

North East Planning Commission

2024 Annual Planning Report



Prepared by: Town of North East ~ Office of Planning and Zoning



2024 ANNUAL PLANNING REPORT

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2024 ANNUAL REPORT OF

THE TOWN OF NORTH EAST PLANNING COMMISSION

CERTIFICATE OF ADOPTION

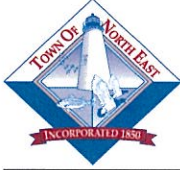
In accordance with the provisions of the Annotated Code of Maryland, Land Use, Section 1-207. Annual Report-In general. The Planning Commission shall prepare, adopt and file an annual report for the previous calendar year with the legislative body. The Town of North East Planning Commission hereby adopts the 2024 Annual Report of the North East Planning Commission, filing same with the Mayor and Commissioners and the Secretary of the Maryland Department of Planning.

North East Planning Commission



Mark T. Dobbins, Chairman

Date May 27, 2025



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MAYOR

Michael Kline, Resigned April 22, 2024
Kelly Benson, Assumed position April 23, 2024

VICE-MAYOR

Kelly Benson, until April 22, 2024
Kim Davis, September 13, 2024

COMMISSIONERS

Kelly Benson, until April 22, 2024

Catherine Bernard-Dutton

Hilary Crothers Moore

Kimberly Davis

Raymond Mitchell, Retired February 28, 2024

EX-OFFICIO TO THE PLANNING COMMISSION

Hilary Crothers-Moore

TOWN ADMINISTRATOR

Melissa B. Cook-MacKenzie

ASSISTANT TOWN ADMINISTRATOR

Grant Handley

DIRECTOR OF FINANCE & ADMINISTRATION

Vonnie Stemen

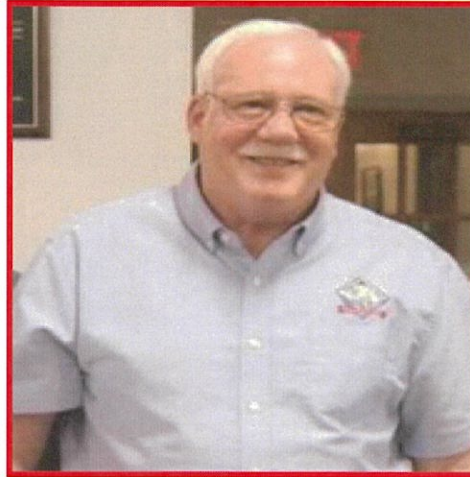


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TOWN ELECTION- FEBRUARY 12, 2024

Elections for the Mayor and Commissioners are conducted in February of each year.

Hilary Crothers-Moore, re-elected as Commissioner



Mayor Michael Kline retired on April 22, 2024



Kelly Benson was sworn in as Mayor April 24, 2024



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Board of Supervisors of Elections



Board Members

Kimberly A. Davis, Chair
January 2024 to March 2024 (Resigned)

Michael Kline, Chair
Term Expires September 2025

Ulysses Grant Demond IV
Term Expires September 2025

Ruth Gonce
Term Expires September 2025



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NORTH EAST PLANNING COMMISSION

The North East Planning Commission, acting under authority granted by the Annotated Code of Maryland Land Use, regulates the development of land in the Town of North East. The Planning Commission consists of five members appointed by the Mayor and Commissioners. The Planning Commission's duties are outlined in the North East North East Zoning Ordinance.

When the Planning Commission has business to conduct, they meet on the first Tuesday of each month with meetings beginning at 7:00 p.m. in the North East Town Hall Meeting Room, 106 South Main Street. In addition, special meetings or workshops may be held throughout the year. The Planning Commission meetings are open to the public.

In accordance with the Maryland Department of Planning requirements, each of the Planning Members have taken their Planning Commission Training Course.

Planning Commission Members

Mark Dobbins, Chairman
Re-appointed July 10, 2024
5 Year Term, Expires July 15, 2029

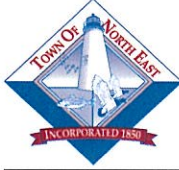
Judy Duffy, Vice Chairman
5 Year Term Expires March 2028

Calvin Wilson
5 Year Term Expires October 3, 2025

Neil DeMatt,
Appointed December 2023
5 Year Term, Expiring November 2025

Hilary Crothers-Moore, Ex-Officio (Runs concurrent with Town Board)





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PLANNING STAFF

Zoning Administrator

Melissa B. Cook-MacKenzie

Director of Planning

Betsy Vennell

Planning and Zoning Assistant

Lisa Rhoades

Secretary to the Planning Commission

Lisa Rhoades

Town Attorney

David Beste, Esquire

Town Engineers

ENengineering
Entech Engineering
KCI Technologies Inc.

Contracted Services

Stacey Dahlstrom, ERP, PA, Transportation Community Planning Urban Design
Jodie Shivery, Ecologically Sound Landscapes





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POWERS AND DUTIES OF THE PLANNING COMMISSION

The powers and duties of the North East Planning Commission are found in the North East Zoning Ordinance, Section 9-5. Powers and Duties of the Planning Commission.

1. The Planning Commission may:
 - (a) Make studies and recommendations to the Mayor and Commissioners plans, goals, and objectives relating to the growth, including annexations, development and redevelopment of the Town and develop a comprehensive plan in accordance with the provisions of the Annotated Code of Maryland. Land Use.
 - (b) Develop and recommend to the Mayor and Commissioners policies, ordinances, administrative procedures and other means for carrying out plans in a coordinated and efficient manner.
 - (c) Make recommendations to the Mayor and Commissioners concerning proposed zoning classifications and reclassifications.
 - (d) Hear and decide applications for land development and approve subdivision plats and site development plans.
 - (e) Make recommendations to the Board of Appeals on special exceptions.
 - (f) Prepare and forward to the Mayor and Commissioners an annual report in accordance with the Annotated Code of Maryland. Land Use.
 - (g) Exercise any other powers as set forth in the Annotated Code of Maryland, Land Use.
2. The Planning Commission may adopt rules and regulations regarding its governing procedures and operations not inconsistent with the provisions of this Ordinance.
3. The Planning Commission may delegate authority for review and approval action to the Town Administrator as deemed appropriate.



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NORTH EAST COMPREHENSIVE PLAN

The Comprehensive Plan is the official statement of the Mayor and Commissioners of the Town of North East setting forth policies concerning desirable future growth, which serves as a general guide to public and private development decisions. Once adopted, it becomes the basis for the preparation of specific policies, programs and legislation, such as zoning and subdivision regulations, and other actions, which implement the growth policies set forth in the Plan.

The Plan is comprised of several major elements that are prepared in such a manner that they form an integrated, unified document for guiding future growth and development. As a policy document, it is general, comprehensive, and long range in nature. It is comprehensive in that it encompasses the entire geographic area of the Town and includes all functional elements that bear upon its physical development, such as transportation, land use, and community facilities. It is general in that it summarizes policies and proposals but does not establish detailed regulations. It is long range in that it looks beyond current issues to the problems and opportunities related to future growth over the next twenty years.

Pursuant to Section 1-416 of the Land Use Article, Annotated Code of Maryland, requiring a Plan Revision at least once every 10 years when each Planning Commission shall review the Comprehensive Plan, and, if necessary, revise or amend the Comprehensive Plan to include:

- (1) The elements required under Part II Comprehensive Plans
- (2) The visions set forth in 1-201

The North East Planning Commission conducted 5 workshops in 2024 to prepare updates and refinements to the North East Comprehensive Plan, with the assistance of the consultant hired by the Town,

It is expected that the new Comprehensive Plan will be adopted during 2025.

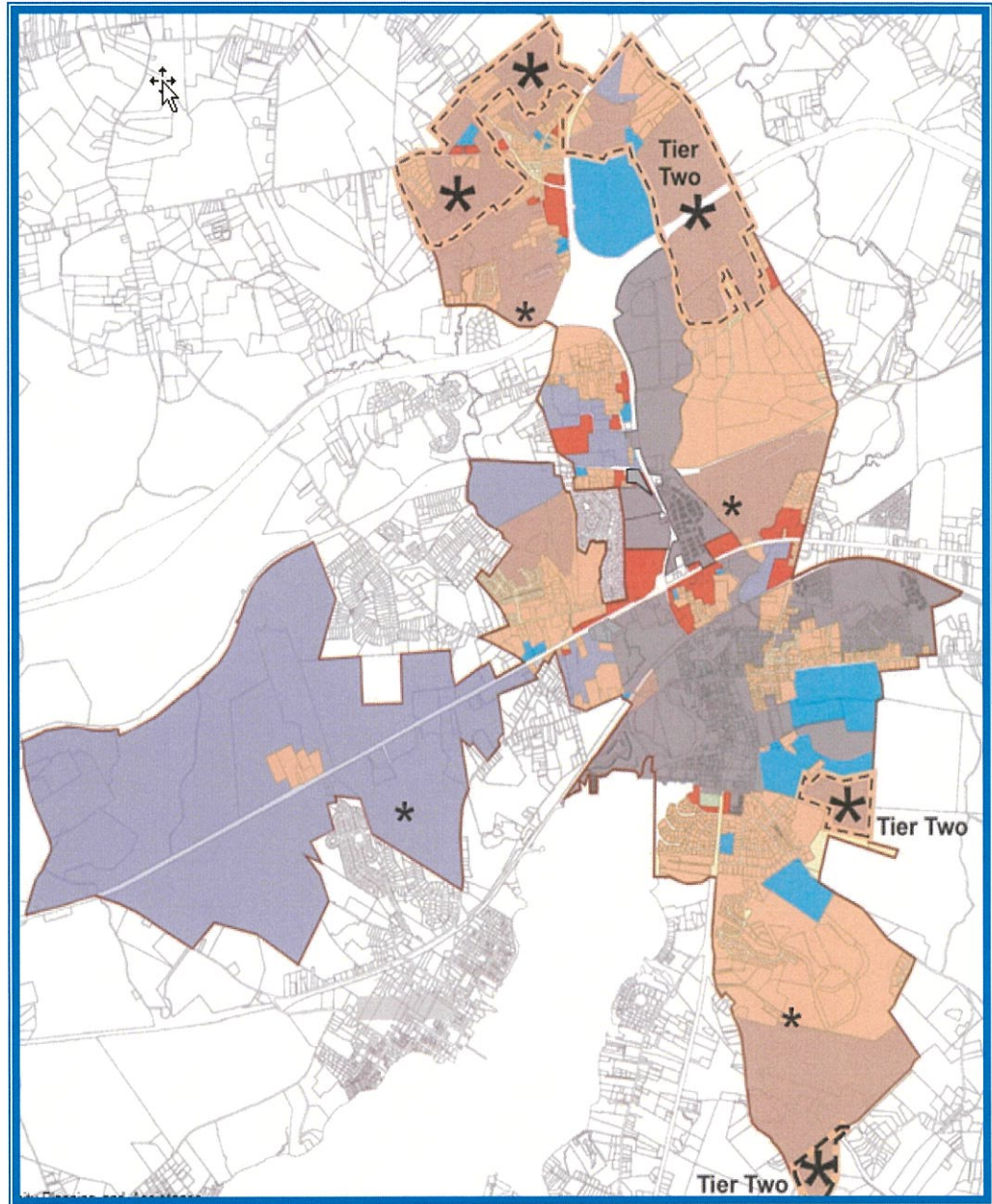


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Changes to Development Patterns in North East

There were no changes to the development patterns in North East in 2024.

