

**MINUTES OF THE MILLVILLE
TOWN COUNCIL MEETING
September 11, 2018 @ 7:00 PM**

In attendance were Mayor Bob Gordon, Deputy Mayor Steve Maneri, Treasurer Susan Brewer, Secretary Peter Michel, Council Member Ronald Belinko, Town Manager Debbie Botchie, Town Solicitor Seth Thompson, and GMB Representative Andrew Lyons Jr. Town Clerk Matt Amerling was absent.

1. CALL MEETING TO ORDER

Mayor Bob Gordon called the meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. ROLL CALL

Mayor Gordon stated everyone was present.

4. ADOPTION OF TOWN COUNCIL MINUTES AND NOTES

A. Adoption of Town Council Minutes – August 14, 2018

B. Adoption of Town Council Workshop Minutes – August 28, 2018

Treasurer Susan Brewer motioned to globally adopt the August 14, 2018, Town Council meeting minutes and the August 28, 2018, Town Council Workshop meeting minutes. Deputy Mayor Steve Maneri seconded the motion. Motion carried 5-0.

5. FINANCIAL REPORT – Treasurer Susan Brewer

A. August 2018

Treasurer Susan Brewer read the Financial Report for the month ending 8/31/18.

August 31, 2018:

General Revenue: \$ 57,395. Restricted Revenue: \$ 85,452.

General Expenses: 52,325. Restricted Expenses: 17,091.

6. ADMINISTRATIVE MATTERS

A. Administrative Report for August 2018 – Town Manager

Ms. Botchie stated the Great Pumpkin Festival will be taking place on Saturday, September 29, at the future site of the Town's park. Ms. Botchie stated on Wednesday, September 26, Lord's Landscaping will be hosting the Bethany-Fenwick Chamber of Commerce's Business After Hours - Family Night Out. The evening will feature fun for the whole family, including a ticket to a moon bounce, a family portrait, a build-your-own planter, and more; and the Town's Great Pumpkin will be making an appearance.

MOTION TO ENTER PUBLIC HEARING

Ms. Brewer motioned to enter Public Hearing at 7:12 p.m. Secretary Peter Michel seconded the motion. Motion carried 5-0.

7. NEW BUSINESS

A. Public Hearing Notice – Secretary

B. Written Comments – Town Manager

There were no written comments.

C. Discuss a Subdivision Final Site Plan submitted by Civil Engineering Associates, LLC on behalf of Millville by the Sea Development, for a minor subdivision located on Tax Map Parcel 134-15.00-93.00, to subdivide 63.36 acres to construct a new medical facility, zoned Master Planned Community; one of the lots being 27.71 acres and the other 35.65 acres. The Millville Planning & Zoning Committee (P&Z) approved 3-0 to recommend to Town Council to approve the Subdivision Final Site Plan at its August 17, 2018, P&Z Meeting, with the contingency of the 75-foot buffer being applied to the site plan on the residual lands.

Mr. Al Ruble, of Millville Town Center LLC, stated this subdivision is for the Beebe Health Campus, which will affect the acres marked – being the 27.71 acres – and, at this time, MBTS has some options on what to do with the other land. Mr. Ruble stated there is about seven (7) acres more than originally planned, which would give Beebe more flexibility to expand in the future, as well as putting in a storm pond.

Mr. Andrew Lyons Jr., of GMB, stated since the P&Z meeting on August 17, all comments have been addressed and the 75-foot buffer has been added to the plans. Mr. Ruble stated there was a request from Beebe for Council to stamp a couple or three (3) sets of drawings that can go into a record plat to the County as soon as possible, so this Friday the land swap is completed and everything can be done.

D. Residents/Property Owner Comments & Questions

Ms. Valerie Faden, of Beach Plum Drive, stated she wanted to know if the Council will be adopting the contingency of the 75-foot buffer. Town Solicitor Seth Thompson stated yes, it wasn't shown on the initial plan but MBTS has corrected it.

E. Discuss a Final Site Plan submitted by the Becker Morgan Group on behalf of Beebe Health Care for the proposed Beebe South Coastal Campus ED & Cancer Center. The proposed site plan is located on a portion of Tax Map Parcel 134-15.00-93.00 zoned Master Planned Community. The P&Z Committee approved 3-0 to recommend to Town Council to approve the Final Site Plan at its August 17, 2018, P&Z Meeting, with the contingency of a signage plan submitted as well as adding a note to the plans

that any future expansion of the building and parking must be approved by the Town administratively prior to construction. The Committee accepted the encroachment of 0.2% into the buffer zone.

The matter was tabled for a future meeting.

F. Residents/Property Owner Comments & Questions

There were no comments.

- G.** Discuss a Final Site Plan submitted by Plitiko, LLC on behalf of Scott & Jennifer Edmonston for the proposed Sea Studio Architects. The site is located on Tax Map Parcel 134-12.00-284.00 zoned C1 Town Commercial. The P&Z Committee approved 3-0 to recommend to Town Council to approve the Final Site Plan at its August 17, 2018, P&Z Meeting, with the contingency of inclusion of signage on the site plan.

