

**MINUTES OF THE MILLVILLE
TOWN COUNCIL WEBINAR MEETING
December 8, 2020 (7:00 p.m.)**

In attendance were Mayor Steve Maneri, Deputy Mayor Ronald Belinko, Treasurer Sharon Brienza, Secretary Barbara Ryer, Council Member Peter Michel, GMB Representative Andrew Lyons Jr., Town Manager Debbie Botchie, and Town Clerk Matt Amerling.

1. CALL MEETING TO ORDER

Mayor Steve Maneri called the meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Mayor Steve Maneri stated everyone was present.

4. ADOPTION OF TOWN COUNCIL MINUTES

A. Adoption of Town Council Minutes – November 10, 2020

B. Adoption of Town Council Executive Session Minutes – November 10, 2020

C. Adoption of Town Council Workshop Minutes – November 24, 2020

Secretary Barbara Ryer motioned to approve all sets of Town Council meeting minutes. Treasurer Sharon Brienza seconded the motion. Motion carried 5-0.

5. FINANCIAL REPORT – Treasurer Sharon L. Brienza

A. November 2020

Treasurer Sharon Brienza read the Financial Report for the month ending 11/30/20.

November 30, 2020:

General Revenue: \$ 66,935. Restricted Revenue: \$ 120,241.

General Expenses: 71,672. Restricted Expenses: 250,850.

6. ADMINISTRATIVE MATTERS

A. Administrative Report for November 2020

Town Manager Debbie Botchie stated her congrats to the Town engineer, Mr. Andrew Lyons Jr., who has been promoted to vice president of GMB and is a new owner of the firm. Secretary Barbara Ryer stated, regarding the crimemapping report, the three (3) crimes for November were very minor.

B. Charter Review Committee Report – Secretary Barbara Ryer

Secretary and Charter Review Committee Chairwoman Barbara Ryer stated the committee is moving along very rapidly and is approximately ninety percent (90%)

completed. Ms. Ryer stated the committee has quite a bit of questions to go toward Town Solicitor Seth Thompson. Ms. Ryer stated what the committee decided to do is rather than present this change in one big package, inundating Council with a lot of information at once, they will present the charter changes in sections to Council.

7. CITIZENS' PRIVILEGE

There were no comments.

MOTION TO ENTER PUBLIC HEARING

Deputy Mayor Ronald Belinko motioned to enter the public hearing at 7:07 p.m. Ms. Ryer seconded the motion. Motion carried 5-0.

8. NEW BUSINESS

A. Public Hearing Notice – Secretary

B. Written Comments

Ms. Botchie stated the Town received one letter from resident Mr. Steven McCully, of Huntington Street, who will state his concerns from said letter later in the public comment portion of the meeting.

- C.** Discuss a revision to the final subdivision site plan submitted by Civil Engineering Associates Inc. on behalf of Ardent Companies LLC, for the proposed Millville by the Sea's Peninsula Village subdivision located on Tax Map Parcels #134-16.00-03.02, 134-16.00-19.00, 134-16.00-20.00, and 134-15.00-121.00, zoned MPC, consisting of 46.48+/- acres. *Synopsis:* At its October 14, 2020, public hearing, the Town Planning & Zoning Commission voted 3-0-1 abstention to recommend for Council to approve the Revised Final Subdivision Site Plan with the conditions of having the pool area and its parking placed in detail on the final site plan; and consideration for landscaping, incorporating benches along the trail system, and placing a gazebo or pavilion-type area for residential use.

Mayor Maneri and Ms. Brienza abstained from the discussion. Mr. Ron Sutton, of Civil Engineering Associates Inc. (CEA), stated he is representing the applicant and the property of tonight's application is a forty-six-point-forty-eight (46.48) acres within the community of Millville by the Sea (MBTS). Mr. Sutton stated most of the changes the Town P&Z had for the applicant occurred on sheet C-3. Mr. Sutton stated on the right hand side, there is a gazebo with some benches, and they relocated the trail, which was a request by some of the residents, running it underneath the lots at the bottom of the plan. Mr. Sutton stated they also added a couple of benches where the trails connect, and added a couple of benches where the trail ties into Summerwind Boulevard. Mr. Sutton stated the trail network will cross the street and tie back into Sea Star Village's trail network. Mr. Sutton stated the trail on the north of the development is somewhat of a temporary relocation of the trail which will tie back into the trail at the lifestyle center. Mr. Sutton

