

Sellersville Borough Council Chambers  
140 East Church Street  
Sellersville, PA 18960

September 10, 2018  
7:30 O'clock P.M.

The regular September, 2018 meeting of Sellersville Borough Council was called to order by President Lois Dodson at the above designated time and location.

All present joined in offering our "National Pledge of Allegiance".

**ROLL CALL:**

Mayor	:	
Councilpersons	:	Lois A. Dodson, President Alexander M. Potoczny, Jr., Vice-President James G. Hull, President Pro Tem Donald Crouthamel Kathleen J. Hallman Marie G. Howells Lynne Saylor
Borough Solicitor	:	Randal White, Esquire
Borough Engineer	:	J. Cheryleen Strothers
Police Service Provider	:	Perkasie Police, Detective Russ Closs
Manager/Secretary	:	David J. Rivet
Absent	:	Thomas C. Hufnagle, Mayor

**PUBLIC HEARING REGARDING ORDINANCES #720 AND 721**

President Lois Dodson called the public hearing of the Sellersville Borough Council to order at 7:30 p.m. to discuss Ordinance 720, an ordinance to amend the Zoning Ordinance of 1993 to rezone parcels tax map parcel numbers 39-008-039, 39-008-040, 39-008-041, and 39-008-062 from I-Industrial to NC-Neighborhood Commercial, (2) create a new authorized use for "age restricted multiple dwelling," and (3) amend certain dimensional requirements and Ordinance 721, an ordinance amending the Sellersville Borough subdivision and land development ordinance (SALDO) to clarify off-street parking requirements and to add recreational facilities for age restricted multiple dwellings.

Borough Manager Rivet presented Ordinance 720 and gave a brief history of the justification for the zoning change. He then introduced Mr. Dan McGee, CEO of Grace Inspired Ministries, their attorney, Nate Fox, Glenn Brooks and Bruce Jones, of Leon Wiener & Associates, a property management firm. Mr. Fox stated that Grace Inspired Ministries is under agreement with AMETEK to purchase the three parcels that make up the former U.S. Gauge parking lot, where Grace Inspired Ministries would like to construct an age restricted low income 69 unit apartment building. He then described the project and showed a plot layout and artist rendering.

Kathy Pfister, 64 E. Fairview Avenue expressed concerns regarding building residences on the parcel bounded by E. Fairview Avenue and E. Clymer Avenue. Manager Rivet explained that the project proposed by Grace Inspired Ministries did not include that parcel, although it was proposed to be re-zoned.

Jeff Smell, 165 Diamond Street asked about the proposed building height and estimated construction time. Mr. McGee said that the height would be around 35' maximum and the ground breaking is expected to begin in the year 2020.

Council member Hull asked what the construction cost would be and the amount of the mortgage. Mr. McGee stated that the total construction cost is estimated at \$13 million and Grace Inspired Ministries would hold a mortgage of around \$4 million.

Manager Rivet introduced companion Ordinance 721amending the SALDO to clarify off-street parking requirements and to add recreational facilities for age restricted multiple dwellings. There were no questions or comments regarding Ordinance 721.

President Dodson closed the public hearing at 7:55 p.m.

**CONSENT CALENDAR:**

A. Minutes:

- 1. Regular August, 2018 Meeting

B. September, 2018 Treasurer’s Report by Cheryl Zischang

- 1. See Treasurer’s Report on file.

C. September, 2018 Tax Collector’s report by Sue A. Snyder

- 1. See Tax Collector’s Report on file.

D. September, 2018 Mayor Thomas C. Hufnagle’s Report

- 1. See Perkasio Police Department Report on file.

E. September, 2018 Reports from Operating Departments

- 1. Public Works Department Report by John Barry Snyder, Foreman
  - a. General Maintenance: Cleaned storm inlets, storm pipes and ditches; repaired and maintained vehicles; various shop repairs and improvements; cleaned areas of shop inside and outside; pothole patching; installed new street signs/posts and repaired street signs; hung military banners and flags; swept streets.
  - b. Sewer System: Opened sewer laterals; opened sewer main.
  - c. Park and Playground: Removed trash; picked up branches; cut dead trees; painted over graffiti in dugouts; cleaned restrooms daily.

