



TOWN OF MILLVILLE – TOWN COUNCIL MEETING MINUTES
Regular Meeting at 7:00 P.M.
July 14, 2026

Council Present: Mayor Ronald Belinko, Deputy Mayor Sharon Brienza (Via Zoom), Secretary Deborah Sosnoski, Treasurer Joseph Parent, Council Member/Co-Treasurer Robert Wisgirda. **Town/Trade Employees Present:** Town Solicitor Seth Thompson, GMB Engineer Andrew Lyons, Town Manager Eileen Scerra, Code & Building Officer Eric Evans, and Town Clerk Trish Marcules. **Absent:** None

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 an announcement of four council members present and one online via Zoom. Ms. Brienza confirmed her presence and participation.

2. APPROVAL OF TOWN COUNCIL MEETING MINUTES

- A. June 9, 2026
- B. June 23, 2026

Mr. Wisgirda made a motion to accept June 9 and June 23 Town Council meeting minutes. Mr. Parent second the motion. Motion carried unanimously 5-0.

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

No Zoom Comments. (6 pre-registered; 5 showed, names on file)

Jean Hanley – 32305 Peregrine Way, Millville DE 19967 – Ms. Hanley commented on the development at Clubhouse Crossing, comparing the acreage and potential home count to the Windmill development.

Anne Bari – Sussex Cyclist – Ms. Bari is calling in to discuss the bicycle safety event later in the agenda. Ms. Bari mentioned she has been speaking with Trish on the planning of this event, and if needed she is online to answer any questions later.

4. TOWN REPORTS

- A. **Town Manager – Eileen Scerra** – Reviewed and Entered.
- B. **Code & Building Department – Eric Evans** – Reviewed and Entered.
- C. **Finance – William Mumford** – Reviewed and Entered.
- D. **Parks and Recreation** – Reviewed and Entered.

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APPROVED: 08-11-2026

- E. **MVFC** – Reviewed and Entered.
- F. **DSP** - Reviewed and Entered.
- G. **Plan and Zoning Approved Meeting Minutes – 05-13-2026** – Reviewed and Entered.
- H. **Plan and Zoning Workshop Approved Meeting Minutes – 05-19-2026** – Reviewed and Entered.
- I. **Ad Hoc Approved Meeting Minutes- 05-12-2026** – Reviewed and Entered.

5. PRESENTATION – RESIDENTIAL FIRE SPRINKLERS – Paul Eichler

Mayor Belinko introduced the presentation of residential fire sprinklers by Paul Eichler. Mr. Paul Eichler, chairman of the Delaware Fire Sprinkler Coalition presented the benefits of having residential fire sprinklers. Mr. Eichler discussed cost-saving benefits, environmental protections, and life-saving advantages of residential fire sprinkler systems. Mr. Parent asked about service and inspection requirements. Mr. Eichler mentioned it would be an annual inspection, but specifics depend on the jurisdiction.

6. OLD BUSINESS

A. Game Table Project – Eric Evans

SYNOPSIS: March 18, 2026, ADHOC Meeting, voted to recommend to Council purchase of concrete tables. ADHOC also recommended to Council the purchase of two bench tables (round or square) and one bench table having 3 benches around it, one side open for handicap accessibility and everything would be on concrete slabs. Presented to Town Council on 4/28/26 and voted to table the matter and referred back to ADHOC for further consideration of concrete versus metal game tables. On May 12, 2026, the Committee revisited the issue and, after discussion, reaffirmed its original recommendation to install three concrete tables with gaming tops consisting of two tables and one ADA accessible.

Mr. Evans stated the history of the game tables going to ADHOC and to Town Council and back to ADHOC. Mr. Evans stated ADHOC wants concrete tables that are more durable, won't be as hot, have games on top of them, can be used as picnic or game tables, and will be too heavy to worry about someone walking off with them. Mr. Evans proposed having the 3 tables and one of those being ADA accessible. Ms. Brienza questioned whether the town would be responsible for handing out the game pieces. Ms. Scerra and Mr. Evans both stated it would be the resident's responsibility to bring the game pieces or use stones to play the games on the concrete tables.

B. Discuss, consider, and possible vote on proposed concrete tables at Evans Park near Cornhole/Bocce Courts – Eric Evans

Ms. Brienza made a motion to move forward and purchase the 3 concrete tables. Ms. Sosnoski second the motion.

