

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

July 24, 2024
7:00 p.m.

The July 24, 2024 Meeting of Sellersville Borough Council's Public Management Committee (PMC) was called to order by Chair Lois Dodson at Borough Hall, 140 E. Church Street at 7:00 p.m.

ROLL CALL:

Councilpersons: Mayor Thomas C. Hufnagle
Lois A. Dodson, Chair
Donald Crouthamel, First Alternate
Kathleen J. Hallman
David A. O'Donnell

Absent: James G. Hull, Vice-Chair
Marie G. Howells
Lynne A. Saylor

Also Present:
Manager: Eileen M. Bradley
Solicitor: Vicki Kushto, Esq.

ANNOUNCEMENTS:

There were no announcements at this time.

PUBLIC COMMENT ON NON-AGENDA ITEMS:

There was no public comment at this time.

OLD BUSINESS:

Clymer Lea Preliminary/Final Plan:

Appearing for the Applicant, Clymer Hughes Properties, was Mr. Pete Stampfl and Mike Costigan, owners. Mr. Stampfl presented a plan for TMP #39-008-166 and 39-008-195, in the MR-Medium Density Residential Zoning District, which proposed to erect a twin home on each parcel, for a total of four new dwelling units. Two units would face Diamond Street; two would face Hughes Avenue. One-car garages would exit onto the alley between the two lots. There would be three off-street parking spaces per dwelling unit. Units would sell for above \$450,000.

The Applicant stated that a homeowners' association (HOA) would be formed to operate and maintain the stormwater management system, which spanned all four lots and included drainage pits, stone trenches and concrete piping throughout the lots.

Ms. Kushto stated that the Borough would need to review the HOA documents, disclosure statement forms and cost estimates for the maintenance of the system to ensure the HOA would be able to maintain the system.

The Applicant preferred to continue sidewalks along Diamond Street and Hughes Avenue only but would install sidewalks along E. Clymer Avenue if Council so chose.

Mr. Crouthamel made a motion, seconded by Mrs. Hallman, and unanimously approved by all present, to approve the Preliminary/Final Clymer Hughes Properties Plan and direct the Borough Solicitor to draft a resolution outlining the approval, subject to: compliance with the Cowan Associates, Inc. review letter dated May 13, 2024; compliance with the Bucks County Planning Commission review letter dated May 17, 2024; and recommending approval of all waivers as outlined in the Tri-State Engineers and Land Surveyors, Inc. Waiver Request letter dated March 26, 2024 with the exception of waiver #3 from Section 135-20 from installing sidewalks along E. Clymer Avenue; and requiring legal and engineering review and approval of all homeowners' association documents, disclosure agreements, estimated stormwater BMP maintenance agreements and BMP estimated maintenance costs.

Equity Boost/49 W. Clymer Preliminary/Final Plan:

Appearing for the Applicant was Mr. Scott Mease, P.E. of Mease Engineers and Mr. Joe Mongan, owner. Mr. Mease presented a plan for TMP #39-007-015, 49 W. Clymer Avenue, in the MR-Medium Density Residential Zoning District, which proposed to demolish an existing single-family dwelling and erect three townhomes. Mr. Mease stated that each unit would have a two-car garage and two available parking spots on the driveway. Units were three stories, thirty-five feet in height. No alley was provided.

The Applicant was requesting a waiver from planting street trees. Those trees would be in conflict with above- and under-ground utilities. The Planning Commission had suggested that in lieu of planting the trees, the Applicant could donate them to the Borough for planting somewhere within the park system.

Mr. Crouthamel expressed concern that the proposed plan was out of character for the neighborhood, as there were three dwelling units on long, thin lots that were too long for their narrow width. Mr. Mongan noted that there was a six-townhouse block just four doors away from the site. The lots contained more green space than the plan discussed earlier this evening. He also noted that the use was compliant with the current Zoning Ordinance.

Mr. Crouthamel made a motion to deny approval of the plan due to non-compliance with the requirement of §135-19.B.(7), requiring a lot depth to width ratio of not greater than 2.5:1. The motion dies for lack of a second to the motion.

Mr. Crouthamel then made a motion, seconded by Mr. O'Donnell, and unanimously approved by all present, to table further discussion to the August 12 Council Meeting.

NEW BUSINESS:

Planning Commission Resignation:

Ms. Bradley stated that she was in receipt of a resignation letter from Mr. Bob Adams of the Planning Commission, who was moving away from Sellersville. Council requested that the vacancy be posted to the website and asked that interviews of interested candidates be held at the next PMC Meeting on August 28, 2024.

OTHER BUSINESS:

PWTA Correspondence:

Ms. Bradley updated Council on recent correspondence from the Penridge Wastewater Treatment Authority.

PUBLIC COMMENT:

There was no public comment at this time.

EXECUTIVE SESSION:

At 7:50 p.m., Council convened into Executive Session to discuss land disposition and personnel issues. The Meeting reconvened at 8:15 p.m.

Ms. Dodson asked the status of the railroad bridge light installation. Ms. Bradley stated that we were still waiting on PPL, but she would request status from them.

Mr. Crouthamel gave an update of the Holiday House pool.

ADJOURNMENT:

There being no further business or discussion, Ms. Dodson declared the meeting duly adjourned at 8:35 p.m. The next regular Public Management Committee Meeting was scheduled for Wednesday, August 28, 2024 at 7:00 p.m.

Attest:

Eileen M. Bradley, Secretary
Sellersville Borough