



TOWN OF MILLVILLE
Town Council Meeting Agenda
Tuesday, November 18, 2025

[Zoom link - Audio Only - Register in advance.](https://zoom.us/join/zoomlink)

[https://zoom.us/meeting/register/fEipFw2_SxmNtql8CXaA1A](https://zoom.us/join/zoomlink)

After registering, you will receive a confirmation email containing information about joining the meeting.

The Town of Millville strives to make our public meetings available through Zoom. While the Town is committed to continuing this access, technological problems that prevent or limit access do not affect the validity of these meetings and any action taken during the meeting.

- 1. CALL MEETING TO ORDER/PLEDGE OF ALLEGIANCE/ ROLL CALL**
- 2. PUBLIC COMMENT – (A.K.A. Citizens Privilege) – *May be subject to 3-minute limit.***
- 3. APPROVAL OF TOWN COUNCIL MEETING MINUTES**
 - A. October 14, 2025
 - B. October 14, 2025 – Executive Meeting
- 4. TOWN REPORTS**
 - A. Town Manager – Eileen Scerra
 - B. Code & Building Department – Eric Evans
 - C. Finance – William Mumford
 - D. MVFC
 - E. DSP
 - F. Planning and Zoning Approved Meeting Minutes – 08-14-2025 & 10-09-2025.

5. NEW BUSINESS

PUBLIC HEARING NOTICE – Secretary: Notice of the following public hearing was posted on the Town’s website and printed in the Coastal Point on October 31, 2025.

Mayor Belinko opens Public Hearing – State Time
Written and oral comments – Town Manager

SYNOPSIS: Discuss final site plan submitted by Davis, Bowen & Friedel, Inc. on behalf of MA Housing, LLC for a 139-unit community (73 single family, 34 duplexes, and 32 townhomes) located on Route 17, Tax Map Parcel 134-12.00-370.00, zoned Residential Planned Community (RPC).

- Engineer Comments – Andrew Lyons, GMB
- Town Council Questions and Discussion
- Public Comments

Mayor Belinko – Close Public Hearing – State Time

- A. Discuss, consider, and possible vote on final site plan submitted by Davis, Bowen & Friedel, Inc. on behalf of MA Housing, LLC for a 139-unit community (73 single family, 34 duplexes, and 32 townhomes) located on Route 17, Tax Map Parcel 134-12.00-370.00, zoned Residential Planned Community (RPC).
- B. Discuss, consider, and possible vote on Final Site plan for Beebe Parking Lot. Plan was submitted by Beebe Medical Center, Inc. (C/O Bruce Leshine, Esq.) regarding Beebe Medical Center / Creekside Plaza Parking Lot Improvements Site Plan for proposed addition of 14 parking spaces on the Beebe parcel and a shared use parking easement. Location is at northeast intersection of Rt. 26 and Doc’s Place on Tax Map Parcels 134-12.00-181.01 and 134-12.00-181.00 and zoned C2.

SYNOPSIS: Planning and Zoning reviewed the preliminary site plan on 10/9/25.

- C. Discuss, consider and possible vote on potential annexation into Municipal limits which would amend Comprehensive Plan to include zoning map for future annexation.
- D. Discuss, consider, and possible vote on proposed Resolution 26-14 regarding the Hudson Reserve Extension Request.
- E. Discuss, consider, and possible vote on proposed Resolution 26-13 to promote and appoint a full-time Parks and Recreation Coordinator.

F. Discuss, consider, and possible vote on AED Service agreement. (Eileen Scerra)

G. Discuss, consider, and possible vote on Pickleball border. (Eric Evans)

6. MAYOR AND TOWN COUNCIL COMMENTS

7. ANNOUNCEMENT OF NEXT MEETING – Tuesday, December 9, 2025 @ 7:00 P.M.

8. ADJOURNMENT

The agenda items listed may not be considered in sequence. This agenda is subject to change, at or before the meeting, to include the addition or deletion of items, including executive sessions. Persons requiring special accommodations to attend this meeting should contact the Town Office in writing 72 hours in advance of the meeting, stating their needs in order to have them addressed under the requirements of the American with Disabilities Act ADA.