

DRAFT: 04-15-2026

APPROVED:



TOWN OF MILLVILLE – MEETING MINUTES
Regular Meeting at 7:00 P.M.
April 14, 2026

Council Present: Mayor Ronald Belinko, Deputy Mayor Sharon Brienza, Secretary Deborah Sosnoski, Treasurer Joseph Parent, Council Member/Co-Treasurer Robert Wisgirda. **Town/Trade Employees Present:** Town Solicitor Seth Thompson, Town Manager Eileen Scerra, GMB Engineer Andrew Lyons, Finance Administrator William Mumford, and Town Clerk Trish Marcules. **Absent:** Code & Building Officer Eric Evans.

1. CALL MEETING TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

Mayor Belinko called the meeting to order at 7:00 p.m. with the **Pledge of Allegiance**.

2. APPROVAL OF TOWN COUNCIL MEETING MINUTES

- A. March 24, 2026
- B. March 24, 2026 – Executive Session

Ms. Brienza made a motion to accept the corrected meeting minutes for March 24 regular and the meeting minutes for the executive session. Mr. Wisgirda second the motion. Motion carried unanimously 5-0.

3. PUBLIC COMMENT – (A.k.a Citizen’s Privilege) – May be subject to 3-minute limit.

No Zoom Comments. (3 pre-registered participants; two arriving 7:00pm.)
No Public Comments.

4. TOWN REPORTS

- A. **Town Manager – Eileen Scerra** – Reviewed and Entered
- B. **Code & Building – Eric Evans** – Reviewed and Entered
- C. **Finance – William Mumford** – Reviewed and Entered
- D. **MVFC** – Reviewed and Entered
- E. **DSP** – Reviewed and Entered
- F. **Parks and Recreation** – Reviewed and Entered

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5. OLD BUSINESS

Public Hearing Notice – Secretary: Notice of the following public hearing was posted on the Town’s website and printed in Coastal Point on April 3, 2026.

Mayor Belinko Opens Public Hearing – 7:09 PM

SYNOPSIS: The Council first reviewed and discussed Draft Fiscal Year 2027 Budget on March 24, 2026. This second review is to include Public Hearing as part of the budget process.

Written and oral comments – Town Manager – No written or oral comments received.

Finance Administrator, William Mumford – Mr. Mumford shared items new for the 27FY budget; the mill rate which was lowered January 13th and going forward, Roxanna also will be added to ambulance fees. Mr. Mumford shared a draft copy of the FY27 budget on overhead explaining each page and totals.

Town Council questions and discussion - Mr. Parent questioned what the anticipated purchase is that brought 390% increase in software. Mr. Mumford stated it’s for the new server that will be installed next year about this time.

Public Comment - no comments received.

Mayor Belinko – Close Public Hearing – 7:17 PM

Mayor Belinko shared that the Budget is in second phase. The Budget will go into final vote at the next Town Council Meeting scheduled to be held on April 28th.

6. NEW BUSINESS

Public Hearing Notice – Secretary: Notice of the following public hearing was posted on the Town’s website and printed in Coastal Point on March 27, 2026.

Mayor Belinko Opens Public Hearing – 7:19 PM

SYNOPSIS: Application was received February 27, 2026 for a zoning change for property Tax Map Parcel# 134-12.00-366.00, currently zoned Residential (R1). The applicant is requesting to rezone the property to Single-Family and Two-Family Residential District (R2). The property consists of approximately 5.41 +/- acres.

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Written and oral comments – Town Manager

Ms. Scerra shared a written statement by William and Amy Everhart

William and Amy Everhart – 36390 Ridgshore Lane, Millville DE 19967 – “My wife and I are writing to vote against the proposed zoning change. Millville, and adjacent areas, continue experiencing a home building explosion, resulting in increased congestion in the area, especially traffic, well beyond the tourist season. Millville needs to concentrate on infrastructure improvements to ease the existing congestion. As a Millville homeowner for 14 years, the only infrastructure improvement we've witnessed is the additional turn lane on route 26. --- Stop the explosion, concentrate on the infrastructure please !! “

Mr. Absher, developer, explained his connection to the community, and his commitment to developing for the Town of Millville and taking pride in his work. Mr. Bob Palmer from Beacon Engineering provided technical details on the zoning change including the suitability of R2 for the property and the environmental features. They feel they are following the Comprehensive Plan for the small-town atmosphere.

Mayor Belinko reminded everyone that this is the first phase of this project.

Mr. Palmer discussed entrance location to align with Peregrine Way. Mr. Palmer feels that R2 is the best way to go with this property, mentioning R1, RPC and in all directions around the property.

Mayor Belinko mentioned if approved tonight, this would move onto Planning and Zoning during the next phase. Mayor Belinko reminded everyone this is a zoning change only for the meeting.

Engineer Comments, GMB, Andrew Lyons - Mr. Lyons, GMB Engineer reviewed report and request. He explained in R1 there is no public water and sewer, it is septic and well. R2 requires water/sewer. He feels this is the biggest change between R1 and R2. Mr. Lyons also shared lot areas, sizes, single family and duplex homes and differences to all.