Mayor Belinko requested a roll call vote.

Mr. Wisgirda – Yes

Ms. Sosnoski – Yes

Mr. Parent – No

Ms. Brienza – Yes

Mayor Belinko – Yes

Motion passed 4-1.

7. NEW BUSINESS

- A. Discuss, consider, and possible vote on Site Plan submitted by Plitko, LLC on behalf of Malone Real Estate for the proposed parking lot expansion at Kristina’s Kitchen Bakery located on Reba Road, Tax Map Parcel# 134-12.00-1778.00 and zoned C-1.**

SYNOPSIS: Plitko Engineering presented the parking lot site plan on June 11, 2026, to Planning and Zoning. P&Z passed the motion unanimously with amendments to adding a fence, site plan to show the dumpster pad and increase landscape screening. Applicant and owner were present at the June 11th meeting.

Ray Blakeney presented revised site plan for the proposed parking lot expansion at Kristina’s Kitchen Bakery located on Reba Road. The site plan included amendments suggested from the Planning and Zoning Meeting held on June 11, 2026 which included adding a fence, showing a dumpster pad, and increase landscape screening. (Note: Applicant and owner were present)

Mr. Blakeney mentioned the owner wishes to expand the rear parking area to provide more spaces and improve vehicular circulation. They are trying to maintain what’s existing in the rear of the site while expanding enough to provide additional parking, and still maintain a buffer from adjacent properties. Mr. Blakeney explained widening of the entrance and drive aisle.

Mr. Blakeney mentioned it meets the town standards with minimum of 24-foot drive aisle and all spaces are 10 feet by 20 foot minimum. Parking requirement per code is 13 spaces. Mr. Blakeney mentioned they are showing 20 spaces in the rear with additional 8 up front which includes an ADA accessible space.

Mr. Lyons mentioned he has reviewed everything and requirements were met.

Ms. Scerra mentioned she knows there were concerns with the delivery trucks, and on the plan, it shows that there is an area by the dumpster. Ms. Scerra questioned if that area by dumpster will be utilized for delivery, because it currently is still happening on the street. Mr. Blakeney answered saying that is the plan. Mr. Blakeney mentioned during business hours, sometimes there may be trucks arriving very early and that they may still use that front area. Mr. Blakeney mentioned they can discuss this with the owner and make sure they're keeping that out of the right of way of Reba Road, so they're not impeding traffic. Mr. Blakeney said they are expecting most of the deliveries to be during business hours so that would be unloaded in the rear area at the loading space.

Mayor Belinko mentioned for the owner to give some direction to the delivery drivers on where to unload and not block the street. Mayor Belinko said that would help supervise so the drivers know where to go, as they are probably the same drivers all the time.

Mr. Thompson agreed that another business had a similar situation, and he feels a little bit of communication typically will fix things.

Mr. Malone stated that he contacted all five delivery companies that he has that if they arrive before they open, they could use the front. Mr. Malone stated he told drivers if they are open, they must use the back once the parking lot is completed.

Ms. Sosnoski made a motion to accept the Site Plan submitted by Plitko LLC on behalf of Malone Real Estate for parking lot expansion at Kristina's Kitchen Bakery with the contingent on fire marshal approval before construction begins. Mr. Wisgirda second the motion.

Mayor Belinko requested 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; July 14, 2026, through April 30, 2029, with Roxana Fire Department.

No representative for Roxana Fire Department was present. Ms. Scerra explained the service agreement and contract that it mirrors what we have with Millville Fire Company.

Ms. Brienza made a motion to accept Resolution 27-04 to accept the Municipality-Wide Ambulance Service Agreement with Roxana Fire Department for 3 years. Mr. Parent second the motion. Motion carried unanimously 5-0.

- 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.**

No representative for Roxana Fire Department was present. Ms. Scerra discussed the payment of the ambulance fee and that it mirrored Millville Fire Company.

Ms. Sosnoski made a motion to accept Resolution 27-05 authorizing payment of ambulance fee to Roxana Volunteer Fire Company for FY27. Mr. Wisgirda second the motion. Motion carried unanimously 5-0.

