

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

May 27, 2026  
7:00 p.m.

The May 27, 2026, meeting of Sellersville Borough Council's Public Management Committee (PMC) was called to order by Chair Donald Crouthamel at Borough Hall, 140 E. Church Street at 7:00 p.m.

**ROLL CALL:**

Council: Mayor Thomas C. Hufnagle  
Donald E. Crouthamel, Chair  
James G. Hull, Vice Chair  
Lois A. Dodson, First Alternate  
Kathleen Hallman  
Marie Howells  
Lynne A. Saylor

Also Present:

Manager: Brenda L. Detweiler  
Solicitor: Vicki Kushto, Esq.  
Engineer: Scott P. McMackin, P.E.

Absent: David O'Donnell

**ANNOUNCEMENTS:**

There were no announcements at this time.

**PUBLIC COMMENT ON AGENDA ITEMS:**

Mr. Henry Hufnagle, Franklin Avenue expressed his concern regarding the amended plans of the Sellersville Acquisitions/Sellersville Tract development meeting the criteria of the Neighborhood Commercial District zoning section D.2.b.1 for adjacent residential uses to consist of single family or twin dwellings to reach compatibility with neighboring dwellings. He also had concerns regarding the shift of the garages to the back of the alleyway and a paved path in the woods, as he would rather see the garages in the front with a sidewalk along Franklin Avenue. He presented an alternate layout to Council and the Applicant.

**OLD BUSINESS:**

**A. Sellersville Acquisitions/Sellersville Tract Development – Revised Final Plan:**

Appearing for the Applicant, Sellersville Acquisitions/Sellersville Tract was Attorney Joseph Blackburn of Wisler Pearlstine LLP and Lydon Suarez, engineer of Gilmore & Associates. Attorney Blackburn presented the amended preliminary/final plans dated April 24, 2026. Plans were approved by Council back in February 2024 and the changes to the amended plans depicted twenty-three townhomes (down from thirty), the

elimination of Undine Avenue, reduced impervious surface, an additional walkway connecting to Ninth Street, and a rotation of the upper townhomes to be facing inward in the development. Mr. Suarez explained the reasoning for the rotation was due to the concern of vehicles backing out of driveways too close to the intersection of Franklin Avenue and Ninth Street.

**Mrs. Hallman made a motion, seconded by Mrs. Howells, and unanimously approved by all present, to approve the Amended Preliminary/Final of the Sellersville Acquisitions LLC-Sellersville Tract plan dated May 10, 2023, last revised on April 24, 2026, granting the new waiver request of Section 135-21:C: Cut face steeper than 3:1 and a requirement of a split rail fence along the walkway due to the gradient concern.**

**B. 600 South Main Street – Zoning Hearing Board Application:**

Appearing for the Applicant, FIP Master Funding XXV, LLC was Attorney Joseph Blackburn of Wisler Pearlstine LLP and Susannah Casey and Kristina Zucaro of Schoolhouse Learning Center (the business located at 600 South Main Street). A Zoning Hearing Board Application was submitted for relief for the daycare center located at 600 South Main Street. The applicant is proposing to construct an 816 square foot modular classroom. Attorney Blackburn presented Council with a rendering of the building. Mr. Crouthamel expressed his concern about their request to have the fenced-in outdoor space remain the same when they are already under the required square footage of 3,016 square feet and are looking to add 24 students. Attorney Blackburn stated the play area consists of approximately 6,000 square feet of buffered fenced in play area as it contains 3,000 square feet of blue padded area and 3,000 square feet of blacktop/asphalt. He also stated the children are not all outside at the same time for recess. Ms. Casey and Ms. Zucaro confirmed there are groups of 20 children who are cycled through for recess time in the fenced-in area. There were concerns regarding traffic and parking for staff since they were requesting relief on the parking requirements. Ms. Casey & Ms. Zucaro stated parents do not all arrive at the same time, as their main drop-off times run between 6:00 a.m. to 9:00 a.m. and their main pick-up times run between 3:00 p.m. and 6:00 p.m. They stated they have never received a complaint about their staff parking along West Ridge Avenue or Broadway Avenue, but they also have staff arriving and leaving at different shifts. Ms. Saylor had asked if the setback could be further away from Main Street. Attorney Blackburn stated that it is already set back as far away from West Ridge Avenue and Main Street. Council asked if fencing would surround the modular area for safety for the children. Attorney Blackburn informed Council that the plans would move forward as Land Development if the Zoning Hearing Board provided the relief and he would be back before Council to give more details.

