

DRAFT: 06-10-2026

APPROVED:



TOWN OF MILLVILLE – TOWN COUNCIL MEETING MINUTES
Regular Meeting at 7:00 P.M.
June 9, 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, Code & Building Officer Eric Evans, Finance Administrator William Mumford, and Town Clerk Trish Marcules.
Absent: None.

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

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. May 12, 2026

Ms. Brienza made a motion to accept Town Council Meeting Minutes for May 12, 2026. Ms. Sosnoski second the motion. Motion carried unanimously.

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

No Zoom Comments. (6 pre-registered; 5 showed, names on file)
No Public Comments.

4. TOWN REPORTS

A. Town Manager – Eileen Scerra – Reviewed and Entered

Mr. Parent inquired about the status of Senate Bill 23, and Ms. Scerra mentioned it is being introduced to the Senate. Mayor Belinko discussed the impact of Senate Bill 23 on land use and zoning restrictions, urging residents to write to their representatives. Mr. Lyons mentioned a new Senate bill substitution that affects residential zoning in municipalities over 2000.

B. Code & Building Department – Eric Evans – Reviewed and Entered

C. Finance – William Mumford – Reviewed and Entered

D. Evans Park and Recreation - Reviewed and Entered

Mayor Belinko highlighted all the work behind the scenes by council members in various activities. Ms. Brienza for her work with Mah Jonng and with the “Stuff the bus” clothing drive coming in August. Ms. Sosnoski for her work with

DRAFT: 06-10-2026

APPROVED:

Disaster Preparedness. Mr. Wisgirda for his work with voter registration. Mr. Parent for his work with HOAs on tree and native plant advisory.

Mayor Belinko reminded residents to download the town's new APP for meeting reminders and updates.

E. **MVFC** – Reviewed and Entered

F. **DSP** – Reviewed and Entered

G. **Plan and Zoning Approved Meeting Minutes – 03-12-2026** – Reviewed

H. **ADHOC Approved Meeting Minutes – 03-18-2026** - Reviewed

5. **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 May 28, 2026.

Mayor Belinko - Open Public Hearing at 7:12 PM

Written and Oral Comments – Town Manager – None submitted

SYNOPSIS: To consider ordinance to amend the Town of Millville's Comprehensive Plan at Map 6 "Future Land Use & Annexations" for property identified as Tax Map Parcel No. 134-15.00-15.01, -15.02, -17.12, -17.16, -17.17, and -17.18 located off Burton Farm Road of approximately 94.7 ± acres.

Mr. David Hutt, (attorney with law firm Morris James) representing Christopher Companies, explained the two-step process of modifying the future land use map and filing a petition for annexation. Mr. Hutt stated the initial presentation to the town was November 18, 2025, and on December 9, 2025 the town passed Resolution 26-16 which gave instructions to the Town Manager and Town Engineer about putting together essentially a letter application to the Office of State Planning Coordination. Mr. Hutt shared on April 1, 2026, the Office of State Planning Coordination conducted a hearing to discuss.

- **Engineer Comments – Andrew Lyons**

Mr. Lyons mentioned everything is ready to move forward.

- **Town Council Questions and Discussion**

Mr. Parent began questions regarding zoning. Mr. Lyons and Mr. Thompson shared those would be questions down the road. Mr. Thompson stated the meeting tonight is mainly for figuring out if this property is eligible for annexation. Mr. Thompson shared to question – does this best promote health, safety, prosperity, and the general public of the town, and does it help to coordinate municipal growth, development, and infrastructure between other municipalities, the county, and the town.

DRAFT: 06-10-2026

APPROVED:

Council members discussed the pros and cons of annexation, including maintaining local control, increasing tax base, and providing services to new developments.

Ms. Brienza mentioned a missing date in the ordinance packet. Mr. Thompson stated that date would be April 1, 2026, and it would be corrected.

- **Public Comments**

John Subity – 34404 Resort Lane, Frankford DE 19945 – Mr. Subity questioned council to describe pros, cons, and reasons that you would vote for or against annexation in this specific case.

Mr. Thompson explained the process and that public hearings would be had throughout the process. Mayor Belinko gave some advantages and disadvantages to having annexation.

Mr. Lyons explained it's a multi-step process including public hearings, role of annexation committee, town council, planning and zoning, and ultimately back to town council.

