

DRAFT: 06-12-2025

APPROVED:



**TOWN OF MILLVILLE**  
**Town Council Executive Session Meeting at 6:30 p.m.**  
**Regular Meeting convenes at 7:00 p.m.**  
**June 10, 2025**

**Council Present:** Mayor Ronald Belinko, Deputy Mayor Sharon Brienza, Secretary Deborah Sosnoski, Treasurer Joseph Parent, Council Member/Co-Treasurer Robert Wisgirda. **Town/Trade Employees Present:** Town Manager Eileen Scerra, Code & Building Officer Eric Evans, Town Solicitor Seth Thompson, GMB Engineer Andrew Lyons, Finance William Mumford, and Administrator to Town Manager Trish Marcules. **Absent:** None.

1. **Call Meeting to Order/Pledge of Allegiance/ Roll Call**

Mayor Ronald Belinko called the meeting to order at 6:30 p.m. with the **Pledge of Allegiance**. The meeting was moved to Executive Session.

2. **Motion to enter Executive Session.**

Discussion of strategy sessions, including those involving legal advice or opinion from an attorney-at-law, when an open meeting would have an adverse effect on the bargaining or litigation position of the public body.

***Ms. Brienza made a motion to enter Executive Session at 6:33 p.m. Ms. Sosnoski second the motion. Motion carried unanimously.***

3. **Motion to close Executive Session**

***Ms. Brienza made a motion to close the Executive Session at 7:02pm. Ms. Sosnoski second the motion. Motion carried unanimously.***

4. **Citizens Privilege – No one attended via Zoom.**

**Phil Bulla – MBTS (Sea Breeze Village) 24522 Sweet Bay Dr, Millville DE 19967 –** Mr. Bulla handed council an attachment. Mr. Bulla requested a zoning amendment to allow paver patios to extend to the rear property line if it abuts a common area or stormwater management pond. He explained that the current zoning code limits patios to half the distance between the rear of the house and the back property line, which is impractical for his property. Mr. Bulla proposed adding a new item to the

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town code to allow patios to extend to the property line if the town engineer determines it poses no adverse drainage impact.

**Pat Plocek – 30423 Blue Heron Dr, Millville DE 19967** – Mr. Plocek brings to the council's attention a hazard on Substation Road caused by a trail system that takes bikers onto the main road. Mr. Plocek suggested fixing the issue by installing covered corrugated pipes to take the trail across the ditch and keep bikers off the road. Mayor Belinko acknowledged the issue and will have Andrew Lyons investigate this.

**Joe Ehrhardt – 23821 Pembroke Ln, Millville DE 19967** – Mr. Ehrhardt expresses concerns about fire protection in Millville both present and future, and offered his assistance to improve the culture of the fire department. He highlighted issues discussed at the Southern Delaware Alliance for Racial Justice meeting, including recruitment of junior and minority firefighters. Mr. Ehrhardt proposed the creation of a public safety committee composed of interested citizens to address these issues.

5. **Approval of Town Council Meeting Minutes**

A. **May 20, 2025**

B. **May 20, 2025, Executive Session**

*Ms. Brienza made a motion to accept and approve the corrected May 20, 2025 Town Council and May 20, 2025 Executive Session Meeting Minutes. Joe Parent second the motion. Vote 4-1. (Mr. Wisgirda abstain)*

6. **Administrative Matters**

A. **Town Manager Report – Reviewed and Entered**

B. **Code & Building Department – Reviewed and Entered**

C. **Financial Report – Reviewed and Entered**

D. **MVFC Report – Reviewed and Entered**

E. **DSP Report – Reviewed and Entered**

7. **New Business**

**Public Hearing Notice – Secretary Ms. Sosnoski:** Notice of the following public hearing was posted on the Town's website and printed in the Coastal Point on May 16, 2025. An application was submitted by Fox Lane Homes of Delaware, LLC. The proposed properties are located at Tax Map Parcels 134-12.00-16.00, 134-12.00-1501.00 through 1509.00 and 134-12.00-1510.00 through 134-12.00-1515.00 and zoned Residential (R-1). The applicant has requested to change the zoning to Residential District (R-2).

