

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 APRIL MEETING

Date: April 13, 2026  
Time: 6:00 P.M.  
Place: Selbyville Town Hall

### To Join the ZOOM Meeting Online:

<https://us06web.zoom.us/j/83025609876?pwd=8oh2SRRIpX2TDi7EaD8IEH9fhKVbww.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. Reading of the Certificate of Election  | L. Rose      |
| D. Swearing in of two Councilmembers –<br>Monroe B. Hudson, Jr. and William H. Kirsch, Jr. | S. Long      |
| E. Approval of Minutes March 2, 2026, meeting  | Mayor Duncan |
| F. Treasurer's report & authorization to pay bills   | Mayor Duncan |

#### 2. Mayor's Report & Comments:

Mayor Duncan

- A. **RESOLUTION DIRECTING THE ANNEXATION COMMITTEE TO INVESTIGATE THE POSSIBILITY OF ANNEXING CERTAIN TERRITORY, CONTIGUOUS TO THE PRESENT LIMITS OF THE TOWN OF SELBYVILLE, OWNED BY M&M INVESTMENTS, LLC, IDENTIFIED AS "PARCEL B" IN THE SURVEY OF RECORD WITH THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR SUSSEX COUNTY, DELAWARE, AND PRESENTLY IDENTIFIED AS SUSSEX COUNTY TAX MAP AND PARCEL NO. 533-17.00-118.01, CONTAINING 2.00 ACRES, MORE OR LESS; AND TO AMEND THE ZONING MAP AND ZONING ORDINANCE OF THE TOWN OF SELBYVILLE TO INCLUDE SAID TERRITORY IN THE R-4 RESIDENTIAL DISTRICT.**

#### 3. Reports – Council, Committees, Etc.:

- A. Police

M. Hudson

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1. Review and consideration of quote from Vector Security to add an additional camera in the front of the building and to replace the police side door camera
  - B. Building and Code Dept
  - C. Hazard Inspection Committee
  - D. Water Dept
    1. Review and consideration of Bulk Water Billing and Service Disconnection Policy
  - E. Public Works
  - F. Recreation Dept
  - G. Sewer Dept
  - H. Planning and Zoning Committee
    1. Report on March 10, 2026, meeting.
      - a. Consideration of final site and record plan approval for Selbyville Landing, located at 31624 Lighthouse Road, TMP #533-17.00-154.00, for a 4-lot single family subdivision, owned by Balsamo Real Estate, LLC.
      - b. Consideration of Amenity Engineering site plan approval for Kingfisher
      - c. Consideration of elevations of proposed new home construction in Cypress Shores, located on Cypress Road.
      - d. Consideration of conditional use request for JD Cuban Bites Food Truck to be placed at 38475 Dupont Blvd, TMP #533-16.19-2.00
    2. Report on March 24, 2026, meeting.
      - a. Consideration of preliminary site plan approval and requested waivers for Hayden's Harbor for a 26-lot minor residential planned community located on Lighthouse Road, Tax Map and Parcel Numbers 533-17.00-123.00 & 124.00
      - b. Consideration of lot partitioning for 20 Bethany Road, owned by Thomas, Natalie Jo, and Gregory McCabe, Tax Map and Parcel No. 533-16.16-154.00
      - c. Consideration of final site plan approval for A Moment Café, owned by Matt the Carpet Guy, LLC, located at 2 E. Church Street, Tax Map and Parcel No. 533-16.16-121.00
  - I. Industrial Park
  - J. Annexation Committee
  - K. Economic Development Committee
  - L. Security Committee
    1. Review and consideration of quotes for town hall security upgrades
  - M. Administration
  - N. Administration
- A. Merollini  
C. Snader  
G. Steffen  
G. Steffen  
G. Steffen  
C. Snader  
C. Snader  
S. Long  
C. Snader  
S. Long  
M. Hudson  
W. Kirsch  
S. Long

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1. New Business
  - a. Right of First Refusal – 107 Dixon Street, Selbyville Industrial Park
  - b. Review and consideration of proposal from Davis, Bowen & Friedel for assistance with the Downtown Development District application
  - c. Review and consideration of Victoria Forest’s entrance paving quote
  - d. Review and consideration of quotes from IG Burton for a public works truck, two Building & Code vehicles, and two police vehicles
  - e. Consideration of sponsorship opportunities for Salem Church’s summer block parties
2. Old Business
4. Visitors in Attendance – (Speakers limited to 3 minutes.)
5. Executive Session – Personnel Matters

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: April 6, 2026  
Amended: April 9, 2026

- 2.A. Included additional language to identify the parcel as “Parcel B” on the survey.