays, music, and sports. Lucky us!

But it's critical that this delightful neighborhood with its delicate balance be preserved. There's a tipping point in a neighborhood such as ours, and we're not far from it. Loud parties in larger rental houses will happen (even in smaller rental houses), and they can easily make it no longer worth it to live in the area. What a travesty that would be.

Please protect our neighborhood, keeping in place current restrictions on rentals in the Wollaston, Park Place, and related areas.

Thank you for considering our requests.

My best,  
Mary

Mary Dozier, Ph.D.  
Unidel Amy Elizabeth du Pont Chair in Child Development, Francis Alison Professor  
Professor, Psychological and Brain Sciences  
University of Delaware  
Newark, DE 19716

From: John Kalmer <[jkalmer1@verizon.net](mailto:jkalmer1@verizon.net)>  
Date: Saturday, May 12, 2018 at 10:56 AM  
To: "mgray@newark.de.us" <[mgray@newark.de.us](mailto:mgray@newark.de.us)>, "mvispi@newark.de.us" <[mvispi@newark.de.us](mailto:mvispi@newark.de.us)>  
Cc: Chris Hamilton <[chris.hamilton@newark.de.us](mailto:chris.hamilton@newark.de.us)>, David Athey <[djathey@earthlink.net](mailto:djathey@earthlink.net)>, 'Carol Post' <[carolannpost@gmail.com](mailto:carolannpost@gmail.com)>, "cweil@UDel.Edu" <[cweil@UDel.Edu](mailto:cweil@UDel.Edu)>, "Dean, James McMurrin" <[dean@udel.edu](mailto:dean@udel.edu)>, 'Jennifer Dean' <[jfdean4017@comcast.net](mailto:jfdean4017@comcast.net)>, "gracerw@comcast.net" <[gracerw@comcast.net](mailto:gracerw@comcast.net)>, "gretchen45k@verizon.net" <[gretchen45k@verizon.net](mailto:gretchen45k@verizon.net)>, "jkalmer1@verizon.net" <[jkalmer1@verizon.net](mailto:jkalmer1@verizon.net)>, "Kowalko John (LegHall)" <[John.Kowalko@state.de.us](mailto:John.Kowalko@state.de.us)>, "farrallkm@verizon.net" <[farrallkm@verizon.net](mailto:farrallkm@verizon.net)>, Mary Dozier <[mdozier@psych.udel.edu](mailto:mdozier@psych.udel.edu)>, "pa3@verizon.net" <[pa3@verizon.net](mailto:pa3@verizon.net)>, "pjohnson@UDel.Edu" <[pjohnson@UDel.Edu](mailto:pjohnson@UDel.Edu)>, "pmweil@UDel.Edu" <[pmweil@UDel.Edu](mailto:pmweil@UDel.Edu)>, 'Ronald Walker' <[rew45k@verizon.net](mailto:rew45k@verizon.net)>, "sallyc@udel.edu" <[sallyc@udel.edu](mailto:sallyc@udel.edu)>, 'Thomas Wampler' <[tomwampler@hotmail.com](mailto:tomwampler@hotmail.com)>, "loriguidepath@verizon.net" <[loriguidepath@verizon.net](mailto:loriguidepath@verizon.net)>, 'Howard Smith' <[smithhw3@comcast.net](mailto:smithhw3@comcast.net)>, "margueriteashley@gmail.com" <[margueriteashley@gmail.com](mailto:margueriteashley@gmail.com)>  
Subject: Addendums to Student Home Rental Ordinance

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**From:** [Peter Weil](#)  
**To:** [Mary Dozier](#)  
**Cc:** [John Kalmer](#); [Mary Ellen Gray](#); [Michelle Vispi](#); [Chris Hamilton](#); [David Athey](#); [Carol Post](#); [cweil@UDel.Edu](mailto:cweil@UDel.Edu); [Dean James McMurrin](#); [Jennifer Dean](#); [gracerw@comcast.net](mailto:gracerw@comcast.net); [gretchen45k@verizon.net](mailto:gretchen45k@verizon.net); [Kowalko John \(LegHall\)](#); [farrallkm@verizon.net](mailto:farrallkm@verizon.net); [pa3@verizon.net](mailto:pa3@verizon.net); [pjohnson@UDel.Edu](mailto:pjohnson@UDel.Edu); [Ronald Walker](#); [sallyc@udel.edu](mailto:sallyc@udel.edu); [Thomas Wampler](#); [loriguidedpath@verizon.net](mailto:loriguidedpath@verizon.net); [Howard Smith](#); [margueriteashley@gmail.com](mailto:margueriteashley@gmail.com)  
**Subject:** Re: Addendums to Student Home Rental Ordinance  
**Date:** Saturday, May 12, 2018 12:37:44 PM

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I agree with all f the concerns raised. The fact that current ordinances are only enforced in extremism and now parking rental and, otherwise, offering parking to non-occupants has become abusive and destructive of community quality of life as it is.

This proposed and, likely, change will result not in 4 but six and seven in a house. The selective reading of the housing study report will definitely make not credible any claim that the City cares at all about community neighborhoods and about owner occupants.

The questions we have to ask is why those council members supporting the proposed changes are supportive of a small group of landlords over owner occupants? Why do they not insist on the enforcement of existing ordinances? At any rate, the proposed changes are absurd if Newark is going to be more than a students' community. The overhead costs for such a change in quality of life and in law enforcement will be very high. I am out of town and can not attend Tuesday's meeting. I hope many of those concerned about these issues do go and speak.

Thank you,

Peter Weil  
91 Kells Ave.

Sent from my iPad

> On May 12, 2018, at 11:26 AM, Mary Dozier <[mdozier@psych.udel.edu](mailto:mdozier@psych.udel.edu)> wrote:

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> Please protect our neighborhood, keeping in place current restrictions on rentals in the Wollaston, Park Place, and related areas.

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> Thank you for considering our requests.

> My best,

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> Mary Dozier, Ph.D.

