

Operations & Maintenance Plan Rehoboth Bay Marina



109 Collins Avenue, Dewey Beach, DE
(302) 226-2012
Effective May 1, 2023
Expires May 1, 2025

1. INTRODUCTION

A. Rehoboth Bay Marina:

The Rehoboth Bay Marina is a privately owned marina owned by Rehoboth Marina Ventures, LLC. The grandfathered marina has operated for decades at the terminus of Collins Avenue in Dewey Beach, Delaware.

Rehoboth Bay Marina is a fully operational 227 slip marina consisting of a mixture of traditional wet slips, Jet Ski slips, day rental slips, fueling operations, and a fully operational convenience/bait store. No dry-docking facilities or vessel maintenance is currently provided at Rehoboth Bay Marina.

B. Location:

The Marina address is 109 Collins Avenue, Dewey Beach, DE. Rehoboth Bay Marina can be accessed at the intersection of SR1 and Collins Avenue in Dewey Beach, there is a visible sign at the end of Collins Avenue that identifies the location of the marina. Rehoboth Bay Marina is located approximately 5 miles from the Roosevelt Inlet and approximately 1.25 miles from the mouth of the Lewes and Rehoboth Canal. The marina is located at 38°41'17.00"N and 75°04'33.32"W in the event a boater becomes lost.

2. SITE PLAN

See the attached site plan.

3. MARINA DESIGN AND OPERATION

A. Layout and Features:

The marina employs a full time Dock Master and qualified staff to assist in the operation of the marina. Marina staff are available to operate the marina store, take bookings for transient boaters and the boat rental business, operate the fuel and sewage pumps, and assist with additional needs of the slip holders.

Features Provided Include:

- A full-time Dock Master and qualified staff to oversee operations and assist boat slip holders
- 24-hour bathhouse facilities which are free to slip holders at the marina
- Dockside water and electric utilities included in the slip fee
- Fire extinguishers and safety equipment located at multiple locations throughout the marina
- A permanent pump-out unit that is available on an as needed basis
- Fueling Facilities

- Parking is available adjacent to the marina; in addition, the Town of Dewey has sufficient parking immediately adjacent to the marina.
- The marina store is located at the terminus of Collins Avenue where a variety of snacks, sodas, ices, bait, tackle, and marine equipment are sold.

B. TIDAL RANGE AND WATER DEPTHS

- The typical tide range in the marina is about 30 inches.
- The range can change depending on the direction of the winds and the associated storms.
- Storm events can affect the tidal range by 48" or more depending on the storm strength and wind direction.
- There is a no wake zone within 100 yards of the marina per DNREC Boating Regulations, signs are posted in various areas around the marina.
- Water depths in and around the marina are subject to change per storm event.
- The marina sells charts in the marina store, there are also several apps available to download said charts.
- Water depths throughout the Inland Bays change per storm event.

C. BOATING SEASON / WET STORAGE

- Per Marina slip lease agreements / rental contracts, winter season wet storage is not permitted.
- Unless given special permission by the Dock Master, all boats must be removed no later than October 31st and can be launched no earlier than May 1st any given year.
- In the event that an approved vessel remains in the water outside those afore mentioned dates, Rehoboth Bay Marina, will have a responsible person on-site to maintain awareness of in-water conditions.
- Abandoned vessels or vessels that are not removed prior to storm warnings will be removed at the expense of the owners(s).

D. Marina Operation Hours and Authority

A full-time employee of the marina is on the premises, which is directly responsible for the facility's daily operations. This person(s) is required to take corrective actions where and when necessary. The Rehoboth Bay Marina employees a Dock Master (DM) and several other trained employees. The DM is assigned by and acts with the full authority granted by the owner and is responsible with maintaining compliance with the terms of the O&M Plan, marina specific rules, and the Marina Regulations.

The Marina is open seven days a week from May 1st to October 31st and the office hours are 8:00AM to 5:00PM. During those times the marina is staffed with at least one employee. The DM is present most days and usually outside of normal business hours. If the DM is not present a Rehoboth Bay Marina Employee will act on their behalf. If an emergency occurs outside of normal business hours, please refer to the attached emergency phone list, in addition, the emergency list will be posted on

the office door. The emergency list includes the phone number of the DM, Dewey Beach Police, DNREC Enforcement, and the DNREC Emergency Response Team.