- 2. Administration Report by David J. Rivet, Manager/Secretary

**Staff Report:**

- a. All administrative matters are of the routine nature.

b. Building Permits:

1. Mary Ziegler	521 Broadway Avenue	#2118 roof
2. Sellersville Borough	Scout Cabin, Lenape Park	#2119 run electric line
3. Scott & Kathleen Dages	186 Winard Avenue	#2120 roof
5. Eric & Michele Chelton	407 Calais Drive	#2122 deck/addition/ renovation
6. Shawn Niles	350 Elmhurst Avenue	#2123 roof
7. Michael Horvath & Susan Heffner	59 East Grandview Avenue	#2124 addition/electric/plumbing
8. Jennifer Noll	338 N. Main Street	#2125 roof

c. Zoning Permits

1. Jason & Carrie Britland	107 Township Road	fence
2. Brent Alles	345 Lawn Avenue	fence
3. Eric & Michele Chelton	407 Calais Drive	driveway extension
4. Christopher & Lisa Triolo	120 S. Branch Street	fence
5. Bruce Richardson, D.O.	66 N. Main Street	business establishment

F. September, 2018 Solicitor’s Report by Fox, Rothschild, LLP

1. See Solicitor’s Report on file.
- G. September, 2018 Engineer’s Report
  1. No written report from any Borough Engineers.
- H. August, 2018 Reports from Commissions and Boards.
  1. Park and Recreation Board: Kathleen Hallman, Chairperson
    - a. See Park and Recreation Board Minutes on file.
    - b. Next regular meeting scheduled for October 2, 2018
  2. Planning Commission: John Larsen, Chairperson
    - a. August Planning Commission meeting cancelled.
    - c. Next regular meeting scheduled for September 17, 2018.
  3. Zoning Hearing Board: Matthew A. Swierzewski, Chairperson.  
No Business
  4. Emergency Management Agency: Craig A. Wilhelm, Coordinator  
No Business
- I. September, 2018 Report from Committee of Council
  - a. See Public Management Committee minutes for August 21, 2018.

A motion was made by Mr. Potoczny that the Consent Calendar, Items (A) through (I), be approved as presented. Mr. Crouthamel seconded and the motion carried unanimously.

**CITIZEN PARTICIPATION:**

None

**UNFINISHED BUSINESS:**

None

**NEW BUSINESS:**

- A. Ordinances

Ordinance 720, an ordinance to amend the Zoning Ordinance of 1993 to rezone tax map parcel numbers 39-008-039, 39-008-040, 39-008-041, and 39-008-062 from I-Industrial to NC-Neighborhood Commercial, (2) create a new authorized use for “age restricted multiple dwelling,” and (3) amend certain dimensional requirements was moved for approval by Mr. Hull. Motion was seconded by Mr. Crouthamel and passed with all in favor.

Ordinance 721, an ordinance amending the Sellersville Borough subdivision and land development ordinance (SALDO) to clarify off-street parking requirements and to add recreational facilities for age restricted multiple dwellings was moved for approval by Mr. Potoczny. Motion was seconded by Mr. Crouthamel and passed with all in favor.
- B. Resolutions  
None
- C. Motions  
None
- D. Authorizations

Advertise ordinance to restrict traffic on N. Branch Street – Mr. Potoczny moved to advertise an ordinance amending Chapter 152 of the Code of the Borough of

Sellersville to prohibit certain truck traffic on North Branch Street. Motion was seconded by Mrs. Hallman and passed with five yes and two no (Howells/Hull).

E. Agreements

Waste Collection Contract Extension with Republic Services. Mr. Hull moved to approve the optional two year contract extension with Republic Services for waste collection. Motion was seconded by Mrs. Howells and passed with all in favor.

**OTHER BUSINESS**

Manager Rivet thanked the Perkasio Police and Pennridge Regional Police Departments for working together to locate the party responsible for doing “donuts” with a truck in the Holiday House Pool parking lot.

Mrs. Hallman listed potholes at the Walnut and N. Main Street intersection; street sign heights and the sweeping the streets before a parade as concerns.

Mr. Potoczny stated that there were leaves on the tennis court that need to be removed.

Mr. Crouthamel inquired as to the status of the mural projects. There was no news on the wall mural project and the Manager has not followed up on the flower mural project.

**AUTHORIZATION FOR PAYMENT OF INVOICES:**

The monthly invoices were presented for payment authorization. Mr. Hull made a motion "that the invoices as presented be authorized for payment". Mrs. Howells seconded and the motion carried. Checks drawn in payment of the invoices are as follows: General-Water-Sewer Check Nos. \_\_\_\_ through \_\_\_\_, totaling \$ \_\_\_\_.

**ADJOURNMENT:**

There being no additional matters to come before this meeting of Borough Council, President Lois Dodson declared this meeting duly adjourned at 8:35 p.m. The next regular meeting is scheduled to be held on October 8, 2018 at 7:30 p.m.

Attest: \_\_\_\_\_  
David J. Rivet, Secretary  
Sellersville Borough Council