Mr. Scott Edmonston, of Sea Studio Architects, stated he and his wife, Jenifer, are proposing to renovate the existing building located at 35761 Atlantic Avenue, changing it into their office, not changing the footprint, but adding a sign out front and make the building a showcase for the work the business does. Mr. Lyons stated this lot is zoned C1 but it is only sixty (60) feet wide so it is an existing nonconforming lot, there is no change of the building structure or size so they meet the requirements and don't need to go to the Board of Adjustment (BOA) for a nonconforming lot. Mr. Lyons stated the applicant is also showing the landscape buffer on the plan, and they have provided screening from the next-door neighbor.

H. Residents/Property Owner Comments & Questions

Mr. Frank Vigna, of Coventry, asked where the location of the lot is. Ms. Botchie stated it is across the street from the post office, next to the Seasonal Solutions hot tub business.

- I.** Discuss Ordinance 19-04, which amends the Town of Millville Code at Chapters 1, 58, 72, 80, 90, 97, 111, 125, 132, and 155, related to violations and penalties. Ordinance 19-04 was recently discussed at the August 28, 2018, Town Council Workshop meeting.

The matter was tabled for a future meeting.

J. Residents/Property Owner Comments & Questions

There were no comments.

MOTION TO CLOSE PUBLIC HEARINGS

Ms. Brewer motioned to close the public hearings at 7:22 p.m. Council Member Ronald Belinko seconded the motion. Motion carried 5-0.

8. NEW BUSINESS

- A.** Discuss and possible vote on a Subdivision Final Site Plan submitted by Civil Engineering Associates, LLC on behalf of Millville by the Sea Development, for a minor subdivision located on Tax Map Parcel 134-15.00-93.00, to subdivide 63.36 acres to construct a new medical facility, zoned Master Planned Community; one of the lots being 27.71 acres and the other 35.65 acres.

Mayor Gordon requests individual vote.

Deputy Mayor Steve Maneri and Treasurer Susan Brewer recused themselves from the dais. Mr. Michel motioned to approve the Subdivision Final Site Plan. Mr. Belinko seconded the motion. Motion carried 3-0-2 abstentions. Mr. Maneri and Ms. Brewer rejoined the dais.

- B.** Discuss and possible vote on a Final Site Plan submitted by the Becker Morgan Group on behalf of Beebe Health Care for the proposed Beebe South Coastal Campus ED & Cancer Center.

Mayor Gordon requests individual vote.

There was no vote as this item was tabled.

- C.** Discuss and possible vote on a Final Site Plan submitted by Plitiko, LLC on behalf of Scott & Jennifer Edmonston for the proposed Sea Studio Architects.

Mayor Gordon requests individual vote.

Mr. Belinko motioned to approve the Final Site Plan for the proposed Sea Studio Architects. Mr. Maneri seconded the motion. Motion carried 5-0.

- D.** Discuss and possible vote on Resolution 19-03.

Synopsis: If passed, Resolution 19-03 would amend Resolution 19-01, a fee schedule for fiscal year 2019, as amended, regarding Planning & Zoning application fees, namely separating major and minor subdivision site plan review fees.

Town Manager Debbie Botchie stated at the beginning of the year, when the Town reviewed the application, the escrow fees, and they were increased, the Town failed to separate major subdivision site plan review, which is \$750, and the Town is adding minor subdivision site plan review, which is \$450, because the lots are less in a minor subdivision. Ms. Brewer motioned to adopt Resolution 19-03 as amended. Mayor Gordon seconded the motion. Motion carried 5-0.

9. OLD BUSINESS

- A.** Discuss and possible vote on Ordinance 19-04.

Mayor Gordon requests individual vote.

There is no vote as this item was tabled.

- B.** Discuss and possible vote on Ordinance 19-06, which amends the Town of Millville Code at Chapter 111 entitled Property Maintenance.

Synopsis: If approved, Ordinance 19-06 would have additional regulations regarding garbage and dumpsters. This Ordinance was previously discussed at the August 28, 2018, Town Council Workshop meeting.

There is no vote as this item was tabled.

10. PARK AND RECREATION COMMITTEE REPORT

Deputy Mayor Steve Maneri stated at this time, there is not much more to report other than the park still going into the engineer plans so the Town can soon go to bid.

11. CITIZENS' PRIVILEGE

Mr. Glen Faden, of Beach Plum Drive, stated he would like a status update on the red donation boxes located at the Giant Food shopping center. Ms. Botchie stated the red donation box is something Ms. Botchie will have to add as an ordinance because the box is obstructing the view of motorists.

**12. ANNOUNCEMENT OF NEXT MEETING – TOWN COUNCIL WORKSHOP
MTG., SEPTEMBER 25, 2018**

13. ADJOURNMENT

Mr. Belinko motioned to adjourn at 7:31 p.m. Mayor Gordon seconded the motion. Motion carried 5-0.

Respectfully submitted,
Matt Amerling, Town Clerk