Town of North East Growth Area Map





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PROCESS IMPROVEMENTS

North East Zoning Ordinance Amendments

There were two amendments to the North East Zoning Ordinance in 2024.

- Ordinance 2024-04-01. Cannabis
- Ordinance 2024-04-02. Cigar Shops

North East Subdivision Regulations

There were no amendments to the Subdivision Regulations in 2024.

Code of Ordinances of the Town of North East: Road Code Standard Specifications and Details

There was one amendment to the Code of Ordinances in 2024.

- Ordinance 2024-10-01. Composition; Appointment; Terms

There were no amendments to the Road Code Standard Specifications and Details in 2024.

BUDGET

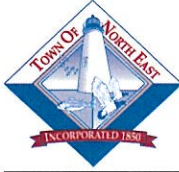
The Town operates on a fiscal year, FY24-25: This fiscal year begins on July 1, 2024 and ends on June 30, 2025. The approved operating budget for the Planning Department for the FY24/2025 was \$ 398,756.57.

GRANTS

1. FY2024/25 Chesapeake Bay Critical Area Grant \$2,000.00
2. FY2024/25 Maryland Circuit Rider Town Manager Program Grant \$82,000.00 (position is shared with the Town of Charlestown, Perryville, Port Deposit and Rising Sun)

ANNEXATIONS

In accordance with the North East Zoning Ordinance, Article 9. Section 9-5.1. (a) The North East Planning Commission may make studies and recommendations to the Mayor and Commissioners, regarding plans, goals and objectives relating to annexations. *In 2024, the Town did not receive any petitions for annexation.*



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PUBLIC IMPROVEMENTS DEEDED TO THE TOWN IN 2024:

1. Chesapeake Club H-2 and H-3, Tournament Circle, Bay Club Parkway, Chip Shot Court, Five Iron Drive, North East, Maryland. Deed of Conveyance for Water Main and appurtenances-First Maryland Holding Company IV, LLC. Deed signed April 24, 2024 and recorded in Book 5458; Page 155 in the Cecil County Circuit Court, Department of Land Records. Value of Improvements: \$710,730.00
2. Chesapeake Club, Lots 1-5, Range Road, North East, Maryland: Deed of Conveyance for Water Main & Appurtenances: Ward Communities at Harford County LLC - Plat entitled "Lots 1-5, The Chesapeake Club" recorded at Plat Book PC No. 1122, folio 71 – Deed signed 9-25-2024 and recorded in Book 5537; Page 485. Value of improvements: \$12,340.00
3. 800 Red Toad Road and Bethel Church Road: Deed of Conveyance for Water Main and appurtenances- Scannell Properties #443, LLC-Deed signed 9-4-2024 and recorded in Book 5518; Page 267. Value of improvements: \$175,325.00.
4. Ridgely Forest Clubhouse Water Meter: Section 3, Phase 1A. Deed signed April 11, 2024. Recorded in Book 5458, Page 134. Value of improvement: \$11,800.00
5. Ridgely Forest Final Plat Section 3B, Phases 1 & 1A. Deed signed November 13, 2024. Recorded in Book 5558, Page 83. Value of Improvements: \$572,241.00

Total of the Public Improvements accepted by the Town of North East in 2024: **\$1,482,436.00**

PLANNING COMMISSION MEETINGS AND WORKSHOPS

The Planning Commission conducted 3 regular meetings in 2024.

The Planning Commission conducted 5 workshops in 2024 to review the North East Comprehensive Plan for refinements and amendments.



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PROJECT STATISTICS

Annexations: 0
Minor Subdivision: 2
Preliminary Major/Minor Subdivisions: 0
Final Major Subdivisions: 1
Rezoning Applications: 0
Special Exception Applications: 2
Special Exception Annual Review: 1
Modified Site Plans:
Concept Site Plans:
Preliminary Site Plans:
Final Site Plans: 1

SITE PLANS REVIEW

The Planning Commission reviewed 1 commercial site plan in 2024.

- North East Commerce Center Lots 3 & 4: A. Duie Pyle Cross Dock Facility and Maintenance Facility: Final Site Plan Approval: Applicant Bohler Engineering, Rehoboth Beach, Delaware. Property Owner: Northeast Commerce Center IV LLC, c/o MIE Properties Inc., Baltimore, Maryland. Tax Map 25B; Parcel 42; Lots 3 & 4. Zoning District "HI" Heavy Industrial and "HCOD" Highway Corridor Overlay District. Requested approval for Preliminary: Site Plan for a proposed 39,244 square foot cross dock facility and a 14,250 square foot 4 Bay Maintenance Facility and truck wash, Highway Corridor Overlay District Architectural Review, Lighting Plan, Landscape Plan and Sign Plan. *The Planning Commission granted approval of the Final Site Plan, Highway Corridor Overlay District Architectural Drawings, the Lighting Plan, Landscape Plan and Sign Plan.*



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SUBDIVISIONS

MINOR SUBDIVISIONS

There were 2 minor subdivisions reviewed in 2024.

- North East Commerce Center Lots 3 & 4-Final Subdivision Plat: Applicant Bohler Engineering, Rehoboth Beach, Delaware. Property Owner: Northeast Commerce Center IV LLC, c/o MIE Properties Incorporated, Baltimore, Maryland. Requested Preliminary approval for a Minor Subdivision Plat. Tax Map 25B; Parcel 42; Lots 3 & 4. Zoning District “HI” Heavy Industrial and “HCOD” Highway Corridor Overlay District. Requested approval of the Final Subdivision Plat. *The Planning Commission granted approval of the Final Subdivision Plat. Recorded in Cecil County Land Records PC 1125/7.*
- North East Isles Lot Consolidation Plat: Combining Lots 98, 99, 100 to one lot, Lot 98. Proposed Area 102,016 Square Feet. *Approved Administratively. Recorded in Cecil County Land Records PC: 1125/8*

MAJOR SUBDIVISIONS

There were no major subdivisions reviewed in 2024.

SPECIAL EXCEPTIONS (heard by the Planning Commission)

The Planning Commission reviewed 2 Special Exception cases in 2024 and 1 annual renewal:

- Case A-2024-01-SE: Owner/Applicant, 120EM, LLC, PO Box 336, North East, Maryland, is requesting a special exception for the purpose of opening a Tavern, bar, pub or sports bar restaurant at 16/18 South Main Street, North East, Maryland. Also found on Tax Map 31B; Parcel 353 in the “GC” General Commercial Zoning District. *The North East Planning Commission recommended approval to the North East Board of Appeals.*
- Case A-2024-02-SE: Owner/Applicant, 120EM, LLC, PO Box 336, North East, Maryland, is requesting a special exception for the purpose of obtaining an alcohol beverage sales/liquor sales license permit for “On-Premise Consumption” associated with the proposed “Tavern, bar, pub or sports bar restaurant at 16/18 South Main Street, North East, Maryland under Special Exception Case A-2024-01-SE. Also found on Tax Map 31B; Parcel 353 in the “GC” General Commercial Zoning District. *The North East Planning Commission recommended approval to the North East Board of Appeals.*

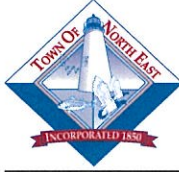


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- Case A-2017-03-SE Annual Update for Snatchers Creekside Grill: 510 South Main Street, North East, Maryland. Map: 31E; Parcel: 421. Village Commercial District. Per the requirements of an approved Special Exception for Snatchers Creekside Grill, on June 4, 2024, the Planning Commission reviewed the continuance of extended hours for the restaurant in this Zoning District. *The Planning Commission recommended approval of the extended hours to the North East Board of Appeals.*

ADDITIONAL TOPICS REVIEWED BY THE PLANNING COMMISSION

- 2023 Annual Planning Report: The 2023 Annual Planning Report was approved by the Planning Commission on June 4, 2024. Per the requirements of the Annotated Code of Maryland Land Use. *The Annual Report was forwarded to the Mayor and Commissioners, and to the Maryland Department of Planning.*
- 2024 Maryland Department of Transportation Annual Transportation Priorities Letter: The Planning Commission reviewed the draft letter prepared by the Planning Office, and recommended approval to the North East Town Board. The Town Board reviewed the draft letter and the final version was sent to the Maryland Department of Transportation on April 23, 2024.
- North East Comprehensive Plan: Workshops were conducted to review the North East Comprehensive Plan: Refinements and Updates to the Plan, led by the Town's consultant, Stacey, Dahlstrom, EPRpc. A Steering Committee was formed which included the North East Planning Commission and others to review refinements and updates to the North East Comprehensive Plan. There was a kick off meeting, a survey which was sent out into to the community, and Comprehensive review of Chapter 1. Community Profile; Chapter 2. Land Use Plan. Chapter 3. Transportation Plan and Chapter 4. Community Facilities Plan and associated updates to the maps in the current Plan.



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BOARD OF APPEALS POWERS AND DUTIES

The Board of Appeals, acting under authority granted by the Annotated Code of Maryland. Land Use. Subtitle 3. Board of Appeals. Section 4-301. Required. The Board consists of five members and one alternate member, appointed by the Mayor and Commissioners. The Board of Appeals duties are outlined in the North East Zoning Ordinance.