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> Professor, Psychological and Brain Sciences

> University of Delaware

> Newark, DE 19716

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> From: John Kalmer <jkalmer1@verizon.net>  
> Date: Saturday, May 12, 2018 at 10:56 AM  
> To: "mgray@newark.de.us" <mgray@newark.de.us>, "mvispi@newark.de.us" <mvispi@newark.de.us>  
> Cc: Chris Hamilton <chris.hamilton@newark.de.us>, David Athey <djathey@earthlink.net>, 'Carol Post'  
<carolannpost@gmail.com>, "cweil@UDel.Edu" <cweil@UDel.Edu>, "Dean, James McMurrin"  
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<gretchen45k@verizon.net" <gretchen45k@verizon.net>, "jkalmer1@verizon.net" <jkalmer1@verizon.net>,  
<"Kowalko John (LegHall)" <John.Kowalko@state.de.us>, "farrallkm@verizon.net" <farrallkm@verizon.net>,  
<Mary Dozier <mdozier@psych.udel.edu>, "pa3@verizon.net" <pa3@verizon.net>, "pjohnson@UDel.Edu"  
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<"sallyc@udel.edu" <sallyc@udel.edu>, "Thomas Wampler" <tomwampler@hotmail.com>,  
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<"margueriteashley@gmail.com" <margueriteashley@gmail.com>  
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> Most sincerely,  
> John Kalmer  
>  
>

**From:** [Sally Cornell](#)  
**To:** [Peter Weil](#)  
**Cc:** [Mary Dozier](#); [John Kalmer](#); [Mary Ellen Gray](#); [Michelle Vispi](#); [Chris Hamilton](#); [David Athey](#); [Carol Post](#); [cweil@UDel.Edu](#); [Dean, James McMurrin](#); [Jennifer Dean](#); [gracerw@comcast.net](#); [gretchen45k@verizon.net](#); [Kowalko John \(LegHall\)](#); [farrallkm@verizon.net](#); [pa3@verizon.net](#); [pjohnson@UDel.Edu](#); [Ronald Walker](#); [Thomas Wampler](#); [loriguidepath@verizon.net](#); [Howard Smith](#); [margueriteashley@gmail.com](#)  
**Subject:** Re: Addendums to Student Home Rental Ordinance  
**Date:** Saturday, May 12, 2018 1:42:43 PM

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To all concerned: I have lived on Kells Avenue for forty one years. I chose to live in a modest home close to town. My neighbors and I worked to make our homes and neighborhood nice. So many of us worked our entire careers as teachers for local schools and the University.

I feel so defeated by the University and high profit-motivated forces that are pushing to destroy our homes and neighborhood. It is blatantly wrong to allow for more unrelated renters in our neighborhoods in town and not in others outside of town. But the regulation is ridiculous anyway. I have so many photos of five, six, and seven cars parked night and day at rentals on Park Place. I sent these pictures to the City in Fall 2017, distressingly receiving two comments: It is difficult to prove how many people are renting a place and the more frightening comment that "there will be no changes to Kells yet." Apparently, the "yet" has arrived.

How difficult it is to deal with the onslaught of student renters in the fall--with their loud, dangerous parties, with kids mobbed on lawns and roofs, with unbelievably work-distracting music in the middle of the day, with students vomiting and urinating into OUR lawn, with mountains of beer cans and debris left on lawns. We are so grateful to Newark's police department for shutting down these dangerous parties. You should hear the language of students who are enraged when their parties are shut down; you should see the mobs of students crowding the sidewalk as they abandon the parties. I know students are students and want to party. We all did that once upon a time, but no drinking is allowed on the University campus so why must citizens of Newark have to live with this problem? I want to ask these students, many of whom are from out of state, how they would feel if their parents' homes and neighborhood had to experience this. You cannot imagine the despair of all of us who chose to live here, knowing our homes and neighborhood will continue to decline for the remainder of our lives.

Sent from my iPad

> On May 12, 2018, at 12:37 PM, Peter Weil <pmweil@udel.edu> wrote:

>

> I agree with all f the concerns raised. The fact that current ordinances are only enforced in extremism and now parking rental and, otherwise, offering parking to non-occupants has become abusive and destructive of community quality of life as it is.

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> Peter Weil

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>> On May 12, 2018, at 11:26 AM, Mary Dozier <mdozier@psych.udel.edu> wrote:

>>

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>> Mary Dozier, Ph.D.

>> Unidel Amy Elizabeth du Pont Chair in Child Development, Francis Alison Professor

>> Professor, Psychological and Brain Sciences

>> University of Delaware

>> Newark, DE 19716

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>> From: John Kalmer <jkalmer1@verizon.net>

>> Date: Saturday, May 12, 2018 at 10:56 AM

>> To: "mgray@newark.de.us" <mgray@newark.de.us>, "mvispi@newark.de.us" <mvispi@newark.de.us>

>> Cc: Chris Hamilton <chris.hamilton@newark.de.us>, David Athey <djathey@earthlink.net>, 'Carol Post'

>> <carolannpost@gmail.com>, "cweil@UDel.Edu" <cweil@UDel.Edu>, "Dean, James McMurrin"

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>> "gretchen45k@verizon.net" <gretchen45k@verizon.net>, "jkalmer1@verizon.net" <jkalmer1@verizon.net>,

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>> Mary Dozier <mdozier@psych.udel.edu>, "pa3@verizon.net" <pa3@verizon.net>, "pjohanson@UDel.Edu"

>> <pjohanson@UDel.Edu>, "pmweil@UDel.Edu" <pmweil@UDel.Edu>, 'Ronald Walker' <rew45k@verizon.net>,

>> "sallyc@udel.edu" <sallyc@udel.edu>, 'Thomas Wampler' <tomwampler@hotmail.com>,

>> "loriguidepath@verizon.net" <loriguidepath@verizon.net>, 'Howard Smith' <smithhw3@comcast.net>,

>> "margueriteashley@gmail.com" <margueriteashley@gmail.com>

>> Subject: Addendums to Student Home Rental Ordinance

>>

>> Dear Ms. Gray and Ms. Vispi,

>>

>> My name is John Kalmer and I have been a Newark resident since 1975. I have

>> lived at 623 Academy Street since August of 1983 and am most concerned about

>> the liberalization of the Student Home Rental Ordinances. Our unique

>> neighborhood in the Kells Ave., Academy St., Wollastan Ave. and E. Park

>> Place area has slowly changed, to its detriment. To expand these

>> neighborhoods and others, to additional crowding with even more students and

>> vehicles will push them beyond return to the mixed neighborhoods that they

>> are now. I am not naive enough to think that this is not a college town,

>> but the threat of eradicating neighborhoods such as my own, by allowing yet

>> greater density of student rentals and the number of unrelated persons per

>> home, seems short sighted. The addition of Wollaston Ave. to an exempted

>> area and a change of 3 to 4 unrelated persons per home, will not solve or

>> even put a dent the University's housing problem, yet will have a dramatic

>> and perhaps irreversible effect on this neighborhood. It is certainly my

>> wish and request that you do not support those changes for this particular

>> area.

>>

>> Most sincerely,

>> John Kalmer

>>

>>

**From:** [Jennifer Dean](#)  
**To:** [Mary Ellen Gray](#); [Michelle Vispi](#)  
**Cc:** [Chris Hamilton](#)  
**Subject:** Proposed Ordinances to Amend Zoning Code  
**Date:** Sunday, May 13, 2018 3:57:04 PM

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Dear Ms. Gray and Ms. Vispi:

We oppose the two proposed ordinances to amend the zoning code that would increase the number of exempt streets and increase occupancy on those streets to four unrelated residents.