Town Council Questions / Discussion – Mr. Parent stated a change of 10% in coverage for R1 to R2. Council members discussed the legal and practical implications of the zoning change. Mr. Thompson, solicitor, explained the council’s legislative role in approving the zoning change. Mr. Thompson said council should question whether this makes sense to have R2 for the property. Mr. Lyons added that for the Comprehensive Plan, the only map that would need to be changed would be the zoning map. Mr. Parent questioned width of roads, etc. remaining the same. Mr. Lyons stated yes, everything goes by the same subdivision code. Mayor Belinko and council members discuss the legal and practical implications of the zoning change. Mr. Thompson explained the Council’s legislative role in approving the zoning change.

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Public Comments – See below.

Lawrence Fishman – 36432 Ridgeshore Lane, Millville DE 19967 (Windhurst Manor) –

Mr. Fishman said he is Board of Directors of Windhurst Manor Association. Mr. Fishman expressed concerns about increased density and traffic issues making turns from Rt 26 onto Windmill Drive.

Mary Ann Fishman – 36432 Ridgeshore Lane, Millville DE 19967 (Windhurst Manor) –

Ms. Fishman also voiced concerns about the impact of increased density on the community. Ms. Fishman moved here because it was a small town. Ms. Fishman doesn't feel the need to change from R1 to R2 which involves more density, more traffic, and more residents needing medical care with few doctors.

Peppa Sandoval – 36326 Ridgeshore Lane, Millville DE 19967 (Windhurst Manor) – Mr.

Sandoval stated concerns with increased density on the community, more traffic, and infrastructure issues. Mr. Sandoval feels this would be a very significant negative impact on the community.

Dave Lasher – 36347 Ridgeshore Lane, Millville DE 19967 (Windhurst Manor) – Mr.

Lasher criticized the council for contradicting their previous statements about preserving the town's character and questions the council's principles. Mr. Lasher stated as a volunteer firefighter, he struggles making turns onto Rt26. He feels this development will do nothing to enhance the town, as it will increase more traffic on Windmill.

Laura Martin – 36382 Ridgeshore Lane, Millville DE 19967 (Windhurst Manor) – Ms

Martin shared she has a relationship with the property. She stated her property backs up to the land. Ms. Martin doesn't think this will improve the quality of life there and is against the R1 to R2 zoning change.

Jean Hanley – 34305 Peregrine Way, Millville DE 19967 – Ms. Hanley expressed concerns about the entrance being directly across from Peregrine Way.

Patricia Herron – 36394 Ridgeshore Lane, Millville DE 19967 (Windhurst Manor) – Ms.

Herron expressed concerns about the impact of the zoning change on traffic and the quality of life in the community.

Mayor Belinko – Close Public Hearing – 7:52 PM

- A. Discuss, consider, and possible vote on Rezone Change for Tax Map Parcel # 134-12.00-366.00 from R1 to R2 zoning on approximately 5.41 +/- acres.

Mr. Thompson mentioned a vote does not need to be done tonight. Mr. Parent questioned Windhurst Manor and the number of homes, entrance, etc. mentioning when Windhurst was developed, the same questions were brought up. Mr. Parent stated he isn't playing bad guy, but realistically its allowed by code and cannot really refuse it.

Mayor Belinko brought up what is happening with state legislators. He shared a state legislator made a comment that if locals do not change their codes and zoning, they would do it for them. Mayor Belinko stated that there's a big push coming down from state and local government. Mayor Belinko mentioned a lot of things are happening at state and national level that will force areas to make changes. Mayor Belinko said local governments are losing but are trying to fight. Mayor Belinko said there is nothing to prevent the council from making the change from R1 to R2. Ms. Brienza shared that something will be built on the property in question. Ms. Brienza stated council cannot dictate to property owners what they can and cannot build on their own property. Ms. Brienza shared that she is concerned with R1, they are not required to do public sewer and water. Ms. Brienza reminded everyone that this is just phase one of many planning phases.

Mr. Wisgirda mentioned he would like to table and do more legal research on it. Mayor Belinko stated it's delaying the inevitable as nothing legally can be done. Mr. Parent stated the road situation has been there and is getting worse. Mr. Parent felt if the community contacted DELDOT, maybe the situation could be investigated.

Ms. Brienza made a motion to accept the Rezone Change for TMP# 134-12.00-366.00 from R1 to R2 zoning. Ms. Sosnoski second the motion. Mayor Belinko requested a roll call.

Mr. Thompson mentioned, if approved, an ordinance would need to be done, and council will be given the opportunity to review the ordinance and spell out the rationale on that. Mr. Thompson stated this vote would be a preliminary vote, and if passed, directed to draft an ordinance for the next council meeting.

Mr. Wisgirda – NO

Mr. Parent – YES

Ms. Sosnoski – YES, "I appreciate all your comments, I really do, but unfortunately, I am a yes."