The powers and duties of the Board of Appeals are found in the North East Zoning Ordinance, Section 9-11. Duties of the Board of Appeals:

1. The Board of Appeals shall hear and decide:
 - a. Appeals from any order, decision, requirement or interpretation made by the Zoning Administrator, Planning Commission, or Town Administrator.
 - b. Applications for Special Exception Uses.
 - c. Applications for Variances.
 - d. Any other matter the Board is required to act upon by Town Ordinance.

The Board of Appeals has scheduled meetings on the fourth Thursday of each month, beginning at 7:00 p.m. in the North East Town Hall Meeting Room, 106 South Main Street, North East. If there are no agenda items, the Chairman of the Board may choose to cancel the meeting. All Board of Appeals meetings are open to the public.

BOARD OF APPEALS MEMBERS

Maurice Tenney, Chairman
2 Year Term: Expired October 8, 2024
Retired September 25, 2024

S.J. Anderson, Vice-Chairman
2 Year Term: Expired October 8, 2024
Re-appointed October 8, 2024

Martha Kline
3 Year Term: Expired October 8, 2024
Re-appointed October 8, 2024

Russell Polo
3 Year Term: Expired October 8, 2024
Re-appointed: October 8, 2024

Colleen McCandless
Appointed January 10, 2024
1 Year Term: Expired October 8, 2024
Re-appointed October 8, 2024



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North East Board of Appeals members taking their Oaths of Office:



Sarah Anderson



Martha Kline



Russell Polo



Colleen McCandless



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North East Board of Appeals – Cases in 2024

VARIANCES

The Board of Appeals did not hear any variance applications in 2024.

APPEALS

The Board of Appeals did not receive any applications for an appeal in 2024.

SPECIAL EXCEPTIONS

The Board of Appeals reviewed 2 Special Exception applications in 2024 and 1 review of conditions of a previously approved Special Exception.

Review of conditions of previously approved Special Exception:

- Case A-2024-01-SE: Owner/Applicant, 120EM, LLC, PO Box 336, North East, Maryland, is requesting a special exception for the purpose of opening a Tavern, bar, pub or sports bar restaurant at 16/18 South Main Street, North East, Maryland. Also found on Tax Map 31B; Parcel 353 in the “GC” General Commercial Zoning District. *The North East of Appeals approved Case A-2024-01-SE with conditions.*
- Case A-2024-02-SE: Owner/Applicant, 120EM, LLC, PO Box 336, North East, Maryland, is requesting a special exception for the purpose of obtaining an alcohol beverage sales/liquor sales license permit for “On-Premise Consumption” which is associated with the proposed “Tavern, bar, pub or sports bar restaurant at 16/18 South Main Street, North East, Maryland under Special Exception Case A-2024-01-SE. Also found on Tax Map 31B; Parcel 353 in the “GC” General Commercial Zoning District. *The North East of Appeals approved Case 2024-02-SE with conditions.*
- Case A-2017-03-SE Annual Update for Snatchers Creekside Grill, 510 South Main Street, North East, Maryland. Map: 31E; Parcel: 421. Per the requirements of an approved Special Exception for Snatchers Creekside Grill, the Board of Appeals met on June 27, 2024 and reviewed the continuance of extended hours for the restaurant in this Zoning District. *The North East Board of Appeals approved the extended hours.*

WATER SERVICE

The Planning Department administers all inquiries for water allocation. The Department receives applications for water allocation, processes and invoices for water connection and major facility fees. The Planning Department coordinates with the Cecil County Health Department for projects out of the Corporate Limit to ensure that permits are not released from Cecil County unless water allocation has been obtained and fees have been paid. The Planning Office coordinates with Cecil County Planning Office to upload all new addresses into the utility system in preparation for utility billing.



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Water Standards and Specifications:

The Planning Department works directly with the Supervisor of the Water Plant and the Town's Engineer annually to review and update, as needed, the Town of North East Standards and Specifications for Water Distribution and Details for Water Service. The current set of Standards are posted on the Town's website.

Water utility Rate Study

The Town of North East conducted a comprehensive Water Rate Study in 2023. The intent of the study was to independently assess and evaluate the Town's existing water rates and provide recommendations on the Town's rate structure. The broad objective of the study is to adequately fund the water utility operations and capital costs, while minimizing rates to the greatest degree possible.

Town of North East 20-Year Water System Master Plan:

The Mayor and Commissioners adopted the Town of North East 20-Year Water System Master Plan in January 2020. The Town contracted with Entech Engineering to evaluate the Town's existing water system, establish future needs and potential shortcomings. The Plan also identifies the necessary projects over the next 20 years to continue and sustain the Town's water system.

Artesian:

An interconnection Agreement was signed by Artesian and the Mayor and Commissioners in June 2019. The Agreement outlines the terms and conditions for the construction and implementation of Artesian's Route 40 East Interconnection to the Town's water system.

Water Resources Element:

The Town of North East has a Water Resources Element, within the North East Comprehensive Plan, as required by the Annotated Code of Maryland. Land Use. This Element has addressed adequacy of the Town of North East water supply and the suitability of receiving waters for point and non-point discharge. The Element evaluates the adequacy and suitability of water resources on the basis of existing and future land use both within the Town and within the Town's growth area. This Element is currently being reviewed and updated along with the North East Comprehensive Plan 10 year review.



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Cecil County Master Water and Sewer Plan:

The Planning Office participates in the preparation of documents and maps which outline areas where the Town currently serves water and proposes to serve water. The Cecil County Master Water and Sewer Plan was adopted on July 22, 2019. The Plan facilitates growth in a way that allows sufficient time to develop adequate drinking water and wastewater infrastructure.

ALLOCATIONS FOR MUNICIPAL WATER

The Planning Office has adopted a written policy for water allocation, entitled “Allocations for Municipal Water-Town of North East, Maryland Policies and Procedures. This Policy is available upon request and can be found on the Town’s website. The Town of North East intends to serve this property/project with municipal water. In order to guarantee water availability the Owner shall enter into a Water Service Agreement (WSA) with the Town of North East. A water allocation is not considered granted until all parties execute and record the WSA in Cecil County Land Records.

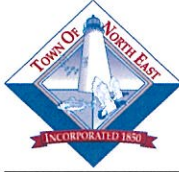
ALLOCATIONS FOR MUNICIPAL WATER PRELIMINARY REQUESTS – APPENDIX C

First Gladwyne Corporation, Leslie Road, Tax Map 25; Grid 2; Parcel 416; 138 Residential Units (APARTMENTS): 34,500 gpd (138 units x 250 gallons per day for each equivalent residential unit (ERU). *The Town responded that water is available.*

ALLOCATIONS FOR MUNICIPAL WATER ALLOCATION REQUESTS – APPENDIX B

Appendix B. The Mayor and Commissioners received and approved 5 water allocation requests in 2024. Water Service Agreements executed:

Date	Address	Map/Parcel	Number of ERU/GPD
3/20/2024	10 Center Drive	25/42	7 ERU/ 1,750 GPD
03/27/2024	187 Razor Strap Road	31A / 577	3 ERU / 750 GPD
04-30-2024	16-18 South Main Street	31B / 353	1 ERU / 250 GPD
09/26/2024	304-306 North Main Street	31B / 70	2 ERU / 500 GPD
12/19/2024	131 South Main Street	31B / 262	2 ERU / 500 GPD
TOTAL:			15 ERU / 3,750 GPD



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Allocations for municipal water: The Mayor and Commissioners extended 3 Water Service Agreements in 2024:

Date Mayor & Commissioners Approved Extension	Address	Map/Parcel	Number of ERU/GPD
May 8, 2024	Ridgely Forest Section 6	25I / 235	47 ERU / 2,209 GPD
May 8, 2024	North East Commerce Center, Lot 5	25B / 42	55.56 ERU / 15,000 GPD
May 8, 2024	Turkey Point Properties	31 / 274 & 1074	27 ERU / 6750 GPD
TOTAL:			82.56 ERU / 21,750 GPD

Water Account Statistics -2024

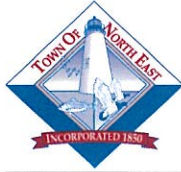
	1 ST QTR	2 ND QTR	3 RD QTR	4 TH QTR
Ready to Serve Customer Total	52	52	31	62
Ready to Serve Equivalent Residential Unit Total	318	325	280	273
Water Customer Total	3352	3372	3376	3419
Water Equivalent Residential Unit Total	5232	5231	5253	5259

PERMITS AND CODE ENFORCEMENT

The Planning Department processes town permits and code enforcement within the Town's Corporate Limit. The Planning Office tracks statistics using a permit and code enforcement module/ software. The software has been utilized for tracking statistics and has proven to be effective in keeping statistics by keeping track of permits, notices of violations and implementing reminder inspections. During the last year the software has been updated on occasion to refine the program to our permit and code enforcement processes and better track our activity within the software.

CODE ENFORCEMENT

The Town of North East Planning Office is charged with code enforcement for the Town of North East. Weekly inspections are performed for the purpose of inspecting for compliance with approved construction and use authorizations. The Code Enforcement officer also inspects for violations of the North East Zoning Ordinance and nuisance violations of the Code of Ordinances of the Town of North East.



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2024 CODE ENFORCEMENT STATISTICS

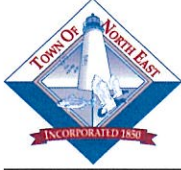
Friendly Reminder Door Tags, Friendly Reminder Letters	152
Code Enforcement Letters sent by Staff (first, second, third notices)	77
Citations Issued	6
Court Appearances	7
Illegal Signs Removed	186

Permit Processing

The Planning Office continues to work closely with the Cecil County Permits and Inspection office as well as the Health Department throughout the permit process. Although the Town continues to receive in person applications for projects, the majority of residents and businesses apply for their permits online.

