

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

January 13, 2020  
7:00 O'clock P.M.

The regular January, 2020 meeting of Sellersville Borough Council was called to order by President Dodson at the above designated time and location.

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

**ROLL CALL:**

Mayor	:	Thomas C. Hufnagle, 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 Acting Police Chief Russ Closs, Jr.
Manager/Secretary	:	David J. Rivet
Absent	:	

President Dodson requested that the Motion portion of the New Business agenda be brought before Council as the first item of discussion to accommodate representatives from Grace Inspired Ministries who were in attendance to request preliminary and final approval of their 50 unit income and age restricted apartment building known as Sellersville Senior Apartments. Mr. Potoczny moved to discuss the Motions section of the agenda regarding the Sellersville Senior Apartment proposal. Motion was seconded by Mr. Hull and passed with all in favor.

**MOTIONS**

Mr Nate Fox, attorney for Grace Inspired Ministries addressed Council with a brief history of the project which will be located on the former AMETEK parking lot on the corner of Diamond Street and E. Clymer Avenue. Residents will be 55 years of age or more with a family income 50-60% below the median county income level. There are eight units reserved for behavioral health residents as required by one funding source. All apartments will be rented, not owned, by residents. Mr. Beau Jones an associate with the developer Leon Wiener & Associates stated that the project is expected to begin this year and take approximately 18 months to complete. Mr. Hull inquired if the borough would see any tax revenues. Mr. Dan McKee representing Grace Inspired Ministries said they have a LERTA with Bucks County but are not seeking tax abatement with the borough. Business owner Tiki Martino inquired as to whether transportation concerns were taken into account as there is no access to public transportation in Sellersville. Mr. McKee said they plan to link the apartments with their own van and bus service they have with the Telford Lutheran Home and Community at Rockhill.

Mr. Crouthamel moved that the Borough: (1) treat the Application as an application for preliminary and final subdivision and land development approval; (2) subject to the conditions set forth below, grant the Applicant's request for waivers of the Borough's Subdivision and Land Development Ordinance as identified in the Borough Engineer's December 9, 2019 review letter; and (3) grant conditional final approval of the Application and the Applicant's plans last revised on November 27, 2019, conditioned upon compliance with the following conditions:

(a) That the Applicant complies with Zoning Comment No. 2, SALDO Comment Nos. 2 and 3, Stormwater Management and Erosion Control Comment No. 2, Utility Comment Nos.

1 and 2, and Miscellaneous Comment Nos. 1 through 4, all as identified in the Borough Engineer's December 9, 2019 review letter;

(b) That the Applicant construct some or all of the forty-seven spillover parking spaces identified as the Phase II Parking Plan if, in the Borough's opinion, construction of some or all of the spillover parking is reasonably necessary or desirable and the Borough provides written notice to the Applicant within five years of substantial completion of the improvements identified in the Applicant's plans (without reference to the Phase II Parking Plan);

(c) That the Applicant executes a Land Development and Financial Security Agreement and a Stormwater Management Facilities Maintenance Agreement acceptable to the Borough Solicitor and Borough Engineer;

(d) That the Applicant provides the Borough with final plans that comply with the recording requirements of the Bucks County Recorder of Deeds, including five paper copies of the plans and any exhibits.

Motion was seconded by Mr. Potoczny and carried with all in favor.

**CONSENT CALENDAR:**

A. Minutes:

1. Regular December, 2019 Meeting
2. Reorganization January 6, 2020 Meeting

B. January, 2020 Treasurer's Report by Cheryl Zischang

1. See Treasurer's Report on file.

C. January, 2020 Tax Collector's report by Sue A. Snyder

1. See Tax Collector's Report on file.

D. January, 2020 Mayor Thomas C. Hufnagle's Report

1. See Perkasio Police Department Report on file.

E. January, 2020 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; swept streets; repaired storm inlets; snow and ice control; took down holiday decorations.
  - b. Sewer System: Opened sewer laterals; opened sewer main; delivered and hung shut off notices.
  - c. Park and Playground: Removed trash; picked up branches; cut dead trees; closed restrooms.

