

DRAFT: 06-24-2026

APPROVED: 07-14-2026



TOWN OF MILLVILLE – TOWN COUNCIL MEETING MINUTES
Regular Meeting at 7:00 P.M.
June 23, 2026

Council Present: Mayor Ronald Belinko, Deputy Mayor Sharon Brienza, Secretary Deborah Sosnoski, Treasurer Joseph Parent, Council Member/Co-Treasurer Robert Wisgirda. **Town/Trade Employees Present:** Town Solicitor Seth Thompson, GMB Engineer Andrew Lyons, Code & Building Officer Eric Evans, and Town Clerk Trish Marcules. **Absent:** Town Manager Eileen Scerra

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

Mayor Belinko called the meeting to order at 7:00 p.m. with the **Pledge of Allegiance**.

Mayor Belinko made a note that there was an agenda change. Items # 3B and #3C were removed from the agenda due to missing documents from Roxana Fire Co.

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

No Zoom Comments. (3 pre-registered; 1 showed, 1 showed later, names on file)
No Public Comments.

3. NEW BUSINESS

Public Hearing Notice – Secretary: Notice of the following public hearing was posted on the Town’s website and printed in Coastal Point on June 5, 2026.

Mayor Belinko - Open Public Hearing – Mayor Belinko opened the meeting at 7:01pm

Written and Oral Comments – Town Manager – None submitted per Ms. Marcules, Town Clerk.

SYNOPSIS: Final Subdivision Site Plan submitted by Plitko, LLC on behalf of Club House Crossing, for a 35-unit subdivision 24 two-family dwellings and 10 single family dwellings located on Club House Road, Tax Map Parcel# 134-12.00-151.00 zoned R-2 Single Family and Two-Family Residential District.

- **Presenter for proposed Subdivision**

Ray Blakeney from Plitko Engineering introduced the final site plan for Clubhouse Crossing located on Club House Road. Travis Martin, Ocean Crest Properties LLC developer, was in attendance. Mr. Blakeney stated the site includes 35 dwelling units, 11 single-family homes and 24 duplex units. Mr. Blakeney wanted to note the change from the

DRAFT: 06-24-2026

APPROVED: 07-14-2026

announcement of 10. (error, should be 11) Mr. Blakeney stated the site will have privately maintained streets, curb and gutter, and a closed drainage system. Mr. Blakeney said emergency vehicle turnarounds, sidewalks, and a 10-foot-wide shared use path are proposed. Mr. Blakeney explained the site's history, including its previous use as a poultry farm and the removal of all agricultural buildings. Mr. Blakeney shared a level one environmental report by Geotechnology Associates which found no significant environmental conditions. The site will include two pickleball courts with no lights, a mail kiosk, single car garages, Tidewater Utilities (for water), and Sussex County (for Sewer). Mr. Blakeney mentioned four streetlights and landscaping with street trees and evergreen screening are proposed.

- **Engineer Comments – Andrew Lyons**

Mr. Lyons stated he reviewed the phase one site assessment, confirming no recognized environmental conditions. Mr. Lyons confirmed all existing buildings have been demolished and removed from location.

- **Town Council Questions and Discussion**

Mr. Parent raised concerns about the Bloodgood Japanese maple trees and suggested alternative native trees. Mr. Parent also discussed the pickleball court recommending drainage solutions based on his own communities' experiences. Mr. Wisgirda and Mr. Parent express concerns about the impact of trees near sidewalks and suggested alternative tree varieties.

- **Public Comments**

Gary Willey – 31824 Mill Run Drive, Ocean View DE 19970 – Mr. Willey resident and former Mayor of Millville suggested a berm or barrier along the southern border of the subdivision for privacy. Mr. Willey stated he is all for development but would like a barrier.

Mr. Parent and Mr. Wisgirda discuss the feasibility of a berm due to the 10-foot easement between properties. Mr. Lyons explained the lack of buffer requirements in the R2 zoning district.

Council discussed possibility of a privacy fence along the southern side and a sound barrier for the pickleball courts.

Mayor Belinko – Close Public Hearing – Mayor Belinko closed the public hearing 7:20 pm.

DRAFT: 06-24-2026

APPROVED: 07-14-2026

- A. Discuss, consider, and possible vote on Final Subdivision Site Plan submitted by Plitko, LLC on behalf of Club House Crossing, for a 35-unit subdivision 24 two-family dwellings and 10 single family dwellings located on Club House Road, Tax Map Parcel# 134-12.00-151.00 zoned R-2 Single Family and Two-Family Residential District.**

**** NOTE: Error, not 10 single family, should be 11 single family dwellings *****

Ms. Brienza made a motion to approve the Final Subdivision Site Plan for Club House Crossing, 35-unit with 24 two-family dwellings and 11 single-family dwellings located on Club House Road. Ms. Brienza made the amenity changes of adding a privacy fence along the southern border, a sound barrier for the pickleball courts, and a tree review done by Mr. Lyons. Ms. Sosnoski second the motion. Mayor Belinko asked for a roll call:

Mr. Wisgirda – Yes

Ms. Sosnoski – Yes

Mr. Parent – Yes

Ms. Brienza – Yes

Mayor Belinko – Yes

Motion passed unanimously 5-0.

- B. Discuss, consider, and possible vote on Resolution 27-04 which if approved, the Town of Millville will accept the Municipality-Wide Discount Ambulance Subscription Service Agreement effective for 3-years; June 23, 2026, through April 30, 2029, with Roxana Fire Department.**

This item was removed from the agenda at the start of the meeting.

- C. Discuss, consider, and possible vote on Resolution 27-05 which if approved, the Town of Millville will authorize payment of the municipality wide discount ambulance subscription fee assessed by Roxana Volunteer Fire Company for FY27.**

This item was removed from the agenda at the start of the meeting.

4. MAYOR AND TOWN COUNCIL COMMENTS

Ms. Sosnoski attended an active shooter drill at Lord Baltimore Elementary and expressed how informative this was. Mayor Belinko stated that Sussex County had a Liberty Tree dedication and impressed at the size of Millville's tree. Mr. Wisgirda requested a personal request and prayer for an employee.

DRAFT: 06-24-2026

APPROVED: 07-14-2026

5. **ANNOUNCEMENT OF NEXT MEETING** – Tuesday, July 14, 2026, at 7:00 P.M.

6. **ADJOURNMENT**

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

Mayor Belinko closed the meeting at 7:27 P.M.

Respectfully submitted,

Trish Marcules
Town Clerk