

Sellersville Borough Council  
140 East Church Street  
Sellersville, PA 18960

April 8, 2024  
7:00 P.M.

The Regular April 8, 2024 Meeting of Sellersville Borough Council was called to order at 7:00 p.m. by President Lois Dodson. All present joined in offering our National Pledge of Allegiance.

**I. ROLL CALL:**

Mayor: Thomas C. Hufnagle

Councilpersons: Lois A. Dodson, President  
James G. Hull, Vice-President  
Donald Crouthamel, President Pro Tempore  
Kathleen J. Hallman  
Lynne A. Saylor  
David A. O'Donnell

Absent: Marie G. Howells

Manager: Eileen M. Bradley, Manager  
Solicitor: Vicki Kushto, Esq., Borough Solicitor  
Engineer: Scott McMackin, Cowan Engineering  
Perkasie Police: Chief Robert Schurr

**II. CHANGES, ADDITIONS, DELETIONS TO THE AGENDA:**

There were no changes, additions, or deletions to the Agenda.

**III. PUBLIC COMMENT NON-AGENDA ITEMS:**

Ms. Dodson called for public comment.

Ms. Christina Cook of N. Branch Street presented pictures of trucks driving along N. Branch Street in the area where trucks are prohibited. She also expressed concern over creek flooding and asked that the creek be dredged, and inlets cleaned out. She also asked what was planned for the property at 220 N. Main Street where Pickers Junction was located.

Ms. Dodson stated that signage for N. Branch Street had been ordered and would be installed when the signs were received. The Borough was working on flooding issues on multiple fronts. Ms. Bradley added that the building at 220 N. Main Street had recently been sold, but no applications for new uses had been submitted.

Ms. Joy Fenstermaker of N. Branch Street stated that the pond on the Fire Department property created additional problems during periods of flooding. She understood that during Hurricane Ida there was flooding, but four inches of rain should not cause flooding.

Mayor Hufnagle interjected that the pond was created from a swampy area of the Fire Department property. Both the Fire Department property and the creek were on solid rock with no drainage.

Mr. O'Donnell added that the Borough needed to proceed with solutions that were professionally researched and done correctly and carefully. We needed a study to apply for grants and build permanent solutions.

Mr. Decembrino of N. Branch Street asked that the creek near the trestle bridge be routinely cleaned up to avoid damming by debris.

Mrs. Tara Bergey of Jessica Lane thanked Council for fixing the culvert on Ninth Street which has eliminated flooding. She did, however, express frustration with speeding along Ninth Street, adding that vehicles were passing school buses when flashers were on. Kids and service dogs would be killed.

Chief Schurr stated that the Police Department had been in constant contact with Mrs. Bergey regarding speeding. Targeted patrols had been conducted on multiple occasions, the speed board was erected many times, and several speed studies had been completed. The average speed on Ninth Street was 34 MPH (posted speed is 25 MPH), but police are prohibited from stopping speeders unless they are driving eleven MPH over the posted limit.

The Chief also noted that all PSD school buses were equipped with automatic cameras that record vehicles who pass buses when red lights are flashing. That video is automatically forwarded to the Police Department so citations could be issued. No such video had been reported in recent months.

Chief Schurr added that the Department was preparing to appoint a dedicated Traffic Safety Officer, whose specific duties would be assigned to the area of traffic control. He was working with the Borough Manager and Engineer for additional traffic calming measures.

Mr. Pat Weeber of 133 N. Main Street asked what the point of rental property inspections was if the occupancy had not changed. Mr. Crouthamel stated that the rental property inspection program required a three-year renewal to ensure that there were no changes to the structure and no new safety issues had appeared over that period of time.

**IV. PRESENTATIONS AND HEARINGS:**

There were no presentations or hearings at this time.

**V. DEVELOPER ITEMS:**

**A. Conrad Fisch Estate Lot Line Change**

Appearing for the Applicant was Mr. Rick Mast, P.E. of Richard C. Mast Associates, P.C., representing the estate of the owner of an irregular 7.35-acre property on Old State Road in West Rockhill, with a portion of the parcel (TMP #52-017-054 and #39-007-040) located within Sellersville. The Applicant intended to transfer a 13,853 s.f. portion of the property wholly within Sellersville to an adjoining property (TMP #39-007-039). No construction is planned for the vacant parcel to be transferred.

**On Motion of Mr. Crouthamel, second by Mr. O'Donnell, and unanimously approved by all present, to approve the Frisch Lot Line Change, subject to compliance with the Cowan Associates, Inc. review letter dated February 6, 2024 and the execution of a Deed of Consolidation for the two Sellersville parcels.**

**B. Equity Boost Sketch Plan 49 W. Clymer Avenue**

Appearing for the Applicant, Equity Boost Properties, was Mr. Bob Wurster. The Applicant proposed demolishing an existing vacant single-family home at 49 W. Clymer Avenue (TMP #39-007-015) that was uninhabitable on a 0.3726-acre lot and replacing it with a three multiple dwelling units.