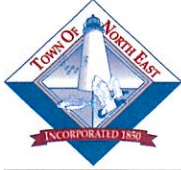
CONSTRUCTION AUTHORIZATIONS, PERMITS AND LICENSES STATISTICS

2024 ZONING, CONSTRUCTION AUTHORIZATION, PERMITS AND LICENSES	
Single Family dwelling – new	22
Duplex Dwelling-new	3
Commercial building – new	0
Occupancy Permits- Residential –Inside the Corporate Limit of the Town	39
Occupancy Permits- Residential –Outside the Corporate Limit of the Town-Serve Water	32
Occupancy Permits - Commercial	7
Occupancy Permits- Commercial –Outside the Corporate Limit of the Town-Serve Water	2
Demolition-Commercial	
Demolition-Residential	
Demolition and Rebuild Residential	



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2024 ZONING, CONSTRUCTION AUTHORIZATION, PERMITS AND LICENSES	
Demolition Home	1
Grading	1
Renovation/Addition-Residential	20
Renovation/Addition-Commercial	8
Cell Tower-Renovation	
Utility Building	4
Accessory Building/structure- Residential	2
Accessory Building-Commercial	1
Pavilion	
Tree Cutting Permits (w/in Critical Area Only)	3
Deck	24
Fence	24
Pool	
Sign	22
Solar Panels	19
Driveway	1
Road Access Permit	3
Utility Access Permit	7
Liquor License	2
Commercial Occupation License	16
Mobile Vendor License	1
Temporary Storage	1
Home Occupation Business License	
Festival/Event Permits	2
TOTAL PERPMITS/LICENSES PROCESSED	162



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NEW BUSINESSES in 2024

The Town of North East Planning Office approved 16 Commercial Occupation Licenses, Home Occupation Licenses and Mobile Vendor Occupation Licenses in 2024:

	Business Name	Address
1	Jael Aesthetics	32 South Main Street, Suite 205
2	Turkey Point Vineyard (2 nd Friday Vendor)	"The Green" 122 South Main Street
3	Haidens Coffee Trailer (Mobile Vendor)	15 North Main Street
4	Bay Haven Cigars	712 South Main Street
5	Noir Bakery & Coffee Co.	32 South Main Street, Suite 11
6	Cousins Maine Lobster	15 North Main Street
7	Blacks & Reds LLC	4 Cecil Avenue
8	La Amie	102 South Main Street
9	Leo's Smash Burger & Dog's	2 South Main Street
10	Mr. Softee	Mobile Vendor-Ice Cream Truck
11	Farmer's Market	135 South Main Street
12	The Flag Shop	610 South Main Street
13	On a Roll Hot Dog Cart	131 South Main Street-Food Cart
14	The Weiner Wagon Hot Dog Cart	210 Mauldin Avenue-Food Cart
15	Passion Styles LLC-Braiding Classes	505 South Main Street
16	Untamed Hair-Relocated	13 South Main Street



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ECONOMIC DEVELOPMENT COMMITTEE

Tom Lofland, Chairman 1/2024 to 10/21/24, when he resigned

Kelly Benson, Ex-Officio

Tracy Reynolds

Sandra Edwards

Kerry Doordan Famularo

Brian Morgan

Melissa B. Cook-MacKenzie

The Economic Development Committee meets monthly at the North East Town Hall. In 2024, the Committee conducted 7 meetings.

On October 16, 2024, Mayor Benson dispersed the current Commission with the intent to reorganize the vision, goals and objectives of the Commission.

Section 2-504. Powers and Duties of the Commission

The Commission may:

1. Investigate and assemble information pertinent to the Economic resources and industrial opportunities of the Town.
2. Encourage location of new industrial enterprises in the Town and the expansions of present enterprises.
3. Encourage development of recreational areas and encourage tourist business in the Town.
4. Advise the Mayor and Commissioners on any and all matters related to the economic conditions, growth and development of the Town.
5. Review and make recommendations when requested concerning any businesses before the Mayor and Commissioners or any other Town Boards and Commissions which would have an impact upon economic development.
6. Seek and identify any Federal, State or other funds, grants or loans that may be available to encourage and assist the revitalization of the Commercial and Residential Districts of the Town of North East. They shall also recommend to the Mayor and Commissioners uses for all such funds acquired.
7. The Commission shall have the power to:
 - a. However, any of said appropriation by zone shall be in equal amounts.



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- b. The Commission shall have the power to monitor and collect, on behalf of the Town, all loans previously granted by the Downtown Revitalization Commission.
- c. The Commission shall draft a set of Regulations recommending the qualifications and requirements for the obtainment of funds by property and business owners in the designated Industrial, Commercial and Residential Districts. Specifically, these Regulations shall set forth the conditions for repayment, including, but not limited to: interest rate, time for repayment and any required security. These regulations shall be drafted to be non-discriminatory in nature and have a non-discriminatory impact in application. After approval by the Mayor and Commissioners, copies of the Regulations shall be kept on file at the Town Office and shall be made available to the public upon request.
- d. The Financial Committee of the Economic Development Commission shall recommend specific loans, applying the Rules and Regulations established above, and subject to the approval of the Town Board.



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NORTH EAST COMMUNITY PARK

The Planning Department maintains a Master Park Plan for the North East Community Park. The Plan provides opportunities for potential donations from the public or from civic organizations to actively participate with landscape, trails, benches, and picnic tables. In 2022, the Town of North East applied for grant funding from the Department of Natural Resources for handicap accessible playground equipment and handicap accessible exercise stations. The new playground and exercise stations were installed in May 2024 and proved to be a great addition to the North East Community Park.





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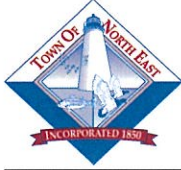
BOAT BUILDERS CLUB - AT THE NORTH EAST TOWN PARK

The Chesapeake Wooden Boat Builders School is located within the North East Community Park. Founded in 1989, the school has members from several nearby counties. The goal continues to be to teach wooden boat building skills using readily accessible materials as one way to perpetuate the maritime heritage of the Upper Chesapeake region. Among several classes that are offered by the school, the Teen Boat Building class is held each summer where volunteer instructors work closely with students to build their own boats.



The Crouch Pavilion was reconstructed in 2024





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NORTH EAST PRESERVE

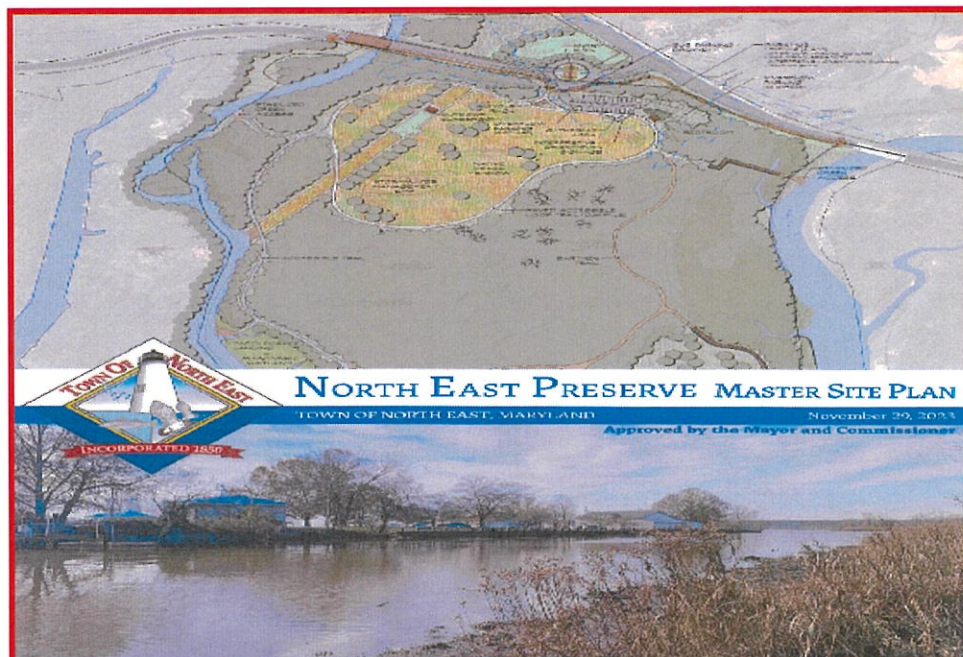
A donation of land was made to the Town of North East in 2020, containing approximately 60 acres. This land abuts the North East Creek, North East Isles Drive and Route 7. The land has been set aside for a nature preserve, "North East Preserve".

North East Preserve Mission Statement

To create and maintain a renowned nature preserve focused on protecting habitats and native wildlife of the North East Creek watershed while providing waterfront access, passive recreation, and educational opportunities within easy walking distance accessible to residents and the visitors of North East.

North East Preserve Master Plan

In 2022, a Consultant was hired to prepare a Master Plan for the preserve. The Consultant was charged with preparing a conceptual site analysis, and conceptual alternative designs; entry to the site; operations and maintenance analysis; cost analysis; connection to the site; and a phasing plan. A Study Committee was appointed by the Mayor and Commissioners who met with the Consultant on a regular basis. Public meetings and open houses were conducted within the Community for the purpose of sharing the mission of the North East Preserve and to receive feedback from the public concerning desired amenities for this Preserve. Outlined Goals for the Preserve included: the restoration of the natural resources at the site; controlling invasive species, elimination of man-made structures and debris; providing opportunities for passive recreation to include walking, nature study, birding, creating a natural asset for the Town, minimize the man-made footprint to support passive recreation, and to provide for a pedestrian linkage between North East Preserve and the Town of North East.





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The Mayor and Commissioners adopted the Master North East Preserve Plan in November 2023 and in 2024, the Town contracted with Landmark Science and Engineering, Newark Delaware to perform a Phase 1 Environmental Site Assessment of the North East Preserve. The consultant determined that the property had been used as a sawmill for many years, but no indications that it has been negatively impacted by that activity. The assessment revealed no evidence of recognized environmental conditions in connection with the property, however, did recognize evidence of scattered trash, old tires and concrete on the property.

In 2024, the Elk and North East River Watershed Association performed a clean-up of the site during Project Clean Stream removing several thousand pounds of tires from the site. The Town applied for several grants in 2024 for the clean-up and development of the Preserve. The timeline for the construction will be driven by grant funding and agency approvals. YSM Landscape Architects will be submitting a budget proposal in the coming year for the construction, agency coordination, submittals, permits and construction phase services.

TURNER PARK

Turner Park was obtained with project Open Space money several years ago. Turner Park borders the North East Middle School. Currently, Turner Park contains one chain link backstop and one bench, and tennis courts in need of rehabilitation. Improvements at Turner Park are needed to utilize this property to its fullest potential for our Community.

