

Sellersville Borough Council's
Public Management Committee
Council Chambers
140 East Church Street
Sellersville, Pa 18960

July 17, 2018
7:00 O'Clock P.M.

The July, 2018 Meeting of Sellersville Borough Council's Public Management Committee was called to order by Chair Lois Dodson at the above designated time and location.

ROLL CALL:

Mayor	:	Thomas C. Hufnagle, Mayor
Councilpersons	:	Lois A. Dodson, Chair James G. Hull, First Alternate Alexander Potoczny, Vice-Chair Kathleen Hallman Marie Howells Lynne Saylor
Absent	:	Donald Crouthamel
Manager/Secretary	:	David J. Rivet, Manager/Secretary
Engineer	:	J. Cheryleen Strothers
Solicitor	:	Randall White

SELLERSVILLE SENIOR APARTMENTS

• **Draft Zoning Ordinance Change**

Representatives for Grace Inspired Ministries addressed the PMC regarding re-zoning the former parking lot owned by AMETEK parcels (39-008-039; 39-008-040; 39-008-041) from Industrial (I) to Neighborhood Commercial (NC) and to create a new authorized use for Age Restricted Multiple Dwelling and amend certain dimensional requirements. Grace Inspired Ministries. Attorney Nathan Fox, Daniel McKee, CEO Grace Inspired Ministries and Glenn Brooks, of Leon Wiener & Associates were present to discuss the 69-48 unit low income, subsidized apartment building project.

Mr. Fox briefly reviewed the project and informed the PMC that majority of the project's funding would be provided by the Pennsylvania Housing Finance Agency (PHFA). The PHFA is objecting to the restriction included in the Planning Commission's recommendation that "no persons under the age of nineteen (19) shall occupy a unit more than ninety (90) days (cumulative) in a calendar year." Without PHFA's funding , the project would not move forward.

Mrs. Howells stated that there are two housing units in Bucks County that have time limits for stays of visitors under 18 year olds as well as requiring that the management company be made aware two weeks in advance when grandchildren are coming for a visit long term stay.

Chair Dodson summed up the history of the project to date and Council's concerns that it might morph into something other than senior housing.

Mr. Glenn Brooks invited the PMC to visit one of two other facilities Arbor Management operates at Penn's Crossing in Springtown Berks County and Red Hill Villa in Montgomery County.

Solicitor White explained that due to legal timeframes, the soonest the ordinance could be acted on would be at the September 10, 2018 council meeting. He prepared two versions of the ordinance amending the zoning map and establishing a definition for age restricted housing: one with the 19 and under restriction for length of stay included and another without the restriction for consideration.

Mr. Hull moved to authorize the proper borough officials to (1) schedule a public hearing to take place at 7:30 p.m. on September 10, 2018 to consider an amendment to the Comprehensive Plan and the Zoning Ordinance which will not include a prohibition on persons under 19 years of age from residing in age restricted multiple dwellings, (2) advertise the SALDO amendment, (3) take all necessary steps to provide the requisite notices and publications, and (4) take all other necessary steps consistent with the above. Motion was seconded by Mr. Potoczny.

Ms. Saylor inquired as to whether or not other funding sources had been looked at. Representatives from Grace Inspired Ministries stated that they had explored other funding sources, but none could or would raise the amount necessary to fund the project.

Chair Dodson called for a vote on the motion which passed five yes and one no (L. Saylor).

RENTAL PROPERTY ORDINANCE

Solicitor White reviewed his questions on the draft rental property ordinance. He will further review and will discuss at a future meeting.

BARRY ISETT ASSOCIATES PROPOSAL

The proposal given by Barry Isett Associates was a flat \$75/hour rate. After some discussion, PMC requested Manager to inquire from Barry Isett and other boroughs as to the expected time to perform rental inspections.

VACANCIES

Borough Council received a letter of resignation from Mr. Ronald S. Kinsey from the Sellersville Planning Commission and the Industrial Board as he has moved out of the borough as of June 15, 2018. Vacancies were advertised in the Penny Power and News Herald, but no applicants have come forward.

217 E. BRANCH ROAD SEWER

Manager Rivet presented the PMC with a drawing of the current sewer services on Branch Road and Hughes Avenue (private road) where there are some parcels in the borough and most located in the town of West Rockhill. Branch Road in the Town of West Rockhill was granted to Sellersville as a sewer service area. Manager asked the PMC if they agreed with him that the borough should provide sewer service to a house at 217 E. Branch Road that is under a Bucks County Health department order to hookup to sewer due to a failing septic system as the existing sewer line in front of 4 Hughes Avenue belongs to the borough with cost to be borne by the homeowner. All agreed that it made sense to provide the service.

RESOLUTION 18-07

Mrs. Howells moved to approve Resolution 18-07 designating certain officers and employees as signatories to Sellersville Borough Key Bank accounts. Motion was seconded by Mr. Potoczny and carried with all in favor.

ADJOURNMENT

There being no additional matters to come before this meeting of Sellersville Borough Council's Public Management Committee, Chair Lois Dodson declared this meeting duly adjourned at 9:43 P.M. The next regular monthly meeting is scheduled to be on August 21, 2018 at 7:00 P.M.

Attest:

David J. Rivet, Secretary
Sellersville Borough Council