

DRAFT: 07-22-2026

APPROVED:



TOWN OF MILLVILLE – ANNEXATION MEETING MINUTES
Regular Meeting at 2:00 P.M.
June 21, 2026

Council Present: Chairperson Mayor Ronald Belinko, Commissioner Deputy Mayor Sharon Brienza, Commissioner Pat Plocek. **Town/Trade Employees Present:** Town Manager Eileen Scerra, Facilities & Building Assistant James Simpson, and Town Clerk Trish Marcules. **Absent:** None.

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

Chairperson Mayor Belinko called the meeting to order at 2:00 p.m. with the **Pledge of Allegiance**.

2. APPROVAL OF ANNEXATION MEETING MINUTES

A. June 17, 2026

Mr. Plocek made a motion to accept the Annexation Meeting Minutes for June 17, 2026. Ms. Brienza second the motion. Motion carried unanimously 3-0.

3. PUBLIC COMMENT – (A.k.a Citizen’s Privilege) – May be subject to 3-minute limit.

No Zoom Comments. (2 pre-registered; 1 showed, names on file)
No Public Comments.

4. OLD BUSINESS

- A. **Discuss annexation petition received by Coastal Farms (aka previously by Flyaway Farms) to begin investigating the possibility of annexing the following Tax Map Parcels into the Town of Millville.**

SYNOPSIS: The application was received by the town on May 26, 2026. The proposed properties are located off Burton Farm Road with approximately 94.7 +/- acres. Tax Map Parcel#134-15.00-15.01, -15.02, -17.12, -17.16, -17.17, and -17.18. The Town Council forwarded it to the Annexation Committee during the Town Council Meeting June 9, 2026. Applicant was present at the June 9th meeting. Annexation committee met on June 16, 2026 and vote unanimously to move the annexation into the next phase. Applicant was present at the June 16th meeting.

In attendance were Mr. David Hutt (attorney with law firm Morris James LLP) and a representative (Christopher Companies)

Chairperson Belinko explains the background of the application and the properties involved. Chairperson Belinko asked if everyone had a chance to review the report for annexation. Chairperson Belinko mentioned the applicant had updated their letter, changed the name of the community, and changed to a (RPC) residential plan community for zoning. Chairperson Belinko stated he also looked up online the comprehensive traffic study and will discuss that later with interesting points he wishes to make for the record of positive things from that study.

Ms. Brienza stated she had no negative comments. A discussion by the commission was had highlighting positive findings from the report. Ms. Brienza emphasized the importance of being consistent with the comprehensive plan.

Mr. Plocek raised concerns about the impact on local schools and the need for confirmation on which school children would go to. Ms. Scerra mentioned she thinks it would be Lord Baltimore. Chairperson Belinko reassured that planned communities are allowed time for service planning, including schools.

Chairperson Belinko read the final recommendations in the report emphasizing the benefits of annexation into the town. Chairperson Belinko read the main findings to share on public record.

- Placing future zoning, land use, and development under jurisdiction of the town of Millville thereby ensuring development consistent with the comprehensive plan and adopted ordinances.
- Expanding the town tax base and creating additional permitting, transfer tax, and property tax revenue to support municipal services and future capital improvements.
- Promoting orderly, contiguous municipal growth while strengthening the town's ability to provide efficient public services to residents.

Mr. Plocek questioned the next process, whether going forward to Town Council or Planning and Zoning as the next step. Mr. Simpson stated it would go to Town Council followed by Planning and Zoning for the zoning classifications.

Chairperson Belinko stated he wanted to go on record stating everyone knows that the county turned this down, and he felt the reasons were not very challenging. Chairperson Belinko said the study was on Burton Farm Road, where they used distance from entrance to the end of the development with only one entrance.

Chairperson Belinko stated the traffic report was done by a third party and submitted. Four major recommendations were submitted to the developer. Chairperson Belinko stated he would not be reading everything from report but wanted to highlight the four recommendations.

1. Request to have turn lanes and maintenance on the road making left-hand, right-hand turns to keep traffic flowing.
2. Recommendation for full movement entrance.
3. Recommendation to have developer contribute to a traffic circle on Roxana Road, Rt 17 to keep traffic flowing.
4. Recommendation to put in bicycle and pedestrian improvements on the main road to keep them safe.

Mr. Hutt praised the traffic study and notes it showed no level of service deficiencies. Mr. Hutt stated that it was remarkable given the growth in the town. Mr. Hutt said he agreed with Chairperson Belinko that the county's reasoning didn't back up the study that was done by the traffic group, reviewed by DELDOT, and resulted in the traffic impact study report. Mr. Hutt pointed out a discrepancy in the report regarding ownership of the property. Mr. Hutt stated Christopher Companies does not own the property but is the contract purchaser, the equitable owner of the property, but technically not the owner of the property at the moment.

Chairperson Belinko thanked Mr. Hutt and Christopher Companies for keeping the committee in the loop, which made their jobs easier knowing the facts.

Chairperson Belinko stated if approved, the report would move onto Town Council after all 3-committee sign. Ms. Brienza reminded everyone that the July 28th meeting was cancelled and the next one would be August 11th

Mr. Plocek made a motion to move the annexation report to Town Council. Ms. Brienza second the motion. Motion carried unanimously 3-0.

5. COMMISSIONER COMMENTS

No comments by the commissioners.

6. ANNOUNCEMENT OF NEXT MEETING – TBA

7. ADJOURNMENT

Ms. Brienza made a motion to adjourn the meeting. Mr. Plocek second the motion. Motion carried unanimously 3-0.

Chairperson Mayor Belinko closed the meeting at 2:17 P.M.

Respectfully submitted,

Trish Marcules
Town Clerk