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December 2, 2024

Town of Millville  
36404 Club House Road  
Millville, DE 19967

Attn: Eileen Scerra  
Town Manager

Re: Melissa's Restaurant Site Plan Review  
Final Plan Review- Restaurant  
Millville, Delaware  
GMB File No. R220107.00

Dear Mrs. Scerra:

We have completed our review of the Atlantic Ave Holdings, LLC Preliminary Site Plan revision dated October 29, 2024, for the proposed Melissa's Restaurant. The site is located on Tax Map Parcel 134-12.00-158.00 and zoned C-1. The submission was reviewed per Town of Millville Code Sections 155 and generally accepted engineering principles. Specific comments were made regarding individual components of the submittal and are discussed below.

**General**

1. The proposed development is in line with the 2019 Comprehensive Plan future land use for the above referenced parcel.
2. The proposed Melissa's Restaurant Site has one planned entrance off of Atlantic Avenue RT 26.
3. Per Town Code Section 155-27, Subsection 4, Paragraph f; The final site plans shall show the location, with respect to each other and to lot lines and height, of all proposed buildings and structures, accessory and main, or major excavations. The locations should be drawn to scale, and full dimensioning is required. **Please show the dimensions from the lot lines to the proposed structures.**
4. Per Town Code Section 155-27, Subsection 4, Paragraph h; The final site plans shall show the location, height and material of all fences, screen plantings and landscaping. **Please label the height and material for the proposed privacy fencing.**
5. Per the Town of Millville Development Design Standards & Guidelines for Route 26 & Route 17, Section 3, Subsection D Orientation to Street: Buildings along with trees and landscaping shall be dominant rather than parking lots and freestanding signs. **Parking is shown on the left side of the restaurant.**
6. Per the Town of Millville Development Design Standards & Guidelines for Route 26 & Route 17, Section 3, Subsection I Roofline Expression: Commercial buildings shall

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be designed to maintain the residential scale of commercial buildings presently located along Route 26 and Route 17. To attain the continuation of residential scale, the use of sloping rooflines shall be required. Any alternative roofline not utilizing sloping elements must be approved by the Planning Commission. In the C-1 Commercial District the minimum allowable roof pitch shall be a 6/12 pitch.

**The proposed restaurant rooftop does not meet these standards, (although the proposed design is very similar to the existing restaurant building). At the September 19, 2024 Planning and Zoning Meeting the Planning Commission voted 3-0 to recommend approval to the Town Council with the flat roof.**

**Permits Required for Proposed Site Work**

The Developer should forward the following permits/approvals to the Town of Millville and George, Miles & Buhr, LLC as the project progresses.

1. Sussex County Conservation District – Storm water management and erosion control permit and/or letter of exemption has yet to be submitted.
2. DNREC Tax Ditch Section - LONO Received
3. Office of State Fire Marshal – Site has been Approval.
4. DeIDOT LONC- Site has been Approved.
5. Any other permits/approvals necessary to develop the project.

If you have any questions, please contact me at 302.628.1421. Thank you.

Sincerely,



Andrew J. Lyons, Jr., P.E.  
Sr. Project Manager

AJL/