Mr. Subity asked the town to consider why Christopher Companies would be pursuing, when they've already been denied by the county and now, they are trying to go more restrictive, more expensive, and to consider why that may be.

Mayor Belinko – Close Public Hearing – Mayor Belinko closed the meeting at 7:33pm

- A. **Discuss, consider, and possible vote on Ordinance 27-01 to amend the Town of Millville's Comprehensive Plan at Map 6 "Future Land Use & Annexations" for property identified as TMP# 134-15.00-15.01, 15.02, 17.12, 17.16, 17.17, and 17.18 located off Burton Farm Road of approximately 94.7 ± acres.**

Mr. Parent wanted clarification that this is the starting process, but not approval of this annexation at this point. Mr. Thompson stated he was correct.

Mr. Parent also wanted clarification that Christopher Companies is under no legal binder to commit to this until the final annexation vote. Mr. Thompson agreed and stated basically the official act that brings the property into the town is recording a plot after it has gone through the full annexation process.

Ms. Brienza made a motion to accept Ordinance 27-01 to amend the Town of Millville's Comprehensive Plan at Map 6. Mr. Wisgirda second the motion. Mayor Belinko requested a roll call.

***Mr. Wisgirda – Yes
Ms. Sosnoski – Yes
Mr. Parent – Yes
Ms. Brienza – Yes
Mayor Belinko – Yes***

Motion passed unanimously.

- B. Discuss, consider and possible vote on Resolution 27-03 proposing the Mayor refer an annexation petition to an annexation committee to investigate the possibility of annexing the following Tax Map Parcels.

SYNOPSIS: The application was received by the town on 05/26/2026. The proposed properties are located off Burton Farm Road Tax Map Parcel# 134-15.00-15.01, 15.02, 17.12, 17.16, 17.17, and 17.18 located off Burton Farm Road of approximately 94.7 ± acres.

Mr. Thompson explained this resolution would officially assign the annexation petition to the annexation committee. They then have a 90-day timeline for the annexation committee to complete their investigation and provide a report to the council.

Mr. Parent made a motion to approve Resolution 27-03 proposing the mayor refer an annexation petition to an annexation committee to investigate. Ms. Sosnoski second the motion. Mayor Belinko requested a roll call.

***Robert Wisgirda - Yes
Debbie Sosnoski - Yes
Joe Parent - Yes
Sharon Brienza - Yes
Mayor Belinko - Yes***

Motion passed unanimously.

- C. **Discuss, consider, and possible vote on PFM Contract.**

Jamie Schlesinger (and Lauren Sukovich from Philadelphia office online) from PFM presented a contract for a long-range financial forecast for the town. Mr. Thompson emphasized the importance of long-term planning for fiscal purposes, especially as transfer tax revenue may eventually decline. Jamie Schlesinger highlights PFM's experience with various local governments in Delaware and their ability to provide valuable analysis and representation.

Mr. Parent questioned that billing doesn't start until a project is given, and if the town is on a monthly retainer. Mr. Thompson stated he felt it would probably be done on an hourly basis and have a cap on it.

DRAFT: 06-10-2026

APPROVED:

The council discussed the terms of the contract, including the maximum project budget and the deliverables.

Mr. Thompson stated the only correction on the agreement would be that the contract would start on June 9, 2026. Mr. Schlesinger stated the adjustment would be made.

Ms. Brienza made a motion to accept the PFM Contract. Mr. Parent second the motion. Mayor Belinko requested a roll call.

Mr. Wisgirda – Yes

Ms. Sosnoski – Yes

Mr. Parent – Yes

Ms. Brienza – Yes

Mayor Belinko – Yes

Motion passed unanimously.

6. MAYOR AND TOWN COUNCIL COMMENTS

Ms. Brienza mentioned the “Stuff the Bus” and anxiously waiting for August 27th. Ms. Brienza stated Eileen met with the organizer to discuss space and everything needed to make it a great event. A few corrections were to be made on the flyer which Diane will complete. Ms. Sosnoski announced the start of Yoga classes at the Community Building and excited to start this program.

7. ANNOUNCEMENT OF NEXT MEETING – Tuesday, June 23, 2026, at 7:00 P.M.

8. ADJOURNMENT

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

Mayor Belinko closed the meeting at 7:53 P.M.

Respectfully submitted,

Trish Marcules
Town Clerk