



TOWN OF MILLVILLE
Planning & Zoning (P&Z) Commission
Meeting Minutes September 10, 2026 @ 6:00 p.m.

Commissioners Present: Chairperson Pat Plocek, Timothy Roe, 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:** None

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

Chairperson Pat Plocek called the meeting to order at 6:00 p.m. with the Pledge of Allegiance.

Mr. Plocek announced all members were present.

2. APPROVAL OF PLANNING & ZONING MEETING MINUTES

A. August 13, 2026

Mr. Weglein made a motion to approve the August 13, 2026, Meeting Minutes. Ms. Farina second the motion. Motion carried unanimously 4-1. (Mr. Plocek abstained due to being absent from the meeting).

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

No Public Comment.

No Zoom Comment. (5 zoom participants registered, 3 attended, names on file)

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.

Ray Blakeney, Plitko Engineering, located at 53 Atlantic Avenue in Ocean View, presented the preliminary plan. Mr. Blakeney presented Hershey Exteriors' proposal for 35834 Atlantic Avenue. Brooke Brown, Architect, and Jeremy Brown, General Manager and Representative for Hershey Exteriors, were also in attendance for assistance with questions. The property is a .045-acre C1 site formerly used as an auto repair shop (Atlantic Auto), currently vacant with approximately 19,438 square feet in size. Mr. Blakeney said it is served by Sussex County Sewer and Tidewater Utilities for water and is in flood zone X per FEMA online flood maps and no wetlands on site. Mr. Blakeney stated the plan replaces the front portion with a two-story office and showroom (appointment only, but few walk-in customers anticipated), and the rear would be storage area. Mr. Blakeney stated there would be 16 parking spaces (12 which are required) along with one ADA parking and reduced lot coverage from 88.6% to 69.5%. Mr. Blakeney stated the proposal includes a one-way entry from Atlantic Avenue, flowing across front of site. Also, there will be access off Old School Lane for proposed parking at the side of the building, and then separate access for rear parking area, that also serves as access easement that needs to remain. Mr. Blakeney stated signage and striping would be done and continued access through existing 10-foot easement. Mr. Blakeney mentioned DELDOT approval remains required.

Mr. Lyons confirmed the site remains legally nonconforming but improves existing setbacks and coverage.

Mr. Roe questioned how many employees there are due to the congestion in the area. Jeremy Brown, the General Manager, stated they will always have 3 employees on staff, and the plan is to hire another 3 for a total of 6 for the foreseeable future.

Mr. Weglein commented he was ecstatic about the redevelopment as its current state is less than eye appealing. Mr. Weglein questioned the boundaries between Ocean View and Millville with this location. Mr. Lyons stated Old School Lane is DELDOT and Millville and the school and its property is Ocean View.

Mr. Weglein wanted confirmation on ingress and egress wanting vehicles to come in via 26 and out via Old School Lane. Mr. Weglein questioned how that would be enforced. Mr. Blakeney is proposing striping, one-way striping, and having do-not-enter signage as well. Mr. Blakeney stated when talking with DELDOT they want to shape the traffic island so you would be unable to turn right going out so they are reshaping the sidewalk/curbing in a way that it will allow traffic to come in from 26 but not go back out.

Mr. Plocek questioned fencing between commercial and residential. Mr. Lyons stated there is existing fencing in most places. Mr. Blakeney stated additional landscaping is along the property line to screen the dumpster and screen the back of the building. Mr. Blakeney stated more screening could be done if requested by commission.

Mr. Gevinson made a motion to move the Hershey Exteriors Preliminary Site Plan to Town Council. Ms. Farina second the motion. Motion carried unanimously 5-0.

5. NEW BUSINESS

- A. Discuss, consider and possible vote to accept or reject the report provided by the Annexation Committee with their findings to move to Town Council of the proposed property 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.

SYNOPSIS: The application was submitted by Christopher Companies for property known as Coastal Farm (aka Flyaway Farms) and was received by the town on May 26, 2026. They are looking to annex into the Millville town limits. Town Council forwarded it to the annexation committee on June 9, 2026. The annexation committee met on June 16th and voted unanimously to move into next phase. Annexation committee met on July 21st and voted to move to Town Council. Town Council approved the report on August 11, 2026, voting 5-0 with roll call to move to Planning and Zoning.

David Hutt, attorney with Morris James, presented Christopher Companies request to annex approximately 94.7 acres known as Coastal Farms (aka Flyaway Farms) into Millville with the RPC zoning. The property is located off Burton Farm Road. It was discussed that RPC zoning was requested instead of NPC zoning because the proposal has no commercial or mixed-use component and would complement the adjacent West Village of Millville by the Sea. Commissioners discussed the prior county rezoning denial, annexation timing, and RPC requirements, including at least 40% single-family detached dwellings and three substantially different residential types.

Mr. Roe questioned whether this would interfere with the town trying to get it developed being the county denied the rezoning of this parcel. Mr. Lyons stated there would be no issue at all. Mr. Roe stated he was just concerned there would be no roadblock with the county if we went forward. Mr. Plocek stated going to county would take 18 months, and applicant wanted to move forward sooner.

Commissioners discussed with Mr. Lyons the differences between RPC and NPC zoning.

Mr. Gevinson made a motion to approve the RPC zoning and move to Town Council. Mike Weglein second the motion. Motion carried unanimously 5-0.

6. COMMISSIONER COMMENTS

There were no comments.

7. ANNOUNCEMENT OF NEXT MEETING – Thursday, October 8, 2026 @ 6:00 PM

8. ADJOURNMENT

Ms. Farina made a motion to adjourn the meeting. Mr. Gevinson seconded the motion. Motion passed unanimously 5-0.

Mr. Plocek closed the meeting at 6:27 P.M.

Respectfully submitted,
Trish Marcules
Town Clerk