

DRAFT: 11-18-2025

APPROVED:



TOWN OF MILLVILLE

Town Council Meeting Minutes 7:00 p.m.

November 18, 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:*** GMB Andrew Lyons, Town Solicitor Seth Thompson, Town Manager Eileen Scerra, Code & Building Officer Eric Evans, William Mumford Finance Administrator and Town Clerk Trish Marcules. ***Absent:*** None.

1. CALL MEETING TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

Mayor Ronald Belinko called the meeting to order at 7:00 p.m. with the **Pledge of Allegiance**.

Mr. Thompson, Town Solicitor, advised the public to save comments for the relevant public hearing to present at that time.

2. PUBLIC COMMENT – (A.k.a Citizen’s Privilege) – May be subject to 3-minute limit.

NOTE: Nine Zoom participants registered; 4 attended. (all info on file in folder)

Mark Wagner – IQ Fiber, Vice President for New Markets / Tim Maxey, Community Relations Manager - Mr. Wagner introduced himself and the company. They are a fiber optic broadband project in southern Delaware emphasizing minimal impact and high-speed connectivity. Mr. Wagner stated he would be more than happy to have community events to let residents know construction they are doing, etc. Mr. Wagner mentioned for those unaware, fiber optic broadband means speeds up to five gig, with a 100 gig capacity network. IQ Fiber is currently in several states now including Maryland and Delaware. They have a 4.8 out of 5 stars on Google, and 1,000 reviews in the industry. He mentioned their NPS Score is typically 80% which is top in the industry. NPS Score is how customers rate them. He mentioned they are customer focused, have their own call center, no contract pricing and no additional fees. Everything is included in the price. (Includes Wi-Fi, installation, and service calls) They also do seasonal where you can turn off, then back on.

Barbara Radvany – (Creekside Development) 15 Mooring Lane, Millville DE 19967 – Ms. Radvany stated she a member of the Board of Directors in the development and speaking for Creekside and community members who couldn’t be present. Ms. Radvany expressed concerns about the addition of 14 parking spaces at Beebe Medical at Doc’s Place, citing increased traffic and safety issues. Currently traffic is

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coming into the complex from Old Mill Road to Tributary and onto Doc's Place or vice versa. She asked if any studies were done involving traffic congestion prior to the planning and zoning approval. Residents are complaining about speeding cars through the complex. Safety concerns of residents walking pets, children, walking to the bus stop and riding bikes isn't safe. Other residents are complaining about increased noise due to the increased flow of traffic.

Ms. Radvany also expressed concerns with the recent demolition of the chicken coops on Club House Road. Residents are concerned with the cleanup that is needed, particularly the storm management. Everyone is concerned about possible carcinogens in the soil and where runoffs will go, Whites Creek, into wells of surrounding homes? Ms. Radvany questioned whether there is any oversight by the town on the development, and what the proposed number of homes and townhomes is. Ms. Radvany stated that these are all concerns of Creekside Development. Ms. Radvany asked that Council please take all this into consideration when they do approvals.

Wally Bartus – (Millville by the Sea) 35956 Huntington St, Millville DE 19967 – Mr. Bartus stated he is the committee chairman of the Transition Committee at Millville by the Sea. Mr. Bartus shared that a town meeting soon will be discussing connector roads from villages 5 and 6 and how that will connect them to Roxanna. Mr. Bartus mentioned the committee's main concern is while they are building the other villages, there will be a tremendous amount of traffic on existing MBTS roads which are owned and maintained by the residents. The committee met with Horton and Arden, the developers, and they came up with a viable plan to use the current entrance down by the mercantile building (3 story building on Roxanna), and they would put a construction road across the field into these areas. Mr. Bartus wanted to alert the town that the residents are in support of that. He wanted to make sure everyone was on the same page as he felt this was a valid way to move forward.

Charles Bagnell – (Sand Dollar Village) 30724 Mulberry St, Millville DE 19967 – Mr. Bagnell is the President of Sand Dollar Village HOA in Millville by the Sea community. Mr. Bagnell wanted to endorse the same issue as Wally regarding the construction roads with the developments of DR Horton. Mr. Bagnell mentioned that Summer Wind Village would also benefit from this. Their main goal is to reduce traffic on their streets.