- D. Discuss, consider, and possible vote to approve proposed Bid# 27-01 Cornhole Court and Walk Path. – Eric Evans**

Mr. Evans presented the bid for the Cornhole Court and Walk Path project. Mr. Evans recommended the low bid of \$50,454.00 from HCE. Ms. Scerra mentioned pre-approval for a grant to assist in funding the project, allowing the project to start before receiving the funds.

Ms. Sosnoski made a motion to move forward with the project. Mr. Wisgirda second the motion. Motion passed unanimously 5-0.

- E. Discuss, consider, and possible vote on Resolution 27-06 for establishing the Park Plan Committee as a standing advisory committee.**

Mayor Belinko proposed establishing the Park Plan Committee as a standing advisory committee due to the need for ongoing discussions in planning the park. Discussion was had on the name change to Park Planning Committee. Mr. Parent expressed concerns about the potential for bias due to council members sitting on the committee. Mr. Wisgirda stated to possibly add an additional citizen member to address those concerns.

Ms. Brienza made a motion to accept Resolution 27-06 to establish the Park Plan Committee with a minor change from “Park Plan” to “Park Planning”. Ms. Sosnoski second the motion.

Mayor Belinko requested a roll call.

Mr. Wisgirda – Recused – Like to see another citizen added

Ms. Sosnoski – Yes

Mr. Parent – No – For concerns he stated at start of discussion.

Ms. Brienza – Yes

Mayor Belinko - Yes

Motion passed 3-1-1.

F. Discuss, consider, and possible vote on purchasing bike helmets & lights for upcoming Bike Safety Program being held August 5th at Evans Park – Eileen Scerra

Ms. Scerra expressed excitement to have a bike rodeo along with Sussex Cyclist. Ms. Scerra stated she is coming to council for approval to purchase items needed for the event which she would like to have on August 5, 2026, from 9am till noon. The event would include a safety presentation, helmet and light giveaways, and minor bike repairs. Ms. Scerra stated the town would be purchasing helmets and lights for the event. Ms. Scerra stated the event will also feature free snow cones and a magician to draw the people in. Ms. Scerra stated involvement of local businesses like Bonkeys for coupons. Ms. Scerra mentioned the main idea is to encourage children to wear helmets by offering incentives such as Bonkey coupons for those caught wearing helmets and practicing bike safety by the police. Mayor Belinko expressed the importance of the program considering recent bike accidents and fatalities in the town. Mr. Wisgirda questioned who the target audience was, and Ms. Scerra stated that both kids and adults, and all visitors, are welcome. Ms. Brienza thanked Ms. Scerra for her quick work on the program and shared past experiences with similar events.

Ms. Anne Bari, Sussex Cyclist, discussed estimating an attendance to help DELDOT provide additional resources. Ms. Bari suggested including extra small helmets and brightly colored ones.

Mr. Wisgirda suggested public announcements such as (PSAs) on local radio stations to promote the event. Council discussed town funds and what would be needed. Ms. Sosnoski emphasized the importance of having both front and back lights for bikes. The committee discussed the need for participants bringing their bikes to the event to fully engage in the bike rodeo activities was emphasized.

Mr. Wisgirda made a motion to allow the Town Manager to move forward with purchasing of helmets and lights for the Bike Rodeo. Ms. Sosnoski second the motion. Motion passed unanimously 5-0.

8. MAYOR AND TOWN COUNCIL COMMENTS

Ms. Brienza thanked everyone for their support of her having to leave abruptly and her upcoming return home. Ms. Brienza also mentioned that “Stuff the Bus” is quickly approaching and to start looking for purchases. Mr. Wisgirda announced a local fitness clinic “Wellness Clinic”. Ms. Sosnoski thanked Paul Eichler again for coming to the meeting.

9. ANNOUNCEMENT OF NEXT MEETING – Tuesday, July 28, 2026, at 7:00 P.M.

10. ADJOURNMENT

Ms. Brienza made a motion to adjourn the meeting. Ms. Sosnoski second the motion. Motion carried unanimously 5-0.

Mayor Belinko closed the meeting at 8:47 P.M.

Respectfully submitted,

Trish Marcules
Town Clerk

NOTE: Addition added after posting on 8/8/2026. Item#6A – Paragraph 2, last two sentences were added.