*Mayor Belinko opened the Public Hearing discussion at 7:24 p.m. He introduced the application.*

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John Murray at Foxlane Homes presented a history and rationale for the rezoning request highlighting the benefits of the R2 zoning for the property. The council discussed the proposal, including the density calculations and the impact on the community. Mayor Belinko thanked Mr. Murray for his detailed presentation and answered a lot of the council questions.

Mr. Lyons noted that in R1 district you do not need to have water and sewer, which is why some of the lots are a little bigger because you could be on a well and septic. He mentioned while calculations were correct on the density, you do have to take out for the road and stormwater.

Public Comment - None

***Mayor Belinko closed the public hearing at 7:49 p.m.***

- A. **Discuss, consider and possible vote on a Rezoning Request submitted by West Millville Fox Lane Homes of Delaware, LLC. The proposed properties are located at Tax Map Parcels 134-12.00-16.00, 134-12.00-1501.00 through 1509.00 and 134-12.00-1510 through 134-12.00-1515.00 and zoned Residential (R-1). The applicant has requested to change the zoning to Residential District (R-2).**

**SYNOPSIS: The application was received by the Town of Millville on April 16, 2025. On May 8, 2025 Planning and Zoning rejected the request.**

***Ms. Brienza made a motion to approve the Rezoning Request to R2. Debbie Sosnoski second the motion. Motion approved unanimously. Mayor requested roll call.***

***Bob Wisgirda – Yes***

***Debbie Sosnoski – Yes***

***Joe Parent – Yes***

***Sharon Brienza – Yes***

***Mayor Belinko – Yes***

- B. **Discuss, consider and possible vote on Revised Amenity Plan received on March 17, 2025 for the proposed amenity area for West Village A-1. The site is located on Tax Map Parcel 134-15.00-91.03 and zoned MPC. The address is Open Space located between Tradewind Road, Farmington Road, and Fairfield Street.**

**SYNOPSIS: Final was approved by Town Council on June 14, 2022; however the applicant has asked for a revised amenity plan. On May 8, 2025, Planning and Zoning approved the revised amenities with recommended changes.**

***Three council members recused themselves from the discussion and left the room. (Ms. Brienza, Mr. Wisgirda, and Ms. Sosnoski)***

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The council discussed changes to the site plan for the West Millville project with Ray Blakeney, including the relocation of the clubhouse, addition of a restroom facility, and separation of the half-court basketball from the tennis courts. They also discussed addition of benches in the playground and tennis courts and the relocation of gates for better access.

***Mr. Parent made a motion to approve the revised Amenity Plan for West Village A-1. Mayor Belinko second. Motion carried 2-3-0.***

**C. Discuss and possible vote on Executive Session items.**

***Ms. Brienza made a motion to approve the action discussed on the contract during Executive Session. Ms. Sosnoski second the motion. Motion carried unanimously.***

**D. Discuss, consider, and possible vote on Resolution to 26-01 to hire a receptionist.**

Ms. Scerra announced that Julie Bradford will be starting June 11, 2025 in the open receptionist position.

***Ms. Brienza made a motion to approve Resolution 26-01 to hire a receptionist. Mr. Parent second the motion. Motion carried unanimously.***

**E. Discuss, consider, and possible vote on Resolution 26-02 to hire a Parks and Recreation Coordinator.**

Ms. Scerra announced that Kathleen Yingling will be starting July 7, 2025 in the newly appointed position at Evans Park.

***Ms. Brienza made a motion to approve Resolution 26-02 to hire a Park and Recreation Coordinator. Mr. Wisgirda second the motion. Motion carried unanimously.***

8. **Announcement of next meeting** – Tuesday, June 10, 2025, at 7:00 P.M.

Mr. Wisgirda mentioned that DNREC will have trees available on July 14, 2025 to any organization or individual, he believes. They are taking applications.

9. **Adjournment** – Meeting was adjourned at 7:59 P.M.

***Ms. Brienza made a motion to adjourn the meeting, Ms. Sosnoski second the motion. Motion carried unanimously.***

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Respectfully submitted,

Trish Marcules

Administrator to the Town Manager