Craig Radvany – (Creekside Development) 15 Mooring Lane, Millville DE 19967 – Mr. Radvany wanted to express a concern with Dukes Drive from Rt 26 going into Evans Park. He finds that it's not a pedestrian accessible park. He mentioned Dukes Drive is a very narrow roadway and asking the town to investigate extending the roadway to be a little wider, and adding sidewalks for people to use instead of using the grass which is difficult to walk in. He would like to see the town take a more aggressive approach to make it safer.

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Mr. Radvany also expressed concerns regarding the Creekside development. When they exit their development onto Old Mill Road, especially in summertime, traffic is backed up on Old Mill Road. This is due to the left-hand turn lane at the signal light on Rt 26 heading east toward beach. He would like to suggest having a traffic survey done to possibly alleviate the issue for the upcoming season.

Meghan Whaley – 31255 Rockwood Road, Millville DE 19967 (Attended via Zoom)

– Ms. Whaley supports the 10-foot rear setback proposed for the Huntsville property, (Schell properties) praising the developer’s communication and transparency throughout the process.

3. APPROVAL OF TOWN COUNCIL MEETING MINUTES

A. **October 14, 2025**

B. **October 14, 2025 – Executive Meeting**

Ms. Brienza approved the October 14th Town Council and Executive Meeting Minutes. Ms. Wisgirda second the motion. Motion carried unanimously 5-0.

4. TOWN REPORTS

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

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

C. **Finance Report – Will Mumford** - Reviewed and Entered

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

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

F. **Planning and Zoning Approved Meeting Minutes- 08-14-2025 and 10-09-2025**
– Reviewed and Entered

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 opened the Public Hearing at 7:27 p.m. He introduced the 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).

Mr. Zach Brown and Mr. Preston Schell, developer, represented MA Housing LLC. discussed the site plan submitted including amenities like a pool, clubhouse, and playground. Mr. Brown mentioned Tide Water Utilities would serve the project. Sussex County will be sewer and stormwater management through Sussex Conservation District. This development would be along Bishop Landing.

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Stormwater management would consist of three ponds, of which two will be wet. The developers addressed concerns about the tax ditch and landscaping, confirming that the tax ditch has been relocated and buffered.

Mr. Brown / Mr. Schell discussed the 10-foot setback that Meghan Waley discussed, and they wanted no confusion. Mr. Parent asked for confirmation that they don't want to change to 10-foot setback and to keep as is. Mr. Brown confirmed.

Mr. Lyons from GMB stated he reviewed the plan, and all approvals are in hand. Mayor Belinko opened the floor for written or public comments. Ms. Scerra received no written comments.

Mr. Wisgirda asked for clarification on the trees and being put in curb cuts and future expenses for HOA's. MA Housing LLC stated the trees would be behind the sidewalk. Ms. Brienza thanked the developer for not having the trees on the curb line or close to stop signs.

Ms. Brienza questioned dumpsters for the town homes and garbage pickup only for individual lots and duplexes and why garbage pickup isn't for the entire development. Mr. Brown responded that in the town homes, they don't have garages and there is nowhere to put the totes.

Mr. Parent inquired with the Town Solicitor if their approval is affected in any way if they don't know if property will be for rent or for sale. The Town Solicitor confirmed it would not affect approval whatsoever.

Mayor Belinko opened Public Comment.

Steven Hess – 31275 Rockwood Rd, Millville DE 19967 – Mr. Hess wanted to express that Preston Schell and his team's communication has been completely transparent and upfront, asking for feedback from the community. He expressed the approach to being refreshing and liked the way they conduct business. He wanted to let the town know and take this into consideration if any other development occurs in town with this developer who is nothing but a gentleman.

Peggy Oakley – 32085 Roxanna Rd, Clarksville DE – Ms. Oakley mentioned that she is in Clarksville, but property is between where the developing will begin and Bishops Landing. Her concern was people coming to her home asking about turn lanes, running water, sewer, etc. She was wondering why she was never notified. She said they just came to her two weeks ago.

**** NOTE:** Peggy stepped aside to allow Kim Rich to speak as she lost her thought and returned to speak after Kim with the below **

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Ms Oakley questioned start dates and mentioned that Mr. Schell was very accommodating and listened to her concerns about the ditch filling up with water and her property getting flooded. Preston Schell answered they currently do not have a start date because they haven't determined if it's a "for sale" project or "for rent" project. He thinks the possibility starting date could be March or April of 2026.

