

1 West Church St.
P.O. Box 106
Selbyville, Delaware 19975
302-436-8314
302-436-8018 Fax

The Town Of Selbyville



Mayor
Richard A. Duncan, Sr.
Council
Monroe B. Hudson, Jr.
William H. Kirsch, Jr.
Chris S. Snader, Sr.
Gary L. Steffen
Town Administrator
Stacey L. Long

AGENDA JANUARY MEETING

Date: January 5, 2026

Time: 6:00 P.M.

Place: Selbyville Town Hall

To Join the ZOOM Meeting Online:

<https://us06web.zoom.us/j/83552221479?pwd=PF7dEd8aYOeyb6ARF8OAgbDffYOly.1>

If your computer/laptop doesn't have a microphone, you may call into the event at the following phone number: 301-715-8592

- A. When prompted, the Meeting ID: **835 5222 1479**, followed by the # sign.
- B. There is no Member ID, just press the # sign.
- C. Enter the Passcode: **918358**, followed by the # sign.
- D. Attending by Zoom or calling into the event are for listening only. Public participation by Zoom or by calling in is not available at this time.

1. Opening of Meeting:
 - A. Call to order
 - B. Pledge of Allegiance
 - C. Approval of Minutes December 1, 2025, meeting
 - D. Treasurer's report & authorization to pay bills
2. Public Hearing –

Mayor Duncan
Mayor Duncan
Mayor Duncan
Mayor Duncan

A RESOLUTION TO ANNEX CERTAIN TERRITORY,
CONTIGUOUS TO THE PRESENT LIMITS OF THE TOWN OF
SELBYVILLE, OWNED BY FAITH I. CARAS, SUSAN C. FOUST
AND LOVELLA B. MCCABE, IDENTIFIED AS PART OF
SUSSEX COUNTY TAX MAP AND PARCEL NO. 533-17.00-
124.00, CONTAINING 9.019 ACRES, MORE OR LESS, AND
PROPOSING TO ANNEX CERTAIN TERRITORY,
CONTIGUOUS TO THE PRESENT LIMITS OF THE TOWN OF
SELBYVILLE, OWNED BY GAIL M. HICKMAN, IDENTIFIED
AS PART OF SUSSEX COUNTY TAX MAP AND PARCEL NO.
533-17.00-123.00, CONTAINING 1.256 ACRES, MORE OR LESS;
AND
TO AMEND THE ZONING MAP AND ZONING ORDINANCE OF
THE TOWN OF SELBYVILLE TO INCLUDE SAID
TERRITORIES IN THE R-4 RESIDENTIAL DISTRICT, WITH A
RESIDENTIAL PLANNED COMMUNITY (RPC) OVERLAY.

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3. Close Public Hearing.

4. Vote on Public Hearing.

5. Mayor's Report & Comments:

Mayor Duncan

A. A RESOLUTION PROPOSING THAT A PUBLIC HEARING BE HELD ON FEBRUARY 9, 2026, AT 6:00 P.M., AT THE TOWN HALL, 1 W. CHURCH STREET, SELBYVILLE, SUSSEX COUNTY, DELAWARE, TO CONSIDER THE REZONING OF REAL PROPERTY OWNED BY LIGHTHOUSE OAKS NORTH, LLC, IDENTIFIED AS SUSSEX COUNTY TAX MAP AND PARCEL NUMBER 533-17.00-156.04, FROM R-4 RESIDENTIAL TO NB NEIGHBORHOOD BUSINESS.

B. A RESOLUTION PROPOSING THAT A PUBLIC HEARING BE HELD ON THE SUBJECT OF AMENDING THE TOWN CODE OF THE TOWN OF SELBYVILLE, CHAPTER 200, ZONING ("ZONING CODE"), BY AMENDING ARTICLE XIV, SIGNS, ALL SECTIONS THEREOF, §§ 200-102 THROUGH 200-105, TO INCLUDE NEW DEFINITIONS AND TO INCLUDE VARIOUS NEW REGULATIONS FOR AN OVERALL UPDATE AND MODERNIZATION OF THE TOWN'S SIGN REGULATIONS.

C. AN ORDINANCE TO AMEND THE CODE OF THE TOWN OF SELBYVILLE, CHAPTER 184, VEHICLES AND TRAFFIC, § 184-1 RESTRICTED PARKING, BY ADDING A NEW SUBPARAGRAPH K THERETO TO PROHIBIT PARKING ON RAILROAD AVENUE IN THE TOWN OF SELBYVILLE.

6. Reports – Council, Committees, Etc.:

- A. Police
- B. Building and Code Dept
- C. Hazard Inspection Committee
- D. Water Dept
- E. Public Works
- F. Recreation Dept
- G. Sewer Dept
- H. Planning and Zoning Committee
- I. Industrial Park
- J. Annexation Committee

M. Hudson
A. Merollini
C. Snader
G. Steffen
G. Steffen
G. Steffen
C. Snader
C. Snader
S. Long
C. Snader

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- K. Economic Development Committee
- L. Security Committee
- M. Administration
- N. Administration
 - 1. New Business
 - a. Consideration of final acceptance of the Creekhaven subdivision.
 - 2. Old Business
- 7. Visitors in Attendance – (Speakers limited to 3 minutes.)

S. Long
M. Hudson
W. Kirsch
S. Long

THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE DELETION OF ITEMS, THE ADDITION OF ITEMS INCLUDING EXECUTIVE SESSIONS AND EXECUTIVE SESSIONS WHICH ARISE AT THE TIME OF THE MEETING.

Posted: December 29, 2025

Amended: December 30, 2025

- 5. A. Due to lack of a quorum, the February 2, 2026 Council Meeting needs to be postponed to February 9, 2026, and therefore, had to correct the public hearing date under A. in the Mayor's Report.