

Sellersville Borough Council
Special Meeting
140 East Church Street
Sellersville, PA 18960

April 4, 2022
7:00 p.m.

The April 4, 2022 Special Meeting of Sellersville Borough Council was called to order by Chair Lois Dodson at Borough Hall, 140 E. Church Street at 7:00 p.m.

ROLL CALL:

Councilpersons: Mayor Thomas Hufnagle
Lois A. Dodson, Chair
Alexander Potoczny, Vice-Chair
James G. Hull, First Alternate
Donald Crouthamel
Kathleen Hallman
Marie Howells
Lynne Saylor

Borough Manager: Eileen M. Bradley
Solicitor: Randal S. White

ANNOUNCEMENTS:

There were no announcements at this time.

PUBLIC COMMENT ON NON-AGENDA ITEMS:

There was no Public Comment at this time.

OLD BUSINESS:

Elmhurst Gardens 2:

Ms. Dodson announced that Council would not be deliberating or voting on the Elmhurst Gardens 2 Project at this meeting. The Elmhurst Gardens 2 Application requested Tentative Approval of a Planned Residential Development consisting of one 120,000 square foot, six-story mixed use apartment building with 115 dwelling units and 12,000 square feet of commercial/institutional space on approximately 7.92 acres. A public hearing on an alternate plan consisting of seventy-three townhome dwelling units would also be held at a later hearing.

Solicitor Randall White suggested that Council convene into Executive Session to discuss the project and build consensus. A vote would be scheduled before the May 20, 2022 deadline.

PUBLIC COMMENT:

Ms. Dodson called for Public Comment on the project.

The following people commented on the Application, consisting of concerns on traffic, parking, school district impact, wildlife habitat, open space, stormwater run-off, and incompatibility with the community:

Alan Stendal of Elmhurst Avenue
Shannon Hoppe of Hughes Avenue
Tina Weaver of Hughes Avenue
Paul and Stacey McCormick of Hughes Avenue
Helen Kerns of Hughes Avenue
Gerald Snyder of Hughes Avenue
Barbara Conroy of Hughes Avenue
Stephanie Frederick of Hughes Avenue

Ms. Dodson noted that many of the residents' concerns fell under EPA, DEP and PennDOT purview, and Sellersville would rely on those agencies to see that the developer was compliant with all regulations.

Mr. White added that the current plan, if approved, would require full engineering, a traffic study, stormwater management, etc. before receiving Final approval, which would be discussed later in the process. Once the Applicant received Tentative Approval, the basic layout of the Plan would not change. The Applicant would, however, be required to meet the ordinance.

Ms. Dodson noted that the proposed plan would exacerbate current traffic and parking issues.

Mr. White stated that in Executive Session, Council would consider the general principle of whether or not the development fit into the Sellersville community.

Mr. Crouthamel pointed out that if the Applicant met all requirements of the ordinance, Council would have no choice but to accept the Plan. Council could not break the law.

NEW BUSINESS:

There was no new business at this time.

OTHER BUSINESS:

There was no other business at this time.

EXECUTIVE SESSION:

Council then convened into Executive Session at 8:15 p.m. to deliberate.

Council reconvened at 8:30 p.m. to set dates for the hearing for Lenape Woods, which entailed the same property as Elmhurst Gardens 2.

**On motion of Mr. Potoczny, seconded by Ms. Saylor, and
unanimously approved by all present, to advertise a Public Hearing**

**on the Lenape Woods Plan submitted by Curtis Building Group for
Wednesday, May 18, 2022 at 7:00 p.m. at the Sellersville Firehouse, 2
N. Main Street.**

ADJOURNMENT:

There being no further business or discussion, Ms. Dodson declared the meeting duly adjourned at 8:35 p.m. The next regular Public Management Committee was scheduled for Monday, April 25, 2022 at Borough Hall, 140 E. Church Street at 7:00 p.m.

Attest:

Eileen M. Bradley, Secretary
Sellersville Borough Council