



TOWN OF MILLVILLE - AGENDA
Town Council Executive Session Meeting at 6:00 PM
Regular Meeting Convenes at 7:00 PM
Tuesday, February 10, 2026

Zoom link - Audio Only - Register in advance.

<https://zoom.us/meeting/register/Dfk5isdfT9eXj2Kas03mqg>

After registering, you will receive a confirmation email containing information about joining the meeting.

The Town of Millville strives to make our public meetings available through Zoom. While the Town is committed to continuing this access, technological problems that prevent or limit access do not affect the validity of these meetings and any action taken during the meeting.

- 1. CALL MEETING TO ORDER/PLEDGE OF ALLEGIANCE/ ROLL CALL**
- 2. MOTION TO ENTER EXECUTIVE SESSION**
 - A. Discussion of personnel matters in which the names, competency, qualifications, and abilities of individual employees will be discussed.**
 - B. Preliminary discussions on site acquisitions for any publicly funded capital improvements, or sales or leases of real property.**
- 3. MOTION TO CLOSE EXECUTIVE SESSION**
- 4. PUBLIC COMMENT – (A.K.A. Citizens Privilege) – *May be subject to 3-minute limit.***
- 5. PRESENTATION**
 - A. Introduction to PFM Services- Garnett Moore & Jamie Schlesinger**
- 6. APPROVAL OF TOWN COUNCIL MEETING MINUTES**
 - A. January 13, 2026**
 - B. January 27, 2026**

7. TOWN REPORTS

- A. Town Manager – Eileen Scerra
- B. Code & Building Department – Eric Evans
- C. Finance – William Mumford
- D. MVFC
- E. DSP
- F. ADHOC Meeting Minutes – 09-23-2025

8. NEW BUSINESS

Public Hearing Notice # 1 – Secretary: Notice of the following public hearing was posted on the Town's website and printed in the Coastal Point on January 23, 2026.

Mayor Belinko opens Public Hearing – State Time

Written and Oral Comments – Town Manager, Ms. Scerra

SYNOPSIS: 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 Blue Heron Cove (Formerly known as West Village D), for a 160-unit village (19 single family and 141 townhouses) located on Burton Farm Rd, Tax Map Parcel # 134-15.00-18.00, zoned Master Planned Community. (MPC)

- Applicant presentation
- Engineer Comments, Mr. Lyons
- Town Council Questions and Discussion
- Public Comments

Mayor Belinko – Close Public Hearing – State Time

Public Hearing Notice # 2 – Secretary: Notice of the following public hearing was posted on the Town's website and printed in the Coastal Point on January 23, 2026.

Mayor Belinko opens Public Hearing – State Time

Written and Oral Comments – Town Manager, Ms. Scerra

SYNOPSIS: 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 Turtle Cove (West Village C-2), for a 118-unit village consisting of 118 townhouses located on Powell Farm Rd and Burton Farm Rd, Tax Map Parcel# 134-15.00-19.00, zoned Master Planned Community (MPC).

- Applicant Presentation
- Engineer Comments, Mr. Lyons
- Town Council Questions and Discussion
- Public Comments

Mayor Belinko – Close Public Hearing – State Time

- 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 Blue Heron Cove (Formerly known as West Village D), for a 160-unit village (19 single family and 141 townhouses) located on Burton Farm Rd, Tax Map Parcel # 134-15.00-18.00, zoned Master Planned Community. (MPC)

SYNOPSIS: Application was received from ASF MBTS, LLC – Rod Hart on May 18, 2023. Final Site plan was given November 19, 2025, and reviewed by GMB on December 16, 2025.

- B. 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 Turtle Cove (West Village c-2), for a 118-unit village consisting of 118 townhouses located on Powell Farm Rd and Burton Farm Rd, Tax Map Parcel# 134-15.00-19.00, zoned Master Planned Community (MPC).

SYNOPSIS: Application was received from ASF MBTS, LLC – Rod Hart on December 11, 2024. Review was completed by GMB on January 30, 2026.

- C. Discuss and possible vote on Executive Session Items.
- D. Discuss, consider, and possible vote on proposed Resolution 26-18 to hire a full-time Administrative Assistant, otherwise known as Receptionist.
- E. Appoint Board of Election and Election Officers – Mayor Belinko

Board of Election – Pat Guilday, Debbie Myers and Lori Jones
Election Officers – Valerie Edwards, Bruce Edwards, Linda Kent, Diane Meyer, and Mike Vogel.

- F. Swearing in of Board of Election and Election Officers – Town Clerk – Trish Marcules
- G. Discuss and possible vote on Conditional Use application for Millville Residential LLC, for proposed twenty-three lot residential community with single family attached homes consisting of 17 townhomes and 6 duplexes.

This property is on Tax Map Parcel 134-12.00-396.00 on a 186,784 square footage lot with 4.28 acres, zoned Residential Planned Community. The site is located off Dukes Drive just north of Evans Park.

Synopsis: The conditional use application was brought to Planning and Zoning on 11-12-2025. Motion was passed 3-2 to move application to Town Council. (P. Plocek & T. Roe denied motion) The application was brought to Town Council meeting on 1-27-2026 and voted unanimously to table the application until the 2-10-2026 meeting.

H. Discussion and possible vote on awarding Bid #26-01 – Evans Park Pickleball Court Hardscape – Eric Evans

SYNOPSIS: Bid 26-01 Evans Park Pickleball Court Hardscape bid was posted in Coastal Point on January 2 and January 9th. The closing date was held Friday, January 30th, 2026 @ 2:00 p.m. with opening of the bids.

- I. Discuss and possible approval of a proposed amendment to Personnel Policy under Emergency Closing Conditions.
- J. Review, discuss, and possible vote on the Proposed new Facility Packet.
- K. Review, discuss, and possible vote on proposed Resolution 26-12 to Amend the Fee Schedule for Fiscal Year 2026, as amended, regarding Facility Use Reservation Fees.

9. MAYOR AND TOWN COUNCIL COMMENTS

10. ANNOUNCEMENT OF NEXT MEETING – Tuesday, February 24, 2026 @ 7:00 P.M.

11. ADJOURNMENT

The agenda items listed may not be considered in sequence. This agenda is subject to change, at or before the meeting, to include the addition or deletion of items, including executive sessions. Persons requiring special accommodations to attend this meeting should contact the Town Office in writing 72 hours in advance of the meeting, stating their needs in order to have them addressed under the requirements of the American with Disabilities Act ADA.