We can appreciate that Newark may need more rental housing in the future. We would guess that this demand is not exclusively due to growth in the UD student population but also to other trends-- the children of baby boomers seeking their first homes or apartments, working people who are not yet qualified to buy or need housing flexibility for career reasons, and empty nesters seeking smaller homes and more independence from home maintenance responsibilities. The recently enacted increase in the federal tax standard deduction is likely to increase the attractiveness of renting in the "rent vs. own" equation for some people. In seeking a solution to the problem of creating more rental housing, it is appropriate for the city to look at it as a set of rental market segments, not just one market. The proposed ordinances would be counter-productive viewed from that perspective.

There are tenants and potential tenants who want a quiet, well-maintained neighborhood where they and their visitors can find adequate parking on the street. We have certainly seen examples in our neighborhood of tenants that are working people who live quietly and take care of their homes, and whose lifestyles have much more in common with the owners in the neighborhood than with student renters. Many streets in central Newark have small homes on small lots that are well-suited to this rental market segment. Under existing law there is nothing to prevent the conversion of such homes to rental properties for these types of non-student rentals if market conditions warrant. These properties can also convert back to owner-occupancy under the economics of current law if the market changes, so they are not necessarily destabilizing. However, the proposed ordinances would change the economics in the neighborhood, encourage the spread of students into single family homes at high density. This would both discourage owner-occupants from remaining in central Newark but also discourage precisely those segments of the rental market that are best suited to single-family homes.

The city is not able to effectively enforce the occupancy limits that it has now. In homes that are ostensibly legal for three unrelated people we have seen in a number of cases where there have been four, five, or in some cases seven occupants. Increasing legal occupancy will only encourage more overcrowding and more paving over and graveling of yards, turning neighborhoods into unsightly parking lots that most owner-occupants and many renters would not wish to live in. This is particularly a problem in central Newark with the small lot size that we have in most neighborhoods. In addition, we often see a deterioration of home maintenance associated with many unrelated tenants in a single-family home. For these reasons we oppose the increase in occupancy to four unrelated people in single-family homes for either students or non-student rentals. Further, opening up these neighborhoods to high-density student housing in particular brings not only the problems mentioned above, but the attendant problems we often see of noise, litter and alcohol

abuse.

From our perspective as 30+ year residents of Kells Avenue, there are times in the past that we feared we would have to leave the neighborhood due to quality of life issues. However, the Student Home Rental Ordinance made an appreciable difference in our neighborhood and in residents' confidence in the future of the neighborhood. The change now being proposed would destabilize our street and we would lose the neighbors that help us maintain the quality of life in our neighborhood, probably making it untenable for us to remain here in the long term.

With respect to student housing, it is clear that the apartment housing that has been constructed in recent years is a much better solution than the further conversion of single family homes to student housing. The apartments built in recent years on East Main Street, Delaware Avenue, South Main Street, and South Chapel Street offer accommodation to students while minimizing community problems. Their advantages include designs that provide for on-site parking yet preserve some attractive landscaping, professional management and maintenance, concentration of the student population that may facilitate police response to the problems that come with this population, and separation from owners and renters in single-family homes who do not want to be burdened by these problems.

We agree with those who suggest that the university should take more responsibility for housing, and we suspect that the student demand would be for university apartments, not more dormitories. We believe the city should strongly encourage the university to expand its apartment housing options, perhaps as a joint venture with a private developer.

We would add that the market has already responded and is continuing to respond to the increased need for rental housing stock. An example is the proposed redevelopment of College Square as a mixed-use development with a large apartment component that was announced a few days ago.

It is not in the interest of the city to encourage the permanent conversion of single-family neighborhoods into high-density student and non-student housing. These misguided ordinances would be a windfall to the owners of single-family rentals but at the expense of the community as a whole, particularly to responsible owners and others who care about the quality of life in central Newark. Encouraging apartment construction (where zoning permits such construction) is a better option for high-density housing in the city. We hope that the Planning Commission will recognize the destructive potential of these two ordinances and vote against both of them.

Sincerely,

Jennifer F. Dean  
James M. Dean  
33 Kells Ave.  
Newark, DE 19711

**From:** [Jeremy Firestone](mailto:Jeremy.Firestone)  
**To:** [Michelle Vispi](mailto:Michelle.Vispi); [Mary Ellen Gray](mailto:MaryEllen.Gray)  
**Subject:** Fwd: Proposed Newark Ordinances  
**Date:** Sunday, May 13, 2018 5:00:49 PM

---

Below is email correspondence I was copied on.

Jeremy

----- Forwarded message -----

**From:** **Marguerite Ashley** <[margueriteashley@gmail.com](mailto:margueriteashley@gmail.com)>  
**Date:** Sat, May 12, 2018 at 4:25 PM  
**Subject:** Re: Proposed Newark Ordinances  
**To:** Mary Dozier <[mdozier@psych.udel.edu](mailto:mdozier@psych.udel.edu)>  
**Cc:** David Athey <[davidathey@verizon.net](mailto:davidathey@verizon.net)>, Carol Post <[carolannpost@gmail.com](mailto:carolannpost@gmail.com)>, "[cweil@udel.edu](mailto:cweil@udel.edu)" <[cweil@udel.edu](mailto:cweil@udel.edu)>, "Dean, James McMurrin" <[dean@udel.edu](mailto:dean@udel.edu)>, Jennifer Dean <[jfdean4017@comcast.net](mailto:jfdean4017@comcast.net)>, "[gracerw@comcast.net](mailto:gracerw@comcast.net)" <[gracerw@comcast.net](mailto:gracerw@comcast.net)>, "[gretchen45k@verizon.net](mailto:gretchen45k@verizon.net)" <[gretchen45k@verizon.net](mailto:gretchen45k@verizon.net)>, "[jkalmer1@verizon.net](mailto:jkalmer1@verizon.net)" <[jkalmer1@verizon.net](mailto:jkalmer1@verizon.net)>, "Kowalko John (LegHall)" <[John.Kowalko@state.de.us](mailto:John.Kowalko@state.de.us)>, "[farrallkm@verizon.net](mailto:farrallkm@verizon.net)" <[farrallkm@verizon.net](mailto:farrallkm@verizon.net)>, "[pa3@verizon.net](mailto:pa3@verizon.net)" <[pa3@verizon.net](mailto:pa3@verizon.net)>, "[pjohnson@udel.edu](mailto:pjohnson@udel.edu)" <[pjohnson@udel.edu](mailto:pjohnson@udel.edu)>, "[pmweil@udel.edu](mailto:pmweil@udel.edu)" <[pmweil@udel.edu](mailto:pmweil@udel.edu)>, Ronald Walker <[rew45k@verizon.net](mailto:rew45k@verizon.net)>, "[sallyc@udel.edu](mailto:sallyc@udel.edu)" <[sallyc@udel.edu](mailto:sallyc@udel.edu)>, Thomas Wampler <[tomwampler@hotmail.com](mailto:tomwampler@hotmail.com)>, "[loriguidedpath@verizon.net](mailto:loriguidedpath@verizon.net)" <[loriguidedpath@verizon.net](mailto:loriguidedpath@verizon.net)>, Howard Smith <[smithhw3@comcast.net](mailto:smithhw3@comcast.net)>, "[chris.hamilton@newark.de.us](mailto:chris.hamilton@newark.de.us)" <[chris.hamilton@newark.de.us](mailto:chris.hamilton@newark.de.us)>, "[jfnewark@gmail.com](mailto:jfnewark@gmail.com)" <[jfnewark@gmail.com](mailto:jfnewark@gmail.com)>

\*argh\*! Thanks Mary, 7pm. Tuesday May 15.