The Town worked with a consultant in 2023, to prepare a plan for the revitalization of Turner Park and the updated Turner Park Plan was presented to the Planning Commission in August 2023. The Mayor and Commissioners of the Town of North East have approved of the park's conceptual plan. Turner Park has been envisioned as a vibrant sports venue. The proposed improvements included design, engineering, lighting, hardscape and landscaping, tennis court resurfacing, new fencing, park entrance sign, pickle ball courts, a dog park and other outdoor recreational activities. The proposal totaled approximately \$3,000,000.00. In 2024, several grant applications were submitted for the implementation of the proposed development of the Turner Park.

HERRING SNATCHERS PARK

The Herring Snatchers Park is located at the northern entry into downtown North East. This park recently received refurbished stairs and railings leading to this park. At this time, the Herring Snatchers Park is underutilized.



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MS-4 PERMIT REQUIREMENTS

In conjunction with the requirements from the Maryland Department of the Environment, the Town of North East has worked diligently to fulfill the requirements of the Maryland Department of the Environment. The town submitted a Year five Progress report under General Permit 13-1M-5500 for Discharge from Small Municipal Separate Storm Sewer Systems (MS4). The report outlined progress made to meet permit conditions FY23.

A letter from the Maryland Department of the Environment, issued to the Town in June 2024, determined that the Town demonstrated compliance with all requirements and conditions of the General Permit.

The Town of North East FY2024 budget included funding of the expenses associated with the Town's MS4 Permit. The Assistant Town Administrator for the Town of North East oversees the Town of North East MS-4 requirements. The Town of North East successfully completed its 2024 MS4 Program, which ran from October 31, 2023 to October 31, 2024, with significant improvements to its operations.



The Town sought a new engineering firm in 2024 and Dewberry Engineering was selected in the summer of 2024 as the Town's new MS4 engineer and consultant. In collaboration with Dewberry Engineering, the Town developed a comprehensive "Housekeeping Plan" for the Town's Maintenance Department. This plan outlines the best practices for the proper storage of chemicals, salts and other hazardous materials as well as protocols for managing spills and implementing preventative maintenance measures. The Town of North East Maintenance



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Department attended a MS4 Training Seminar for Salt Spreading Training. Public outreach efforts included distributing educational materials and engaging with local schools to raise awareness about the importance of proper stormwater management.

Additionally, the Town of North East contracted Underwood and Associates to assist in identifying, conceptualizing, designing and creating projects, including stream restorations, marsh creations, shoreline stabilizations and other stormwater management solutions. These projects are expected to deliver substantial environmental benefits, aesthetically pleasing water features, and sufficient Impervious Acreage Credits (IACs) to meet the Town's requirements through 2030. The current proposed project will be at North East Community Park in which we are in the design process.

The Town is proud to report no MS4 dumping violations in 2024. The Town continues to collaborate with agencies such as the Elk and North East Rivers Watershed Association, The Town of Elkton and Cecil County Stormwater Management Division to build a program that promotes water health and public education.

EMERGENCY RESPONSE PLAN

The Planning Department is a member of the North East Emergency Response Plan Committee, adopted November 7, 2005 and revised August 24, 2011. The Plan directs departments, agencies, offices and employees of the Town of North East, affected by the Plan, to review the document and identify their responsibilities during times of emergencies or disasters. In conjunction with recommendations from the FEMA office, the Town Planning Office revised some of their assessment forms to more accurately determine Substantial and Non-Substantial Damage Assessments.



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CECIL COUNTY GOVERNMENT – AGENCY SUPPORT

Hazard Mitigation Plan

The Mayor and Commissioners adopted the Cecil County 2022 Hazard Mitigation Plan on December 28, 2022 by Resolution No. 2022-12-01. Through the adoption of the Plan, the County's Plan became the official Hazard Mitigation Plan for the Town of North East. The Cecil County Plan identifies potential hazards, both natural and manmade, which could cause human, social or economic loss to the citizens and businesses. Officials and agencies are identified in the implementation strategy of the Cecil County 2022 Hazard Mitigation Plan.

Stormwater Management

The Cecil County Department of Public Works administers and enforces the Cecil County Stormwater Management Ordinance within the Town of North East. Authority is provided in the Code of Ordinances of the Town of North East. Article 7. Stormwater Management Ordinance.

Erosion and Sediment Control Ordinance

The Cecil County Department of Public Works administers and enforces erosion and sediment control regulations within the Town of North East. Authority is provided in the Code of Ordinances of the Town of North East. Article 6. Erosion and Sedimentation Control Ordinance.

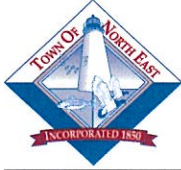
Cecil Soil Conservation District

The mission of the Cecil Soil Conservation District provides information, technical assistance, and education in conserving the County's natural resources. The District is responsible for all of Cecil County projects and coordinates with the Cecil County Department of Public Works and with the Maryland Department of the Environment in conjunction with erosion and sediment control and grading plans.

Forest Conservation Act

In 1991, the State of Maryland required all municipalities with planning and zoning authority to establish their own local forest conservation program or to participate in such a program jointly with another entity with such jurisdiction.

Section 5-1063 (a) (4) of Title 5 of the Natural Resources Article of the Annotated Code of Maryland authorizes a municipality to assign to the County its forest conservation program obligations, provided the County concurs. The Town of North East exercised its rights pursuant to Title 5 and in January of 2000, the Board of Commissioners of Cecil County accepted its obligations. The Cecil County Office of Planning and Zoning shall have the right and authority to enforce fully the forest conservation program of the Town of North East within the Corporate



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Limit of the Town. All applications must be submitted to the Cecil County Office of Planning and Zoning and any and all applicable County fees must be paid by the applicant.

The Town of North East coordinates its development approval activities for building permits, site plan approvals, subdivision plat approvals, and any grading and sediment control permits with the requirements of Cecil County's forest conservation program.

No building permit, final site plan, final subdivision plat, grading or sediment control permit shall be initiated or approved until the applicant has demonstrated compliance with the provisions of Cecil County's Forest Conservation Program and received approval from the Cecil County Office of Planning and Zoning.

Land Use and Development Services

The Land Use and Development Services Department has combined the former Office of Planning & Zoning, Office of Permits & inspections, and the Plans Review Branch of the Department of Public Works into one Department. Cecil County's Geographic Information Systems (GIS) program is also administered by the Department of Land Use and Development Services.

Cecil County Health Department

The Cecil County Health Department coordinates the Department of Land Use and Development Services for Town of North East permits, projects and subdivisions. The Health Department verifies with the Town Planning Department that adequate water has been allocated from the Town for each building or use permit that has been received by Cecil County Cecil County Department of Permits and Inspections. Their department is concerned with adequacy of public water allocation for specific projects and for water allocation associated with minor and major subdivisions and site plans. The Health Department also coordinates with the Town Planning Department regarding procedures for well abandonment and interim well permits

Flow Chart for Site Plans/Change of Use

Cecil County Department of Land Use and Development Services coordinated with the Town of North East in 2019 for the creation of flow charts to outline the site plan approval process and change of use process. The Town and County continue to utilize the flow chart to offer guidance and insight to a Developer regarding the processes that will be required.

Technical Advisory Committee

The Cecil County Planning Office conducts Technical Advisory Committee meetings each month, bringing together County and State agencies to review new development projects. As a courtesy to the Town, the Committee reviews projects within the Town of North East corporate limit, when requested.



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Department of Permits and Inspections

In 1986, the Town of North East signed an agreement which authorizes the Cecil County Department of Permits and Inspections to:

- review all construction plans
- condemnation of property and posting of unsafe structures
- enforcement of the Cecil County Rental Housing/Livability Code
- enforcement of International Building Code
- licensing and issuance of Hawkers and Peddlers licenses
- enforcement of the codes related to plumbing, electrical and mechanical installations.

In addition, inspections for compliance with the International Building Codes are conducted by the Department of Permits and Inspections.

Cecil County Economic Development

The Cecil County Office of Economic Development seeks to stimulate economic growth and job creation through the expansion of existing business; the attraction of new businesses and the advancement of tourism and the promotion of agriculture. The Economic Development office often coordinates with the Town of North East Planning Office when inquiries come to their attention concerning possible uses on vacant land.

Enterprise Zone

The Enterprise Zone is an important incentive for the Town of North East to encourage existing businesses to expand and attract new businesses to locate within the Town of North East. The Town of North East Enterprise Zone includes all land within the Town's Corporate Limit, approximately 221.927 acres.

STATE AND FEDERAL AGENCIES

Chesapeake Bay Critical Area Program

In 1984 the Maryland General Assembly passed the Chesapeake Bay Critical Area Protection Program. The Town of North East adopted its Critical Area Program June 26, 1988. The intent of the Critical Area Program is to provide special regulatory protection for the resources located within the Town of North East Critical Area and to foster more sensitive development activity for shoreline areas. The Town has adopted Critical Area Regulations and Critical Area maps.

Development activity, including but not limited to grading, clearing, sediment and erosion control, tree cutting violations and requests, and shall not be permitted until the Town of North East makes specific findings that the proposed development or activity is consistent with the goals and objectives of the Critical Area Program.



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The Town of North East has applied for and received grant funding from the Chesapeake Bay Critical Area for the last several years. In conjunction with the grant funding, the Planning Department provides a quarterly report to the Chesapeake Bay Critical Area.

Updated Critical Area Maps were adopted in 2022. The Critical Area Commission worked with the North East Planning Department in 2024 to introduce amendments to the North East Zoning Ordinance: Critical Area Regulations. The updated regulations will bring the latest updates to the Chesapeake Bay Critical Area Commission into the Town's regulations.

Maryland Department of the Environment

The Maryland Department of the Environment assists the Town with inspections, projects and permitting of applicable projects in the Town of North East.

In cooperation with the Maryland Department of the Environment, the Town of North East has adopted Floodplain Management Regulations. The purpose of the Regulations is to protect human life and health, minimize property damage, encourage appropriate construction practices to minimize future damage, protect individuals from unwittingly buying land subject to flood hazards, and to protect water supply, sanitary sewage disposal, and natural drainage. The prevention of unwise development in areas subject to flooding will reduce financial burdens to the community and the State, and will prevent future displacement and suffering of its residents. Floodplain protection is achieved through the review of all activities proposed within identified floodplains and by the issuance of permits for those activities that comply with the objectives of the Ordinance.

