



TOWN OF MILLVILLE
Town Council Meeting Minutes
January 28, 2025 @ 7:00 pm

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**. ***Present:*** Mayor Ronald Belinko, Deputy Mayor Sharon Brienza, Secretary Deborah Sosnoski, Treasurer Joseph Parent, Council Member Robert Wisgirda, Town Manager Eileen Scerra, Finance William Mumford, Code & Building Officer Eric Evans, and Town Clerk Wendy Mardini; ***Absent:*** None

2. **Citizens' Privilege** - None

3. **New Business**

- A. **Public Hearing Notice – Secretary Deborah Sosnoski:** Notice of the following public hearing was posted on the Town’s website and printed in the Coastal Point on January 10, 2025. Discuss the proposed Ordinance 25-04 to amend the Town of Millville Code Chapter 155, entitled “Zoning” at section 155-46 regarding signage in commercial districts.

Mayor Belinko opened the Public Hearing discussion at 7:01 p.m. He introduced Ordinance 25-04. Eric Evans explained the ordinance and proposed sign size of 28 square feet and its implications for uniformity among businesses. Andrew Lyons confirmed he reviewed the ordinance. Seth Thompson clarified that 28 square feet is a maximum, not a minimum, and benefits small storefronts. Mayor Belinko emphasizes the goal of providing flexibility for smaller businesses with larger signs. Mr. Evans illustrated potential issues with multiple large signs on small buildings. Mr. Lyons provides calculations to clarify the impact of the 5% rule on different building sizes.

Public Comment – **Steven Norman, Owner of Creekside Plaza.** Mr. Norman suggested increasing the sign size to 32 or 40 square feet for uniformity and cost efficiency.

Mayor Belinko – Closed Public Hearing at 7:18 p.m.

B. Consider and possible vote on Ordinance 25-04.

A motion was made by Ms. Brienza to approve Ordinance 25-04 to amend the Town of Millville Code Chapter 155, entitled “Zoning” at section 155-46 based on recommendations by Mr. Evans and Mr. Lyons. Ms. Sosnoski seconded the motion. Motion carried 5-0.

C. Public Hearing Notice – Secretary Deborah Sosnoski: Notice of the following public hearing was posted on the Town’s website and printed in the Coastal Point on January 10, 2025. Discuss the proposed Ordinance 25-05 to amend the Town of Millville Code Chapter 125, entitled “Subdivision of Land”, regarding trees.

Mayor Belinko opened the Public Hearing discussion at 7:18 p.m. Eric Evans raised concerns about the proposed tree ordinance, identifying loopholes in the definition of open space. Andrew Lyons and Seth Thompson discussed the need for a clear definition of open space to ensure proper enforcement. Joe Parent expresses disappointment with the last-minute changes and suggests tabling the ordinance for further review. Seth Thompson agrees to table the ordinance to gather more information and avoid potential issues. Seth also stated discussion is more clarification as to what open space acre means so doesn’t prompt a new public hearing. So, when ready, it can be on next meeting agenda.

Public Coment / Written Communication - None

Mayor Belinko – Closed Public Hearing at 7:30 p.m.

D. Consider and possible vote on proposed Ordinance 25-05.

A motion was made by Sharon Brienza to table Ordinance 25-05 and Bob Wisgirda seconded the motion. Motion carried 5-0 to table.

E. Public Hearing Notice – Secretary Deborah Sosnoski: Notice of the following public hearing was posted on the Town’s website and printed in the Coastal Point on January 10, 2025. Discuss Resolution 25-17 to accept annex certain territory contiguous to the limits of the Town of Millville owned by Foxlane Homes at Whites Neck, LLC, tax map and parcel Nos. 134-12.00-16.00, 134-12.00-1501.00, 134-12.00-1502.00, 134-12.00-1503.00, 134-12.00-1504.00, 134-12.00-1505.00, 134-12.00-1506.00, 134-12.00-1507.00, 134-12.00-1508.00, 134-12.00-1509.00, 134-12.00-1511.00, 134-12.00-1512.00, 134-12.00-1513.00, 134-12.00-1514.00, and 134-12.00-1515.00 located on Whites Neck Road in the Town of Millville; and proposed Ordinance 25-06 to amend the official zoning map of the Town of Millville for certain parcels of land known as tax parcel nos. 134-12.00-16.00, 134-12.00-1501.00, 134-12.00-1502.00, 134-12.00-1503.00, 134-12.00-1504.00, 134-12.00-1505.00, 134-12.00-1506.00, 134-12.00-1507.00, 134-12.00-1508.00,

134-12.00-1509.00, 134-12.00-1511.00, 134-12.00-1512.00, 134-12.00-1513.00, 134-12.00-1514.00, and 134-12.00-1515.00.