On Sat, May 12, 2018, 11:32 AM Mary Dozier <[mdozier@psych.udel.edu](mailto:mdozier@psych.udel.edu)> wrote:  
Marguerite, you mention Monday, May 15, at 7:00, but I think it's Tuesday. Just didn't want people going wrong night!

**From:** Marguerite Ashley <[margueriteashley@gmail.com](mailto:margueriteashley@gmail.com)>  
**Date:** Saturday, May 12, 2018 at 9:18 AM  
**To:** David Athey <[davidathey@verizon.net](mailto:davidathey@verizon.net)>  
**Cc:** Carol Post <[carolannpost@gmail.com](mailto:carolannpost@gmail.com)>, "[cweil@udel.edu](mailto:cweil@udel.edu)" <[cweil@udel.edu](mailto:cweil@udel.edu)>, "Dean, James McMurrin" <[dean@udel.edu](mailto:dean@udel.edu)>, Jennifer Dean <[jfdean4017@comcast.net](mailto:jfdean4017@comcast.net)>, "[gracerw@comcast.net](mailto:gracerw@comcast.net)" <[gracerw@comcast.net](mailto:gracerw@comcast.net)>, "[gretchen45k@verizon.net](mailto:gretchen45k@verizon.net)" <[gretchen45k@verizon.net](mailto:gretchen45k@verizon.net)>, "[jkalmer1@verizon.net](mailto:jkalmer1@verizon.net)" <[jkalmer1@verizon.net](mailto:jkalmer1@verizon.net)>, "Kowalko John (LegHall)" <[John.Kowalko@state.de.us](mailto:John.Kowalko@state.de.us)>, "[farrallkm@verizon.net](mailto:farrallkm@verizon.net)" <[farrallkm@verizon.net](mailto:farrallkm@verizon.net)>, Mary Dozier <[mdozier@psych.udel.edu](mailto:mdozier@psych.udel.edu)>, "[pa3@verizon.net](mailto:pa3@verizon.net)" <[pa3@verizon.net](mailto:pa3@verizon.net)>, "[pjohnson@udel.edu](mailto:pjohnson@udel.edu)" <[pjohnson@udel.edu](mailto:pjohnson@udel.edu)>, "[pmweil@udel.edu](mailto:pmweil@udel.edu)" <[pmweil@udel.edu](mailto:pmweil@udel.edu)>, Ronald Walker <[rew45k@verizon.net](mailto:rew45k@verizon.net)>, "[sallyc@udel.edu](mailto:sallyc@udel.edu)" <[sallyc@udel.edu](mailto:sallyc@udel.edu)>, Thomas Wampler <[tomwampler@hotmail.com](mailto:tomwampler@hotmail.com)>, "[loriguidedpath@verizon.net](mailto:loriguidedpath@verizon.net)" <[loriguidedpath@verizon.net](mailto:loriguidedpath@verizon.net)>, Howard Smith <[smithhw3@comcast.net](mailto:smithhw3@comcast.net)>, "[chris.hamilton@newark.de.us](mailto:chris.hamilton@newark.de.us)" <[chris.hamilton@newark.de.us](mailto:chris.hamilton@newark.de.us)>, "[jfnewark@gmail.com](mailto:jfnewark@gmail.com)" <[jfnewark@gmail.com](mailto:jfnewark@gmail.com)>  
**Subject:** Re: Proposed Newark Ordinances

Hi Dave -- Thanks for the note. I'm especially concerned about allowing nine additional streets to be exempt from the student home ordinance, especially E. Park and Wollaston:

\* There are already enough central streets exempt from the student home ordinance to meet demand. The trend in those streets of demolishing single family homes for large rental townhomes is bound to continue, and it seems to me a lot of the demand for student housing will be met in those central streets.

\* Increasing housing for students is just one goal of the city. Pages 27 - 30 of Newark's Comprehensive Plan V contains language rife with themes around the goal on page 28 to "Encourage diverse housing choices that contribute to attractive and unique places to live, work, play, and attend school." <https://www.newarkde.gov/DocumentCenter/View/8130/5-CDP-Ch-3-Vision-FINAL>

\* The city, the planners, and the developers are not capable of replicating our neighborhood, our "unique place to live." Even the older neighborhoods along Chrysler Avenue lack the historic and charming land use pattern of Kells Avenue and surrounding streets. I don't see the urgency to encourage families to leave. I strongly object to the notion that it is logical to concede these streets to students.

I raised my family on Kells Avenue and was happy to give my sons the experience of walking to school, walking to Main Street, and living in this attractive small town setting. I hope we can forestall this change, and will attend the Planning Commission meeting Monday May 15 at 7:00 pm.

Happy to talk to interested folks.

- Marguerite Ashley  
[52 Kells Avenue](#)  
302-750-1180

On Fri, May 11, 2018 at 6:22 PM, David Athey <[davidathey@verizon.net](mailto:davidathey@verizon.net)>  
mailto:[davidathey@verizon.net](mailto:davidathey@verizon.net)>> wrote:

Hi all: I assume everyone on this email received the letter from Newark's Planning Director Mary Ellen Gray about two ordinances that will be heard this coming Tuesday, May 15 by the Planning Commission.

In a nutshell, the first ordinance, if passed, would add Wollaston Avenue and East Park Place (as well as others) to the list of streets that are exempt from the Student Home Rental Ordinance. The second ordinance, again if passed, would allow rentals on all exempt streets to have four tenants, not three as per current regulations.

I have my concerns about these ordinances which are the result of the Rental Housing Needs Assessment completed about a year ago. Its apparent that Newark will need more rental space. But it seems to me that the addition of one tenant to houses on the streets proposed for exemption would do little to offset that need and would do so at resident quality-of-life expense. The study also makes the argument that increasing student tenants in some areas lessens the pressure for rental conversions in other areas. I believe the number of new apartments built in recent years has already lessened that pressure. Increasing the number of

tenants could tip the cost basis of rentals and make it more conducive to demolish older homes and build anew as is being done elsewhere in town. Could be a double-edged sword. Note also that landlords have been seeking a relaxation of the Student Home Rental Ordinance for years and were represented on the Committee that oversaw the preparation of the Needs Assessment.