stated the pool and its parking lot are shown in detail (which was a P&Z request), which will have a gazebo, a recreation/activity area, an equipment room, a men's bathroom, a women's bathroom, and outdoor showers. Mr. Sutton stated based on the parking requirements, the applicant is required to have sixteen (16) parking spots, and they are proposing seventeen (17) parking spots.

D. Council Discussion

Mr. Andrew Lyons Jr., of GMB, stated he reviewed this plan and the applicant meets the requirements and consideration from the P&Z meeting. Mr. Lyons stated he has reviewed the engineering drawings and those meet all the requirements. Mr. Lyons stated there are a couple of items on the pool he has looked at such as the parking requirements. Mr. Lyons stated the Town doesn't specifically have parking requirements for a pool facility nor does Sussex County. Mr. Lyons stated after reviewing other multiple agencies and municipalities, this application is definitely in the average of the requirements; so it is an appropriate amount of parking for the pool. Mr. Lyons stated he also knows there was some areas of concern around the pool where trees are currently located. Mr. Lyons stated the ditch in the vicinity is an agricultural ditch and there is a consideration for trees which have been placed throughout the years on MBTS as part of the master plan. Mr. Lyons stated the pool and amenity is located in the correct spot for what is on the master plan. Mr. Lyons stated consideration for environmental and tree protections have been in place in the master plan – most importantly the one-hundred-fifty (150)-foot buffer, which is seventy-five (75) feet on both sides of the tax ditch, which is “above and beyond” Town Code, which is part of the requirements of the MBTS design standards. Mr. Belinko stated he understands there's been a great deal of infrastructure put in around that area with drainage. Mr. Lyons stated yes, this plan has been “in the works” since Mr. Lyons started in 2017, which is when it came to Town for its first review for preliminary approval. Mr. Lyons stated its also been before a couple of Council members regarding the water and sewer, which is running down Calm Water Drive, and that is the water and sewer installed as off-site improvement one (1) and three (3), which goes from the existing pump station on Substation Road to the Beebe emergency department; and it was a requirement of the developer to put in by Beebe. Mr. Lyons stated where it starts by Substation Road, the sewer is about twenty (20) feet deep – and it was reviewed and approved by Town Council in 2018 to be put in. Mr. Lyons stated – during the preliminary plan review – the Town was at a moment in time when the plan wasn't going to change in that area. Mr. Lyons stated although the sewer and water have been installed, at least along Calm Water Drive, with the services installed for the sewer and because of the depth, it had to be installed when it was constructed. Mr. Belinko asked if there will be a considerable amount of grading put in. Mr. Lyons stated yes, there will be a considerable amount of grading on the site and one area – the pool area – will be about two (2) feet higher than the existing grade is now, for the pool deck. Mr. Lyons stated the grading is going to change the entire area and it's necessary for where the road is located, so the area won't become a depression area and flood the pool whenever it rains a lot. Mr. Belinko asked if it would also include the pool parking lot. Mr. Lyons stated yes, and he knows there are some trees residents are concerned about and they are in the area which would be lifted up. Mr. Lyons stated if there is grading going on the pool itself without the parking in that

area, there is still no guarantee any of the trees would survive in the area because of the amount of grading. Mr. Belinko stated knowing there is that much disturbance around existing trees, the survival rate and risk of them coming down is greater. Mr. Belinko stated he knows from personal experience in the development where he lives (Bishop's Landing) there was grading done for around the dog park and ever since the dog park opened – with the storms we've had – the trees have been coming down and several have been dying at a very rapid rate, which was due to the grading and disturbance of the roots, weakening them. Mr. Lyons stated there is always a chance when there is a lot of change in the grading near the trees it will greatly affect the trees, and also when you start clearing areas around the existing trees there is great chance of the wind patterns changing and the tree root system is not set up for the new wind pattern. Mr. Lyons stated there is a great chance in trying to save the trees in a graded area that the trees will not survive.

