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June 1, 2026

Town of Millville  
36404 Club House Road  
Millville, DE 19967

Attn: Eileen Scerra  
Town Manager

Re: Kristina's Kitchen Bakery  
Site Plan Review  
Millville, Delaware  
GMB File No. 260048



Dear Mrs. Scerra:

We have completed our review of the Site Plan, as submitted by Plitko LLC on behalf of Malone Real Estate for the proposed parking lot expansion at Kristina's Kitchen Bakery. The proposed site is located on Tax Map Parcel 134-12.00-1778.00 and zoned C-1 with 2 entrances on Reba Road. The submission was reviewed per Town of Millville Code Section 155, and generally accepted engineering principles. Specific comments were made regarding individual components of the submittal and are discussed below.

**General**

1. Per Town Code Section 155-28, Subsection C, Item (13): Parking may be permitted in the setback areas, provided that no more than 50% of any setback area may be used for off-street parking and the remaining portion of the setback area shall be landscaped. Parking shall be permitted in rear yard setback areas; provided, however, that a fifteen-foot landscaped buffed is required between parking and adjacent residential uses. **The existing paved parking has spaces front yard setback, although no work is proposed on the existing paved lot.**

**Permits Required for Proposed Site Work**

The Developer should forward the following permits/approvals to the Town of Millville and George, Miles & Buhr, LLC as the project progresses.

1. Sussex County Conservation District – Storm Water Management and Erosion Control Permit and/or Letter of Exemption.
2. Office of State Fire Marshal – Site Plan Approval.
3. Any other permits/approvals necessary to develop the project.

If you have any questions, please contact me at 302.628.1421. Thank you.

Sincerely,

Andrew J. Lyons, Jr., P.E.

Project Director

AJL/