

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



**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 FEBRUARY MEETING

Date: February 9, 2026  
Time: 6:00 P.M.  
Place: Selbyville Town Hall

### To Join the ZOOM Meeting Online:

<https://us06web.zoom.us/j/83025609876?pwd=8oh2SRRlPwX2TDi7EaD8lEH9fhKVbww.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, enter the Meeting ID: **830 2560 9876**, 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                                   | Mayor Duncan |
| B. Pledge of Allegiance                            | Mayor Duncan |
| C. Approval of Minutes January 5, 2026, meeting    | Mayor Duncan |
| D. Treasurer's report & authorization to pay bills | Mayor Duncan |

#### 2. Public Hearing –

**A. AN ORDINANCE 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.**

1. Close Hearing
2. Vote on Hearing

**B. 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.**

1. Close Hearing
2. Vote on Hearing

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- 3. Mayor's Report & Comments:
    - A. Presentation – Susan Bunting – Selbyville Historical Society
  
  - 4. 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
      - 1. Report on January 20, 2026, meeting.
        - a. Discussions on a proposed mixed-use building located on Lot B, Strawberry Lane, District 5-33, Map 16.15, Parcel 35.01, owned by Rockswitch Properties, LLC, featuring 2 ground-level commercial storefronts and 2 residential dwelling units on the second level
    - I. Industrial Park
    - J. Annexation Committee
    - K. Economic Development Committee
    - L. Security Committee
    - M. Special Committee
      - 1. Report on January 12, 2026, meeting.
        - a. **A RESOLUTION PROPOSING THAT A PUBLIC HEARING BE HELD ON THE SUBJECT OF VACATING AN UNNAMED STREET, LOCATED BETWEEN 14 N. WILLIAMS STREET (SUSSEX COUNTY TAX MAP AND PARCEL NO. 533-16.12-99.00) AND 12. N. WILLIAMS STREET (SUSSEX COUNTY TAX MAP AND PARCEL NO. 533-16.12-98.00), IN THE TOWN OF SELBYVILLE.**
    - N. Administration
    - O. Administration
      - 1. New Business
      - 2. Old Business
- 
5. Visitors in Attendance – (Speakers limited to 3 minutes.)
- 
6. Executive Session – Personnel Matters

Mayor Duncan

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

S. Long  
C. Snader  
S. Long  
M. Hudson  
C. Snader

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.