



**TOWN OF MILLVILLE  
Town Council Meeting Minutes  
March 25, 2025**

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

Mayor Belinko made clarification that there would be no voting on the budget. This is an opportunity for public input.

Seth Thompson explained that citizens privileges are for unrelated topics, not items to be discussed in public hearings for that evening.

2. **Citizens Privilege** - None

3. **New Business**

**Public Hearing Notice – Secretary Debbie Sosnoski: Notice of the following public hearing was posted on the Town’s website and printed in the Coastal Point on March 7, 2025. Discuss final subdivision site plan submitted by Land Tech Land Planning, LLC on behalf of ASF Millville By the Sea Village 3, for a 118-unit village (67 single family lots and 51 townhomes) located on Substation Road, Tax Map Parcel 134-16.00-19.01, zoned Master Planned Community (MPC).**

***Mayor Belinko opened the Public Hearing discussion at 7:02 pm. He introduced the final subdivision site plan. Sharon Brienza, Bob Wisgirda, and Debbie Sosnoski recused themselves from the public hearing discussion.***

Jeff Clark from Land Tech represented the team presenting the final site plan for Village 3 consisting of 118-unit village (67 single family and 51 townhomes).

APPROVED: 04-08-25

Mr. Clark detailed the location and boundaries of Village 3, including its connection to other communities. The site plan includes 118 homes: 67 single-family detached and 51 townhomes. The village is connected to a community trail, a fishing pond, and shared amenities with Village 4. Mr. Clark highlighted the emergency and owner visitor access streets and the development performance standards met by the village. He explained parking requirements and the gross and net densities of the village. All items identified as site plan issues previously have been addressed on this plan submitted.

Andrew Lyons from GMB reviewed the plan, confirming it meets the comprehensive plan and interconnectivity requirements.

Mr. Parent asks about the width of curb strips (grass strips) and the use of root barriers for street trees.

Mayor Belinko and Mr. Lyons discuss the required buffers between Village 3 and neighboring communities.

Public Comment - None

- A. **Discuss, consider, and possible vote on a final subdivision site plan submitted by Land Tech Land Planning, LLC on behalf of ASF Millville By the Sea Village 3, for a 118-unit village (67 single family lots and 51 townhomes) located on Substation Road, Tax Map Parcel 134-16.00-19.01, zoned Master Planned Community (MPC).**

***Mr. Parent made a motion to approve the final site plan for Village 3 in Millville By the Sea. Mayor Belinko second the motion. Vote 2-0-3.***

***Mayor Belinko closed the public hearing at 7:13 pm.***

**Public Hearing Notice – Secretary Debbie Sosnoski: Notice of the following public hearing was posted on the Town’s website and printed in the Coastal Point on March 14, 2025. The Council first reviewed and discussed Draft Fiscal Year 2026 Budget on March 11, 2025. This second review is to include Public Hearing as part of the budget process.**

***Mayor Belinko opened the Public Hearing discussion at 7:15 pm explaining the process and the updates made. He mentioned there is no vote on the budget tonight.***

William Mumford provided details on the budget updates, including payroll expenses and health insurance.

APPROVED: 04-08-25

Public Comment – **Dave Holmes** – 33701 Tudor Place, Millville DE 19967. Mr. Holmes expressed concerns about the accuracy of revenue projections in the budget. He feels the Town does great on the expense side. Mr. Holmes argued that the budget's revenue projections are too conservative and need to be adjusted. He suggests using actual and projected figures to better estimate revenues. (Mr. Holmes submitted handouts to Council for key financial highlights)

Mr. Mumford clarified that the property tax figures are based on January 2025 assessments, not the reassessed values.

Mayor Belinko reiterates that the county's final reassessment and tax rate will be determined in August.

***Mayor Belinko thanked everyone for their input and closed the public hearing at 7:25 p.m.***

4. **Announcement of next meeting** – Tuesday, April 8, 2025, at 7:00 P.M.
5. **Adjournment** – Meeting was adjourned at 7:30 P.M.

***Ms. Brienza made a motion to adjourn the meeting, Mr. Wisgirda second the motion. Vote 5-0.***

Respectfully submitted,  
Trish Marcules  
Administrator to the Town Manager