

DRAFT: 06-17-2026

APPROVED:



TOWN OF MILLVILLE – ANNEXATION MEETING MINUTES
Regular Meeting at 10:00 A.M.
June 17, 2026

Council Present: Chairperson Mayor Ronald Belinko, Deputy Mayor Sharon Brienza, Commission 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 10:00 a.m. with the **Pledge of Allegiance**.

2. APPROVAL OF ANNEXATION MEETING MINUTES

A. April 9, 2026

Mr. Plocek made a motion to accept the Annexation Meeting Minutes for April 9, 2026. Ms. Brienza second the motion. Motion carried unanimously.

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

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

4. NEW BUSINESS

- A. **Discuss annexation petition received 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.

Chairperson Mayor Belinko introduced the annexation petition received by Flyaway Farms. The proposed properties are located off Burton Farm Road with approximately 94 acres. In attendance were Mr. David Hutt (attorney), Mr. Travis White (Christopher Companies), and Mr. Jason Paukowitz (Developer). Mr. David Hutt, (attorney with law firm Morris James) representing Christopher Companies, explained the multi-step process of amending the

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town's future land use map and filing the annexation petition. Mr. Hutt mentioned that the potential community has been renamed to "Coastal Farms", so going forward, all documents will be stating this new name. The requested zoning classification has been updated from MPC (Master Plan Community) to RPC (Residential Plan Community). A concept plan was included with the updated information and certificates of mailing were provided to confirm the process.

Mr. Hutt outlined the advantages of annexing the properties, including consistency with the state strategies map and the town's comprehensive plan. Mr. Hutt said the potential revenues for the town such as property tax and transfer tax are also advantages.

Discussion was had over the control of the development and allowing the town to shape the character of the area. Mr. Hutt acknowledged that finding disadvantages to annexation is challenging due to numerous advantages.

Chairperson Mayor Belinko raised concern about the potential loss of local control due to Senate Bill 23. Mr. Hutt explained the timing and control advantages of the town process compared to the county process.

Commissioner Mr. Plocek inquired about public water and sewer elements, and Jason Paukowitz confirmed that access would be available. Mr. Plocek also mentioned that when the concept plan phase goes to Planning and Zoning, they will need to see additional amenities such as benches, playgrounds, and more.

Mr. Simpson clarified that setbacks are determined by the town council during the site plan review process.

Commissioners discussed traffic and Mr. Hutt stated a traffic impact study was done and no intersection failed. Chairperson Mayor Belinko stated importance of this study for the residents.

Ms. Brienza emphasized the benefits of being within town limits, including control over development and financial benefits.

Mr. Plocek made a motion to move the annexation to the next phase. Ms. Brienza second the motion. Motion carried unanimously.

5. COMMISSIONER COMMENTS

No comments by the commissioners.

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6. **ANNOUNCEMENT OF NEXT MEETING** – TBA

7. **ADJOURNMENT**

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

Chairperson Mayor Belinko closed the meeting at 10:26 A.M.

Respectfully submitted,

Trish Marcules
Town Clerk