**Ms. Dodson made a motion, seconded by Mr. Hull, and unanimously approved by all present, to refer the Zoning Hearing Board application to the Zoning Heard Board without input from Council.**

**NEW BUSINESS:**

**A. Lawn Avenue Sanitary Sewer Replacement – Request for Payment #7 for \$222,018.80 to Pact One, LLC:**

Mrs. Detweiler stated Pact One, LLC was requesting Payment #7 for \$222,018.80 for the Lawn Avenue Sanitary Sewer Replacement.

**A motion was made by Mr. Hull, seconded by Mrs. Howells, and unanimously approved by all present, to approve Payment #7 in the amount of \$222,018.80 to Pact One, LLC for the Lawn Avenue Sanitary Sewer Replacement.**

**B. Sellersville Museum Roof Renovations – Request for Payment #5 for \$73,482.00 to Alden Bailey Restoration Corp.:**

Mrs. Detweiler stated Alden Bailey Restoration Corp. was requesting Payment #5 in the amount of \$73,482.00 for the Sellersville Museum Roof Renovations. Cowan Associates reviewed the request and approved of the request of Payment #5.

**A motion was made by Mr. Hull, seconded by Mrs. Hallman, and unanimously approved by all present, to approve Payment #5 in the amount of \$73,482.00 to Alden Bailey Restoration Corp. for the Sellersville Museum Roof Renovations.**

**C. Fire Police Request – Pennridge High School graduation, June 3, 2026:**

Mrs. Detweiler received a fire police request letter from Perkasio Borough Police Department for the Sellersville Fire Police to assist in the Pennridge High School graduation on June 3, 2026 (with alternate dates of June 4 and June 5, 2026).

**A motion was made by Ms. Saylor seconded by Mr. Hull, and unanimously approved by all present, to approve the request from the Perkasio Borough Police Department for the Sellersville Fire Police to assist in the Pennridge High School graduation on June 3, 2026 (with alternate dates of June 4 and June 5, 2026).**

**D. Fire Police Request – Coopersburg Borough Halloween Parade, October 11, 2026:**

Mrs. Detweiler received a fire police request letter from Coopersburg Borough for the Sellersville Fire Police to assist in the Halloween Parade on Sunday, October 11, 2026 (with rain date of Sunday, October 18, 2026).

**A motion was made by Mr. Hull seconded by Ms. Saylor, and unanimously approved by all present, to approve the request from Coopersburg Borough for the Sellersville Fire Police to assist in the Halloween Parade on October 11, 2026 (rain date of October 18, 2026).**

**OTHER BUSINESS:**

Mr. Hull mentioned that he saw Perkasio Borough was awarded a grant for Park Avenue pedestrian access and stormwater. He would like staff to look into the grant for Sellersville Borough.

Ms. Dodson asked Mrs. Detweiler for the status of the project of the lights on the railroad bridge. Mrs. Detweiler stated that no one has contacted her since she started the position of manager, so she will have to look for files kept by the previous manager.

Mr. Crouthamel requested Council to look over the provided list of resolutions that PSAB was going to present at the PSAB conference. He would like each Council member to provide feedback to their voting delegates before they left for the conference.

**PUBLIC COMMENT ON NON-AGENDA ITEMS:**

There was no public comment at this time.

**EXECUTIVE SESSION:**

No executive session was held.

**ADJOURNMENT:**

There being no further business or discussion, President Donald Crouthamel declared the meeting duly adjourned at 8:19 p.m. The next regular Public Management Committee Meeting was scheduled for Wednesday, June 24, 2026, at 7:00 p.m.

Attest:

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Brenda L. Detweiler, Secretary  
Sellersville Borough