Kim Rich - 31259 Rockwood Road, Millville DE 19967 – Ms. Rich wanted to echo what her neighbor Steve Hess had stated working with Schell Brothers. Ms. Rich mentioned she learned a lot about tax ditches, tax court, getting signatures, how economically and ecologically preferred looks like and the ponds runoff. She is extremely happy with the developer and looking forward to a great building process going forward.

Public Comments via Zoom – None. Final call was made by Mayor Belinko.
Written Comments – None.

Mayor Belinko Closed the Public Hearing at 7:53 p.m.

- 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).**

Ms. Brienza made a motion to approve the final site plan submitted by Davis, Bowen & Friedel Inc. on behalf of MA Housing, LLC. Mr. Wisgirda second the motion. Mayor Belinko asked for a Roll Call.

Mr. Wisgirda – Yes

Mr. Parent – Yes

Ms. Sosnoski – Yes

Ms. Brienza – Yes

Mayor Belinko - Yes

Motion passed unanimously 5-0.

- 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 Route 26 and Doc's Place on Tax Map Parcels 134-12.00-281.01 and 134-12.00-281.00 and zoned C2.**

SYNOPSIS: Planning and Zoning reviewed the preliminary site plan on 10/9/2025.

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**** Note: Comment letter incorrectly had TMP#'s incorrectly labeled. A new comment letter from GMB will be given by Andrew Lyons with the correct parcel numbers indicated, these meeting minutes reflect the correct tax map parcel numbers ****

Rich Polk from Vista Design, representing Beebe Medical Center, outlined the plans for the addition of 14 new parking spaces at the Beebe Medical property which is adjacent to the Creekside Plaza commercial center. They are adding additional spaces to assist patrons in finding parking in the lot without having to circle multiple times looking for spaces. Mr. Polk pointed out there is no increase in building and no changes other than the parking lot. Mr. Polk expressed that 12 of the 14 spaces, the runoff will go to a closed drainage system that's within the neighborhood to the east. That closed system drains into pond nine in Creekside which is immediately behind the Creekside Plaza Center. That pond has a title outflow, so it doesn't go beyond pond nine into anything. It discharges into a title outflow. Two spaces do drain back toward Doc's Place, but it's only a 20x20 additional area. He felt there would be no issues as Creekside Plaza Center was repaved and expanded back in 2023 and drainage improvements were enacted.

Mayor Belinko discussed with Mr. Polk how many parking places for disabilities are available and the need for more and closer to the main building. Mr. Polk shared none of the new spaces would be for handicap/disability, but they have met the Americans with Disability Act in requirements for handicap parking for the Plaza Center. Mayor Belinko stated he was aware of the law, but the demographics used in the facility are different. Mr. Parent echoed Mayor Belinko's concerns. Mr. Parent stated the closest handicap spot is approximately 150 feet away or more from the front main entrance and would like to see one closer.

Town Solicitor, Mr. Thompson, mentioned when he sees an easement it generally is just a product of the plan being recorded, and other times there is somewhat like a maintenance agreement element to it. Mr. Thompson questioned if there is going to be an additional document that lays out maintenance responsibilities.

Mr. Polk responded that it's built into the current easement.

Andrew Lyons, GMB stated that all requirements are being met. Mr. Lyons wanted everyone to know that the plan is two parcels. Creekside Plaza is asking to increase parking. That parking will be increased on the Beebe Medical property, which is part of the easement requirements for the shared parking.

Mr. Wisgirda made a motion to approve the final site plan for Beebe Parking Lot on the 14 additional spaces, with the consideration by the applicant, to look at the spots along the front of the building for handicap. Ms. Sosnoski

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second the motion. Motion passed unanimously 5-0. Mayor Belinko asked for a roll call.

Mr. Wisgirda – Yes

Mr. Parent – Yes

Ms. Sosnoski – Yes

Ms. Brienza – Yes

Mayor Belinko - Yes

C. Discuss, consider and possible vote on potential annexation into Municipal limits which would amend Comprehensive Plan to include zoning map for future annexation.

Mayor Belinko reminded everyone they are not voting on this item. The Town Solicitor, Mr. Thompson, stated for property to be eligible for annexation, it needs to be within the expansion area the future land use map in the Comprehensive Plan for the town. Mr. Thompson mentioned the request is to have feedback to amend that future land use map that would then permit the annexation process to go forward.