Ms. Brienza – YES

Mayor Belinko – YES, "I don't want the state telling us what to put on our properties."

Motion passed 4-1.

B. Presentation – Setting up Districts for the Town of Millville – John Laznik

i. Discuss and review on the setting up districts in the Town of Millville.

John Lasnick from the University of Delaware presented a PowerPoint presentation of data on potential district boundaries based on the 2020 census.

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Council discussed the pros and cons of creating three or four districts, considering future population growth and the need for balanced representation.

Council decided to keep the information for future reference and potential action in the coming years.

C. Discuss, consider, and possible vote on Resolution 26-22 which if approved establishes the Town's fees for FY2027.

Ms. Brienza made a motion to approve Resolution 26-22 establishing the Town's fees for FY2027. Ms. Sosnoski second the motion. Motion carried unanimously.

D. Discuss, consider, and possible vote on Resolution 26-23 which if approved, the Town of Millville will pay the \$50.00 ambulance service fee on behalf of their residents and businesses for Fiscal Year 2027.

Mr. Wisgirda suggested combining Resolutions 26-23 and 26-24 together for the vote. Mr. Thompson, solicitor, explained the theoretical possibility of someone opposing one or the other.

Ms. Brienza clarified that approximately \$130,000 budgeted is for the residents serviced by the Millville Fire Department, not those serviced by Roxanna Fire. (which will be a separate one)

Ms. Sosnoski made a motion to approve Resolution 26-23. Mr. Parent second the motion. Motion passed unanimously.

E. Discuss, consider, and possible vote on Resolution 26-24 which if approved, the Town of Millville will accept the Municipality-Wide Discount Ambulance Subscription Service Agreement effective for 3-years; May 1, 2026 through April 30, 2029.

Mr. Wisgirda questioned the payment structure, and Guy Rickards with the Millville Volunteer Fire Department explained that the fee is paid annually and includes a discounted rate to the Town to pay for all the residents. Mr. Rickards subscription service is a 3-year contact locking in the rate of \$50.00 fee for those three years. Mr. Rickards explained the details and benefits of the subscription including coverage for residents and businesses, and fact that insurance companies are billed, not the subscribers. Mr. Rickard also provided a detailed breakdown of the fire department's budget including salaries and benefits and mentioned the challenges of volunteerism and recruitment.

Mayor Belinko and the council acknowledged the hardships faced by the fire department and expressed appreciation for their service and leadership.

Ms. Brienza made a motion to approve Resolution 26-24. Mr. Parent second the motion. Motion carried unanimously.

F. Discuss TAP grant application for construction of sidewalks along Old School Lane and a pedestrian crosswalk connection across Route 26 to improve pedestrian safety and connectivity. – Eileen Scerra

Mayor Belinko introduced the discussion of the TAP Grant Program, which aims to secure state funds for a pedestrian safety project.

Ms. Scerra shared the project would involve installing a sidewalk along Old School Lane, and crosswalk across Rt 26 to improve pedestrian safety and connectivity. Ms. Scerra met with Andrew Lyons, Representative Gray and with Lord Baltimore Elementary School regarding the project. The approximate cost of construction would be \$310,000 and \$61,000 for the design. The TAP program would cover approximately 80% of the cost, and the town providing the remaining 20%. She will be applying for the grant and will return to Council once approved and/or accepted.

Mr. Lyons mentioned the project will go through a long process, including engineering consultants and bidding, if approved. Mr. Lyons mentioned that the project is a bit complicated in that Old School Lane is in Millville and the school is Ocean View. Most of the properties across from the school are Millville, one in Ocean View and one in county.

Mayor Belinko and council discussed the importance of securing the grant and the potential involvement of state representatives. Ms. Scerra mentioned the grant is due Friday, 4/17/26.

7. MAYOR AND TOWN COUNCIL COMMENTS

Ms. Brienza thanks Ms. Scerra and Ms. Marcules for taking her idea for the new app. Ms. Brienza recognizes their work on the new Town app GOGov which went live that evening. Ms. Brienza also shared the success of resident interest in the Mah Jongg training session coming soon. Ms. Brienza also shared her sadness seeing the retirement notice of Ron Gray, who has been a long-time supporter of Millville.

Mayor Belinko provided an update on the post office repairs, noting that the repairs begin on June 1 and be completed by September. Mayor Belinko also mentioned the correct location of the post office, which is in Millville, not Ocean View.

Ms. Brienza suggested writing a letter to the Postal Service to clarify the post office's location.

8. ANNOUNCEMENT OF NEXT MEETING – Tuesday, April 28, 2026, at 7:00 P.M.

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9. ADJOURNMENT

Ms. Brienza made a motion to adjourn the meeting. Ms. Sosnoski second the motion. Motion carried unanimously 5-0.

Mayor Belinko closed the meeting at 8:49 P.M.

Respectfully submitted,

Trish Marcules
Town Clerk