

Sellersville Borough Council
140 East Church Street
Sellersville, PA 18960

January 8, 2024
7:00 P.M.

The Regular January 8, 2024 Meeting of Sellersville Borough Council was called to order at 7:00 p.m. by President Lois Dodson. All present joined in offering our National Pledge of Allegiance.

I. ROLL CALL:

Mayor: Thomas C. Hufnagle

Councilpersons: Lois A. Dodson, President
James G. Hull, Vice-President
Donald Crouthamel, President Pro Tempore
Kathleen J. Hallman
Marie G. Howells
Lynne A. Saylor
David A. O'Donnell

Manager: Eileen M. Bradley, Manager
Solicitor: Randal S. White, Esq., Borough Solicitor
Engineer: Scott McMackin, Cowan Engineering
Perkasie Police: Chief Robert Schurr

II. CHANGES, ADDITIONS, DELETIONS TO THE AGENDA:

Ms. Bradley requested that Agenda Item IV Presentations be moved to after Developer Items. Council agreed.

III. PUBLIC COMMENT NON-AGENDA ITEMS:

Mr. Barry Kuhn of W. Church Street stated that the Borough crew did an excellent job of clearing the streets during the most recent snow event.

Mr. Joe White asked about requested signage for pedestrian crossing near the Fire House Bridge. Ms. Bradley stated that new signage had been installed, but one was knocked over during the recent snowstorm.

Ms. Christina Cook of N. Branch Street stated that large trucks were still driving down N. Branch Street. She also expressed concern over recent flooding of the Creek into the Fire Department property and pond. Mr. Hull noted that the Borough experienced a large amount of rain overnight and the ground was saturated.

Mr. Crouthamel added that dredging of creeks and ponds is only a temporary solution and is not recommended by the State as a long-term solution. Sellersville is considering other options, most extremely expensive, including removal of the Creek dams.

Ms. Cook also inquired if a speed study was done for N. Branch Street. Chief Schurr stated that a two-week study was done. Out of 17,435 vehicles traveling on the road,

only fifty vehicles were traveling over the posted 25 mile per hour (mph) limit. The average speed of all vehicles was 22 mph. This signified a very low enforcement rating. Ms. Bradley noted that similar findings were gathered during a May 2022 study.

IV. **DEVELOPER ITEMS:**

Diamond Square Sketch Plan:

Appearing for the Applicant, Diamond Street Investments, L.P. was Mr. Kevin Reilly, P.E. of County Builders and Mr. Robert Cunningham, P.E. of Holmes Cunningham Engineering, who discussed a sketch plan for development of TMP #39-008-062, 900 E. Clymer Avenue with sixty-three townhouses and a municipal parking lot.

The property was formerly the site of an Ametek US Gauge facility currently owned by the Bucks County Redevelopment Authority (RDA) and under agreement with the Applicant. The property had gone through a Phase I environmental study and a partial Phase II analysis. Studies indicated some spots with elevated levels of PCE and TCE, as well as an underground fuel storage tank. The Applicant was working with DEP, EPA, and the RDA to clean up these issues, a process that should take six months to a year.

The Applicant proposed twenty-seven market-rate front-facing townhomes with 2-car garages and 2-car driveways and second-story decks in the rear of the building. Additionally, thirty-two “stacked” townhouses were also proposed. The stacked townhomes consisted of two levels over two levels with 1,300 s.f., two bedroom/two bath each. Parking for townhome units was included on the lots.

The Applicant also proposed a 56-space parking lot adjacent to the existing lots behind the businesses on S. Main Street. Four of those spots would be used for the stacked units; the remainder would be leased to the Borough for public parking. Two access drives, one each on E. Fairview Avenue and E. Clymer Avenue would be maintained by the homeowners’ association (HOA), along with the parking lots and two stormwater basins. The Applicant would also stripe both E. Fairview and E. Clymer Avenues for measured parking spaces.

Ms. Saylor inquired about pricing and why mixed use was not considered. Mr. Reilly stated that units would market between \$400 - \$500,000. Mixed commercial uses were considered, but not economically viable.

Mrs. Howells asked if EV charging stations would be considered. Mr. Reilly stated that he would consider adding two at the stacked units and two in the public parking lot. Residents of the townhouses could install their own individual chargers in the garages.

