

Sellersville Borough Council
140 East Church Street
Sellersville, PA 18960

October 7, 2024
7:00 P.M.

The Regular October 7, 2024 Meeting of Sellersville Borough Council was called to order at 7:00 p.m. by President Lois A. Dodson. All present joined in offering our National Pledge of Allegiance.

I. ROLL CALL:

Mayor: Thomas C. Hufnagle

Councilpersons: Lois A. Dodson, President
Donald Crouthamel, President Pro Tempore
Kathleen J. Hallman
Lynne A. Saylor

Manager: Eileen M. Bradley
Solicitor: Vicki Kushto, Esq.
Engineer: Scott McMackin, P.E.

Absent: James G. Hull, Vice-President
Marie G. Howells
David A. O'Donnell

II. CHANGES, ADDITIONS, DELETIONS TO THE AGENDA:

There were no changes, additions, or deletions to the agenda.

III. PUBLIC COMMENT NON-AGENDA ITEMS:

There was no public comment at this time.

IV. PRESENTATIONS AND HEARINGS:

A. Penridge Community Center:

Mr. Dave Nyman spoke on behalf of the Penridge Community Center, which served the greater Penridge Area, including Sellersville. He reviewed the services offered by the Center and thanked Council for their continued financial support.

V. DEVELOPER ITEMS:

A. Kratz/Farmers Lane Subdivision Plan:

Appearing for the Applicant, Kratz Family Trust, was Mr. Steve Yates of Lynn Builders and Mr. Bob Acuff, representing the landowner. Mr. Yates presented a revised plan that was before Council a year ago.

The plan addressed issues with ingress and egress over the HOA-controlled private main driveway. The drive had been widened slightly, with the radius adjusted to allow fire trucks easier access. A turnaround was added to Lot #5 to allow turnaround for

trucks. Two fire hydrants were proposed: one at the entrance on Farmers Lane, one at the far end of the private drive.

Mr. Terry Weikel of Farmers Lane expressed interest in connecting to public sewer once the subdivision came online.

The stormwater management system had been reconfigured to remove a private swale, and all issues were addressed to the satisfaction of the Borough Engineer.

Mr. Crouthamel expressed concern that the rain garden might not be sufficient to address stormwater across two acres. Mr. Yates stated that the basin was designed to handle all of the two acres but would not manage all the water from above the property. Mr. McMackin added that the stormwater basin size had been increased to address maintenance concerns.

Ms. Saylor asked if there would be a buffer between the adjoining Maple Avenue property. Mr. Yates said it could be added, but no buffer could be installed along Maple Avenue due to the existing storm drain. Mrs. Hallman asked for a buffer along the Farmers Lane driveway. Mr. Yates stated that the adjacent property owner on Farmers Lane did not want any trees in that area.

Ms. Saylor inquired about street lighting. Mr. Yates stated that the Planning Commission was not in favor of additional street lighting, but the developer would consider lampposts for each lot.

Mr. Greg Walsh of Maple Avenue presented pictures of stormwater issues impacting his property, directly downstream from the subject property. He stated that the watershed that drains into that area was actually 140 acres. The proposed plan would overtop the existing Maple Avenue swale when it rains. He had grave concerns of the impact on his property.

Mr. McMackin stated that the basin was designed to manage the stormwater for development only and would not manage existing conditions. The development will not make the stormwater issue worse than it already is.

Mr. Hallman asked if larger pipes could be added under Maple Avenue. Mr. McMackin stated that doing so would flood downstream properties.

He suggested the developer stabilize the embankment to ensure it is structurally sound. Mr. Yates agreed to look at prohibiting a catastrophic failure of the basin.

Mr. Yates requested Preliminary Approval only this evening.

A motion was made by Mr. Crouthamel, seconded by Ms. Saylor, and unanimously approved by all present, to grant Preliminary Plan Approval contingent on: a landscape buffer between the property and the adjoining Maple Avenue property; enhancement of the proposed raingarden; compliance with the Cowan Associates, Inc. review letter dated September 16, 2024; compliance with the Bucks County

Planning Commission review letter dated July 18, 2024; and approving all waivers listed in the Lenape Valley Engineering Waiver request letter dated September 19, 2024, with the exception of a waiver from a traffic impact study.

