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July 3, 2025

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Eileen Scerra
Town Manager

Re: Microtel #59063
Preliminary Plan Review
Millville, Delaware
GMB File No. R220107.00

Dear Mrs. Scerra:

We have completed our review of the Microtel #59063 Preliminary Subdivision and Site Plan submittal received on June 16, 2025, for the proposed Hotel. The site is located on Tax Map Parcel 134-12.00-158.00 and zoned C-1. The submission was reviewed per Town of Millville Code Sections 125 and 155 and generally accepted engineering principles. The plan calls for the existing parcel to be subdivided into two lots with one for the proposed hotel and one for the previous approved restaurant and the site plans for both lots. The hotel concept plan and site investigation report were submitted to the Town prior to Ordinance No. 22-03 so this plan and application is being reviewed as a permitted use in the C-1 district. Specific comments were made regarding individual components of the submittal and are discussed below.

General

1. The proposed development is in line with the 2019 Comprehensive Plan future land use for the above referenced parcel.
2. The proposed Microtel #59063 Site has one planned entrance off of Atlantic Avenue RT 26.
3. Per Town Code Section 125-12, Subsection A, Item 4; Please update the pervious submitted Site Investigation report with the new site information.

Permits Required for Proposed Site Work

The Developer should forward the following permits/approvals to the Town of Millville and George, Miles & Buhr, LLC as the project progresses.

1. State of Delaware Department of Public Health Office of Drinking Water – Water system permit has yet to be submitted.

2. Sussex County Conservation District – Storm water management and erosion control permit and/or letter of exemption has yet to be submitted.
3. Sussex County Engineering Department – Sewer Service has yet be approved.
4. Tidewater Utilities – Water Service has yet to be approved.
5. Office of State Fire Marshal – Site Plan
6. DelDOT – LONC or Entrance Permit .
7. Any other permits/approvals necessary to develop the project.

If you have any questions, please contact me at 302.628.1421. Thank you.

Sincerely,



Andrew J. Lyons, Jr., P.E.
Project Director

AJL/

