

DRAFT: 04-09-2025

APPROVED:



**TOWN OF MILLVILLE
ANNEXATION COMMITTEE MEETING MINUTES
APRIL 9, 2025 @ 10:00 a.m.**

Committee Present: Mayor Ron Belinko, Deputy Mayor Sharon Brienza, Planning and Zoning Commissioner Member Pat Plocek. **Town Employees Present:** Town Manager, Eileen Scerra, Facilities and Building Administrator James Simpson, and Administrator to Town Manager Trish Marcules. **Absent:** Town Clerk Wendy Mardini, and Facilities and Building Supervisor Eric Evans.

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

Mayor Ron Belinko called the meeting to order at 10:00 a.m.

2. Citizens Privilege – None. Zero online citizens attended via Zoom.

3. Approval of Annexation Meeting Minutes

A. March 19, 2025

Pat Plocek made a motion to accept the March 19 meeting minutes, Sharon Brienza second the motion. Vote 3-0.

4. New Business

A. Discuss annexation petition received by Club House Crossing LLC to begin investigating the possibility of annexing the following Tax Map Parcels into the Town of Millville.

Synopsis: The application was received by the Town on February 7, 2025. The proposed properties are located at 36587 and 36610 Club House Road, Tax Map Parcel# 134-12.00-138.01 and 134-12.00-151.00. The Town Council forwarded it to the Annexation Committee during the Town Council meeting February 25, 2025. The applicant wasn't present at the March 19th meeting. The meeting proceeded and concluded with Mr. Simpson reaching out to the Town Solicitor with questions raised and a preliminary draft to be started.

Mayor Belinko introduced the annexation petition received by Club House Crossing LLC. Ray Blakney introduced himself and his colleague Will Kernodle from Click Co Engineering, 53 Atlantic Avenue. The parcel in question, the prospective owners want to annex into Millville. Mr. Blakney also mentioned the need to annex parcel

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138.01 (Barnett) which is adjacent to the town line. The proposed development includes 35 single-family dwellings and the removal of existing chicken houses.

Mayor Belinko mentioned that the commission had questions about soil testing for potential contamination. James Simpson discussed his communication with the Town Solicitor regarding annexation across roads and soil testing. Soil tests would be done during the development process, and it is possible to annex across roads.

Ms. Brienza thinks it would be better to do testing before developing begins. Ray Blakney agreed and will pass information onto his client.

Ms. Brienza stated that the Town Solicitor also suggested that copies of all environmental reports be given to the town during the process. She would like to make sure this is done. Mr. Blakney acknowledged the request.

Mayor Belinko asked Mr. Blakney if residents surrounding the parcel have been notified. Mr. Blakney confirmed all residents were notified.

Mr. Plocek questioned the other parcel being added into the annex, if that will be developed as well. Mr. Blakney said at this time they are not planning to develop and made an agreement with developer to have a few upgrades to their homes done.

Mayor Belinko outlined the next steps, including sending the proposal onto Planning and Zoning commission. Mr. Simpson asked for a copy of the plans to be reviewed by the engineer. Ray Blakney confirmed that Town Council will need to sign off on the plans before recording.

Mr. Plocek made a motion to send the annexation petition received by Club House Crossing LLC to begin investigating the possibility of annexing the following Tax Parcels into the Town of Millville (134-12.00-138.01 and 134-12.00-151.00) to move onto Planning and Zoning. Ms. Brienza second the motion. Vote 3-0.

5. Announcement of Next Meeting - TBD

A meeting date will be scheduled after the next Planning and Zoning meeting.

6. Adjournment – Ms. Brienza made a motion to adjourn the meeting, Mr. Plocek seconded the motion. Vote 3-0. Meeting adjourned at 10:14 a.m.

Respectfully submitted,
Trish Marcules
Administrator to the Town Manager