

FACT SHEET FOR DELANCO TOWNSHIP COMMITTEE PUBLIC MEETING  
ON DECEMBER 16, 2024

RE: PROPOSED PURCHASE OF 401 CREEK ROAD

At their November 18, 2024 public meeting, the Township Committee discussed their desires to purchase property located at 401 Creek Road, (Block 2100, Lot 11) from Criterion Group, LLC, and/or its sub-entity 401 Creek Road Industrial, LLC. Ordinances 2024-26 & 27 were introduced to authorize the purchase and to amend the redevelopment plan related to other properties owned by the seller.

At the beginning of their December 16, meeting, starting at 7:00 pm, the Township Committee will hold a public hearing to discuss the reasons to purchase said property and to hear public questions and comments. No formal action can take place until after this hearing and any subsequent vote on the ordinances.

In order to help everyone understand the proposal, below is a listing of some of the reasons stated for proposing this action:

- The issues presented with the 401 Creek Road property have been unique and present a host of planning and operational difficulties.
- Per the tax map location and property description on the next page, it is adjacent to the Field of Dreams Park and residential properties, and was the only property not included in the earlier planning of the redevelopment of that area adjacent to the Creek.
- The Township desires to prevent the development of a recently approved truck fleet maintenance facility on the Property due to concerns over negative impacts on the adjacent properties.
- The intent is to generally preserve the Property for general municipal purposes, which shall include any public use permitted by law. It includes several buildings that may or may not be of use to the Township. This may include the eventual resale of it for an appropriate use.
- There is no intent to preserve or otherwise permanently restrict the Property as open space.
- Based upon the information provided, Criterion was seeking approximately \$4 million.
- The Township engaged a professional appraiser and undertook due diligence to determine market value, and following the appraiser's input, the Township made a written offer of \$3.5 million for the purchase of the Property in fee simple.
- Customary due diligence provisions would be part of any agreement of sale.
- Approval of Ord. 2024-26 would authorize Township officials to undertake any and all necessary steps in order to effectuate the acquisition of the Property.
- Funding for the purchase would entail approval of a bond ordinance at future meetings. Upcoming municipal budgets would include necessary appropriations to cover required bond and interest payments, currently estimated at \$95 per year for residential properties assessed at the \$195,000 average. Operating/maintenance costs would also have to be provided for.
- Approval of Ord. 2024-27 would revisit the Redevelopment Agreement with regard to 450 and 500 Creek Road, also owned by Criterion, particularly in relation to a potential lease to Carvana tied to its existing operations at 600 Creek Road.

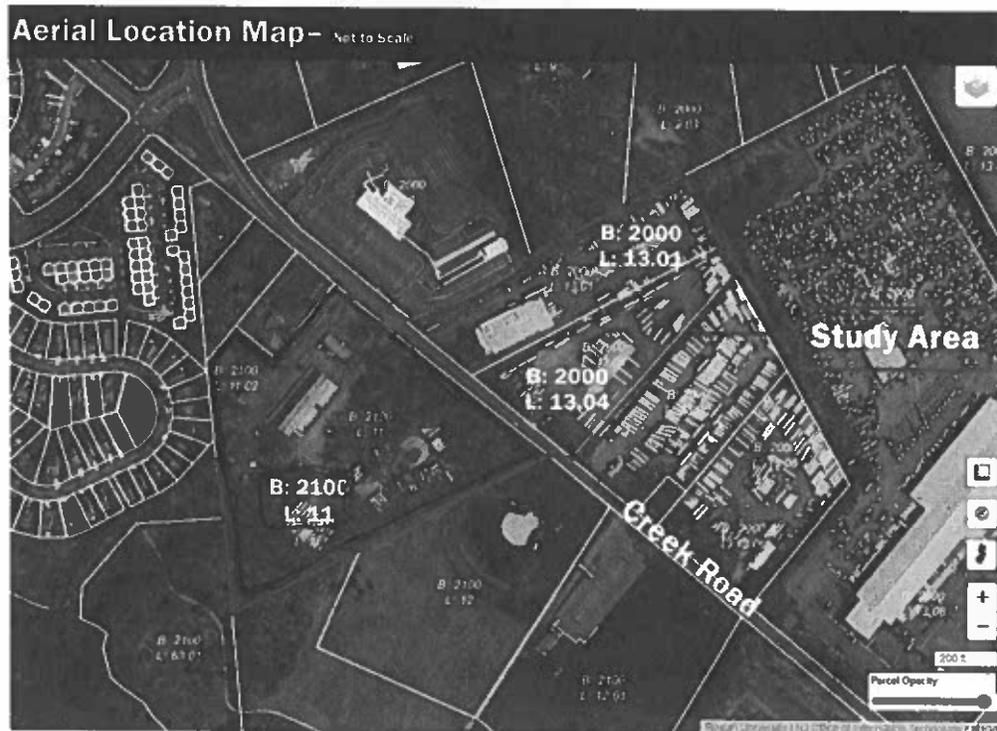
The following report related to this property is on the Township website [www.delancotownship.com](http://www.delancotownship.com).

- Industrial Rehabilitation Areas Redevelopment Plan – as Amended November 26, 2024  
Prepared by Taylor Design Group, Inc.

Anyone who has questions in advance can contact any Township Committee member or contact Township Administrator Richard Schwab at [rschwab@delancotownship.com](mailto:rschwab@delancotownship.com) or 856-461-0561 ext. 223 or Township Clerk/Assistant Administrator Janice Lohr at [jlrohr@delancotownship.com](mailto:jlrohr@delancotownship.com) or 856-461-01561 ext. 224.

## Aerial Location Map- Creek Road Parcels

Aerial Imagery courtesy of Google.



## Parcel Descriptions

401 Creek Road      Block 2100      Lot 11

This 11.68 Acre parcel is located within the I-3 Modified Industrial Zoning District.

According to available tax data, the industrial and office buildings on the site were constructed in 1971 and 1973 and included a 12,800 SF building. The caretaker's residence and associated garage and shed structures were constructed in 1948 and thereafter.

The site contains four (4) principal structures containing approximately 20,000 SF, and multiple uses including a vacant, 3,110 SF office or adult habilitation (day care) building; 14,300 SF manufacturing building with offices, manufacturing, and unspecified interior storage; journeyman (building trade or craft) shop; and a residential dwelling. There are at least 3 accessory sheds and a propane tank storage area located on the site. The site improvements include parking, circulation aisles, loading areas, fences, and limited landscape improvements with approximately 100,000 SF of impervious coverage.

# 401 Creek Road- Block 2100; Lot 11

## A. Permitted Principal Uses

1. All uses permitted in the I-3 Modified Industrial District.
2. A truck and trailer repair and service facility with accessory outdoor trailer storage as more fully described below, and as shown on the concept plan below.

## D. General Project Parameters

1. The proposed project consists generally of the following:
  - A truck and trailer repair and service facility
  - Approximately 17 Car Parking Spaces
  - Approximately 10 Vehicle Service/repair bays
  - Approximately 124 Trailer Parking Spaces
  - Stormwater Management consistent with new DEP regulations
  - Buffering and Landscaping

A portion of the Concept Plan is inserted below. A full-size version is included as Appendix A.