I do not know if I'll be able to attend the meeting Tuesday night or not. If I am unable to do so, I plan to submit comments in advance. For those so inclined, attendance at the meeting would be best but emails can be sent to Planning Director Gray and Administrator Michelle Vispi (do both) at:

[mgray@newark.de.us](mailto:mgray@newark.de.us)<mailto:mgray@newark.de.us>  
[mvispi@newark.de.us](mailto:mvispi@newark.de.us)<mailto:mvispi@newark.de.us>

Note the Planning Commission does not approve or disapprove ordinances but instead votes to recommendation or deny passage to City Council. Any ordinance would ultimately need Council approval.

David J. Athey

[32 Kells Avenue](https://maps.google.com/?q=32+Kells+Avenue+Newark,+Delaware+19711+302&entry=gmail&source=g)<<https://maps.google.com/?q=32+Kells+Avenue+Newark,+Delaware+19711+302&entry=gmail&source=g>>  
Newark, Delaware 19711<<https://maps.google.com/?q=32+Kells+Avenue+Newark,+Delaware+19711+302&entry=gmail&source=g>>  
302<<https://maps.google.com/?q=32+Kells+Avenue+Newark,+Delaware+19711+302&entry=gmail&source=g>>-292-1352  
[davidathey@verizon.net](mailto:davidathey@verizon.net)<mailto:davidathey@verizon.net>

**From:** [Mary Ellen Gray](#)  
**To:** [John Kalmer](#); [Michelle Vispi](#)  
**Cc:** [Chris Hamilton](#); [David Athey](#); "Carol Post"; [cweil@UDel.Edu](mailto:cweil@UDel.Edu); "Dean, James McMurrin"; "Jennifer Dean"; [gracerw@comcast.net](mailto:gracerw@comcast.net); [gretchen45k@verizon.net](mailto:gretchen45k@verizon.net); "Kowalko John (LegHall)"; [farrallkm@verizon.net](mailto:farrallkm@verizon.net); "Mary Dozier"; [pa3@verizon.net](mailto:pa3@verizon.net); [pjohnson@UDel.Edu](mailto:pjohnson@UDel.Edu); [pmweil@UDel.Edu](mailto:pmweil@UDel.Edu); "Ronald Walker"; [sallyc@udel.edu](mailto:sallyc@udel.edu); "Thomas Wampler"; [loriguidedpath@verizon.net](mailto:loriguidedpath@verizon.net); "Howard Smith"; [margueriteashley@gmail.com](mailto:margueriteashley@gmail.com)  
**Subject:** RE: Addendums to Student Home Rental Ordinance  
**Date:** Monday, May 14, 2018 8:57:04 AM

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Mr. Kalmer -

Thank you for your email. We will include your comments in the record and forward to the Planning Commission.

Also, for your reference, please find the link to the May 15ht, Planning Commission meeting materials  
<https://newarkde.gov/ArchiveCenter/ViewFile/Item/5590>

Thank you again. -

Mary Ellen Gray, AICP  
Director of Planning and Development, City of Newark  
302.366.7000 x2040 | 220 South Main Street | Newark, DE 19711  
[www.newarkde.gov](http://www.newarkde.gov) | @CityofNewarkDE

-----Original Message-----

From: John Kalmer [<mailto:jkalmer1@verizon.net>]  
Sent: Saturday, May 12, 2018 10:57 AM  
To: Mary Ellen Gray <[MGray@newark.de.us](mailto:MGray@newark.de.us)>; Michelle Vispi <[MVispi@newark.de.us](mailto:MVispi@newark.de.us)>  
Cc: Chris Hamilton <[chris.hamilton@newark.de.us](mailto:chris.hamilton@newark.de.us)>; David Athey <[djathey@earthlink.net](mailto:djathey@earthlink.net)>; 'Carol Post' <[carolannpost@gmail.com](mailto:carolannpost@gmail.com)>; [cweil@UDel.Edu](mailto:cweil@UDel.Edu); 'Dean, James McMurrin' <[dean@udel.edu](mailto:dean@udel.edu)>; 'Jennifer Dean' <[jfdean4017@comcast.net](mailto:jfdean4017@comcast.net)>; [gracerw@comcast.net](mailto:gracerw@comcast.net); [gretchen45k@verizon.net](mailto:gretchen45k@verizon.net); [jkalmer1@verizon.net](mailto:jkalmer1@verizon.net); 'Kowalko John (LegHall)' <[John.Kowalko@state.de.us](mailto:John.Kowalko@state.de.us)>; [farrallkm@verizon.net](mailto:farrallkm@verizon.net); 'Mary Dozier' <[mdozier@psych.udel.edu](mailto:mdozier@psych.udel.edu)>; [pa3@verizon.net](mailto:pa3@verizon.net); [pjohnson@UDel.Edu](mailto:pjohnson@UDel.Edu); [pmweil@UDel.Edu](mailto:pmweil@UDel.Edu); 'Ronald Walker' <[rew45k@verizon.net](mailto:rew45k@verizon.net)>; [sallyc@udel.edu](mailto:sallyc@udel.edu); 'Thomas Wampler' <[tomwampler@hotmail.com](mailto:tomwampler@hotmail.com)>; [loriguidedpath@verizon.net](mailto:loriguidedpath@verizon.net); 'Howard Smith' <[smithhw3@comcast.net](mailto:smithhw3@comcast.net)>; [margueriteashley@gmail.com](mailto:margueriteashley@gmail.com)  
Subject: Addendums to Student Home Rental Ordinance

Dear Ms. Gray and Ms. Vispi,

My name is John Kalmer and I have been a Newark resident since 1975. I have lived at 623 Academy Street since August of 1983 and am most concerned about the liberalization of the Student Home Rental Ordinances. Our unique neighborhood in the Kells Ave., Academy St., Wollastan Ave. and E. Park Place area has slowly changed, to its detriment. To expand these neighborhoods and others, to additional crowding with even more students and vehicles will push them beyond return to the mixed neighborhoods that they are now. I am not naive enough to think that this is not a college town, but the threat of eradicating neighborhoods such as my own, by allowing yet greater density of student rentals and the number of unrelated persons per home, seems short sighted. The addition of Wollaston Ave. to an exempted area and a change of 3 to 4 unrelated persons per home, will not solve or even put a dent the University's housing problem, yet will have a dramatic and perhaps irreversible effect on this neighborhood. It is certainly my wish and request that you do not support those changes for this particular area.

Most sincerely,  
John Kalmer

**From:** [Marguerite Ashley](#)  
**To:** [Mary Ellen Gray](#)  
**Cc:** [John Kalmer](#); [Michelle Vispi](#); [Chris Hamilton](#); [David Athey](#); [Carol Post](#); [cweil@UDel.Edu](#); [Dean, James McMurrin](#); [Jennifer Dean](#); [gracerw@comcast.net](#); [gretchen45k@verizon.net](#); [Kowalko John \(LegHall\)](#); [farrallkm@verizon.net](#); [Mary Dozier](#); [pa3@verizon.net](#); [pjohnson@UDel.Edu](#); [pmweil@UDel.Edu](#); [Ronald Walker](#); [sallyc@udel.edu](#); [Thomas Wampler](#); [loriguidepath@verizon.net](#); [Howard Smith](#)  
**Subject:** Re: Addendums to Student Home Rental Ordinance  
**Date:** Monday, May 14, 2018 9:20:28 AM

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That was nice of Ms. Gray to include us in her email to Mr. Kalmer. I notice in her report recommending the proposed changes she notes that the Planning Commission might want to consider recommending exempting the streets on a street-by-street basis, as well as noting that Newark Police Dept. is not in favor of the changes. - Marguerite

On Mon, May 14, 2018 at 8:57 AM, Mary Ellen Gray <[MGray@newark.de.us](mailto:MGray@newark.de.us)> wrote:  
Mr. Kalmer -

Thank you for your email. We will include your comments in the record and forward to the Planning Commission.

