



The Town of

Millville

a beautiful way of life

36404 Club House Road

Millville, DE 19967

Phone: 302.539.0449

Fax: 302.539.0879

www.millville.delaware.gov

November 13, 2025

Millville Residential LLC

J. Hensley

105 Foulk Rd

Wilmington, DE 19803

Becker Morgan Group, Inc.

Andrew P. Colletti

309 South Governors Ave

Dover, DE 19904

RE: MV Town Center 3 Conditional Use

Dear Mr. Hensley,

At their meeting held on November 12, 2025, the Planning and Zoning Commission reviewed a Conditional Use Application, submitted by Becker Morgan Group, Inc., on behalf of Millville Residential LLC, for the site located at Dukes Dr, Tax Map Parcel 134-12.00-396.00, and zoned Residential Planned Community (RPC). The applicant's Conditional Use Application is requesting that they be allowed to have only two (2) types of dwelling units and no active open space (as the development is close to existing active open space, i.e. Evans Park).

The Planning & Zoning Commission voted 3-2 recommending that the Town Council approve the applicant's Conditional Use Application.

If you have any further questions, please contact me.

Regards,

James Simpson

Facilities & Building Asst.