

DRAFT: 08-12-2026

APPROVED:



TOWN OF MILLVILLE – TOWN COUNCIL MEETING MINUTES
Regular Meeting at 7:00 P.M.
August 11, 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, GMB Engineer Andrew Lyons, Town Manager Eileen Scerra, Finance Administrator William Mumford, Code & Building Officer Eric Evans, 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**.

Mayor Belinko made announced all council present.

2. APPROVAL OF TOWN COUNCIL MEETING MINUTES

A. July 14, 2026

Ms. Brienza made a motion to accept the July 14 Town Council meeting minutes. Ms. Sosnoski second the motion. Motion carried unanimously 5-0.

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

No Public Comment

No Zoom Comments (3 registered, 3 were online, names on file)

4. TOWN REPORTS

A. Town Manager – Eileen Scerra – Reviewed and Entered

Mr. Parent questioned if the crosswalks would be the kind that blink and people have to stop. Mr. Lyons stated DELDOT would make that decision. Mr. Thompson asked if there was different levels regarding crosswalks. Mr. Lyons stated a lot depends on speed of road and traffic counts, but there is different thresholds to be looked at.

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

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Mr. Lyons presented a video drone overview of various development projects around the town. The video showed the current progress of each project including the construction of homes, roads, and utilities.

C. **Finance – William Mumford** – Reviewed and Entered

D. **Parks & Recreation** – Reviewed and Entered

E. **MVFC** – Reviewed and Entered

F. **DSP** – Reviewed and Entered

G. **Annexation Committee Meeting Minutes – 6/17/2026** - Reviewed and Entered.

5. **NEW BUSINESS**

A. **PKS Auditor Presentation – Lindsey Keen (Via Zoom or cell phone)**

Ms. Keen, the town's auditor, presented the audit report detailing independent auditor's report, internal control report, and financial statements. The audit report showed an unmodified opinion for the financial statements and on weaknesses or noncompliance issues. Ms. Keen discussed the statement net position, revenues, expenses, and the change in net position, highlighting the increase in revenues and the decrease in expenses. Ms. Keen mentioned journal entries being consistent and she found no significant issues with the town's audit.

Ms. Brienza stated it was an in-depth analysis. Ms. Sosnoski thanked Lindsey for getting back to her with all her questions. Mayor Belinko stated if anyone wishes to look over the audit report, to call town hall and speak to the Finance Administrator. Mayor Belinko thanked Lindsey for coming with her thorough and comprehensive report.

Mayor Belinko thanked the staff for assisting with the audit.

Discuss and approve to accept FY26 Audit.

Mr. Wisgirda made a motion to accept the FY26 Audit. Ms. Sosnoski second the motion. Motion approved unanimously 5-0.

B. **Discuss & possible vote to accept or reject the report provided by Annexation Committee with their findings.**

SYNOPSIS: The application was received by the town on May 26, 2026. Town Council forwarded it to the annexation committee on June 9, 2026. Annexation committee met on June 16th and vote unanimously to move into next phase. Annexation committee met on July 21st and voted to move to Town Council. If approved, the report will move forward to Planning and Zoning for review regarding Petition for Annexation

submitted by Coastal Farms (aka previously Flyaway Farms) for proposed annexation into Millville Town limits. The proposed property is approximately 94.7 +/- acres and is located off Burton Farm Road at Tax Map Parcel Numbers: 134-15.00-15.01 – 15.02, -17.12, -17.16, -17.17, and -17.18.

Discussion was had by council regarding Coastal Farms annexation and accepting the report from the Annexation Committee regarding their findings.

Mr. Wisgirda made a motion to accept the report and move it to Planning and Zoning. Ms. Brienza second the motion. Mayor Belinko asked for a roll call.

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

Motion carried unanimously 5-0.

- C. Discuss, consider and possible vote on potential annexation into Municipal limits which would amend Comprehensive Plan to include zoning map for future annexation.**

SYNOPSIS: Lennar is looking to annex territory into Millville, not within the town's future annexation comp plan map. Meeting is an introduction to the Breamonte Farms project to see if town is interested in considering annexation.

Bryce Jones, the land acquisition manager for Lennar Homes, presented the project emphasizing the personal connection to the property and the special development plans. The project includes 155 single-family homes with larger lot sizes and amenities like a pool and clubhouse. The property is 58 +/- acres. Mayor Belinko asked the pronunciation of the Farms. Mr. Jones said it is "Bre-mon-tay" Farms.

Mr. Wisgirda questioned the slab foundation, and if there would be crawl space. Mr. Jones stated there would be no crawl space and all utilities would be on the main floor of the home.

Mr. Parent questioned, why Millville to Mr. Jones. Mr. Jones responded "that the biggest point where they are at in development specifically is the growth in the strategic planning that you guys have provided over the last couple of years. It's very relevant of the way your town operates. We obviously

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operate with a lot of municipalities: Sussex County, Kent County, Newcastle County, and being local to this area. Again, I think it makes all the sense in the world to have the amenities of the way your town operates under this umbrella with this community.

Ms. Brienza mentioned she liked it being all single-family homes being proposed. Mr. Wisgirda agreed he liked the designs of the homes.

Mr. Thompson stated they're not in the comprehensive plans growth map, the next step would be to ask Office of State Planning to amend our growth map.

Mayor Belinko emphasized the importance of completing developments before the changes brought by Senate Bill 23. Ms. Brienza and other council members expressed their support for the project and the benefits it brings to the town.

Ms. Brienza made a motion to amend the growth map for this annexation. Mr. Wisgirda second the motion. Mayor Belinko asked for a roll call.

Mr. Wisgirda – Yes

Ms. Sosnoski – Yes

Mr. Parent – Yes

Ms. Brienza – Yes

Mayor Belinko – Yes

Motion passed unanimously 5-0.

6. MAYOR AND TOWN COUNCIL COMMENTS

Ms. Brienza wished Mr. Parent good luck tomorrow. Discussion was had regarding the upcoming Stuff the Bus on August 27th from 9:00AM – 12:00 PM and Operation Backpack and the importance of these events.

7. ANNOUNCEMENT OF NEXT MEETING – Tuesday, August 25, 2026 @ 7:00 P.M.

8. ADJOURNMENT

Ms. Brienza made a motion to adjourn the meeting. Mr. Parent second the motion. Motion carried unanimously 5-0.

Mayor Belinko closed the meeting at 7:53 PM.

Respectfully submitted,
Trish Marcules
Town Clerk