Also, for your reference, please find the link to the May 15th, Planning Commission meeting materials <https://newarkde.gov/ArchiveCenter/ViewFile/Item/5590>

Thank you again. -

Mary Ellen Gray, AICP  
Director of Planning and Development, City of Newark  
302.366.7000 x2040 | 220 South Main Street | Newark, DE 19711  
[www.newarkde.gov](http://www.newarkde.gov) | @CityofNewarkDE

-----Original Message-----

From: John Kalmer [mailto:[jkalmer1@verizon.net](mailto:jkalmer1@verizon.net)]  
Sent: Saturday, May 12, 2018 10:57 AM  
To: Mary Ellen Gray <[MGray@newark.de.us](mailto:MGray@newark.de.us)>; Michelle Vispi <[MVispi@newark.de.us](mailto:MVispi@newark.de.us)>  
Cc: Chris Hamilton <[chris.hamilton@newark.de.us](mailto:chris.hamilton@newark.de.us)>; David Athey <[djathey@earthlink.net](mailto:djathey@earthlink.net)>; 'Carol Post' <[carolannpost@gmail.com](mailto:carolannpost@gmail.com)>; [cweil@UDel.Edu](mailto:cweil@UDel.Edu); 'Dean, James McMurrin' <[dean@udel.edu](mailto:dean@udel.edu)>; 'Jennifer Dean' <[jfdean4017@comcast.net](mailto:jfdean4017@comcast.net)>; [gracerw@comcast.net](mailto:gracerw@comcast.net); [gretchen45k@verizon.net](mailto:gretchen45k@verizon.net); [jkalmer1@verizon.net](mailto:jkalmer1@verizon.net); 'Kowalko John (LegHall)' <[John.Kowalko@state.de.us](mailto:John.Kowalko@state.de.us)>; [farrallkm@verizon.net](mailto:farrallkm@verizon.net); 'Mary Dozier' <[mdozier@psych.udel.edu](mailto:mdozier@psych.udel.edu)>; [pa3@verizon.net](mailto:pa3@verizon.net); [pjohnson@UDel.Edu](mailto:pjohnson@UDel.Edu); [pmweil@UDel.Edu](mailto:pmweil@UDel.Edu); 'Ronald Walker' <[rew45k@verizon.net](mailto:rew45k@verizon.net)>; [sallyc@udel.edu](mailto:sallyc@udel.edu); 'Thomas Wampler' <[tomwampler@hotmail.com](mailto:tomwampler@hotmail.com)>; [loriguidepath@verizon.net](mailto:loriguidepath@verizon.net); 'Howard Smith' <[smithhw3@comcast.net](mailto:smithhw3@comcast.net)>; [margueriteashley@gmail.com](mailto:margueriteashley@gmail.com)  
Subject: Addendums to Student Home Rental Ordinance

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Most sincerely,  
John Kalmer

**From:** [Mary Ellen Gray](#)  
**To:** [Sally Cornell](#); [Peter Weil](#)  
**Cc:** [Mary Dozier](#); [John Kalmer](#); [Michelle Vispi](#); [Chris Hamilton](#); [David Athey](#); [Carol Post](#); [cweil@UDel.Edu](#); [Dean James McMurrin](#); [Jennifer Dean](#); [gracerw@comcast.net](#); [gretchen45k@verizon.net](#); [Kowalko John \(LegHall\)](#); [farrallkm@verizon.net](#); [pa3@verizon.net](#); [pjohnson@UDel.Edu](#); [Ronald Walker](#); [Thomas Wampler](#); [loriguidepath@verizon.net](#); [Howard Smith](#); [margueriteashley@gmail.com](#)  
**Subject:** RE: Addendums to Student Home Rental Ordinance  
**Date:** Monday, May 14, 2018 11:00:42 AM

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Ms. Cornell, Mr. Weil, Dr. Dozier, and Mr. Dean -

Thank you all for your emails. We will include all of your comments in the record and forward to the Planning Commission.

Also, for your reference, please find the link to the May 15th, Planning Commission meeting materials <https://newarkde.gov/ArchiveCenter/ViewFile/Item/5590>

Thank you all again. -

Mary Ellen Gray, AICP  
Director of Planning and Development, City of Newark  
302.366.7000 x2040 | 220 South Main Street | Newark, DE 19711  
[www.newarkde.gov](http://www.newarkde.gov) | @CityofNewarkDE

-----Original Message-----

From: Sally Cornell [<mailto:sallyc@udel.edu>]  
Sent: Saturday, May 12, 2018 1:42 PM  
To: Peter Weil <[pmweil@udel.edu](mailto:pmweil@udel.edu)>  
Cc: Mary Dozier <[mdozier@psych.udel.edu](mailto:mdozier@psych.udel.edu)>; John Kalmer <[jkalmer1@verizon.net](mailto:jkalmer1@verizon.net)>; Mary Ellen Gray <[MGray@newark.de.us](mailto:MGray@newark.de.us)>; Michelle Vispi <[MVispi@newark.de.us](mailto:MVispi@newark.de.us)>; Chris Hamilton <[chris.hamilton@newark.de.us](mailto:chris.hamilton@newark.de.us)>; David Athey <[djathey@earthlink.net](mailto:djathey@earthlink.net)>; Carol Post <[carolannpost@gmail.com](mailto:carolannpost@gmail.com)>; [cweil@UDel.Edu](mailto:cweil@UDel.Edu); Dean, James McMurrin <[dean@udel.edu](mailto:dean@udel.edu)>; Jennifer Dean <[jfdean4017@comcast.net](mailto:jfdean4017@comcast.net)>; [gracerw@comcast.net](mailto:gracerw@comcast.net); [gretchen45k@verizon.net](mailto:gretchen45k@verizon.net); Kowalko John (LegHall) <[John.Kowalko@state.de.us](mailto:John.Kowalko@state.de.us)>; [farrallkm@verizon.net](mailto:farrallkm@verizon.net); [pa3@verizon.net](mailto:pa3@verizon.net); [pjohnson@UDel.Edu](mailto:pjohnson@UDel.Edu); Ronald Walker <[rew45k@verizon.net](mailto:rew45k@verizon.net)>; Thomas Wampler <[tomwampler@hotmail.com](mailto:tomwampler@hotmail.com)>; [loriguidepath@verizon.net](mailto:loriguidepath@verizon.net); Howard Smith <[smithhw3@comcast.net](mailto:smithhw3@comcast.net)>; [margueriteashley@gmail.com](mailto:margueriteashley@gmail.com)  
Subject: Re: Addendums to Student Home Rental Ordinance

To all concerned: I have lived on Kells Avenue for forty one years. I chose to live in a modest home close to town. My neighbors and I worked to make our homes and neighborhood nice. So many of us worked our entire careers as teachers for local schools and the University.