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

Staff Report:

- a. All administrative matters are of the routine nature.
- b. Building Permits:
  1. Don Deeble                      495 Washington Avenue                      #2169 electric
- c. Zoning Permits
  1. Pickers Junction                      220 N. Main Street                      sign

- F. January, 2020 Solicitor's Report by R. White Legal
  - 1. See Solicitor's Report on file.
- G. January, 2020 Engineer's Report
  - 1. No written report from any Borough Engineers.
- H. January, 2020 Reports from Commissions and Boards.
  - 1. Park and Recreation Board: Kathleen Hallman, Chairperson
    - a. See Park and Recreation Board minutes January 7, 2020
    - b. Next regular meeting scheduled for February 4, 2020
  - 2. Planning Commission: John Larsen, Chairperson
    - a. See Planning Commission minutes December 16, 2019.
    - c. Next regular meeting scheduled for January 27, 2020.
  - 3. Zoning Hearing Board: Matthew A. Swierzewski, Chairperson.  
No Business
  - 4. Emergency Management Agency: Craig A. Wilhelm, Coordinator  
No Business
- I. January, 2020 Report from Committee of Council
  - a. See Public Management Committee minutes for December 17, 2019.

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

**CITIZEN PARTICIPATION:**

Revitalization Committee members were in attendance to review 2019 activities and discuss plans for 2020. Chair Tiki Martino stated that the business roundtables and workshop last year were productive with the signage regulations being enforced and rental property ordinance passed and also starting in effect. Goals for the coming year include getting more business and community involvement; discuss updated website and possible Facebook page; fund raise to get matching funds; and revive the business alliance. She further said that there is an opening on the Revitalization Committee with Mr. Frankil selling his business and no longer having a tie to Sellersville.

Patrick and Jennifer Weeber, owners of a new business at 135 N. Main Street, called Kaleidoscope Angels, introduced themselves to Council. They volunteered to participate in the Revitalization Committee.

**UNFINISHED BUSINESS:**

None

**NEW BUSINESS:**

- A. Ordinances  
None

- B. Resolutions
  - Resolution 20-01 - Mr. Potoczny moved to approve Resolution No. 20-01, a resolution declaring the intent to follow schedules and procedures for disposition of public records and authorizing disposition of certain borough records. Motion was seconded by Mr. Hull and passed with all in favor.

Resolution 20-02 – Mr. Crouthamel moved to approved Resolution No. 20-02, a resolution to adopt the revised Borough Comprehensive Plan. Motion was seconded by Mr. Potoczny and passed with all in favor.

C. Motions

1. Grant preliminary and final approval for Sellersville Senior Apartments project

D. Authorizations

None

E. Agreements

Mr. Potoczny moved to approve the traffic signal maintenance contract with Signal Service, Inc. for two years beginning February 1, 2020 for \$1,225/ year. Motion was seconded by Ms. Howells and passed with all in favor.

F. Appointments

None

**EXECUTIVE SESSION**

Solicitor White requested an executive session to discuss matters of attorney/client privilege regarding the lawsuit with Grace Builders. President Dodson declared the Council adjourned for executive session at 8:00 p.m. President Dodson reconvened council into regular session at 9:08 p.m.

**OTHER BUSINESS**

Mrs. Hallman stated that student volunteers have been picking up leaves and sticks in the playground. She further said that she and Council member Lynne Saylor had been “fired” from the Revitalization Committee.

Mr. Crouthamel stated that council should review the updated Comprehensive Plan as there are items needing its attention including zoning ordinance changes. He also stated that he and the borough manager had discussed the American Legion sign question and may have found an exemption for them.

Ms. Saylor stated that she had herd that the old firehouse had termites. Manager will investigate.

President Dodson presented some newsletters that the publisher does at no charge for some surrounding municipalities and wants to investigate publishing some for Sellersville. She also wants to discuss the Dr. Mirtaj sidewalk charges and the letter from his attorney at the PMC meeting.

**AUTHORIZATION FOR PAYMENT OF INVOICES:**

The monthly invoices were presented for payment authorization. Mr. Potoczny made a motion "that the invoices as presented be authorized for payment". Mr. Crouthamel 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 9:27 p.m. The next regular meeting is scheduled to be held on February 10, 2020 at 7:00 p.m.

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