

RESOLUTION PROPOSING TO THE PROPERTY OWNERS AND CITIZENS OF THE TOWN OF SELBYVILLE THAT THE MAYOR AND COUNCIL PROPOSE TO CHANGE THE STREET STRUCTURE OF THE TOWN BY 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;

AND

ESTABLISHING THAT A PUBLIC HEARING BE HELD ON SAID PROPOSAL ON THE 2ND DAY OF MARCH, 2026, AT 6:00 O’CLOCK IN EVENING, PREVAILING TIME, AT THE TOWN OFFICE, 1 W. CHURCH STREET, SELBYVILLE, DELAWARE.

WHEREAS, the Mayor and Council of the Town of Selbyville (“Town”) received a request from the owners of the property located at 14 N. Williams Street (Sussex County Tax Map and Parcel No. 533-16.12-99.00)(“Owners”) that the Town consider vacating the unnamed street located between Owners’ property and their neighbors’ property located at 12 N. Williams Street (Sussex County Tax Map and Parcel No. 533-16.12-98.00); and

WHEREAS, the Charter of the Town of Selbyville, Section 21.2.2, provides a procedure for changing the street structure of the Town, such as vacating a street, beginning with the appointment of a Committee to investigate such request; and

WHEREAS, pursuant to the Charter, as aforesaid, the Mayor appointed a Committee composed of not less than three (3) of the elected members of the Town Council to investigate the possibility of vacating the unnamed street located between Owners’ property and their neighbors’ property located at 12 N. Williams Street (Sussex County Tax Map and Parcel No. 533-16.12-98.00); and

WHEREAS, the Committee appointed by the Mayor submitted its report dated January 12, 2026, to the Town Council, recommending that the Town of Selbyville proceed with the proposed vacation of the unnamed street located between Owners’ property and their neighbors’ property located at 12 N. Williams Street (Sussex County Tax Map and Parcel No. 533-16.12-98.00), provided: (1) letters of approval from surrounding property owners are obtained, (2) should the vacation ultimately be approved, that all costs associated with the vacation (including, but not necessarily limited to, preparation and recordation of deed to transfer the vacated street to Owner) are paid by Owners; and (3) should the vacation ultimately be approved and the vacated street transferred to Owners, that all costs associated with the paving and future maintenance of the vacated street be paid by Owners; and

WHEREAS, a copy of the Committee’s report to the Town Council is attached hereto as Exhibit “A” and incorporated herein by reference; and

WHEREAS, the Charter of the Town of Selbyville, Section 21.2.2, provides that any change to the street structure of the Town, such as the vacation of a street, requires that a public hearing be held proposing the change in street structure to the property owners and citizens of the Town, following the publication of this Resolution scheduling the public hearing in a newspaper having general circulation within the Town at least one (1) week prior to the date set for the public hearing, and following the posting of this Resolution in five (5) public places in the Town for at least one (1) week before the time set for the public hearing.

NOW THEREFORE, BE IT RESOLVED, by the affirmative vote of a majority of all the members of the Mayor and Council, that the Mayor and Council propose to the property owners and citizens of the Town to change the street structure of the Town by vacating the unnamed street located between the property located at 14 N. Williams Street (Sussex County Tax Map and Parcel No. 533-16.12-99.00) and the property located at 12 N. Williams Street (Sussex County Tax Map and Parcel No. 533-16.12-98.00), as recommended by the Committee appointed by the Mayor in its report attached hereto as Exhibit "A"; and

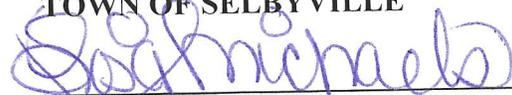
AND BE IT FURTHER RESOLVED, that a **Public Hearing shall be held on the 2nd day of March, 2026, at 6:00 o'clock in the evening**, prevailing time, in the Town Hall, 1 W. Church Street, Selbyville, Sussex County, Delaware, for the purpose of considering comments from the property owners and citizens of the Town regarding the proposal to change the street structure of the Town by vacating the unnamed street located between the property located at 14 N. Williams Street (Sussex County Tax Map and Parcel No. 533-16.12-99.00) and the property located at 12 N. Williams Street (Sussex County Tax Map and Parcel No. 533-16.12-98.00); and

