

DRAFT: 01-28-2026

APPROVED:



**TOWN OF MILLVILLE**  
**Town Council Meeting Minutes at 7:00 p.m.**  
**January 27, 2026**

**Council Present:** Mayor Ronald Belinko, Deputy Mayor Sharon Brienza (via Zoom), 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, Code & Building Officer Eric Evans, and Town Clerk Trish Marcules. **Absent:** None.

**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**.

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

No Public Comment. No Zoom Comments. (18 registered participants, 12 participated; information on file in folder)

**3. PRESENTATION**

**A. Bat house in Evans Park Eagle Scout Project – Adam Jennings**

Mr. Jennings thanked the town for allowing him to do the project. Mr. Jennings presented his project with a slide show explaining the benefits of the bat houses for pest control, pollination, and bat habitat. Mr. Jennings detailed the timeline and cost of the project, including materials and labor contributions from his troop. Mr. Wisgirda asked the height and Mr. Jennings explained they are approximately 10 feet high. Mr. Parent asked about the lower support and Mr. Jennings explained the posts are stable and strong. Mr. Jennings feels the bat houses will be very active by end of summer 2026 and will be checking it. Ms. Scerra read a proclamation appreciating Mr. Jennings’ leadership and dedication. He was presented with a certificate by the town, followed by applause from audience and picture taking of the event.

**B. Introduction to PFM Services – Garnett Moore & Jamie Schlesinger**

The PFM Services was unable to attend the meeting. They will be attending the February meeting.

#### **4. NEW BUSINESS**

**Public Hearing Notice – Secretary:** Notice of the following public hearing was posted on the Town’s website and printed in the Coastal Point on January 9, 2026.

##### **Mayor Belinko opened the Public Hearing at 7:10 PM**

Town Solicitor, Mr. Thompson, outlined the rules for the public hearing, emphasizing orderly conduct and the importance of concise comments.

##### **Written and Oral Comments – Town Manager, Eileen Scerra**

Ms. Scerra read a statement from Hugh Hart, 32329 Peregrine Way, Millville raising concerns about tree removal, traffic impact, and fire department sirens.

**SNYOPSIS: Review and discuss 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.**

- **Presenter for Conditional Use Application**

Mike Riemann, Becker Morgan Group, 309 South Governor Ave, Dover, Delaware, representing Millville Residential LLC, presents the project, explaining the zoning, site layout, and environmental considerations. He was present with legal counsel and Justin Hensley who is the developer of the project. Mr. Riemann presented a slide show presentation describing the property, its zone, and the proposed development, including townhouses and duplexes. Mr. Riemann explained the conditional use process and the criteria for approval, including public health, safety, and welfare. Mr. Riemann addressed specific concerns raised by the public, such as traffic impact, stormwater management, and buffer zones. Mr. Riemann mentioned the possibility of adding a sidewalk connection to Evans Park and providing additional landscaping on the Cedar Cove side.

- **GMB Comments, Andrew Lyons**

Mr. Lyons said they have reviewed the plan. The site was zoned RPC the same time that Cedar Cove was and is zoned same as Lord’s property. Mr. Lyons stated they do meet the density requirement. If you calculate the density, it is at 6.2 which gives them 26 homes, and they’re asking for 23 homes. Mr. Lyons stated the plan is only showing one sidewalk. Mr. Lyons only other comment, which is on the plan itself, is clarification that offsite parking spaces are 20 feet in length, so making sure that garages are 20 feet in length off. Mr. Lyons stated they are requesting a 10-foot front yard setback, but that happens typically when garage is 20 feet off. The right of way, the rest of the house is 10 foot off. They are not allowed

DRAFT: 01-28-2026

APPROVED:

parking on the sidewalk, so off street parking is required to be 10 by 20 spaces. They are requesting 10 foot, which any part that's not the garage could be up to 10 foot off. Mayor Belinko asked about handicap spaces. Mr. Lyons said nothing is designed for handicap. Mayor Belinko asked about open space. Mr. Lyons stated they are meeting the requirements and do have the requirements for total open space.