Mr. Crouthamel asked if the Borough had received a copy of the environmental reports. Mr. Reilly stated that the RDA has ordered a full Phase II report, and he would supply one once the work was completed.

Mr. Hull asked if the new parking lot would be accessible to the S. Main Street Businesses. Mr. Reilly reiterated that the Developer would grant an easement to the Borough for use as a public parking lot. The Developer would still own and maintain the lot. There would be no direct access to the parking lot from the development parking areas and would be truly separated.

V. PRESENTATIONS AND HEARINGS:

A. Honoring Alexander Potoczny, Jr. :

Ms. Dodson then asked former Council Vice President Alex Potoczny Council to come forward. Mr. Potoczny was then presented with a Proclamation thanking him for his 40+ years of selfless service to his country, the Commonwealth, and, most importantly, to Sellersville Borough. He was also presented with a plaque and gift.

State Representative Shelby Labs then presented Mr. Potoczny with a Proclamation from the Pennsylvania House of Representatives, thanking him for his years of service.

Planning Commission member and former Councilman Barry Kuhn, who had served with Mr. Potoczny, also thanked him.

VI. BOROUGH BUSINESS ITEMS:

A. CONSENT CALENDAR:

1. Minutes of December 11, 2023 Council Meeting
2. December 2023 Treasurer's Reports: See Treasurer's Report on file.
3. December 2023 Tax Collector's Reports: See Tax Collector's Report on file.
4. December 2023 Mayor Hufnagle's Report: See PPD Report on file.
5. December 2023 Reports from Operating Departments:
6. December 2023 Solicitor's Report: See Solicitor's Report on file.
7. December 2023 Engineer's Report: See Engineer's Report on file.
8. December 2023 Reports from Commissions and Boards:
 - a. Public Management Committee Minutes of December 27, 2023
 - b. Parks and Recreation Board Minutes of December 5, 2023
 - c. Planning Commission Minutes of December 18, 2023
 - d. Zoning Hearing Board
 - e. Emergency Management Agency
 - f. Rental Inspection Program Report for Fourth Quarter 2023

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

VII. MAYOR, COUNCIL AND STAFF BUSINESS AND COMMENTS:

B. Council:

Mr. Crouthamel expressed thanks to staff for the work put into the Rental Inspection Program. He felt that the number of properties that failed their initial inspections highlights the need for the program.

Mrs. Hallman asked if the sewer inlet at Lawn and Eyre Avenues was clogged. Ms. Bradley would send a crew to investigate and clean out if necessary.

Ms. Saylor asked for a monthly issued permit report. Ms. Bradley would have one available for the next meeting.

Ms. Dodson asked when part-time administrative help would be on board. Ms. Bradley was working on the advertisement.

C. Solicitor:

Mr. White requested an Executive session to discuss litigation.

H. Manager

1. EMS Services Contract:

Ms. Bradley noted that the meeting scheduled with neighboring municipalities to discuss emergency medical services had been canceled, but Hilltown expressed a strong interest in proceeding with a contract with Chal-Brit EMS. Ms. Bradley would keep Council posted.

VIII. OTHER BUSINESS:

There was no other business at this time.

IX. PUBLIC COMMENT:

There was no public comment at this time.

X. AUTHORIZATION FOR PAYMENT OF INVOICES:

The December invoices were presented for payment authorization, with General and Sewer Fund Check Numbers 31225 and Numbers 40063 through 40133 totaling \$850,987.44. Ms. Bradley noted that many of the bills reflected the transfer of significant funds from Key Bank to Penn Community and were not actual expenses.

A motion was made by Mr. Hull and seconded by Mr. Crouthamel to authorize payment of Bills for the month of December 2023 totaling \$850,987.44. The motion carried unanimously.

XI. EXECUTIVE SESSION:

At 8:30 p.m., Council convened into Executive Session to discuss litigation and personnel issues. No action was taken. Council reconvened the Regular meeting at 8:50 p.m.

XII. ADJOURNMENT:

There being no additional matters to come before this meeting of Council, President Lois Dodson declared the meeting duly adjourned at 8:50 p.m.

The next Regular Business Meeting of Borough Council was scheduled for Monday, February 12, 2024 at 7:00 p.m.

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