



TO: Mayor and Town Council
FROM: Eileen Scerra, Town Manager
DATE: November 12, 2025
SUBJECT: Extension on Hudson's Reserve approved Final Subdivision Site Plan

The Town has received a request from Hudson's Reserve, which is a Master Planned Community to be developed by Christopher at Millville, LLC, for an extension of their approved Final Subdivision Site Plan.

The Final Subdivision approval, originally granted on December 14, 2021, is set to **sunset on December 14, 2025**, in accordance with the Town's Subdivision Regulations. The applicant has requested another two-year extension as per their letter to allow additional time to complete off-site improvements to provide utilities at the site.

According to Town Code at Chapter 125 Subdivision of Land at § 125-8 Sunsetting of subdivision approval, states the following:

A. Any subdivision approval granted by the Town Council subsequent to the effective date of this section shall be rendered null and void if substantial construction is not commenced thereon within two years of the date of approval and recording of the final plat.

[Amended 12-14-2010 by Ord. No. 11-03]

B. Any subdivision approval granted by the Town Council prior to the effective date of this section shall be rendered null and void if substantial construction is not commenced thereon within three years of the effective date of this section. Town Council, at its discretion, may approve an additional extension of approval should the applicant demonstrate unusual difficulty or circumstances beyond the applicant's control.

C. For the purposes of this section, the term "substantial construction" shall mean that the right-of-way has been cleared, the roadway has been rough graded, the drainage system and the stormwater management facilities have been rough graded, and erosion and sediment control measures are in place and being actively maintained, or construction in accordance with an approved construction sequence for the project.