AND BE IT FURTHER RESOLVED, that, in accordance with the Charter of the Town of Selbyville, Section 21.2.2, the Mayor and Council shall also, on the date and at the time set for the Public Hearing, if and as applicable, sit and hear objections to and claims for an award of just and reasonable compensation from anyone who will be deprived of property by the proposed change in the existing street structure of the Town; and

AND BE IT FURTHER RESOLVED, that the Town Administrator be and she is hereby authorized and directed to cause a Notice, which shall consist of a true copy of this Resolution, to be published in a newspaper of general circulation in the Town of Selbyville at one (1) week prior to the date set forth in this Resolution for the Public Hearing, and to post a Notice, which shall consist of a true copy of this Resolution, in five (5) public places in the Town for at least one (1) week prior to the time set forth in this Resolution for the Public Hearing.

I, Lisa Michaels, Assistant Secretary of the Town Council of The Town of Selbyville, do hereby certify that the foregoing is a true and correct copy of a Resolution passed by the Town Council at its Regular Meeting held on February 9, 2026, at which a quorum was present and voting throughout and that the same is still in full force and effect.

TOWN OF SELBYVILLE



Lisa Michaels, Assistant Secretary

EXHIBIT "A"

**Town of Selbyville
Special Committee Report
January 12, 2026**

Relating to Vacating an Unnamed Street Located Between 14 N. Williams St. and 12 N. Williams St.

At the January 5, 2026, Town Council meeting, the Mayor and Council, by majority vote and resolution, appointed Councilmen Chris Snader, Monroe Hudson, and William Kirsch to investigate the proposed vacation of an unnamed street and to report their findings to the Mayor and Council. The unnamed street is located between 14 N. Williams Street (Sussex County Tax Map and Parcel No. 5-33-16.12-99.00) and 12 N. Williams Street (Sussex County Tax Map and Parcel No. 5-33-16.12-98.00), within the Town of Selbyville.

Chairman Chris Snader called the committee meeting to order at 4:00 p.m. at Selbyville Town Hall.

It was noted that the Town currently owns the unnamed street, which is estimated to be approximately 12 feet by 40 feet of paved roadway. The street has never been opened by the Town and has not been used by the general public. The owners of 14 N. Williams Street have requested use of the unnamed street to access a three-car garage located at the rear of their property and for parking purposes.

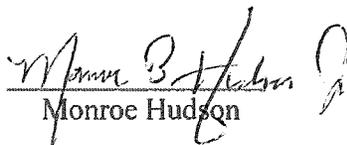
The roadway is currently in poor condition and would require repair and repaving. It was stated that, should the street be vacated, all associated costs would be the responsibility of the new owner, including attorney fees for preparation of a deed, a survey, and recording fees. It is unclear how far the pavement extends due to grass overgrowth. Historically, the roadway was intended to serve as an extension of Holloway Street; however, that project was never completed.

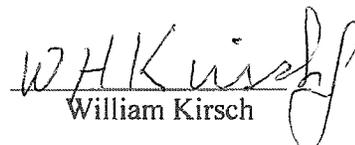
Councilman Hudson requested that letters of consent from surrounding property owners be obtained and placed on record. Councilman Kirsch inquired about the anticipated timeframe for the project. The applicant indicated that, upon receiving all approvals and finalizing costs, he would like to proceed as soon as possible.

Following discussion, the committee recommended that the Town vacate the unnamed street located between 14 N. Williams Street and 12 N. Williams Street, contingent upon receipt of letters of approval from surrounding property owners and with the understanding that all costs associated with the street vacation will be paid by the new owner.

The committee is therefore recommending to the Mayor and Council that the Unnamed Street stated above of which is attached be vacated and deeded over to the property owners that are currently landlocked so long as the property owners agree to pay for all costs associated with the transfer of property and the paving of the road to the property.

Chris Snader, Chairman


Monroe Hudson


William Kirsch

Transcribed by: 
Mackenzie Culley