

**BOROUGH OF SELLERSVILLE
RESOLUTION NO. 18-08**

**A RESOLUTION OF THE BOROUGH OF SELLERSVILLE AMENDING THE
COMPREHENSIVE PLAN OF THE BOROUGH OF SELLERSVILLE FOR THE
REZONING OF TAX MAP PARCEL NUMBERS 39-008-039, 39-008-040, 39-008-041, AND
39-008-062 FROM I-INDUSTRIAL TO NC-NEIGHBORHOOD COMMERCIAL AND
TO PROVIDE FOR ADEQUATE SENIOR HOUSING WITHIN THE BOROUGH**

WHEREAS, after review by required planning agencies and following a public hearing, Borough Council deems it to be in the best interest and general welfare of the citizens and residents of the Borough to amend its Comprehensive Plan Dated June 8, 1995 (the “Comprehensive Plan”) relative to the rezoning of tax map parcel numbers 39-008-039, 39-008-040, 39-008-041, and 39-008-062 to NC-Neighborhood Commercial.

NOW, THEREFORE, BE IT RESOLVED by Borough Council that the Borough’s Comprehensive Plan is hereby amended by adding the following text at page 55, following the section entitled “Open Space and Recreation:”

“Senior Housing

Current economic trends and age demographics in and around Sellersville Borough and Upper Bucks County necessitate options for housing seniors aside from currently available market rate and/or fee ownership housing options. Sellersville Borough provides a walkable downtown area, with access to various amenities that seniors can enjoy and appreciate — a park system, restaurants, shopping, cultural and recreation opportunities, and nearby healthcare systems. However, there is a limited amount of appropriate land available to accomplish this goal, other than former industrial sites, some of which have been underutilized and vacant for a decade or more. Sellersville Borough has already implemented the Sellersville Borough Revitalization Area Report and Certified Redevelopment Area Plan, adopted August 2014 (“Certified Redevelopment Area Plan”), which covers an area along Diamond Street and Clymer Avenue at the site of the former Ametek, Inc. facility, but does not include the parking area across Diamond Street along Clymer Avenue, which is made up of Bucks County Tax Map Parcels Nos. 39-008-039, 39-008-040, 39-008-041.

Recommendation: Include Tax Map Parcels Numbers 39-008-039, 39-008-040, 39-008-041, and 39-008-062 in the Certified Redevelopment Area Plan, and amend the plan accordingly. In addition, it would be advisable to rezone these parcels from I-Industrial to NC-Neighborhood Commercial, and enact any other necessary amendments to provide for senior housing within this district.”

DULY ADOPTED this ____ day of _____, 2018, by the Borough of Sellersville,
Bucks County, Commonwealth of Pennsylvania.

David J. Rivet
Secretary of Borough Council

Lois A. Dodson
President of Borough Council

Thomas C. Hufnagle, Mayor