David Hutt from Morris James Law Firm represented Christopher Companies requesting feedback on the possibility of annexation and zoning changes. The property in question is 94.7 acres. (6 parcels) The property is located south of Burton Farm Road

The council discussed the benefits of annexation, including control over zoning and development, and the potential costs involved. The council agreed to consider a resolution to amend the future land use map to include the property for annexation.

Mr. Thompson stated if Council moves forward, the town will have to make the application to the Office of State Planning to amend the future land use map to include the proposed area so it's eligible for annexation. Mr. Thompson also mentioned that the town's full Comprehensive Plan will come up soon.

Mayor Belinko mentioned there is no voting, and this is just informational. Mr. Lyons mentioned that the existing Comprehensive Plan was dated in 2019, so the town has 3-4 years to get that approved again.

Ms. Sosnoski questioned upon going forward if this would cost the town any money. Mr. Thompson answered yes, it would be engineering time, legal time, application fees, etc. Mr. Thompson suggested if the council is interested that they set up some sort of resolution that outlines parameters. The applicant would then have opportunity to weigh in and formally adopt a process to move forward. Then, OSPC would wish to see a more formal vote from council directing someone to amend.

Council discussed bringing resolution to next meeting to amend the map, along with fee schedule.

- D. Discuss, consider and possible vote on request for extension approvals on Hudson's Reserve submitted by Christopher at Millville LLC located at 33887 Peppers Corner Road, Tax Map Parcel# 134-15.00-115.00 and zoned MPC.**

Carmen Marinelli from Christopher Companies requested an extension of approvals for Hudson's Reserve due to delays in off-site improvements and regulatory processes.

The council discussed the need for extensions and the importance of ensuring that developments meet the town's standards and regulations. The extension would be for two years.

Ms. Brienza made a motion to approve a two-year extension on Hudson's Reserve at tax map parcel #134-15.00-115.00. Ms. Sosnoski second the motion. Motion passed unanimously 5-0.

- E. Discuss, consider, and possible vote on proposed Resolution 26-13 to promote and appoint a full-time Parks and Recreation Coordinator.**

Ms. Scerra expressed happiness in promoting Julie Bradford, who started as a receptionist in June for the full-time position at Evans Park. Mayor Belinko and Ms. Scerra discussed Julie's qualifications and her anticipated start date of February 2, 2026.

Ms. Brienza made a motion to promote and appoint a full-time Parks and Recreation Coordinator. Ms. Sosnoski second the motion. Motion passed unanimously 5-0.

- F. Discuss, consider, and possible vote on AED Service agreement.**

Ms. Scerra introduced the AED service agreement highlighting the need for new and upgraded units. The one current AED unit is at end of life and will cost approximately \$1,900. The units last about 10 years. The service fees for each unit are roughly \$400 per year, per unit totaling \$4,500 including monthly service/inspections for the first year.

Mayor Belinko and Ms. Sosnoski emphasize the importance of having working AED units. Ms. Sosnoski also requested the town to check into having residents and even staff trained how to use the AED's. Ms. Brienza also agreed.

Ms. Sosnoski made a motion to approve the new AED Service agreement. Ms. Brienza second the motion. Motion passed unanimously 5-0.

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G. Discuss, consider and possible vote on Pickleball border.

Mr. Evans discussed the need for a border around the pickleball court, estimating the cost to be \$80,000-\$90,000. The border will be using landscape tiles and will require a concrete base and backfill with soil.

The council discussed the timing of the project, with Mr. Evans suggesting it be included in the next fiscal year's budget.

Ms. Brienza made a motion to move forward with bidding and authorize the Town Manager to amend the budget. Mr. Parent second the motion. Motion passed unanimously 5-0.

6. MAYOR AND TOWN COUNCIL COMMENTS

Ms. Sosnoski thanked Council, staff, and volunteers for the recent Food Bank Mobile Drive held at Evans Park and Mayor Belinko thanked Ms. Sosnoski for organizing the event.

Mayor Belinko announced the formation of a Finance Committee and an Economic Development Committee to involve residents in the government process. They will be proposing this to the Council in upcoming meeting soon.

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

8. ADJOURNMENT

Ms. Brienza wished everyone a Happy Thanksgiving.

Ms. Brienza made a motion to adjourn the meeting, Ms. Sosnoski second the motion. Motion carried unanimously 5-0.

Mayor Belinko closed the meeting at 8:53 P.M.

Respectfully submitted,

Trish Marcules
Town Clerk