Rehoboth Bay Marina staff are experienced in boat operation, boater safety, HAZMAT, CPR, first aid, fishing, docking, spill prevention, spill mitigation, customer relations, sewage pumping, carpentry, and are familiar with all aspects of marina operations.

E. Marina Parking

- The Marina has 50 designated parking spaces dedicated strictly for the Marina.
- Each boat slip will be issued one parking permit per slip for per boating season.
- Marina members must park in the parking spaces marked as “M Reserved”.
- Parking spaces will be available on a first come, first serve basis. The Marina does not guarantee the availability of parking spaces.
- Parking is for marina use only.
- Marina members parked in a condo designated parking space will be towed by the Marina View Condominium Association of Unit Owners at the vehicle owner’s expense.
- Vehicles not displaying the parking permit will be towed by the Marina at the vehicle owner’s expense.
- The Marina is not responsible for any damage or towing that occurs on the property.
- Marina parking permits are not to be duplicated.
- Additional Parking is provided by the Town of Dewey, a fee is charged from May 15th – September 15th. Please obtain a season parking permit, or pay daily through the Park Mobile App.

4. STORMWATER AND WATER QUALITY MANAGEMENT

The marina does not use solvents or any harmful chemicals in its daily operation. Typical marina operational tools and equipment are stored in the maintenance shed. All cleaners, paints, and other items are stored on shelves within the locked maintenance shed.

The marina is dedicated to the reduced use of harmful/toxic products, a waste dumpster and recycling dumpster/container are onsite along with several small waste containers located throughout the marina to prevent waste from entering the adjacent waterways. The parking areas is inspected daily, and waste is removed and stored in the onsite dumpsters; in addition, all waste containers are inspected and changed daily to prevent overflow and impacts to the adjacent waterways.

No upland vessel maintenance or repairs occur in the upland parking lot adjacent to the marina, the marina only approves of minor maintenance within the rented slip. No major repairs are permitted within the marina limits.

Vegetated buffers are located between the parking lot and the marina bulkhead in several locations, where possible, to reduce runoff and pollutants from entering the waterway from the marina parking lot and the Towns roadways and parking lot.

Several pre-Stormwater Regulation closed drainage systems through a series of catch basins and pipes discharge into subaqueous lands in and adjacent to the marina, the closed drainage systems convey stormwater from the City of Dewey Beach Roadways, State maintained roadways, and the parking areas adjacent to the marina.

5. VESSEL MAINTENANCE AND REPAIR

A. Regulations

The marina must obtain permits from DNREC prior to initiating any of the following activities that pertain to the marina: boat maintenance facility construction and operation, hazardous and solid waste generation, accumulation, transportation and disposal, wastewater discharge, underground storage tanks, installation and operation and management of stormwater facilities.

B. Marina Rules on Boat Maintenance

Only minor vessels repairs and maintenance are permitted, such as electrical, minor mechanical and minor cleaning. The marina does not permit sanding, sand blasting, fiberglass work, bottom painting, scraping or any work requiring the removal of the engine on site. All boats requiring such work shall be removed from the premises/marina. Tenants violating this policy will be subject to the termination of their lease without refund. Landlord shall have the right of terminating this Agreement upon ten (10) days written notice to Tenant. Tenant must remove his/her boat from the marina prior to the end of the ten (10) day period.

6. PETROLEUM MANAGEMENT AND SPILL CONTROL

A. Regulations

The Federal Water Pollution Control Act and the Marina Regulations prohibits the discharge of oil or oily waste into or up the Waters of the United States. The discharge of pollutants to surface or groundwater without a permit is prohibited under State and Federal Law. All accidental spills must be reported immediately to the Delaware DNREC Emergency Response Team at (800)-662-8802 or (302)-739-9403.

B. Fueling Facilities

The registered above ground storage tank for fuel has a capacity of 3,000 gallons and is located in a safety structure between A and C docks as identified on the attached map. The fuel tank is an approved double lined steel tank and is inspected frequently for water and fuel levels. Two pumps are in the general area of the fuel tank located immediately south of the boat ramp. A dock worker shall be present when fuel is dispensed by either of the two pumps located within the marina.

