

Sellersville Borough  
Planning Commission  
140 East Church Street  
Sellersville, PA 18960

June 19, 2025  
7:00 P.M.

The June 19, 2025, Meeting of the Sellersville Borough Planning Commission was called to order by Vice Chair Barry Kuhn at 7:00 p.m.

**ROLL CALL:**

**MEMBERS PRESENT:** Barry Kuhn, Vice Chair  
Walter Beard  
Henry Hufnagle  
Alex Potoczny

**ABSENT:** Richard Kuntz  
Paul McCabe  
Rachel Swierzewski

**ALSO PRESENT:** David C. Zipf, Bucks County Planning Commission  
Scott P. McMackin, P.E., Borough Engineer  
Vicki Kushto, Esq., Borough Solicitor  
Brenda L. Detweiler, Borough Manager

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

There was no public comment at this time.

**MINUTES:**

Mr. Kuhn called for a motion to approve the Minutes of May 15, 2025.

**Mr. Potoczny made a motion, seconded by Mr. Beard, and unanimously approved by all present, to approve the Minutes of May 15, 2025, as presented.**

**NEW BUSINESS:**

**A. 4<sup>th</sup> Soil/Clymer Avenue Campus Site Sketch Plan Submission**

Appearing was Rob Loughery, owner of 4<sup>th</sup> Soil/Clymer Avenue Campus Site, and Mr. John Kennedy of Kennedy & Associates for the Sketch Plan Submission for TMP #39-008-367 and #39-007-386, in the Industrial Zoning District, which proposed a Zoning change of MR Zoning District to build seventy (70) 2-story townhouses and sixty-five (65) 3-story townhouses along Wyckford Drive and Hughes Avenue.

Mr. Loughery stated that the plans were originally for 3 industrial buildings on the parcels, but he would like to change to 2 industrial buildings with flex space (each having approximately 6,000 square feet) and build townhouses along Wyckford Drive and Hughes Avenue.

Mr. Kuhn stated that the woods are very thick along Wyckford Drive and asked if it would remain wooded or would they take all the trees down to build. Mr. Kennedy stated they would have to take trees down to make room to build, but they would keep enough trees so it would have a filtered view.

Mr. Beard stated that they would likely have to replace a lot of trees as there are many dead trees currently in that area that are constantly falling and likely won't be able to be left there. He had concerns about the increased traffic, as 125 units would give them approximately 250 vehicles added to that area. He also had concerns about the monitoring wells since that area is a hazardous waste site. Mr. Loughery responded that Ametek is responsible for the wells and that the EPA is continuously inspecting them. He made mention that the EPA had agreed to remove the non-residential use covenant. The proposed homes are all located in areas to avoid the monitoring well areas. Mr. Beard asked if there was an HOA associated, would they be responsible for monitoring the wells. Mr. Loughery stated that Ametek in perpetuity is responsible for the wells. There would be no basements allowed. Mr. Beard asked if they would have garages because he had a concern about parking. Mr. Loughery stated that one-half of the first floor would be the garage.

Mr. Potoczny stated that he has been with the Borough long enough to know the history of these parcels and he does not want to see it losing the Industrial Zoning.

Mr. Loughery stated that he realizes that they will need a zoning change and the EPA's blessing. Mr. Hufnagle recused himself from any conversation since he works for Bohler.

Ms. Kushto asked about parcel lines. Mr. Loughery stated it was subdivided into six (6) lots, and they bought four (4) of the lots; plans were not recorded, so it is still four (4) lots. A subdivision would still need to take place. Ms. Kushto asked if he was going to look for 6 variances and if MR was the best choice to request. Mr. Kennedy stated they were open to any suggestions.

Mr. Zipf stated he looked over the comprehensive plan and a change to MR District would be consistent with what they are proposing. He made mention that Carillon Hill was an Industrial District, and it was changed to MR District. While an Industrial District does not require as much fire, police, school, etc., the requested changes would have an economic impact. The school impact alone would generate approximately 70 children, which would cost the school approximately \$1.2 million. He did state the county as a whole needs housing

affordability. Mr. Loughery agreed that attainable housing is needed. He feels the homes would attract a mix of younger and older people. The cost range would likely be between \$300,000 – \$400,000.

Mr. McMackin stated that his concern would be sewer allocation. He does not believe Sellersville Borough has enough EDU's to serve an additional 125 homes. He would look into it a bit further.

Mr. Kuhn and Mr. Beard both mentioned that they would like to see the parcels stay as Industrial Zoning.

The Planning Commission determined that they would need more information before a denial or recommendation. They would like to see a rough study on traffic impact and financial analysis.

**UNFINISHED BUSINESS:**

There was no unfinished business.

**PUBLIC COMMENT:**

There was no public comment at this time.

**ADJOURNMENT:**

**There being no additional matters to come before this meeting of the Planning Commission, Mr. Potoczny made a motion, seconded by Mr. Beard, to adjourn the meeting at 8:19 p.m. All were in favor.**

The next scheduled meeting of the Sellersville Planning Commission would be held at 7:00 P.M. on Thursday, July 17, 2025.

By: \_\_\_\_\_  
Brenda L. Detweiler  
Borough Manager