Mayor Belinko opened the Public Hearing discussion at 7:30 p.m. Eric Evans explained the purpose of the annexation, which involves cleaning up property lines and bringing parcels into the town under residential zoning. Andrew Lyons provided background on subdivision, noting it was originally approved under county regulations. Ms. Brienza noted these parcels are not full parcels. They were partial parcels with backyards in most of the properties. Mr. Lyons noted two were full parcels. Ms. Brienza and Mr. Lyons discussed the total acres involved was less than 2.5 acres in total. Seth Thompson clarified the difference between resolution and the ordinance, emphasizing the need for a two-thirds vote for the resolution. Mr. Thompson said you would wait 30 days to see if 10% of residents petition for referendum.

Public Coment / Written Communication - None

Mayor Belinko – Closed Public Hearing at 7:37 p.m.

- F. Discuss, consider, and possible vote on Resolution 25-17 to accept annex certain territory contiguous to the limits of the Town of Millville owned by Foxlane Homes at Whites Neck, LLC, tax map and parcel nos. 134-12.00-16.00, 134-12.00-1501.00, 134-12.00-1502.00, 134-12.00-1503.00, 134-12.00-1504.00, 134-12.00-1505.00, 134-12.00-1506.00, 134-12.00-1507.00, 134-12.00-1508.00, 134-12.00-1509.00, 134-12.00-1511.00, 134-12.00-1512.00, 134-12.00-1513.00, 134-12.00-1514.00, and 134-12.00-1515.00.**

A motion was made by Sharon Brienza on Resolution 25-17 to accept annex certain territory contiguous to the limits of the Town of Millville owned by Foxlane Homes at Whites Neck LLC on the tax parcels listed above. Bob Wisgirda seconded the motion. Motion carried 5-0.

- G. Discuss, consider, and possible vote on proposed Ordinance 25-06 to amend the official zoning map of the Town of Millville for certain parcels of land known as tax parcel nos. 134-12.00-16.00, 134-12.00-1501.00, 134-12.00-1502.00, 134-12.00-1503.00, 134-12.00-1504.00, 134-12.00-1505.00, 134-12.00-1506.00, 134-12.00-1507.00, 134-12.00-1508.00, 134-12.00-1509.00, 134-12.00-1511.00, 134-12.00-1512.00, 134-12.00-1513.00, 134-12.00-1514.00, and 134-12.00-1515.00.**

A motion was made by Sharon Brienza on Ordinance 25-06 to amend the official zoning map of the Town of Millville for certain parcels of land on the parcel numbers listed above. Bob Wisgirda seconded the motion. Motion carried 5-0.

- H. **Discuss, consider, and possible vote on Gander Car Wash Final Review submitted by Rauch Engineering on behalf of 35528 Atlantic Ave. LLC, for a proposed car wash and parking lot. The site is located at 35528 Atlantic Ave. on tax map 134-12.00-404.00 and 134-12.00-405.00 and zoned C-1.**

Casey Raul from Casey Raul Incorporated, 106 North Harrison St in eastern Maryland presented the final review of the car wash plan, detailing the changes and approvals required. The main change is a mirror image of the car wash to accommodate the required DelDOT improvements without needing outside easements. The stormwater management plan was adjusted to meet the requirements, resulting in a loss of four parking spaces, which will be designated for employees. The council discussed the tax ditch reduction and the right turn only entrance for safety reasons.

A motion was made by Ms. Brienza to approve the Gander Car Wash Final Review. Mr. Wisgirda seconded the motion. Motion carried 5-0.

- I. **Announcement of next meetings** – February 11, 2025, at 7:00 p.m.
- J. **Adjournment** – Meeting was adjourned at 7:46 P.M.

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

Respectfully submitted,
Trish Marcules
Administrator to the Town Manager