



TOWN OF MILLVILLE
Planning & Zoning (P&Z) Commission
Meeting Minutes August 13, 2026 @ 6:00 p.m.

Commissioners Present: Timothy Roe (acting Chairperson), Marshall Gevinson, Mike Weglein, and Roxanne Farina. **Town/Trade Employees Present:** Andrew Lyons GMB, Facilities, Town Manager Eileen Scerra, and Building Administrator James Simpson, Town Clerk Trish Marcules. **Absent:** Chairperson Pat Plocek

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

Acting Chairperson Timothy Roe called the meeting to order at 6:00 p.m. with the Pledge of Allegiance.

Mr. Roe announced all members were present with exception of Chairperson Pat Plocek.

2. APPROVAL OF PLANNING & ZONING MEETING MINUTES

A. June 11, 2026

Mr. Weglein made a motion to approve June 11, 2026, Meeting Minutes. Ms. Farina second the motion. Motion carried unanimously 4-0-1.

3. PUBLIC COMMENT – No Zoom speakers. (1 zoom participants, name on file, 5 registered)

No Public Comment.

No Zoom Comment. (2 zoom participants, names on file)

4. 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# 134-12.00-354.00, 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.

Mr. Lyons announced to commissioners that this agenda item is a concept plan review and no vote is needed, just a discussion.

Ray Blakeney with Plitko Engineering at 53 Atlantic Avenue in Ocean View presented

a concept site plan for North Commercial on Atlantic Avenue at 53322 Atlantic Avenue, combining three parcels into a +/- 2.75-acre mixed-use development. The site is level one state investment area, served by Sussex Co Sewer and Tidewater Utilities. Mr. Blakeney mentioned no federal or state wetlands on site, and majority of sites are in flood zone X per FEMA online flood maps. Mr. Blakeney stated there was an error in the plan which calls the flood zone AE. That is incorrect, and they will correct that moving forward into the preliminary plans. The project would feature three (3) three-story buildings with ground-floor office/retail space and residential apartments on the upper floors. Mr. Blakeney discussed parking requirements, totaling 132 spaces which includes four ADA compatible spaces with a fifth being added per town comments. Total apartments would be 34 and three dumpsters, one by each building. Mr. Blakeney stated landscape screening would be used across the front and along the eastern property line. Mr. Blakeney stated they may need to have a fence along the front portion of the east side. Mr. Blakeney stated additional landscape may be needed to screen views from the western property.

Mr. Weglein gave suggestions on using Delaware trees for landscaping and addressed parking placement relative to design standards for Route 26. Mr. Lyons clarified that while design standards suggest rear parking, waivers are typically granted for frontage along Route 26 to maintain streetscape quality. Mr. Weglein also discussed setbacks, building occupancy codes regarding third floor exits, and potential stormwater management options like wet or dry ponds. Mr. Lyons stated parking is allowed to encroach in the parking space as long as no more than 50 percent. Mr. Lyons stated codes regarding third floor exits would be part of the next step. Mr. Blakeney stated the fire code would apply too. Mr. Blakeney said he wasn't sure yet to whether it would be wet or dry ponds. Research and soil composition would need done. Mr. Weglein asked if considered wet pond, would they consider putting in aeration or bubbler. Mr. Lyons and Mr. Blakeney both stated that would be done if a wet pond.

Mr. Lyons stated that everything is in line with the comprehensive plan. Mr. Roe commented he wants to make sure when this gets to Town Council that they have all the information on this new plan, which is a new concept plan for the town having commercial space with apartments above. Mr. Weglein asked how the town defines an apartment. Mr. Lyons stated it is defined as all rental and defined by size (which he would need to look up). Ms. Farina asked if there was a conflict in code between commercial and residential, which one takes precedence? Mr. Lyons stated it is a commercial site and a commercial code. Mr. Lyons stated the only piece of subdivision here is that they are re-combining and that is not anything clear in the code on where that happens. Mr. Lyons gave an example of Banks, and Mr. Simpson gave an example of the recent Gander Car Wash. Mr. Lyons ended by saying this is a commercial site being reviewed through the zoning code and not the subdivision code.

Mr. Roe mentioned no vote, but to move to Town Council for review. Mr. Simpson stated it would go next into preliminary.

All commissioners agreed to move into the next step of the Concept Plan, which would be a Preliminary Plan to Planning and Zoning.

- 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 Town Council.

John Murray of Fox Lane Homes presented a revised final subplan for Millrose (formerly known as West Millville), proposing decreasing development from 18 lots to 17 lots to add a community swimming pool and bathhouse amenity. (would not be a clubhouse)

Mr. Murray confirmed they would install a six-foot white PVC privacy fence to provide screening for adjacent neighbors.

Mr. Lyons stated that this is just an amendment to the site plan. The pool is small but meets all the code requirements.

Mr. Weglein questioned if the area behind the division was commercial or residential. Mr. Murray stated everything to north is existing residential and everything to the south is commercial. Mr. Murray their plan is to include privacy fencing the length of the property along the property line which would be six-foot solid wall white PVC for screening.

Mr. Weglein suggested additional trees to neutralize the sound from the pool going into the residents’ backyards from the pool. Mr. Murray stated they have a plan to place “pencil evergreen” trees to provide additional screening for adjacent neighbors.

Mr. Gevinson questioned the nature of the bathhouse and whether it holds the

filter/pump, which Mr. Murray clarified is a small facility containing a bathroom, mechanical room, and an outdoor shower. Mr. Murray stated it would have the pump and filter inside there. Mr. Murray stated it would also store the pool chairs and lounges inside it as well to allow storage of items when off season.

Mr. Gevinson asked how much lighting there would be. Discussion was had regarding lighting for the pool area; Mr. Murray stating lighting would face downward and controlled by timers to minimize impact on neighbors.

Mr. Lyons stated that this is just an amendment to the site plan. The pool is small but meets all the code requirements.

Ms. Farina made a motion to move the Revised Final Site Plan for Fox Lane Homes at Whites Neck LLC to Town Council. Mr. Weglein second the motion. Motion passed 4-0-1.

5. COMMISSIONER COMMENTS

6. ANNOUNCEMENT OF NEXT MEETING – Thursday September 10, 2026 @ 6:00 PM

7. ADJOURNMENT

Mr. Roe made a motion to adjourn the meeting. Mr. Weglein seconded the motion. Motion passed 4-0-1.

Mr. Roe closed the meeting at 6:32 P.M.

Respectfully submitted,
Trish Marcules
Town Clerk