C. Fuel Pump Location

Fuel pumps are located south of the boat ramp at the fuel dock between C and A docks. Tenants shall adhere to all fuel pumping procedures:

D. Fueling Procedures

Fueling and the operation of the fuel pumps shall only occur in the presence of marina personnel trained to operate the fuel pumps. Marina staff will activate the pumps and hand the nozzle to the patron, a fuel absorbent collar will be located on the nozzle to prevent minor fuel discharges to the marina waters.

E. Fuel and Oil Spill Prevention and Containment

Rehoboth Bay Marina stores spill containment equipment for response to any fuel or oil spill inadvertently discharged into the marina in the equipment shed. Please refer to the attached map. The marina maintains enough boom and/or spill containment material to fully encircle the largest vessel or to close off the marina entrance. Emergency and spill cleanup procedures are outlined in Section 10.

7. SEWAGE HANDLING AND PUMPOUT COMPLIANCE

A. Delaware Vessel Sewage Discharge (7 Del. §6035)

Marina owners/operators that are located in whole or in part on tidal waters of the State, and that provide dockage for vessels with a portable toilet(s) or Type III marine sanitation devices(s) (MSD's), shall provide convenient access, as determined by Delaware Department of Natural Resources (DNREC) to an approved, fully operable and well-maintained pump out facility for the removal of sewage from said vessels to a DNREC approved sewage disposal system. Any discharge of untreated or inadequately treated vessel sewage into or upon the water of any marina, boat docking facility, or any tidal waters of the State is strictly prohibited. All vessels occupying waters of the State or the U.S shall comply with 33 USC §1322.

B. Rules

Overboard discharge of untreated/under-treated sewage is no permitted, all vessels utilizing the marina shall comply and understand Federal Code 33 USC §1322. "Y" valves connected to holding tanks are not acceptable. Coast Guard regulations require "Y" valves connected to a holding tank be secured in the holding tank position with a wire tie or other device. Violators shall be subject to lease termination, fines incurred by the appropriate regulatory authority, and any expense related to collection or cleanup of any spill.

C. Pumpout Station Procedures

Operational procedures for the pumpout station are posted on the equipment shed where the station is stored, the equipment shed is located between B and C docks. Please refer to the attached map. In addition, the Indian River Inlet Marina also has a pumpout facility located approximately 6 miles south of Rehoboth Bay Marina. If Rehoboth Bay Marina has to temporarily close their pumpout facility due to minor repairs, please visit the Indian River Inlet Marina.

- The stationary pumpout is available 8AM to 12PM and 1PM to 5PM.
- The pumpout facility is located between B and C Docks in the equipment shed, please refer to the attached map. Signage indicating the location of the pumpout facility is posted and visible.

- Marina staff shall only operate the pumpout station, or under close supervision of Rehoboth Bay Marina staff.
- Use of the pumpout facility is offered free of charge to slip holders and transient boaters, to an extent. If typical use of the pumpout facility is ill-treated an agreeable term shall be negotiated between the slip holder/transient customers and Rehoboth Bay Marina.
- Porta-pottie contents shall be disposed of at the pumpout only. Rules are posted in the bathrooms warning patrons not to dump contents into the toilets. Persons found dumping porta-potties into the bathroom facility or marina waters will face disciplinary actions.

D. Accidental Sewage Spill

FOLLOW EMERGENCY PROCUDURES OUTLINED IN SECTION 10

8. WASTE CONTAINMENT AND DISPOSAL

A. Trash

Regular trash and garbage must be disposed of properly. Multiple trash cans are located throughout the marina and are collected daily by Rehoboth Bay Marina Staff. In addition, a two cubic yard dumpster is located adjacent to the parking lot between B and C docks. If trash can't be stored in the garbage receptacles located throughout the marina, place trash in the large dumpster. Rehoboth Marina staff inspects and empties the garbage receptacles several times a day and disposes of in the large dumpster located between B and C docks. A garbage company empties the 2 cubic yard dumpster 1-3 times a week depending on the season, trash is transported to an approved Sussex County Transfer Station and/or Landfill.

B. Recycling

A recycling dumpster is located adjacent to the large dumpster. Please install all recyclable items into the recycling dumpster. Recyclable Items include loose clean paper, plastic containers, cans, bottles, jars, cartons, paperboard, and corrugated carboard.

C. Fish Waste

All fish shall be cleaned at the upland fish cleaning stations located adjacent to the fuel dock, all fish waste shall be disposed of in the dumpster. It's prohibited to discharge fish waste in marina waters.