Ms. Brienza, via zoom, agrees with everyone's comments, especially Joe's about the fence. She also wants confirmation that the street will be the responsibility of the HOA and not the town. Mike Reimann confirmed it would be the HOA.

- **Town Council Questions and Discussion**

Mayor Belinko commented on the use of sidewalks on both sides of the street to assist during busy times such as concerts, town events, etc.

The Council and Mr. Lyons discussed RPC, and conditional use. Mr. Thompson explained conditional use and meeting the standard that's in code for it.

Various questions were asked by Mr. Wisgirda regarding emergency management and only one exit which Mr. Wisgirda felt should be two. Mr. Wisgirda questioned tax ditches, project timeline, water runoff, who would maintain the road back to the homes, etc.

Mr. Parent expressed concern about the clearing of trees right up to the property owned by the town. Mr. Parent stated this would affect the existing trees, and roots from those trees spreading sometimes 150 feet in any direction. It would cause decline in those trees within a two-to-six-year period. Mr. Parent suggested a black fence about six feet to blend in with the trees. He didn't want the development owners to think the wooded area was their own personal space, that they can clear out and hang out. Mr. Parent would also like a signed condition that if anything happened to the trees, the developer would take responsibility for any trees that die and pay for removal. Mr. Parent would also like to see street lights down where the homes are. Mr. Parent expressed concerned on if there was enough room for a hook and ladder truck to turn around. Mr. Parent also showed concern of 23 large units on a small 4.28 acre piece of land. Mr. Parent felt it didn't fit into the comprehensive plan for the town.

Ms. Sosnoski stated she agrees with what Mr. Wisgirda and Mr. Parent were discussing. She felt maybe reducing one home, or to possibly have some form of recreational or gazebo placed. Ms. Sosnoski stated people are wanting fire department to reduce siren volume, which she felt would not happen. Ms. Sosnoski expressed concern of additional traffic, and Mr. Parent's discussion on the trees. Ms. Sosnoski asked for clarification on the proposed permanent easement to be acquired by separate agreement on the slideshow. Mr. Riemann answered that it is related to the sidewalk access to connect the development sidewalk to Evans Park.

DRAFT: 01-28-2026

APPROVED:

Mr. Parent asked Ms. Sosnoski (due to professional past experience) if she felt a ladder truck could easily turn around. Ms. Sosnoski answered yes. Mr. Lyons confirmed that it is an approved state fire marshal turn-around and what is required by them.

Mr. Riemann felt there would be no issue with a fence. Street lights, whatever is required by code, they'll do. Mr. Riemann stated that some of these things are part of the site plan process. Mr. Riemann said code allows 6.2 or 5.4 on density so they meet the code. Looking at other town homes in Millville they are similar in spacing, size, and configuration and he felt it wasn't inconsistent at all with the town's RPC zone district. Mr. Riemann said if the town wanted to make a condition with a gazebo, they are fine with that.

- **Public Comments**

No public comment via Zoom.

**Jim Marshall – (Cedar Cove) 14 Juniper Ct, Millville DE 19967** – Mr. Marshall's concern is all the building in the surrounding area. The development being built will obstruct his view of the wildlife, trees, ponds, etc. Mr. Marshall explained his view will now be at the back of the firehouse, new development, and the car wash being built. Mr. Marshall is hoping a buffer or 12 foot high fence is placed to block the horrible views, where it was once beautiful. He hopes the trees are kept.

**Sandra Murphy – (MBTS) 35013 Tybee Street, Millville DE 19967** – Ms. Murphy discussed the homes owned by Mr. Capano and their faulty construction. She asked the public to raise their hands on who is in favor of more construction or not. Council asked for professionalism and that questions / comments were to be directed at Council only. Ms. Murphy explained she wants to keep open land, keep the trees, and stop the building. Ms. Murphy feels our water will have no where to go.

