

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 MAY MEETING

Date: May 4, 2026  
Time: 6:00 P.M.  
Place: Selbyville Town Hall

### To Join the ZOOM Meeting Online:

<https://us06web.zoom.us/j/83025609876?pwd=8oh2SRRIpX2TDi7EaD8lEH9fhKVbww.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: **884 3825 3654**, followed by the # sign.
- B. There is no Member ID, just press the # sign.
- C. Enter the Passcode: **792287**, 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 April 13, 2026, meeting
- D. Treasurer's report & authorization to pay bills

Mayor Duncan  
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2. Mayor's Report & Comments:

- A. **A RESOLUTION PROPOSING THAT A PUBLIC HEARING BE HELD ON JUNE 8, 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 ROBERT BELMONT, LOCATED AT 63 HANDY LANE AND IDENTIFIED AS SUSSEX COUNTY TAX MAP AND PARCEL NUMBER 533-16.00-96.00, FROM R-1 RESIDENTIAL TO MR MULTIFAMILY RESIDENTIAL.**

Mayor Duncan

- B. Appointment of a member to the Industrial Park Committee to fulfill a vacancy

3. Reports – Council, Committees, Etc.:

- A. Police
- B. Building and Code Dept
- C. Hazard Inspection Committee
- D. Water Dept
  1. Consideration of quote from Elvin Schrock & Sons for a new water main install on South Williams St
- E. Public Works

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

G. Steffen

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- F. Recreation Dept
  - 1. Consideration of fencing quotes for the ball field
- G. Sewer Dept
  - 1. Consideration of quotes for the chlorine hoist replacement
  - 2. Review and consideration of quotes from M2 Construction for Ditch #1 diffuser installation project and quote from HIE for the electrical work
- H. Planning and Zoning Committee
- I. Industrial Park
  - 1. Report on April 20, 2026, meeting.
    - a. Consideration of CRDN services occupying 107 Dixon Street TMP #533-16.00-137.00 as a new business that provides fire, flood, storm, or other disaster restoration services for residential and commercial customers. The use of the building will be for cleaning and storage of contents.
- J. Annexation Committee
  - 1. Report on April 28, 2026, meeting.
    - a. 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.
    - b. **RESOLUTION PROPOSING TO ANNEX 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, IN PLOT BOOK 48, PAGE 146, 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**

G. Steffen

C. Snader

C. Snader

S. Long

C. Snader

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**INCLUDE SAID TERRITORY IN THE R-4  
RESIDENTIAL DISTRICT;  
AND  
ESTABLISHING THAT A PUBLIC HEARING BE  
HELD ON SAID ZONING AMENDMENT ON THE  
8TH DAY OF JUNE, 2026, AT 6:00 O’CLOCK IN THE  
EVENING, PREVAILING TIME, AT THE TOWN  
HALL, 1 W. CHURCH STREET, SELBYVILLE,  
DELAWARE.**

- K. Economic Development Committee S. Long
- L. Security Committee M. Hudson
  - 1. Consideration of quote for front door releases in the administrative offices
- M. Administration W. Kirsch
- N. Administration S. Long
  - 1. New Business
    - a. Request for subdivision name revision to Woodwind Shores, for the project currently known as Coastal Villages Phases 2, 3, & 4
    - b. Consideration of revised construction plans for Woodwind Shores – Section 1 subdivision to include updated water phasing, upsizing of a water main, and 2 additional stubs in Phase 4B
  - 2. Old Business
- 4. Visitors in Attendance – (Speakers limited to 3 minutes.)
- 5. Executive Session
  - A. Preliminary discussions on site acquisition for any publicly funded capital improvements, or sales or leases of real property, as permitted by 29 Del. C. § 10004(b)(2)

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 27, 2026

Amended: April 28, 2026

- 2. A. Clarified language.
- 3. G. 2. Quotes received after the initial posting of the agenda.
- 3. J. 1. b. Clarified language.

Amended: April 30, 2026

- 3. N. 1. a. Added after initial posting of the agenda to avoid a delay of project.
- 3. N. 1. b. Added after initial posting of the agenda to avoid a delay of project.
- 5. A. Commissioner requested to add this session after initial posting of the agenda.