D. Sewage

All waste generated on vessels shall be disposed of in the pumpout facility located onsite or at another approved DNREC pumpout facility. No effluent shall be discharged within State Waters.

E. Chemicals and Hazardous Waste

The marina does not use solvents, toxic or hazardous materials in its operation and these materials are prohibited for each slip holder. Water soluble boat cleaners are only permitted for use by slip holders, typical vessel maintenance is allowed within the marina. All "typical" chemicals are stored in the upland equipment shed which may include but is not limited to paints, cleaners, and oil. Fuel is stored in a doubled wall approved storage tank contained in a building between A and C dock.

F. Oil

Tenants must properly dispose of waste oil by proper waste oil disposal procedures, including of the proper disposal of oil in the appropriate containers as labeled outside the marina office or by the transportation of waste oil to the nearest recycling center. Pumping of oily bilge water is strictly prohibited. Use of oil sorbet pads or material in the bilge is required in the event of spillage or discharge in the boat hull.

G. Paints

Paint is stored in the upland equipment shed for upland marina use and to mark slips on decking boards as appropriate, no discharge of paints occur within the marina. Paints are stored in covered containers within the upland equipment shed.

H. Herbicides / Pesticides

Herbicides and pesticides are not used by marina staff or patrons, nor are herbicides kept or stored on marina property. If herbicides are used or applied on uplands owned by the marina, it shall be applied by a landscape company licensed and approved by The Delaware Department of Agriculture.

9. MARINA RULES AND REGULATIONS

A. Delaware Marina Regulations

Under the State of Delaware's "Marina Regulations," all marinas in the State of Delaware, whether existing, under construction, or proposed, are required to have a Marina Operations and Maintenance (O&M) Plan. The intent of the O&M Plan is to address compliance with statutory and regulatory requirements and to protect the aquatic and terrestrial environment. Upon approval, marina owners/operators are required and are responsible for ensuring that marina personnel and slip holders comply with all aspects of the O&M plan. All marina tenants shall receive a copy of the approved O&M Plan.

Rehoboth Bay Marina is required to update and resubmit their O&M Plan for DNREC review and re-approval every two years per the "Marina Regulations". In addition, whenever the marina ownership or leasehold changes, the O&M Plan must be revised and resubmitted for Department approval. When making marina alterations, an updated O&M Plan shall be submitted with the proposed Marina Alteration Permit.

B. Marina Rules

Each Slip holder shall receive a copy of the Marina Rules and a copy of the Department approved Marina O&M Plan and the "Marina Rules". The Dock Master has the responsibility to inform any violator(s) and take corrective action if a tenant, slip holder, or guest violates the previously agreed upon "Marina Rules" or O&M Plan. In severe cases, or repeat offenders, the Dock Master may suspend or terminate the slip/use privileges of the slip holder.

Tenants are subject to fines and termination of their lease if they violate any of the terms and conditions of the O&M Plan and the attached Marine Vessel Space Rental Agreement and Marina Rules.

10. MARINA MANAGEMENT AND EMERGENCY PROCEDURES

Dock Master : Michael Galbraith.....

Office: (302) 226-2012

Cell: (302) 228-6695

A. Authority

In the event of an emergency, the Dock Master and marina personnel have the authority to take appropriate action, including boarding of vessels, necessary to:

- Prevent and/or minimize pollution discharges.
- Minimize damage caused by an unsecured vessel in the event of severe weather or other related causes.
- Protect property and/or a vessel in a fire related emergency.
- Other emergency situations that have been identified by marina staff.

Emergency procedures are posted outside the marina office and are included in the O&M Plan and the attached Marine Vessel Space Rental Agreement and Marina Rules.

B. Safety Equipment

Fire extinguishers, safety throw rings, and ladders are located at several areas throughout the marina. The emergency spill kit is located in the equipment shed.

C. Fuel and Oil Spill Procedures

- Immediately contact the DM and/or marina staff
- Contact DNREC's Emergency Response Team at 1-800-662-8802, if directed by DNREC contact the US Coast Guard National Response Center at 1-800-424-8802
- The DM and marina staff will identify the source of the spill, and if possible, stop the spill at the source to prevent further contamination.
- Marina staff will be responsible for containing the spill with absorbent pads/booms located in the maintenance shed.
- The DM will coordinate with the DNREC Emergency Response Team to determine the cleanup process and efforts.