**Ronald Lips – (Cedar Cove) 16 Juniper Court, Millville DE 19967** – Mr. Lips posed the Council with a few things to consider. Mr. Lips questioned the difference in elevation as the proposed homes are three stories and all those in Cedar Cove are two story. Mr. Lips is concerned about privacy regarding these taller homes looking down onto the smaller ones. Mr. Lips other concern was the lighting from the proposed development shining down onto their homes. Mr. Lips sharing the current lighting problems with Banks and Lords shining into backs of homes.

**Laurel MacDonald – 30082 Seashore Park Drive, Millville DE 19967** – Ms. MacDonald states she doesn't want anymore communities, but if there is a new one she would like to see more affordable housing. Ms. MacDonald also wanted to mention how many complaints will these new owners have on noise from Evans Park concerts, etc.

**Lisa Marks – 30912 Fresh Pond Dr, Ocean View DE 19970 (Bethany Preserve)** – Ms. Marks asked the applicant what the proposed price range would be of the proposed new housing. Mr. Thompson, solicitor and Mayor Belinko reminded Ms.

DRAFT: 01-28-2026

APPROVED:

Marks that the applicant will get the opportunity to answer questions if they want following public comments. Ms. Marks commented she hopes to get the answer to the price range. Ms. Marks then inquired when developing would stop.

**David Lasher – 36347 Ridgshore Lane, Millville DE 19967** – Mr. Lasher stated he is opposed to the proposed Capano development. Mr. Lasher feels it would have significant and lasting negative effects on Evans Park. Mr. Lasher feels there is rampant home building taking place in Millville and too much traffic on Dukes Dr and onto Rt 26.

**Roy Smith – 17 Daylily Lane, Millville DE 19967** – Mr. Smith stated his concerns were water runoff, and influx of communities into Millville. Mr. Smith feels it will add more traffic issues along with safety issues. Mr. Smith questioned what benefit this proposed project would have on the town.

**Daniel Leone – 37403 Kestrel Way, Millville DE 19967** – Mr. Leone stated the area is growing fast. More accidents, no one slowing down, traffic, unable to make left turns, and now the new car wash possibly generating hundreds of vehicles a day during peak season. Mr. Leone stated with 27 houses, they're big homes generating about 2 or more cars per home. Mr. Leone feels that the whole area is so congested. Mr. Leone would like to see more traffic lights or something done.

**William Lord – 209 Chad Place, Ocean View DE 19970** – Mr. Lord thanked the council for their foresight in buying the land to preserve it and to build a community park with some of the land. Mr. Lord explained his family had once owned the land and had been a presence for over 100 years. Mr. Lord stated that traffic has always been an issue, and he knew when property was sold by Gary Willie to Capano it would eventually be built upon. Mr. Lord feels council needs to make sure that the developers do what they promise to do and he is looking forward to having some good neighbors.

Mayor Belinko announced that the property that the town owns at Evans Park with the trees, will remain trees as wildlife lives there.

**Dan Washburn – 32841 Reba Road, Millville DE 19967** – Mr. Washburn questioned about the open space, and if Cedar Cove has enough active open space.

Mr. Lyons replied that this was developed before code was written.

**Jean Hanley – 32305 Peregrine Way, Millville DE 19967** – Ms. Hanley was confirming that the land proposed to build did not belong to the town. Ms. Hanley also wanted confirmation on exactly what trees are being removed and she felt another entry/exit into the proposed development would work nicer than all traffic going out Dukes onto Rt 26.

DRAFT: 01-28-2026

APPROVED:

Mr. Lyons stated there is a choice in this situation because there is no right of way to access that property. The developer would need permission from the HOA because it is their land.

**Hugh Hart - 32329 Peregrine Way, Millville DE 19967** – Mr. Hart expressed concerns with seeing the slide showing apartments and inquired if they are building apartments, townhomes, or houses. Mr. Hart asked if they would be rental properties.

Mr. Thompson stated the slides merely showing mixes of residential uses but the 23 will be townhomes and duplexes. Mr. Thompson also stated any type of structure could potentially be a rental unit.

Mr. Hart asked if there would be an access road directly into the park from Lord's Road. Mr. Evans answered they will not, and we cannot require them to.