Workshops were conducted, online, throughout 2024, which the Planning Office attended. The workshops were sponsored by the Maryland National Flood Insurance Program (NFIP) and FEMA with focus on hazard mitigation and floodplain management. Substantial Improvement criteria was reviewed to encourage a plan for coordination with the County and Municipalities and FEMA. At the suggestion of FEMA, the Town of North East Planning Office created an updated Substantial Improvement Assessment Form to be utilized when assessing properties after an event.

U.S. Army Corp Of Engineers

The U.S. Army Corp of Engineers assists the Town Planning Department with inspections, projects and permitting of applicable projects within the Town of North East. The Town coordinates all Corp of Engineer projects with the Chesapeake Bay Critical Area and Maryland Department of the Environment.



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Maryland Department of Planning

The Maryland Department of Planning has been sending updates regularly concerning the requirements for the updated Comprehensive Plans which are due in the next few years by the municipalities and the Counties. The Maryland Department of Planning provides “Planning Practice Monthly” which includes information about Legislative Bills which affect and impact Planning, Resources and Tools which could be helpful, informing the Town about the Planning Commissioner Training Courses which take place periodically and providing updates from the Maryland State Data Center concerning the latest releases of Census Data. The Maryland Planning Blog is submitted electronically to the Town to assist the Planning offices throughout Maryland. The Blog provides information outlined above.

In 2024, the Mayor and Commissioners reviewed the Maryland Housing Expansion and Affordability Act of 2024. The Mayor and Commissioners contacted the Maryland House of Delegates to express their concerns with the requirements of this legislature. In addition, the Maryland Department of Planning prepared Accessory Dwelling Unit legislation, as a result of their Accessory Dwelling Unit Task Force meetings held in 2023 and 2024.

The Maryland Department of Planning also provides land use planning and implementation guidance to support and assist local governments, communities, businesses, and organizations. Mr. David Dahlstrom, Regional Planner for the Maryland Department of Planning has provided the Town of North East assistance through various projects.

Maryland Department of Housing and Community Development **Sustainable Community Plan**

The Town received the Sustainable Community status in October 2015 from the Maryland Department of Housing and Community Development, which is effective for five years. As a result of this designation, the Town and other stakeholders will be eligible to apply for resources from the Department of Housing and Community Development to revitalize and attract growth and development in Town. In 2020, the Town Planning Office re-applied for the Sustainable Community status and North East was re-awarded the status of Sustainable Community. In October 2024, the Town received notice that by October 2025, the Town had to reapply for the Sustainable Community Status.



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Wilmington Area Planning Council (WILMAPCO)

The Town of North East has been partnering with the Wilmington Area Planning Council, also known as WILMAPCO, with several transportation planning projects for several years. WILMAPCO provides the Town with technical assistance as well as monetary assistance for projects including updates to the North East Comprehensive Plan, North East Zoning Regulations, Subdivision Regulations and the Town's Road Code. WILMAPCO also provides financial assistance for consultants, mapping, and transportation planning opportunities.

Maryland Route 272 Corridor Plan

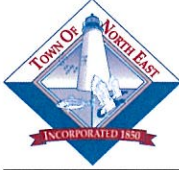
The Wilmington Area Planning Council (WILMAPCO), in collaboration with the Maryland Department of Transportation/State Highway Administration (MDOT/SHA) and the Town of North East, initiated the development of the Maryland Route 272 Corridor Plan (MD-272 Plan). The purpose of the MD-272 Plan is to evaluate and propose transportation improvements along the MD-272 corridor, spanning from Joseph Biggs Memorial Highway (MD-274) in the north to Shady Beach Road and Hances Point Road in the south.

WILMAPCO awarded a contract to the engineering and planning firm Wallace Montgomery to lead the project. As part of the planning process, Wallace Montgomery established a Steering Committee to guide and review the project development. The firm also facilitated public outreach efforts, including a workshop held in November, where community members were invited to share their input and concerns. Additionally, a public survey was distributed to gather further feedback from the public concerning the corridor conditions and priorities.

Throughout 2024, the Steering Committee convened four times, meeting both virtually and in person to assess progress and ensure community interests were represented. The planning process is ongoing and is expected to conclude in 2025 with the adoption of the final Route 272 Corridor Plan.

Transit Oriented Development Plan (TOD)

WILMAPCO provided funding to hire a Consultant to create a Transit Oriented Development Concept Plan for the Town of North East. The process commenced in 2012 and was completed and approved by the Mayor and Commissioners in 2014. To move forward with the next step of the TOD, the Planning Department identified in the Sustainable Community Designation application, a project to receive funding to hire a consultant who will work to develop a TOD Overlay District with guidelines and Zoning Regulations, so the Transit Oriented Development Plan can move past concept.



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State Highway Administration Maryland Transportation Authority

The Town of North East has major routes serving the Town: US Route 40, MD 272 and MD 7, with Interstate 95 located adjacent to the Town's northern boundary.

The State Highway Administration coordinates with the Town regarding proposed projects in the Town's Corporate Limit and proposed projects outside of the Corporate Limit which will have an impact to the transportation system.

Maryland Department of Transportation Annual Priority Letter

Maryland Department of Transportation provides opportunity to the Town to provide a transportation priority letter each year. The 2024 letter was compiled by the North East Planning Commission and the Mayor and Commissioners of the Town of North East and was provided to the Secretary of the Maryland Department of Transportation, and the Cecil County Department of Land Services, to assist with coordination of the priorities. The following priorities were outlined in the Town's letter dated April 23, 2024:

PLANNING PROJECTS:

1. The Town respectfully requests a joint meeting to include representatives from the Town, Cecil County Government, and the Maryland Department of Transportation/State Highway Administration to establish a committee for the purpose of addressing long-range transportation planning concerns in and around the Town of North East. Furthermore, it is strongly recommended that the committee both include and be facilitated by the Wilmington Planning Council (WILMAPCO).
2. MARC Train Service
Review the impacts of Rail Service in North East for the future installation of the MARC Train Service in North East.

CONSTRUCTION PROJECTS:

1. PAVING – NORTH AND SOUTH MAIN STREET (ROUTE 272)
Mill and pave 720 LF +/- North Main Street
Mill and pave 3,320 LF +/- South Main Street
2. PAVING – MD ROUTE 7 – (EAST/WEST CECIL AVENUE)



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3. BRIDGE - MD ROUTE 7 - (WEST CECIL AVENUE/W. OLD PHILADELPHIA ROAD)
Widen the bridge to accommodate pedestrians, a bicycle lane, and pedestrian lighting.
Interim Plan – put in place a pedestrian bridge alongside the vehicular bridge
4. SIDEWALK - MD ROUTE 7 - (EAST CECIL AVENUE/E. OLD PHILADELPHIA ROAD)
Install 5,825 LF +/- pedestrian sidewalks and bicycle lane from the existing sidewalk on the north side of East Cecil Avenue to the main entrance of Ridgely Forest on E. Old Philadelphia Road.
5. SIDEWALK – MD ROUTE 7 – (EAST CECIL AVENUE/E. OLD PHILADELPHIA ROAD)
Install 300 LF +/- pedestrian sidewalk and bicycle lane from the existing sidewalk on the north side of East Cecil Avenue between the intersection at Mauldin Avenue and the intersection at North Main Street.
6. SIDEWALK – US ROUTE 40 – (EAST SIDE OF MD ROUTE 40)
Install 1,615 LF +/- pedestrian sidewalk between the intersection of US Route 40 and MD Route 272 to the intersection of US Route 40 and Sycamore Drive.
7. SIDEWALK – US ROUTE 40 – (EAST SIDE OF MD ROUTE 40)
Install 1,615 LF +/- pedestrian sidewalk between the intersection of US Route 40 and MD Route 272 to the intersection of US Route 40 and Sycamore Drive.
8. SIDEWALK – MAULDIN AVENUE AT JETHRO STREET
Install 140 LF +/- pedestrian sidewalk at the intersection of Mauldin Avenue at Jethro Street to the south side of the bridge over the North East Creek.
8. TRAFFIC CALMING - ON MAULDIN AVE. BETWEEN THOMAS AVE. AND MD ROUTE 7
Install traffic calming device(s) on Mauldin Avenue between Thomas Avenue and MD
9. PEDESTRIAN AND BICYCLE FUNDING OPPORTUNITIES-THROUGHOUT TOWN
Funding opportunities to implement intermodal access, use of public transit services by pedestrian, bicyclists along with improvements to provide access between water borne modes of travel and travel options on land.