The Applicant agreed to deed restrict the garages to parking use only in order to comply with the Zoning Ordinance parking regulations. The proposed units were above 2.5 stories, however, did meet the requirement of not exceeding thirty-five feet in height.

The Applicant thanked Council for their input.

**VI. BOROUGH BUSINESS ITEMS:**

**A. CONSENT AGENDA:**

1. Minutes of March 11, 2024 Council Meeting were tabled.
2. March 2024 Treasurer's Reports: See Treasurer's Report on file.
3. March 2024 Tax Collector's Reports: See Tax Collector's Report on file.
4. March 2024 Mayor Hufnagle's Report: See PPD Report on file.
5. March 2024 Reports from Operating Departments:
6. March 2024 Solicitor's Report: See Solicitor's Report on file.
7. March 2024 Engineer's Report: See Engineer's Report on file.
8. March 2024 Reports from Commissions and Boards:
  - a. Public Management Committee Minutes of March 27, 2024 were tabled.
  - b. Parks and Recreation Board Minutes of March 5, 2024
  - c. Planning Commission Minutes of March 18, 2024 were tabled.
  - d. Zoning Hearing Board
  - e. Emergency Management Agency
  - f. Permits Report for 1<sup>st</sup> Quarter 2024

**A motion was made by Mr. Hull and seconded by Mrs. Hallman, to approve the Consent Calendar items 1 through 8, and table items 1, 8a, and 8c. The motion carried unanimously.**

**VII. MAYOR, COUNCIL AND STAFF BUSINESS AND COMMENTS:**

**B. Council:**

Mrs. Hallman announced that there were about one hundred children at the recent Egg Hunt at Druckenmiller Park.

**C. Solicitor:**

Ms. Kushto thanked Council for their faith in her by appointing her as Borough Solicitor. She would have more to contribute once she was able to get up to speed on Borough issues.

**E. Police Chief:**

Chief Schurr stated that his monthly report will reflect that overtime costs were up due to personnel shortages. He should have a list of candidates for hire at the next meeting.

Mr. Crouthamel inquired of the effectiveness of the speed humps on Park Avenue in Perkasio. Chief Schurr responded that they were effective in reducing speed on Park Avenue and Third Street, but had increased traffic dramatically on Fourth Street, which had no speed humps.

**H. Manager**

**1. Special Event Permit Application National MS Society 5K Race and Walk:**

Ms. Bradley was in receipt of a Special Event Permit Application for a 5K Race and Walk sponsored by the National MS Society on April 21, 2024 through Lenape Park.

**A motion was made by Mr. Hull and seconded by Ms. Saylor, to approve the Special Event Permit for the National MS Society 5K Race and Walk. The motion carried unanimously.**

**2. PSAB Voting Delegate:**

This item was tabled for Executive Session later this evening.

**VIII. OTHER BUSINESS:**

**A. EMS Update:**

Ms. Bradley stated that no activity from Hilltown or Sellersville had happened between meetings, so there was nothing new to report.

**IX. PUBLIC COMMENT:**

There was no public comment at this time.

**X. AUTHORIZATION FOR PAYMENT OF INVOICES:**

The March invoices were presented for payment authorization, with General and Sewer Fund Check Numbers 40342 through 40389 totaling \$186,589.45.

**A motion was made by Mr. Hull and seconded by Ms. Saylor to authorize payment of Bills for the month of March 2024 totaling \$186,589.45. The motion carried unanimously.**

**XI. EXECUTIVE SESSION:**

At 8:35 p.m., Council then adjourned into Executive Session to discuss personnel issues and land disposition. The Regular Meeting then reconvened at 8:40 p.m.

**PSAB Voting Delegate:**

Ms. Bradley presented a Resolution #2024-08, appointing Ms. Saylor as an authorized Voting Delegate to the PSAB State Convention and the Bucks County Boroughs Association.

**A motion was made by Mr. Hull, seconded by Ms. Saylor, and unanimously approved by all present, to adopt Resolution #2024-08, appointing Ms. Saylor as an authorized Voting Delegate to the PSAB State Convention and the Bucks County Boroughs Association.**

**XII. ADJOURNMENT:**

There being no additional matters to come before this meeting of Council, President Lois Dodson declared the meeting duly adjourned at 8:50 p.m.

The next Regular Business Meeting of Borough Council was scheduled for Monday, May 13, 2024 at 7:00 p.m.

Attest: \_\_\_\_\_  
Eileen M. Bradley, Secretary  
Sellersville Borough Council