Ms. Ryer stated the changes she's seeing with the pool location and the parking spaces are very beneficial because there are a lot of people who are senior citizens and for them to walk two-and-a-half (2 ½) to three (3) miles to get to the pool might be difficult. Ms. Ryer stated having the bike paths is wonderful and the landscaping plan shows there are some nice additions to this village. Council Member Peter Michel asked if there are a couple of handicapped parking spaces for the pool area. Mr. Lyons stated there is one (1) handicapped space there, which is a requirement by the federal government – stating there should be one (1) space per every twenty-five (25) parking spaces. Mr. Belinko stated he knows residents really pushed to have this pool be a lap pool, and he wants to ask – after the applicant reviewed the entire plan – if there was any other alternative location for the pool on the site. Mr. Lyons stated no, according to the master plan, the current location is where the amenity is approved. Mr. Lyons stated the plan has gone through P&Z twice and has been reviewed before, so to change it now to another location doesn't make any sense as it would require a master plan change, which would have to be done by the developer, and he doesn't see that happening. Mr. Michel asked if this pool is not just for Peninsula Village residents, but for all MBTS residents. Mr. Lyons stated yes.

E. Residents/Property Owner Comments & Questions

Mr. Steve McCully, of Huntington Street, stated it sounds like there's been a lot of consideration about the pool and trees, and hopefully Council has reviewed his letter and suggestions. Mr. McCully stated he would like to save what are some of the precious and few remaining old growth hardwood trees which exist within MBTS as well as the Town. Mr. McCully stated he thinks it's an issue we all need to pay attention to and he appreciates Council's willingness to do it. Mr. McCully stated he took the lead on this but he's representing the concerns of his neighbors in MBTS as well as residents of phase three (3) of Sea Star Village. Mr. McCully stated they began a dialogue October 31, 2020, with Mr. Rod Hart, of Ardent, seeking to save a line of hardwood trees which would be taken down for the pool parking lot. Mr. McCully stated Mr. Hart, Mr. Al Ruble, and the engineers have been very cordial on this issue. Mr. McCully there are some of the most stately trees standing where the parking area will be located, and he's proposing a compromise which would still take out about three-fourths (3/4) of the mature trees but

save the remaining portion of the trees there. Mr. McCully stated, regarding the document he distributed to Council, there is a copy of the pool site plan he marked up with some suggestions. Mr. McCully stated he doesn't want to hold up any of the construction or development but just want to ask for consideration in saving the trees. Mr. McCully stated on his document, there is a dashed-line oval which circles the area of trees which cannot be touched because they are within the protected tax ditch buffer; the dark solid-line oval shows an approximate maybe thirty (30) to forty (40) feet of tree line which has one of the tallest, most mature trees there and Mr. McCully is asking for consideration to save up to and including that cluster of trees, and replant them along the southern-most parking spaces of the pool area. Mr. McCully stated he has personally reviewed this on-site with Ms. Brienza and hopefully she could answer any questions Council may have.

Ms. Sally Griffin, of Huntington Street, stated she didn't see on the plans any spaces for bicycle racks, and would like to see it included.

Mr. Steve Maneri, of Pembroke Lane, asked if the stormwater ponds have aerators in them rather than fountains. Mr. Sutton stated it has what is required by the Town. Mr. Maneri stated on his plans, it shows they have aerators, which don't do a real good job in this area, and most communities here have fountains in their stormwater ponds. Mr. Maneri asked how many cars can fit in the pull-up space in front of the mailbox kiosk. Mr. Sutton stated the plan does say aerators but Mr. Sutton doesn't think the applicant is opposed to using a fountain instead. Mr. Belinko stated he thinks what residents are requesting. Mr. Sutton stated, regarding the parking in front of the mailbox kiosk, it looks like three (3) vehicles can fit there, and there are additional parking spaces to the right of the kiosk, and most residents will most likely walk across the street to the kiosk. Mr. Maneri asked if there are enough handicapped parking spaces there, and is there a handicapped ramp for the disabled to get up onto the curb where the kiosk is located. Mr. Sutton stated he can expand the parking area toward the left and add a handicapped ramp. Mr. Rod Hart, of Ardent Companies LLC, stated they can add a fountain instead of aerators, and he liked Mayor Maneri's request for a handicapped parking spot and ramp.

