



TOWN OF MILLVILLE
Planning & Zoning (P&Z) Commission
Meeting Minutes – February 12, 2026 @ 7:00 p.m.

Commissioners Present: Chairperson Pat Plocek, Marshall Gevinson, and Mike Weglein. ***Town/Trade Employees Present:*** Andrew Lyons GMB, Town Manager Eileen Scerra, Facilities and Building Administrator James Simpson, Town Clerk Trish Marcules. ***Absent:*** Tim Roe and Cathy Scheck

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

Chairperson Pat Plocek called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

2. APPROVAL OF PLANNING & ZONING MEETING MINUTES

A. January 8, 2026

Mr. Weglein made a motion to approve January 8, 2026, Meeting Minutes. Mr. Gevinson second the motion. Motion carried unanimously by those present.

3. PUBLIC COMMENT – None – No Zoom speakers. (One zoom participate, name on file)

4. NEW BUSINESS

A. Review and discuss a revised Site Plan submitted by D.R. Horton, Inc. on behalf of owners ASF MBTS LLC regarding Millville by the Sea, Village 5B. The property is located on Tax Map Parcel# 134-15.00-120.01 located southwest of the intersection of Coastal Living Lane and Endless Summer Drive.

SYNOPSIS: The site plan was previously approved for 84 lots. (44 single family and 40 duplex) Applicant would like to revise the site plan to 77 lots. (49 single family and 28 duplex)

Andrew Lyons GMB, provided background on the original approval on 11/14/2024, and the current amendment. He made mention that this can be done without public hearing. The amendment is part of a larger master plan for the development of Millville by the Sea, involving 2800 units.

Mr. Plocek asked if comments could be made on the revised site plan. Mr. Lyons clarified that comments can be made, but no new recommendations are needed as the plan has already been approved.

Mr. Jeff Clark from Land Tech added that the change in intensity is typical for master plans. Mr. Lyons explained that market changes and changes occur in ownership that often lead to revisions in master plans.

Mr. Plocek suggested adding trees behind houses that back up along Roxana or other major highways to reduce noise. Mr. Clark explained that Roxana Rd buffer is primarily a tax ditch, and the jurisdiction lies with the county. Mr. Plocek also requests noise mitigation for lots on Summer Wind Boulevard. Mr. Lyons mentions that there are trees and a pond between the lots, providing some noise reduction. Mr. Plocek's main concern was for noise reduction for homes.

Jay, from D.R. Horton, clarified that the property in question is part of Summer Wind Village. Mr. Plocek suggested a trail connection at the end of Cape Cod Court. Mr. Lyons mentions ongoing development in the area.

Mr. Gevinson made a motion to recommend the revised site plan submitted by D.R. Horton Inc regarding MBTS, Village 5B, to go to Town Council. Mr. Weglein seconded the motion. Motion passed unanimously with those present.

5. COMMISSIONER COMMENTS

6. ANNOUNCEMENT OF NEXT MEETING – Thursday, February 12, 2026 @ 7:00 PM

7. ADJOURNMENT

Mr. Gevinson made a motion to adjourn the meeting. Mr. Weglein seconded the motion. Motion passed unanimously with those present.

Mr. Plocek closed the meeting at 7:10 P.M.

Respectfully submitted,
Trish Marcules
Town Clerk