



TOWN OF MILLVILLE
Planning and Zoning Meeting Agenda
Thursday, August 13, 2026 - 6:00 PM

Meeting materials are electronically accessible on the town's website: www.millville.delaware.gov
Click onto the CALENDAR, then choose date.
Click the text PLANNING AND ZONING MEETING.

Zoom – Audio Only – Registration in Advance. After registering, a confirmation email will be sent containing information about joining the meeting.

<https://zoom.us/meeting/register/4t68lLE5SOa5xgwXG4YJFQ>

The Town of Millville strives to make public meetings available through Zoom. While the town is committed to continuing this, technological problems that prevent or limit access do not affect the validity of meetings and any action taken during the meeting. – Due to technical difficulties at times, if you wish to speak, we encourage you to attend the meeting live at Town Hall.

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

2. APPROVAL OF PLANNING & ZONING MEETING MINUTES

A. June 11, 2026 (no meeting July 9)

3. PUBLIC COMMENT – (A.K.A. Citizens Privilege) – May be subject to 3-minute limit.

4. OLD BUSINESS

A. Review, Discuss, and possible vote to move to Town Council the Preliminary Site Plan submitted by Plitko, LLC on behalf of Hershey Exteriors located on Atlantic Ave & Old School Ln, tax map parcel 134-12.00-1742.00 and zoned C-1.

SYNOPSIS: Concept plan was received October 1, 2025, by Plitko Engineering. The site is a corner lot on Atlantic Avenue and Old School Lane. The applicant wishes to do a site renovation of former auto service business into retail/office use. Planning and Zoning reviewed the concept plan on November 12, 2025. GMB Completed review of Preliminary Site Plan on April 27, 2026. On June 11, 2026, the preliminary site plan was tabled by P&Z due to the plan being updated and there was no time to review.

5. NEW BUSINESS

A. Review and Discuss the Concept Site Plan submitted by Plitko Engineering on behalf of York Commercial located on Atlantic Avenue. Site is located on Tax Map Parcel# 134-12.00-3540.00, 355.00, and 356.00 and zoned C-1.

SYNOPSIS: The Concept Application was received June 3, 2026. The applicant wishes to combine three separate parcels into a single parcel to construct a mixed-use development consisting of (3) three-story buildings, each with office/retail on the ground floor and apartments on the 2nd and 3rd floors.

- B. Review, Discuss, and Possible Recommendation to Town Council of the Revised Final Site Plan for Foxlane Homes at Whites Neck LLC – Applicant requests approval of revisions to the Site Plan for property located on Tax Map Parcel Nos. 134-12.00-16.00, 134-12.00-1501.00 through 1509.00, and 134-12.00-1511.00 through 1515.00, zoned R-2. Proposed revisions include decreasing the development to seventeen (17) building lots and the addition of a community swimming pool.

SYNOPSIS: The Site Plan Application was received July 7, 2025. The applicant originally applied to build an Eighteen (18) lot, single family home subdivision. The applicant now wishes to reduce the lot number to seventeen (17) with the addition of a pool as an amenity. The sites are located on Whites Neck Road approximately 600' north of the intersection with Atlantic Avenue. Preliminary Site Plan was submitted to P&Z on August 14, 2025, and approved to move to TC.

6. COMMISSIONER COMMENTS

7. ANNOUNCEMENT OF NEXT MEETING – Thursday, September 10, 2026 @ 6:00 P.M.

8. ADJOURNMENT

The agenda items listed may not be considered in sequence. This agenda is subject to change, at or before the meeting, to include the addition or deletion of items, including executive sessions. Persons requiring special accommodations to attend this meeting should contact the Town Office in writing 72 hours in advance of the meeting, stating their needs in order to have them addressed under the requirements of the American with Disabilities Act ADA.