I feel so defeated by the University and high profit-motivated forces that are pushing to destroy our homes and neighborhood. It is blatantly wrong to allow for more unrelated renters in our neighborhoods in town and not in others outside of town. But the regulation is ridiculous anyway. I have so many photos of five, six, and seven cars parked night and day at rentals on Park Place. I sent these pictures to the City in Fall 2017, distressingly receiving two comments: It is difficult to prove how many people are renting a place and the more frightening comment that "there will be no changes to Kells yet." Apparently, the "yet" has arrived.

How difficult it is to deal with the onslaught of student renters in the fall--with their loud, dangerous parties, with kids mobbed on lawns and roofs, with unbelievably work-distracting music in the middle of the day, with students vomiting and urinating into OUR lawn, with mountains of beer cans and debris left on lawns. We are so grateful to Newark's police department for shutting down these dangerous parties. You should hear the language of students who are enraged when their parties are shut down; you should see the mobs of students crowding the sidewalk as they abandon the parties. I know students are students and want to party. We all did that once upon a time, but no drinking is allowed on the University campus so why must citizens of Newark have to live

with this problem? I want to ask these students, many of whom are from out of state, how they would feel if their parents' homes and neighborhood had to experience this. You cannot imagine the despair of all of us who chose to live here, knowing our homes and neighborhood will continue to decline for the remainder of our lives.

Sent from my iPad

> On May 12, 2018, at 12:37 PM, Peter Weil <pmweil@udel.edu> wrote:

>

> I agree with all f the concerns raised. The fact that current ordinances are only enforced in extremism and now parking rental and, otherwise, offering parking to non-occupants has become abusive and destructive of community quality of life as it is.

>

> This proposed and, likely, change will result not in 4 but six and seven in a house. The selective reading of the housing study report will definitely make not credible any claim that the City cares at all about community neighborhoods and about owner occupants.

>

> The questions we have to ask is why those council members supporting the proposed changes are supportive of a small group of landlords over owner occupants? Why do they not insist on the enforcement of existing ordinances? At any rate, the proposed changes are absurd if Newark is going to be more than a students' community. The overhead costs for such a change in quality of life and in law enforcement will be very high. I am out of town and can not attend Tuesday's meeting. I hope many of those concerned about these issues do go and speak.

>

> Thank you,

>

> Peter Weil

> 91 Kells Ave.

>

> Sent from my iPad

>

>> On May 12, 2018, at 11:26 AM, Mary Dozier <mdozier@psych.udel.edu> wrote:

>>

>> Dear Planning Director Gray and Administrator Vispi,

>>

>> I too have lived for many years in the lovely Kells Rd. neighborhood. Living in a college town is such a joy. And living in this college town is a particular joy. I love Main Street, love the university, and love all that comes with being part of that – the lectures, plays, music, and sports. Lucky us!

>>

>> But it's critical that this delightful neighborhood with its delicate balance be preserved. There's a tipping point in a neighborhood such as ours, and we're not far from it. Loud parties in larger rental houses will happen (even in smaller rental houses), and they can easily make it no longer worth it to live in the area. What a travesty that would be.

>>

>> Please protect our neighborhood, keeping in place current restrictions on rentals in the Wollaston, Park Place, and related areas.

>>

>> Thank you for considering our requests.

>> My best,

>> Mary

>>

>> Mary Dozier, Ph.D.

>> Unidel Amy Elizabeth du Pont Chair in Child Development, Francis

>> Alison Professor Professor, Psychological and Brain Sciences

>> University of Delaware Newark, DE 19716

>>

>>

>> From: John Kalmer <jkalmer1@verizon.net>

>> Date: Saturday, May 12, 2018 at 10:56 AM

>> To: "mgray@newark.de.us" <mgray@newark.de.us>, "mvispi@newark.de.us"  
>> <mvispi@newark.de.us>  
>> Cc: Chris Hamilton <chris.hamilton@newark.de.us>, David Athey  
>> <djathey@earthlink.net>, 'Carol Post' <carolannpost@gmail.com>,  
>> "cweil@UDel.Edu" <cweil@UDel.Edu>, "Dean, James McMurrin"  
>> <dean@udel.edu>, 'Jennifer Dean' <jfdean4017@comcast.net>,  
>> "gracerw@comcast.net" <gracerw@comcast.net>,  
>> "gretchen45k@verizon.net" <gretchen45k@verizon.net>,  
>> "jkalmer1@verizon.net" <jkalmer1@verizon.net>, "Kowalko John  
>> (LegHall)" <John.Kowalko@state.de.us>, "farrallkm@verizon.net"  
>> <farrallkm@verizon.net>, Mary Dozier <mdozier@psych.udel.edu>,  
>> "pa3@verizon.net" <pa3@verizon.net>, "pjohnson@UDel.Edu"  
>> <pjohnson@UDel.Edu>, "pmweil@UDel.Edu" <pmweil@UDel.Edu>, 'Ronald  
>> Walker' <rew45k@verizon.net>, "sallyc@udel.edu" <sallyc@udel.edu>,  
>> 'Thomas Wampler' <tomwampler@hotmail.com>,  
>> "loriguidepath@verizon.net" <loriguidepath@verizon.net>, 'Howard  
>> Smith' <smithhw3@comcast.net>, "margueriteashley@gmail.com"  
>> <margueriteashley@gmail.com>  
>> Subject: Addendums to Student Home Rental Ordinance  
>>

>> Dear Ms. Gray and Ms. Vispi,

>>  
>> My name is John Kalmer and I have been a Newark resident since 1975.  
>> I have lived at 623 Academy Street since August of 1983 and am most  
>> concerned about the liberalization of the Student Home Rental  
>> Ordinances. Our unique neighborhood in the Kells Ave., Academy St.,  
>> Wollaston Ave. and E. Park Place area has slowly changed, to its  
>> detriment. To expand these neighborhoods and others, to additional  
>> crowding with even more students and vehicles will push them beyond  
>> return to the mixed neighborhoods that they are now. I am not naive  
>> enough to think that this is not a college town, but the threat of  
>> eradicating neighborhoods such as my own, by allowing yet greater density of student rentals and the number of  
>> unrelated persons per  
>> home, seems short sighted. The addition of Wollaston Ave. to an exempted  
>> area and a change of 3 to 4 unrelated persons per home, will not  
>> solve or even put a dent the University's housing problem, yet will  
>> have a dramatic and perhaps irreversible effect on this neighborhood.  
>> It is certainly my wish and request that you do not support those  
>> changes for this particular area.