MOTION TO CLOSE PUBLIC HEARING

Ms. Ryer motioned to close the public hearing at 7:45 p.m. Mr. Michel seconded the motion. Motion carried 3-0-2 abstentions by Mayor Maneri and Ms. Brienza.

- F.** Discussion, Consideration, and Possible vote on a final subdivision site plan submitted by Civil Engineering Associates Inc. on behalf of Ardent Companies LLC, for the proposed Millville by the Sea's Peninsula Village subdivision located on Tax Map Parcels #134-16.00-03.02, 134-16.00-19.00, 134-16.00-20.00, and 134-15.00-121.00, zoned MPC, consisting of 46.48+/- acres.

- **Deputy Mayor Belinko will request an individual vote**

Ms. Ryer stated, regarding the public comments regarding trees, she understands the importance of the trees, but taking into consideration the grading of the area and how much it will affect the trees, as well as compromising the integrity of the root system and

having those trees falling, it's a "double-edged sword" because you want the trees but you need the pool and parking spaces due to this pool being utilized by all of MBTS and that means there will be a lot people in need of parking while the pool is in use. Ms. Ryer stated there may even be a need for more parking. Mr. Lyons stated, regarding what was discussed during public comment, the grading will not affect the trees within the seventy-five (75)-foot buffer, but those other trees affected are due to the grading, and the placement of the parking lot; and this is an appropriate amount of parking based on the average of four (4) different codes Mr. Lyons has reviewed. Mr. Lyons stated you definitely want a pool in this type of village as it is a lap pool and will draw visitors from everywhere within MBTS. Mr. Lyons stated to either remove parking or relocate parking to Summerwind Boulevard cannot be done by Code as this is a collector street and you cannot add parking to it because of its designation. Mr. Belinko asked Mr. Hart if there isn't any alternative location to place this pool and parking without compromising any of the trees. Mr. Hart stated he has enjoyed his meetings and conversations with Mr. McCully, and Mr. Hart wishes they could satisfy Mr. McCully's request as it's a good request, and they've spent the most time over this pool, the parking and the trees than any other issue. Mr. Hart stated unfortunately there simply isn't any other design which will work for them other than what is being presented. Mr. Lyons stated there are many other factors to this area other than just putting the pool there and the master plan has always shown in the approved master plan this area as being the place for the pool. Mr. Lyons stated it would require quite a bit to move the pool, not just from the developer, but by Council and the developer coming to an agreement on it. Mr. Belinko asked if there is a comprehensive landscaping plan for the area. Mr. Lyons stated yes, for the pool area, there are eleven (11) trees which are to be planted on that parcel.

Ms. Ryer motioned to approve the final subdivision site plan for the proposed Millville by the Sea's Peninsula Village subdivision located on Tax Map Parcels #134-16.00-03.02, 134-16.00-19.00, 134-16.00-20.00, and 134-15.00-121.00, with the conditions of replacing the aerators in the stormwater ponds with fountains, adding a handicapped ramp and a handicapped parking space to the mail kiosk access parking area, and the addition of a bike rack. Mr. Michel seconded the motion. Mr. Michel voted yes. Ms. Ryer voted yes. Mr. Belinko voted yes. Motion carried 3-0-2 abstentions by Mayor Maneri and Ms. Brienza. Mayor Maneri and Ms. Brienza rejoined the meeting.

MOTION TO ENTER PUBLIC HEARING

Ms. Ryer motioned to enter the public hearing at 7:58 p.m. Mr. Belinko seconded the motion. Motion carried 5-0.

G. Public Hearing Notices – Secretary

H. Written Comments

There were no written comments.