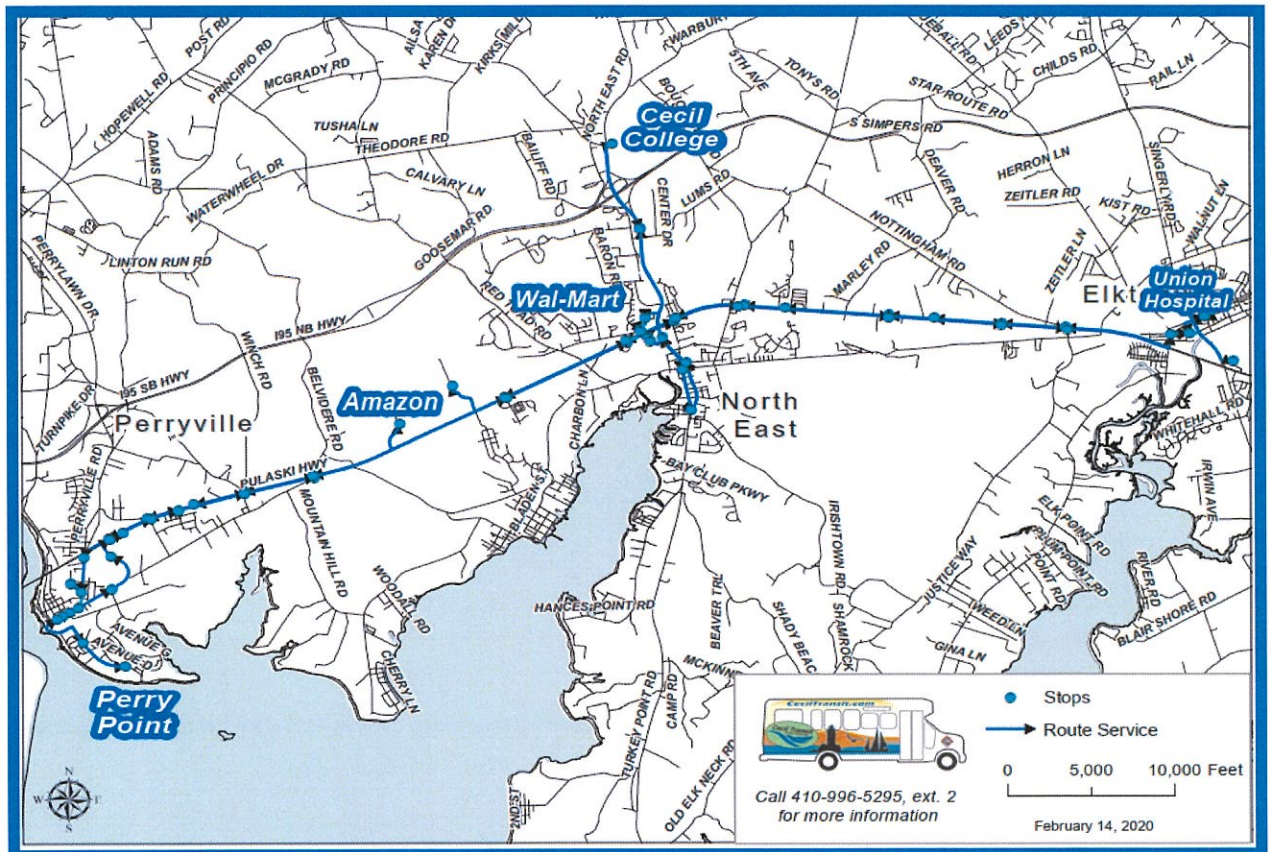


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Cecil Transit

Cecil Transit plays a valuable role to our residents in North East, with bus service from several locations within the Town's Corporate Limit, providing transportation to shopping centers, hospitals and physician offices throughout Cecil County as well as providing service just over the line into Delaware. Cecil Transit has been very successful in obtaining grant funding from the Maryland Transit Administration for the Statewide Special Assistance Program which is targeted with services to the elderly, disabled and general public in Cecil County. The Town's Planning Department participates in the quarterly Coordination Council/Advisory Board Meetings.

Transit Bus stops in North East are reviewed periodically by Cecil Transit. There are several bus stops located throughout the Town of North East including stops at the North East Station, North East Library, South Main Street, Gateway Drive, and apartment complexes within Town.



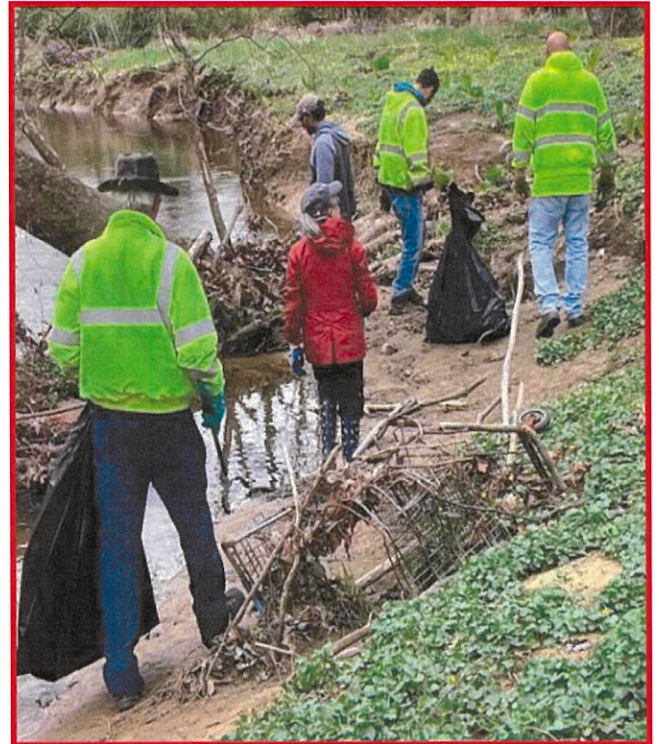


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ELK AND NORTH EAST RIVERS WATERSHED ASSOCIATION (ENERWA)

The Elk and North East River Watershed Association (ENERWA) was established in 2014. The Planning Department attends the monthly meetings, conducted at the North East Town Hall. Town also provides financial assistance to this important partner. ENERWA has a Facebook page and a website: <https://www.elkandnortheastrivers.org/>

ENERWA provides assistance to the local community by assisting schools with rain garden installation projects, after school programs, and library programs. ENERWA participates annually in the Cecil County “Annual Wade In” as well as the annual “Project Clean Stream” which, in 2024, concentrated on the North East Preserve. Volunteers worked with the North East Maintenance Department to remove tires and several hundred pounds of trash during the two hour clean-up. ENERWA conducted their Annual Meeting Event in May 2024 at the Hances Point Yacht Club, which was well attended. The water sampling volunteers were recognized during the meeting. Presenters at the event were Sean McCandless who gave a talk about Backyard Birds. Mayor Michael Kline gave a report about the plans for the North East Preserve.

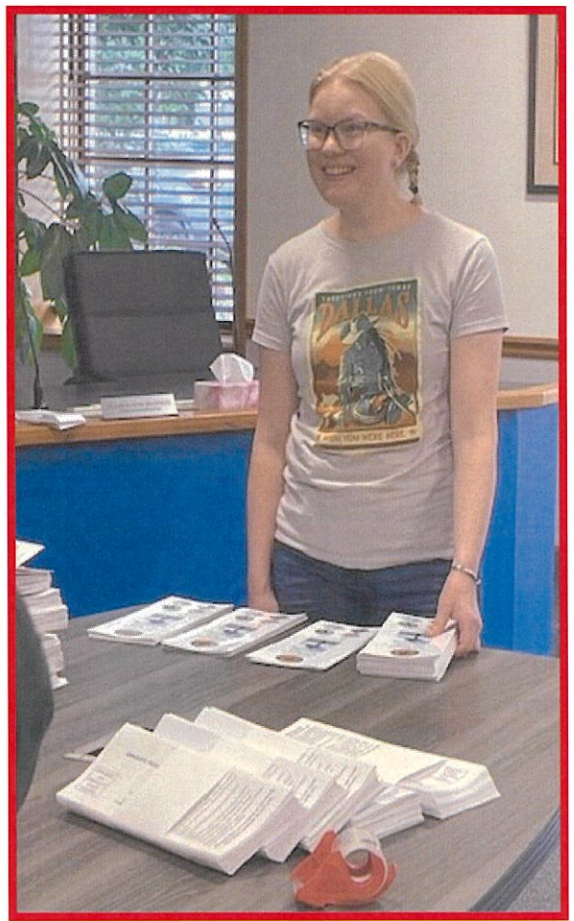




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2024 WATER SAMPLING REPORT CARD MAILING

The Association has several volunteers who actively participate in water sampling throughout the North East Watershed area. In 2024, approximately 22 volunteers performed sampling in the North East River and the Elk River. The samples are sent to an off-site location for testing. The scoring of the test results are computed by one of the members. An annual Water Quality Report Card is generated from the results. In 2024, the report card was mailed to approximately 15,000 residents in the North East, Charlestown and Elkton area. The Town of North East provides financial support to ENERWA for water sampling in North East.





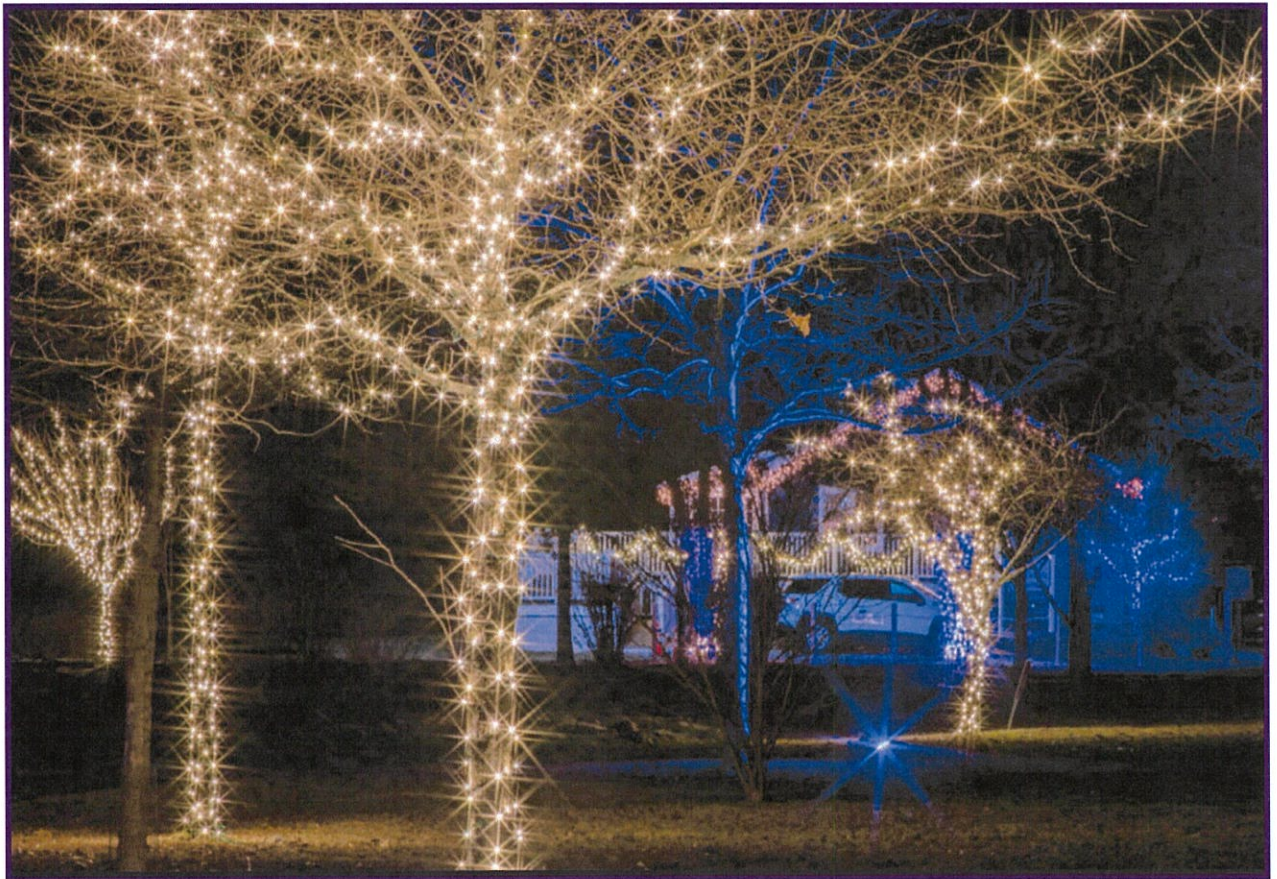
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EVENTS HELD THROUGHOUT THE YEAR

The Town of North East hosts many events throughout each year in conjunction with various Agencies including Cecil County Tourism, The North East Chamber of Commerce, local businesses, volunteers and residents, Town of North East Boards and Town Employees.

