DRAFT: 09-23-2026
APPROVED: 10-13-2026

TOWN OF MILLVILLE – TOWN COUNCIL MEETING MINUTES
Regular Meeting at 7:00 P.M.
September 22, 2026

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

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 announced all council present, and Joe Parent on Zoom.

2. PUBLIC COMMENT – (A.K.A. Citizens Privilege) – *May be subject to 3-minute limit.*

No Public Comment
No Zoom Comments (5 registered, 5 were online, names on file)

3. PRESENTATION – PFM Financial

Ms. Lauren Sukovich, Sr Managing Consultant and Bradley Kwon, Analyst, were present for the PowerPoint slideshow. (PowerPoint on file)

Ms. Sukovich reviewed historical demographics, housing growth, revenues, expenditures, fund balance, and a five-year baseline projection. Ms. Sukovich mentioned key revenue sources included realty transfer tax, property tax, licenses and permits, and investment income. Ms. Sukovich then discussed future public-safety, possible library needs, other projects, fund-balance use, capital funding, annexation impacts, and the role of the finance committee.

The mayor and council thanked Ms. Sukovich and PFM Financial Group for an excellent report. Mayor Belinko mentioned the town is in good shape for future needs. Mr. Belinko mentioned the Finance Committee starting soon, of which two members were present that evening.

4. NEW BUSINESS

A. **Discuss, consider, and possible vote on Coastal Farms Annexation to accept the RPC zoning and to set public hearing for October 13, 2026.**

SYNOPSIS: The application was submitted by Christopher Companies for property known as Coastal Farm (aka Flyaway Farms) received by the town on May 26, 2026, to annex into town limits. Town Council forwarded it to the annexation committee on June 9, 2026. The annexation committee met on June 16th and voted unanimously to move into next phase. Annexation committee met on July 21st and voted to move to Town Council. Town Council approved the report on August 11, 2026, voting 5-0 with roll call to move to Planning and Zoning. Planning and Zoning voted 5-0 on September 8, 2026, to approve RPC zoning and move to Town Council.

Mayor Belinko mentioned this is a lengthy process, and the next phase is to send it to Public Hearing.

Mr. Wisgirda made a motion to set the public hearing for October 13, 2026, for the Coastal Farms Annexation. Ms. Brienza second the motion.

Mayor Belinko requested a Roll Call.

Mr. Wisgirda – Yes
Ms. Sosnoski – Yes
Ms. Brienza – Yes
Mayor Belinko – Yes
Mr. Parent – Yes (typed via Zoom)

Motion passed unanimously 5-0.

Mr. Thompson explained post-hearing options whether to approve, disapprove, or send to referendum. Mr. Thompson stated, " If the annexation is approved, there is then a 30-day hold period where there is the possibility of petitioning for a referendum on it. They would have an ordinance that coincides with the annexation that would amend the zoning map again if the annexation is approved, and the zoning ordinance must wait 30 days as well. "Mr. Thompson explained it is a lengthy process.

B. **Discuss, consider and possible vote on Resolution 27-10 regarding Evans Park grant submitted to ORPT for a total project amount of $75,000 with the Town responsible for 50% of the project to spend towards concrete cornhole, gaming tables and sidewalks at Evans Park.**

Mr. Wisgirda asked for the status of the grant. Ms. Scerra responded that the grant was submitted and was pre-approved back in June 2026. Mr. Wisgirda asked if this was a given now, and Ms. Scerra stated no, not yet, but application was submitted and this is part of the process of having a resolution to state the town will pay 50% of the project.

Ms. Brienza made a motion to accept Resolution 27-10 regarding Evans Park grant submitted to ORPT for a total project amount of $75,000 with the Town responsible for 50% of the project. Ms. Sosnoski second the motion. Motion carried unanimously 5-0.

C. **Discuss, consider and possible vote on Resolution 27-11 regarding proposal from Coastal Technology Group for additional security cameras at Evans Park.**

Brief discussion was held regarding additional cameras at Evans Park to deter vandalism and support investigations.

Ms. Brienza made a motion to accept Resolution 27-11 for proposal from Coastal Technology Group for additional security cameras at Evans Park. Mr. Wisgirda second the motion. Motion carried unanimously 5-0.

D. **Discuss, consider and possible vote on Resolution 27-12 regarding proposal from S&B Pro Security to update the building fire alarm system.**

Discussion was had involving the necessary upgrade due to repeated false alarms and the system's age. Mr. Wisgirda questioned whether a grant was available now or in the future for this project. Ms. Scerra replied that the project is really needed due to repeated false alarms several times in the past year, staff/council being woken up in early morning hours and it cannot wait for a possible grant.

Ms. Sosnoski made a motion to accept Resolution 27-12 regarding proposal for S&B Pro Security to update the building fire alarm system. Ms. Brienza second the motion. Motion carried unanimously 5-0.

5. MAYOR AND TOWN COUNCIL COMMENTS

Mayor Belinko announced a class on guidance regarding SB23 and HB450 this Friday. If anyone wished to have the link, he would be more than happy to share it. The time would be 10:00AM, Friday September 25. Mayor Belinko also mentioned to anyone interested in County Council, there is a seminar being held at the Selbyville Library on Tuesday, September 29th.

Mr. Wisgirda reminded everyone of the two state representatives visiting the Millville Community Center on October 8th at 6:00 PM. Mr. Wisgirda reminded everyone that early voting would begin October 22nd with the voting on November 3 at the Millville Community Building.

Ms. Brienza made an announcement that the governor has signed the Charter and was very excited this was completed.

Mr. Parent, who was attending Zoom, made mention he would like to see the remote meeting-system improvements made. He mentioned the Zoom system was difficult to hear, was garbled, and he couldn't respond.

6. **ANNOUNCEMENT OF NEXT MEETING** – Tuesday, October 13, 2026 @ 7:00 P.M.

7. **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 7:42 PM.

Respectfully submitted,
Trish Marcules
Town Clerk