I. Discuss a sketch plan for a Master Planned Community (MPC) submitted by Christopher at Millville LLC for Summer's Edge Reserve (the Hudson Property), located at Tax Map

Parcel #134-15.00-115.00, consisting of 41.51 acres, and currently zoned MPC. Synopsis: At its October 8, 2020, meeting, the Town Planning & Zoning Commission voted 4-0 to recommend to Council for approval the sketch plan for a MPC submitted by Christopher at Millville LLC for the Hudson Property, located at Tax Map Parcel #134-15.00-115.00, with the suggestion of deleting item six-point-one (6.1) and requiring sidewalks on both sides of all streets.

Mr. Ron Sutton, of CEA, stated the applicant brought this before P&Z back in early October, and this property was annexed into Millville around 2006/2007. Mr. Sutton stated this property was originally planned to be a part of MBTS but the parcel was never purchased; so Christopher at Millville LLC picked it up and we're moving forward. Mr. Sutton stated they are proposing one-hundred-twenty-four (124) potential lots with fifty-two (52) single family homes, fifty-two (52) twins/villas, and twenty (20) carriage/alley lots. Mr. Sutton stated the parcel is forty-one-point-five-one (41.51) acres and there is about one-point-six-four (1.64) acres of wetlands; and they have about a two (2) acre commercial lot which they are planning to come to the Town with a separate, specific site plan. Mr. Sutton the applicant has to do a traffic impact study (TIS) with DeIDOT as part of this project, but because of COVID-19, DeIDOT is not allowed to do TIS's right now due to concerns the traffic counts would not be best representative of normal traffic due to low travel numbers. Mr. Sutton stated DeIDOT has allowed the applicant to move forward with the residential portion of the project, without the TIS, and the applicant will have to do the same road improvements for Peppers Corner Road and Roxana Road/Rt. 17; and they would complete the TIS prior to doing anything with the commercial lot. Mr. Sutton stated the purpose of the TIS is to determine whether they need a roundabout at the intersection of Route 17/Roxana Road and Peppers Corner Road, or some other form of traffic control, if any kind of traffic control is even required at all.

Mr. Sutton stated they went through some of the design standards the applicant would like to put in place, which MBTS and some other residential planned communities (RPCs) have done in the area. Mr. Sutton stated one of them is green space at forty-five percent (45%), which is what is shown on this project, and all that is required per the Code is thirty percent (30%). Mr. Sutton stated regarding commercial, the required is twenty-five percent (25%), so the applicant will have the twenty-five percent (25%) or more. Mr. Sutton stated regarding parking, the applicant is proposing an average of three (3) parking spots per unit. Mr. Sutton stated they have a twenty (20)-foot MPC buffer as required around the property where it does not meet another MPC-zoned property. Mr. Sutton stated they are proposing a twenty-five (25)-foot buffer off the tax ditch, and the tax ditch right-of-way (ROW) is actually on the other property to the right of the applicant's parcel. Mr. Sutton stated there is a recreation area being proposed, with a pool, some walking paths, benches, fire pits, a yoga lawn, and some fixed grill locations. Mr. Sutton stated when they met with P&Z, one of the "big asks" the applicant had was to remove sidewalks from the stub streets, to which P&Z voted not to recommend. Mr. Sutton stated the applicant is still requesting to omit the sidewalks on the stub streets, and if the sidewalks can't be removed from both sides, maybe one side could be approved. Mr. Sutton stated the reason for this request is to remove some of the impervious surface in the area. Mr. Sutton stated he still thinks there is enough interconnectivity throughout the

subdivision if they had sidewalks on only one side. Mr. Sutton stated one of the other requests from P&Z was to add a walking trail to around the pond and have it access the front of the site so the applicant has done so. Mr. Sutton stated there is a walking trail along the back side of the lots leading to Peppers Corner Road, and the trail leading northeast out of the site will connect to Sea Breeze Village in MBTS, which is currently being constructed by Christopher Companies.

J. Council Discussion

Mr. Belinko asked about the stub streets. Mr. Sutton stated the stub streets do meet Fire Marshal Code, DeIDOT Code, and the applicant is requesting the removal of the sidewalks on the stub streets or at least on one side of the stub streets, and maybe the applicant can do some enhanced landscaping instead of having the sidewalk(s). Mr. Michel asked the width of the sidewalks. Mr. Sutton stated five (5) feet.