>>  
>> Most sincerely,  
>> John Kalmer

>>  
>>

**From:** [Mary Ellen Gray](#)  
**To:** [Anthony McGuire](#)  
**Cc:** [Michelle Vispi](#)  
**Subject:** RE: Potential code changes to exempt streets and occupancy limits  
**Date:** Tuesday, May 15, 2018 4:18:57 PM

---

Mr. McGuire -

Thank you for your email. Your comments will be made part of the record and we will provide copies to the Planning Commission.

Thanks again –

Mary Ellen Gray, AICP  
Director of Planning and Development, City of Newark  
302.366.7000 x2040 | 220 South Main Street | Newark, DE 19711  
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-----Original Message-----

From: Anthony McGuire [[mailto:anthony\\_mcguire@rocketmail.com](mailto:anthony_mcguire@rocketmail.com)]  
Sent: Tuesday, May 15, 2018 12:46 PM  
To: Mary Ellen Gray <[MGray@newark.de.us](mailto:MGray@newark.de.us)>  
Subject: Potential code changes to exempt streets and occupancy limits

Hi Mary Ellen,

I'm writing you to voice my support for the proposed city code changes regarding exempt streets and occupancy limits for student homes. As a landlord and full time resident of Newark (I live at 5 Caldwell Place - in an exempt neighborhood), I believe these are modest changes to the current code which will serve to realize the recommendations of the Housing Needs Assessment. Unfortunately I am out of town this week so I cannot be present in person for this week's special meeting, but I just wanted to share my support for the changes.

Thanks for your time and all the good work you do for the City.

Anthony McGuire  
302-993-6512

Sent from my iPhone

**From:** [Mary Ellen Gray](#)  
**To:** [rosefarnan@aol.com](mailto:rosefarnan@aol.com)  
**Cc:** [Michelle Vispi](#)  
**Subject:** RE: new code  
**Date:** Tuesday, May 15, 2018 3:54:48 PM

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Ms. Farnan –

Thank you for your email. Your comments will be made part of the record and we will provide copies to the Planning Commission.

Thanks again –

Mary Ellen Gray, AICP  
Director of Planning and Development, City of Newark  
302.366.7000 x2040 | 220 South Main Street | Newark, DE 19711  
[www.newarkde.gov](http://www.newarkde.gov) | @CityofNewarkDE

**From:** [rosefarnan@aol.com](mailto:rosefarnan@aol.com) [mailto:[rosefarnan@aol.com](mailto:rosefarnan@aol.com)]  
**Sent:** Tuesday, May 15, 2018 2:08 PM  
**To:** Mary Ellen Gray <[MGray@newark.de.us](mailto:MGray@newark.de.us)>; [rosefarnan@aol.com](mailto:rosefarnan@aol.com)  
**Subject:** new code

Dear Ms. Gray,

I am writing to you in favor of the change of exempt streets and occupancy limits for housing in Newark. These small changes, I believe, will assist the housing needs of people whether they be families or students that desire to live in Newark. The city of Newark has much to offer: education, health care, arts, and recreation. I believe that the Housing Needs Assessment should move forward for the benefit of many. If you have any questions, you may reach me at 302-998-1976 or at [rosefarnan@aol.com](mailto:rosefarnan@aol.com). Thank you and I appreciate all you do for the city of Newark, the University, and the people who live there.

Regards,

Rosemary Farnan

**From:** [Mary Ellen Gray](#)  
**To:** [chanbs@aol.com](mailto:chanbs@aol.com)  
**Cc:** [Michelle Vispi](#)  
**Subject:** RE: May 15 Council Meeting Re: Proposed Changes  
**Date:** Tuesday, May 15, 2018 3:48:55 PM

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Mr. Chan –

Thank you for email. Your comments will be made part of the record and we will provide copies to the Planning Commission.

Thanks again –

Mary Ellen Gray, AICP  
Director of Planning and Development, City of Newark  
302.366.7000 x2040 | 220 South Main Street | Newark, DE 19711  
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**From:** chanbs@aol.com [mailto:chanbs@aol.com]  
**Sent:** Tuesday, May 15, 2018 2:34 PM  
**To:** Mary Ellen Gray <MGray@newark.de.us>  
**Subject:** May 15 Council Meeting Re: Proposed Changes

Hi Mary Ellen, I will not be able to attend tonight's Council Meeting but I am writing to show support of two proposed changes to the City code regarding the student exempt streets and occupancy limits.

As a resident within two blocks of UD as well as a landlord to several rental properties in the UD area, I am a proponent of these changes mainly because of my concerns of the continued addition of housing geared towards students but NOT within walking distance to UD.

Through the years we have noticed the following:

- Increased Under-Grad Student demand of properties within walking distance to UD, which falls in line with human behavior where "Convenience is King"
- Continued rise in decreased occupancy of new/newer properties in the outskirts of campus that require student to drive or use bus to get to campus. As a resident, we are concerned these properties will allow Section 8 housing to help offset their vacancies.

By allowing the changes to current unrelated occupancy limits on exempt streets from 3 or 4 persons to 4 and adding 9 streets to the exempt list. (Center Street, New Street, Linden Street, E. Park Place, Lovett Avenue, Wollaston Avenue, Corbit Street, Terry Lane and Kennard Drive) this would help with under graduate demands in our city. Also based on the Rental Housing Needs Assessment Study as well as UD's plan on increasing under graduate and graduate enrollment in the next 4 years, the utilization of existing space would only make sense.

Thank you in advance for passing on my email to council.  
B. Chan

**From:** [Mary Ellen Gray](#)  
**To:** [Daniel Guy](#)  
**Cc:** [Michelle Vispi](#)  
**Subject:** RE: Chenges to Exempt Streets and Occ Limits  
**Date:** Tuesday, May 15, 2018 3:51:53 PM

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Mr. Guy –

Thank you for your email. Your comments will be made part of the record and we will provide copies to the Planning Commission.

Thanks again –

Mary Ellen Gray, AICP  
Director of Planning and Development, City of Newark  
302.366.7000 x2040 | 220 South Main Street | Newark, DE 19711  
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**From:** Daniel Guy [mailto:dcguy90@gmail.com]  
**Sent:** Tuesday, May 15, 2018 1:31 PM  
**To:** Mary Ellen Gray <MGray@newark.de.us>  
**Subject:** Chenges to Exempt Streets and Occ Limits

Mary Ellen,

I'd like to support for the proposed city code changes regarding exempt streets and occupancy limits for student homes. As a landlord and upon my review of the Housing Needs Assessment, I believe these modest changes can go a long ways toward the assesment's conclusion. I cannot be present in person for this week's special meeting, but I wanted to share my support for the changes.

Thanks for your time and all the good work you do for Newark.

Dan Guy  
410-294-2737