

Morris James LLP

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November 10, 2025

VIA: FEDEX & EMAIL TO: EScerra@mvtown.com

Mayor Ronald Belinko
Deputy Mayor Sharon L. Brienza
Joseph Parent
Robert Wisgirda
Deborah Sosnoski
c/o Eileen Scerra, Town Manager
36404 Club House Road
Millville, DE 19967

RE: Millville's Comprehensive Plan – Future Land Use & Annexations
Sussex County Tax Parcel Nos. 134-15.00-15.01, 15.02, 17.12, 17.16, 17.17 &
17.18 (94.7± acres)

Dear Mayor and Town Council:

I represent The Christopher Companies, the contract purchaser of the above-referenced six tax parcels (the “Property”) owned by the Huggins and Cooper families situated just south of Burton Farm Road and immediately adjacent to the western boundary of Millville by the Sea – West Village. The Christopher Companies’ goal is to develop the Property with a mixture of housing types, similar to the other communities in the Town with the RPC-Residential Planned Community and MPC-Master Planned Community zoning classifications – such as Bishop’s Landing and the adjacent Millville by the Sea. For your ready reference, enclosed is an aerial map showing the Property outlined in yellow.

Please accept this letter as a request to be placed on the next available Agenda of Town Council to discuss the potential annexation of the Property into the municipal limits of the Town. This letter is being sent prior to the filing of an Annexation Petition to gauge the Town’s interest in amending its Comprehensive Plan to include the Property as an “Annexation Area” on Map 6 entitled “Future Land Use & Annexations.”

Chapter 11 is the “Land Use” chapter in the Town’s Comprehensive Plan. Within Chapter 11, the Town describes its position on “Annexations” and specifically states that “[t]he Town has a strong interest in the development of adjacent areas, and with new development comes effects on the Town’s cultural, economic, and physical environments.” The Comprehensive Plan goes on

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to describe various land use planning tools and guides. The first land planning tool discussed is the 2015 Delaware Strategies for State Policies and Spending which show most of the Town as being within Levels 2 and 3 on the state strategy maps with Level 2 being described as “the most active portions of Delaware’s developed landscape.”

The Office of State Planning Coordination updated the Delaware Strategies for State Policies and Spending in 2020 and by the end of the year is likely to have adopted the 2025 Delaware Strategies for State Policies and Spending. In both the adopted 2020 Delaware Strategies and the draft 2025 Delaware Strategies, the Property is shown as being in Levels 2 and 3 like the majority the Town, with the amount of Level 2 area increasing in each version. The increasing amount of Level 2 area within and adjacent to the Town demonstrates that the State of Delaware believes that this area is an appropriate area for growth. Similarly, the Sussex County Comprehensive Plan identifies the Property as being within the Coastal Area, one of the County’s “Growth Areas” on its Future Land Use Map.

These land planning guides all point to the Property being a logical expansion of the Town’s western boundary. Of course, annexation of land immediately adjacent to the Town’s municipal limits also provides the following key benefits: (1) placing the Town in control of the zoning and use of the land, and (2) creating additional sources of permitting and tax revenue.

My client and I look forward to working with the Town, its Planning Commission, professionals, staff and the residents of the Town throughout this annexation process.

Very Truly Yours,

MORRIS JAMES LLP



David C. Hutt, Esquire

Enclosure

Cc: The Christopher Companies
Seth L. Thompson, Esq. (via email)