Mr. Lyons stated this is a sketch plan, which is a part of the MPC approval process and is kind of like a concept plan but it's more than that due to the MPC. Mr. Lyons stated this is the master plan of which this development will be based off. Mr. Lyons stated there is a lot of detail here because this is all being developed at one time rather than in phases; and this plan will be used as the basis for preliminary plan approval and final site plan approval. Mr. Lyons stated during this phase of a master plan, the Code doesn't state what the setbacks are and everything is negotiable. Mr. Lyons stated the master plan design elements are extremely important because that is what is going to govern over the development of the site plan; so anything in the master plan elements approved tonight will override anything which does not agree with the Code – and it's the same with all master plan facilities. Mr. Lyons stated this is why this process has six (6) meetings and they're all public hearings.

Mr. Lyons stated the different lot types are single family, duplex, and alley-loaded; and the applicant is requesting the same setbacks which are in the residential section of the Code. Mr. Lyons stated the only different aspects are the setbacks on the duplex as the Town doesn't really have any duplexes beside in Village 8 of MBTS, which has some very wide setbacks. Mr. Lyons stated the applicant is asking for the same setbacks on the sides as there are for the single family homes; and, planning-wise, it is pretty much "in-line." Mr. Lyons stated the applicant is requesting the same front and rear yard setbacks as MBTS and it can change depending on whether there are front-loaded or rear-loaded garages, which has been approved in the Town already and seems to be working quite nicely. Mr. Lyons further stated the applicant is requesting three (3) parking spaces per lot, which is more than what is required by Code; so the applicant would have to show they can provide three (3) spaces per lot. Mr. Lyons stated the permanent easement is required by DeIDOT for shared use paths so that item will be there no matter what. Mr. Lyons stated regarding the green areas, it is addressed in Mr. Lyons' letter, and the applicant is showing forty-four percent (44%) of green space in the residential area, they're requesting thirty percent (30%), and, by Code, is forty percent (40%); so the applicant is showing more than is required but they're asking for less. Mr. Lyons stated with the commercial area, they are meeting the Code and are asking for the same levels as

in the Code. Mr. Lyons stated the MPC buffers are being done to Code, the tax ditch is correct and the way the tax ditch buffers work in Millville is whatever the ROW is designated by the Delaware Department of Natural Resources and Environmental Control (DNREC); so it is the top of bank in this location because the ROW is on the next parcel. Mr. Lyons further stated the applicant is therefore asking for twenty-five (25) feet to be held to, which is “above and beyond” the Code. Mr. Lyons stated the mailbox kiosk cluster follows the same guidelines as MBTS standards since Sea Star Village; and the commercial density meets the Code. Mr. Lyons stated the applicant did remove item six-point-one (6.1) from the master plan and they are requesting sidewalks be removed from the stub streets. Mr. Lyons stated P&Z said they wanted sidewalks on both sides of the stub streets but not on the ends as DeIDOT requires sidewalks on both sides of the street. Mr. Lyons stated, planning-wise, stub streets per Code are required to have turnarounds, but the Town does have multiple areas and smaller stub streets in every development which do not have turnarounds. Mr. Lyons stated where turnarounds are required are on any street by Fire Marshal which is six-hundred (600) feet or more, and the applicant has a street which is approaching six-hundred (600) feet so that street does have a “T” turnaround; and every other stub street is significantly less than that. Mr. Lyons stated with interconnectivity, the applicant has connected with the path to MBTS. Mr. Michel asked if on-street parking is allowed here. Mr. Lyons stated on-street parking is allowed in the Town and the only place it’s not allowed is by a homeowners’ association (HOA) decree (such as at Bishop’s Landing). Mr. Michel asked the width of the streets in this development. Mr. Lyons stated twenty-six (26) feet paved, so there’s twenty-eight (28) feet which is usable, and there is enough room for parking to be done on both sides of the street; but, again, it is ultimately up to the HOA on whether on-street parking is allowed. Mr. Lyons stated these streets meet the subdivision street code standards for DeIDOT and for the Town. Mr. Sutton stated DeIDOT’s requirement for pavement is twenty-four (24) feet and the applicant is doing twenty-six (26) feet, so the applicant is providing more than what is required by DeIDOT. Council agreed to keep the sidewalks on both sides of the streets, including the stub streets.