B. Sellersville Business Campus:

Mr. Robert Loughery, representing the Sellersville Business Campus, appeared to discuss a concept idea for the Business Campus. He reminded Council that in 2022, they had approved development of three flex buildings with 170,000 s.f. of space in the I-Industrial District. Since that time, the EPA had adjusted the environmental covenants on the property to allow residential construction, while maintaining the Act 2 cleanup requirements.

Mr. Loughery presented Council with financial figures comparing municipal income of approved industrial space versus the potential of a combination of light industrial and housing. Would changing the zoning of a small portion of the Business Campus from industrial to residential appeal to Council?

It was recommended that Mr. Loughery submit a sketch plan with a draft ordinance proposal when he was ready.

VI. BOROUGH BUSINESS ITEMS:

A. CONSENT AGENDA:

1. Minutes of September 9, 2024 Council Meeting.
2. September 2024 Treasurer's Reports: See Treasurer's Report on file.
3. September 2024 Tax Collector's Reports: See Tax Collector's Report on file.
4. September 2024 Mayor Hufnagle's Report: See PPD Report on file.
5. September 2024 Reports from Operating Departments:
6. September 2024 Solicitor's Report: See Solicitor's Report on file.
7. September 2024 Engineer's Report: See Engineer's Report on file.
8. September 2024 Reports from Commissions and Boards:
 - a. Public Management Committee Minutes of September 25, 2024.
 - b. Parks and Recreation Board Minutes of September 3, 2024.
 - c. Planning Commission Minutes of September 19, 2024.
 - d. Zoning Hearing Board
 - e. Emergency Management Agency
 - f. Third Quarter 2024 Permits Report

A motion was made by Mr. Crouthamel and seconded by Ms. Saylor, to approve the Consent Calendar items 1 through 8. The motion carried unanimously.

VII. MAYOR, COUNCIL AND STAFF BUSINESS AND COMMENTS:

H. Manager

1. PWTA Correspondence:

Ms. Bradley presented recent correspondence from the Pennridge Wastewater Treatment Authority (PWTA) regarding the new UV Disinfection System costs, and their proposed 2025 Budget.

VIII. OTHER BUSINESS:

A. Buxmont Academy Alternative School:

Ms. Bradley was in receipt of a request from Buxmont Academy School for a donation to new student computers. Council agreed that while the cause was worthy, there were too many other schools in Sellersville to make a contribution to one. The Borough had other more pressing expenses.

B. Holiday House Pool:

Mr. Crouthamel gave an overview of the financial condition of the Holiday House Recreation Center and Pool, and asked Council to consider its long-term financial commitment to pool operations with a deadline of January 2025.

IX. PUBLIC COMMENT:

Mrs. Joan Keating of Lawn Avenue thanked Mr. Crouthamel for his dedication to keeping Holiday House Pool open for the last two seasons.

Mr. Kevin Deetz of West Rockhill Township discussed the ballot referendum brought forth by West Rockhill Township for a potential borrowing for recreation purposes. He was opposed to the referendum.

X. AUTHORIZATION FOR PAYMENT OF INVOICES:

The September invoices were presented for payment authorization, with General and Sewer Fund Check Numbers 40659 through 40742 totaling \$535,471.54.

A motion was made by Ms. Saylor, seconded by Mr. Crouthamel, and unanimously approved by all present, to authorize payment of Bills for the month of September 2024 totaling \$188,849.51.

XI. EXECUTIVE SESSION:

At 9:05 p.m., Council convened in Executive Session to discuss land disposition and personnel issues. No action was taken. Council reconvened the regular meeting at 9:35 p.m.

XII. ADJOURNMENT:

There being no additional matters to come before this meeting of Council, President Dodson declared the meeting duly adjourned at 9:35 p.m.

The next Regular Business Meeting of Borough Council was scheduled for Monday, November 11, 2024 at 7:00 p.m.

Attest: _____
Eileen M. Bradley, Secretary
Sellersville Borough Council