Events in 2024 included Second Fridays, the Winter Lights Cecil Nights, Sweethearts on Main with Horse drawn carriage rides, Easter Eggstravaganza, Ike Foundation Fishing Tournaments, Flag Day Ceremony at the North East Community Park, Salute to Cecil County Veterans Fireworks Celebration, the Unicorn Quest, National Night Out with the Law Enforcement Agencies in Cecil County; the Annual Friends Foundation of the Cecil County Public Library Crab Crawl, Town Halloween Party at the North East Community Park, Shipwrecked & Trick or Treating on Main Street, the North East Christmas Tree Lighting, North East Santa House, St. Mary Anne's Garden Market, the Annual Cecil County Christmas Parade, and the CASA Festival of Trees 2024.

WINTER LIGHTS CECIL NIGHTS-2024





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Winter **LIGHTS** Cecil **NIGHTS**


Sun, Feb 12th, 12-3pm

Horse Drawn Carriage Rides

North East, MD in NE Community Park

\$50/Couple

Reservations Required
NorthEastChamber.org



EASTER EGGSTRAVAGANZA



Town of North East **FREE!**

EASTER EGGSTRAVAGANZA

NEW DATE! Sun, March 24th 12-4pm

Egg Hunts & Easter Bunny Photos
Petting Zoo, and Face Painting

*Rain Date: March 24

Event Sponsored By





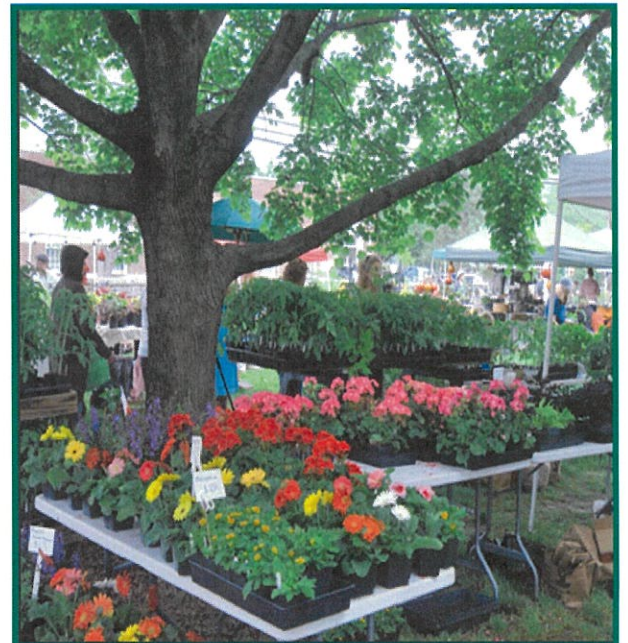


2024 ANNUAL PLANNING REPORT

IKE FOUNDATION CHILDRENS FISHING TOURNAMENT MAY 2024



ST. MARY ANNE'S GARDEN MARKET 2024





2024 ANNUAL PLANNING REPORT

SECOND FRIDAY'S

This event is sponsored by the North East Chamber of Commerce. Located on the Green, this event showcases the several shops and restaurants on Main Street, along with local musicians and wine tasting from local vineyards.





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FLAG DAY JUNE 14, 2024



SALUTE TO VETERANS FIREWORKS CELEBRATION

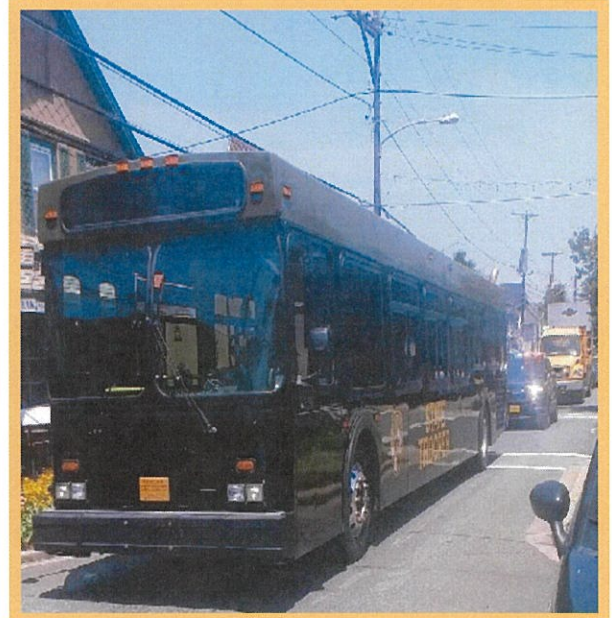




2024 ANNUAL PLANNING REPORT

THE TORCH RUN

The Maryland State Police perform an annual run through Cecil County. The Torch Run is a fundraiser for the Special Olympics of Maryland. Two North East Police officers, Austin Lee and Matthew Kelly, participated in the annual run.



BACK TO SCHOOL NIGHT





2024 ANNUAL PLANNING REPORT

DADS AT THE DOOR

This is a program conducted by the North East Police Department, with the goal of providing a to provide a positive male influence to the North East Elementary School students.



NATIONAL NIGHT OUT AUGUST 2024





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7TH ANNUAL UNICORN QUEST



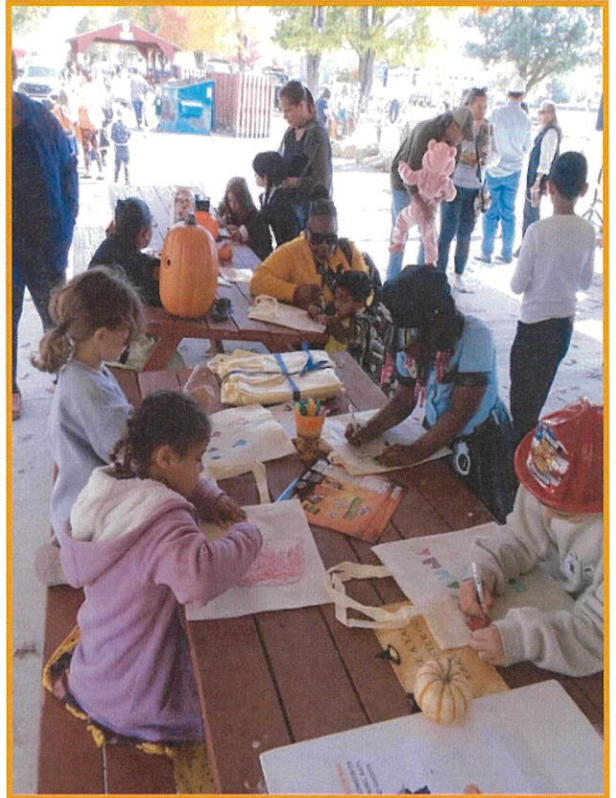
ANNUAL CRAB CRAWL

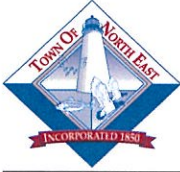




2024 ANNUAL PLANNING REPORT

HALLOWEEN PARTY AT THE NORTH EAST COMMUNITY PARK





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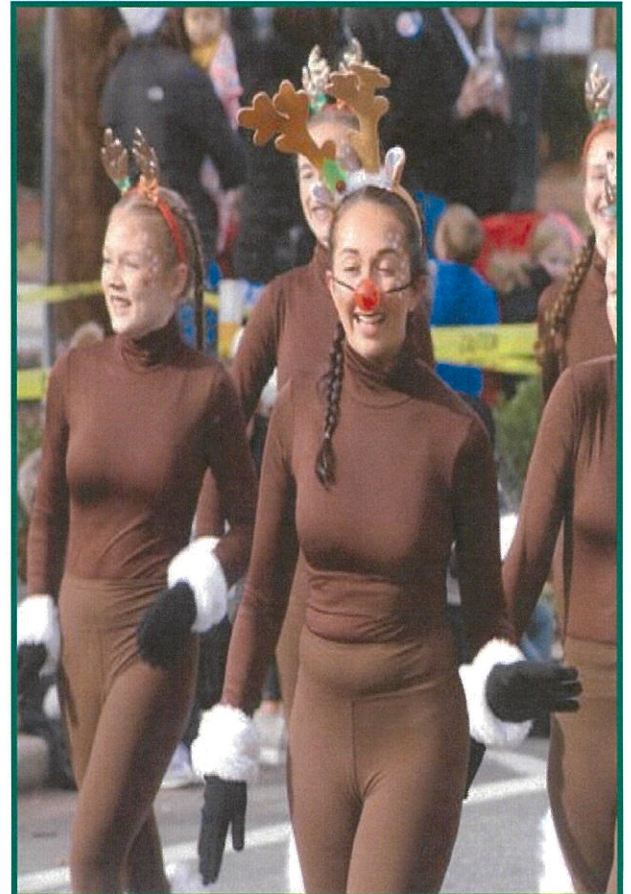
SHIP WRECKED WITH TRICK OR TREATING ON MAIN STREET, NORTH EAST

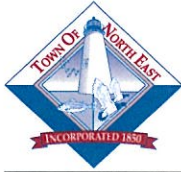




2024 ANNUAL PLANNING REPORT

CECIL COUNTY CHRISTMAS PARADE





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