

Sellersville Borough Council's  
Public Hearing Meeting  
Sellersville Firehouse  
2 N. Main Street  
Sellersville, PA 18960

March 21, 2022  
7:00 p.m.

The March 21, 2022 Meeting of Sellersville Borough Council to conduct a Public Hearing was called to order by Chair Lois Dodson at the Sellersville Firehouse, at 2 N. Main Street at 7:00 p.m.

**ROLL CALL:**

Councilpersons: Mayor Thomas Hufnagle  
Lois A. Dodson, Chair  
Alexander Potoczny, Vice-Chair  
James G. Hull, First Alternate  
Donald Crouthamel  
Kathleen Hallman  
Marie Howells  
Lynne Saylor

Borough Manager: Eileen M. Bradley  
Solicitor: Randal S. White, Esq.  
Special Counsel: J. Todd Savarese, Esq.

Ms. Dodson then introduced Mr. Todd Savarese, Esq. as Special Counsel for the evening's proceedings.

**OLD BUSINESS:**  
**Elmhurst Gardens 2:**

Appearing for the Applicant, Curtis Building Company was Mr. Charles Breinig, owner, and Mr. John VanLuvanee, Esq. The Applicant was requesting Tentative Approval of a Planned Residential Development consisting of one 120,000 square foot, six-story mixed use apartment building with 115 dwelling units and 12,000 square feet of commercial/institutional space on approximately 7.92 acres. Testimony on an alternate plan consisting of seventy-three townhome dwelling units was not addressed at this hearing.

Mr. Savarese proceeded to explain the rules of the meeting, and requirements of requesting party status to the proceedings. A stenographic record of tonight's meeting was also taken.

Mr. Savarese called for those wishing party status to the hearing. Mr. Paul McCabe of 159 Hughes Avenue requested and was granted party status.

**PUBLIC COMMENT:**

The following people gave testimony and comment on the Application, consisting of concerns on traffic, noise, buffering, incompatibility with the community, stormwater run-off, school district impact, :

Stephanie Frederick of Hughes Avenue  
Jesse Spangler of E. Park Avenue  
Susan Valimont of Elmhurst Avenue  
Helen Kerns of Hughes Avenue  
Carrie Stephens of West Rockhill Township  
Dale Buehrle of Hughes Avenue  
Alan Stendal of Elmhurst Avenue  
Barry Kuhn of W, Church Street  
Diana McBride of E. Park Avenue  
Marie Runkle of Grandview Avenue  
Shannon Hoppe of Hughes Avenue

The Public Hearing and Record were closed at 10:30 p.m. No additional hearing was needed or would be held. No formal action was taken, and a determination would be issued prior to the May 20, 2022 deadline.

**NEW BUSINESS:**

**2022 Street Resurfacing Program:**

Ms. Bradley requested approval to advertise for bids for the 2022 Street Resurfacing Program.

**On motion of Mrs. Howells, seconded by Mrs. Hallman, and unanimously approved by all present, authorizing the Manager to advertise for bids for the 2022 Street Resurfacing Program.**

**Lake Lenape Trail Reconstruction Project:**

Ms. Bradley requested approval to advertise for bids for the Reconstruction of the Lake Lenape Trail.

**On motion of Ms. Saylor, seconded by Mr. Crouthamel, and unanimously approved by all present, authorizing the Manager to advertise for bids for the Lake Lenape Trail Reconstruction Project.**

**OTHER BUSINESS:**

There was no other business at this time.

**PUBLIC COMMENT:**

There was no public Comment at this time.

**ADJOURNMENT:**

There being no further business or discussion, Ms. Dodson declared the meeting duly adjourned at 10:35 p.m. The next regular Public Management Committee was scheduled for Monday, April 25, 2022 at Borough Hall, 140 E. Church Street at 7:00 p.m.

Attest:

---

Eileen M. Bradley, Secretary  
Sellersville Borough Council