Rehoboth Bay Marina maintains enough boom and/or spill containment material to fully encircle the largest vessel moored at the facility or to close off the marina access channels.

The party or tenant responsible for the spill will be subject to clean up costs and any fines sought by DNREC and/or US Coast Guard. Any slip holder who repeatedly causes fuel or oil spills shall be subject to lease termination.

D. Sewage Spill Procedures

Overboard discharge is prohibited, violators shall be subject to slip lease termination, fines incurred by DNREC and/or US Coast Guard and any expense related to the collection or cleanup of a spill. The pumpout facility is located in the equipment shed for the use of slip holders, the pumpout facility shall be operated by trained marina staff.

In the event of a sewage spill:

- Immediately contact the DM and/or marina staff.
- Call DNREC Emergency Response Team 1-800-662-8802.
- Call the US Coast Guard National Response Center 1-800-424-8802.
- Shut off the source of spill if possible.
- Assist the DM and/or marina staff with the deployment of spill containment materials.

E. Fire Protection

In the event of a fire:

- Immediately call 911 and advise of the location, type of fire, and hazards.
- Call the DM, if possible, marina staff will attempt to control the fire until emergency personal arrives.
- The DM and marina staff will attempt to relocate any property, vessels, and sources that could fuel the fire.

FIRE EXTINGUISHERS ARE LOCATED AT SEVERAL LOCATIONS THROUGHOUT THE MARINA, TENANTS SHALL FAMILIARIZE THEMSELVES WITH ALL SAFETY EQUIPMENT PROVIDED BY THE MARINA IN THE EVENT OF AN EMERGENCY.

If the cause of the fire is found to be due to negligence on the part of a slip holder/tenant by disregarding or violating marina rules and/or regulations, the slip holder/tenant shall be subject to lease termination and/or any fines incurred by regulatory authorities.

F. Severe Weather/Hurricane Procedures

- Any named Hurricane/Tropical Storm weather event with sustained winds of 39 mph (34 knots) or more will trigger the Rehoboth Bay Marina's Hurricane Preparedness Plan ("HPP").
- Once the HPP is triggered, Marina Members must take immediate steps to remove their vessels from the Marina waters.
- Any vessels that are not removed may be towed and stored offsite by Rehoboth Bay Marina, at the Marina's sole discretion, at Marina Member's expense.
- Marina Members are responsible for any damage caused by their vessels left in the Marina waters.
- Marina staff will secure all outside equipment, materials, signage, trash cans, buildings, etc, that could sustain or cause damage during the storm.
- Marina staff will shut off power to the fuel pumps and the pumpout facility.

G. Sinking Vessel Procedures

If Marina Members notice a vessel taking on water:

- Contact the DM or marina staff.
- Marina staff will attempt to identify the leak and stop the source if possible.
- Identify if there is a fuel or sewage leak.
- Deploy spill containment absorbent pads or booms if necessary.
- Turn on manual bilge if available.
- Marina staff will immediately contact the vessel owner.

If a Tenant's vessel, for any reason takes on water, while occupying marina waters used by Marina Members, the Landlord may take immediate action. If the Tenant cannot be contacted and the vessel is determined to be a safety, navigational, or environmental hazard, Rehoboth Bay Marina staff will take the appropriate steps necessary to raise, remove, and/or repair the vessel. All costs shall be subject to the Tenants expense.

Rehoboth Bay Marina will not be held responsible for damages incurred to vessels that take on water within the marina. All costs for damages to vessels or surrounding structures and salvage will be the responsibility of the vessel owner.

11. BOATER EDUCATION AND SINAGE

A. Vessel Operators

All tenants and persons operating vessels in the Marina shall abide by Delaware Boating Regulations and shall have completed a Delaware authorized and approved Boating and Safety Course unless the said person is exempt and/or was born before January 1, 1978.

B. Signage

The location of sewage pumpout, spill cleanup materials and fire extinguishers are clearly marked for owners and tenants. All emergency numbers are clearly posted and are provided to each slip holder.

C. Education

All tenants shall receive a copy of the Operations and Maintenance Plan, the Marine Vessel Space Rental Agreement, and the Marina Rules. If you have any questions or need additional copies visit the Marina Office or contact the DM.