**Ronald Lips – (Cedar Cove) 16 Juniper Court, Millville DE 19967** – Mr. Lips was questioning the water rights, fresh water going to the development.

Mr. Riemann clarified he was speaking stormwater management, runoff, and fresh water. Mr. Riemann stated they had discussions with HOA Cedar Cove to connect the water line to the connection point he pointed at on map. They were unable to come to terms, so they are looking for an alternative north and/or south connection where water is within the public right away.

Mr. Thompson confirmed with Mr. Lyons if going forward utilities would need to be seen. Mr. Belinko reminded everyone of this being the first phase. Mr. Lyons commented there is still engineering, preliminary plans, etc.

Mr. Riemann directed everyone that some of the discussions and comments are specific to site plan application and reminded that this is just a conditional use application to the two uses proposing for the project, which is townhomes and duplexes. The alternative would be to go forward with a multi-family or single-family project, which is not the direction they want to go, nor what the communities said they wanted when they presented it to them the first time.

Ms. Sosnoski brought back a question from a resident regarding affordability or market value for the proposed homes. Mike Riemann stated they don't have a set price, but it will not be subsidized housing. Ms. Sosnoski stated she questioned affordability, not subsidized. Mr. Riemann stated town homes are more affordable than single family homes, but they haven't set a price yet.

**Mayor Belinko closed the Public Hearing at 8:27 PM**

DRAFT: 01-28-2026

APPROVED:

- A. **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).**

Mayor Ron Belinko and the council members thank the public for their comments and will be using their notes for follow-up. The council acknowledges the need for further discussion, following through with resident comments and concerns before making a final decision. Ms. Sosnoski thanked the community and developer.

***Mr. Wisgirda made a motion to table the conditional use application until the next meeting. Ms. Sosnoski second the motion emphasizing the need to consider the residents' comments. Motion carried unanimously 5-0. Mayor Belinko called for a roll call to table the application.***

***Mr. Wisgirda – Yes***

***Mr. Parent – Yes***

***Ms. Sosnoski – Yes***

***Ms. Brienza – Yes (via zoom message relayed to Trish Marcules, Town Clerk)***

***Mayor Belinko - Yes***

Mr. Thompson, Town Solicitor, informed the public that the topic will be on the next agenda, scheduled for February 10<sup>th</sup>. There will be no public hearing for the topic, but everyone is welcome to join for deliberations. Mayor Belinko confirms that there will be no further discussions tonight on the public hearing topic.

- B. **Discuss and possible vote on the location for the elections. – Eileen Scerra**

Mayor Brienza presented Council with a decision on location for the elections, if needed in March. Two locations would be either Millville Community Center, or the Town Hall Chambers. Mr. Parent supports using the community center, citing past successful elections there. Mr. Thompson explained the options of holding elections at Town Hall or the Community Center and when the election is typically held.

***Mr. Parent made a motion to locate the voting for the town in the future elections to be held at the Millville Community Center. Bob Wisgirda second the motion. Motion carried 5-0.***

**C. Discuss, consider, and possible vote on Ordinance 26-04. The ordinance to establish a voter registration system for municipal elections in the Town of Millville.**

Mayor Belinko introduced Ordinance 26-04. Council discussed the benefits of using the state registration system to simplify the process. Mr. Wisgirda emphasized the importance of voter integrity and the common sense of using the state system. Mr. Parent felt it was a great way for the town to move forward and simplify things and take some of the workload off the town.

***Ms. Brienza (Via zoom) made a motion to accept Ordinance 26-04 to establish a voter registration system. Ms. Sosnoski second the motion. Motion carried unanimously 5-0.***

**5. MAYOR AND TOWN COUNCIL COMMENTS**

Mr. Thompson and other members express satisfaction with the meeting's attendance and progress.

**6. ANNOUNCEMENT OF NEXT MEETING** – Tuesday, February 10, 2026, at 7:00 P.M.

**7. 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 8:38 P.M.***

Respectfully submitted,

Trish Marcules  
Town Clerk