Mr. Craig Havenner, of Christopher Companies, stated he understands the concerns about sidewalks but the reason they asked to delete them is because these stub streets are so short and there would be very limited traffic. Mr. Havenner asked if Council would be willing to accept a four (4)-foot-wide sidewalk for along those streets rather than the five (5) feet, so his company could still reduce the impervious area while providing a usable sidewalk. Mr. Lyons asked Mr. Havenner if he is requesting the four (4) feet just on the stub streets or on every street. Mr. Havenner stated just on the stub streets and DeIDOT does provide for a waiver, if approved. Mr. Lyons stated DeIDOT does allow for four (4) feet, as does the Americans with Disabilities Act (ADA), on sidewalks, but there are some stipulations which come with it. Mr. Lyons stated every two-hundred (200) feet, there needs to be a five-by-five passing zone which would have to be incorporated in. Mayor Maneri stated his concern about setting a precedent with such an allowance. Council agreed to leave the sidewalk width at five (5) feet.

K. Residents/Property Owner Comments & Questions

Mr. Steve McCully, of Huntington Street, asked how Summer's Edge Reserve residents will understand they're not connected to the amenities of MBTS, particularly the Peninsula Village lap pool. Ms. Ryer stated her community has the same similar issue with residents of Bishop's Landing and Coventry trying to go to one another's amenities. Ms. Ryer stated at Coventry's pool, they have a sign stating "Coventry homeowners only," but people from Bishop's do get in every once and a while. Mr. Belinko stated Bishop's Landing's pool has an attendant present to check for homeowner's wristbands and having them sign in. Ms. Ryer and Mr. Belinko stated it really is an HOA issue.

MOTION TO CLOSE PUBLIC HEARING

Ms. Ryer motioned to close the public hearing at 8:33 p.m. Ms. Brienza seconded the motion. Motion carried 5-0.

L. Discussion, Consideration, and Possible vote on a sketch plan for a Master Planned Community (MPC) submitted by Christopher at Millville LLC for Summer's Edge Reserve (the Hudson Property), located at Tax Map Parcel #134-15.00-115.00, consisting of 41.51 acres, and currently zoned MPC.

- **Mayor Maneri will request an individual vote**

Ms. Brienza motioned to approve the Master Planned Community (MPC) sketch plan for Summer's Edge Reserve (formerly the Hudson Property), including the master plan elements listed in the sketch plan, with the condition of keeping the sidewalks on both sides of the streets and remaining at a length of five (5) feet across. Ms. Ryer seconded the motion. Mr. Belinko voted yes. Ms. Ryer voted yes. Mr. Michel voted yes. Ms. Brienza voted yes. Mayor Maneri voted yes. Motion carried 5-0.

M. Discussion, Consideration, and Possible vote on Ordinance 21-05 to amend the official zoning map of the Town of Millville from AR – Agricultural to R – Residential for a certain parcel of land known as tax parcel no. 134-16.00-17.00, totaling 49.98 +/- acres, located on Substation Road.

Ms. Botchie stated this ordinance is before Council tonight due to the recent approval by Council of the rezoning of said property at Council's November 10, 2020, public hearing meeting, and Chapter 155 of the Code requires the rezoning be done via ordinance. Mr. Belinko motioned to approve Ordinance 21-05. Ms. Ryer seconded the motion. Motion carried 5-0.

9. CITIZENS' PRIVILEGE

There were no comments.

10. ANNOUNCEMENT OF NEXT MEETING - Town Council Mtg., January 12, 2021
Mayor Maneri and Town Council wished everyone a Merry Christmas, Happy Hanukkah, Happy Holidays, and Happy New Year.

11. ADJOURNMENT

Ms. Brienza motioned to adjourn at 8:38 p.m. Mr. Belinko seconded the motion. Motion carried 5-0.

Respectfully submitted,
Matt Amerling, Town Clerk