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*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

**Report of the Annexation Committee Meeting April 28, 2026**

Councilman Gary Steffen called the meeting to order at 4 o'clock p.m. Also in attendance were Councilman William Kirsch, Jr., Town Administrator Stacey Long, and Building & Code Enforcement Tony Merollini. Councilman Chris Snader was absent. Clifton Murray of M&M Investments was also in attendance.

The meeting was properly posted.

Re: 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.

Councilman Steffen read the request as presented. Town Administrator Long referred to the survey that was provided for the members. Back in 2007, Mr. Murray annexed two parcels into town, which included TMP #'s 533-17.00-118.00 and 533-17.00-118.01. The adjacent property, TMP #533-16.00-105.00, was already in town limits. The survey further identifies them as Parcel A, B and C. During the annexation committee meeting, they voted to recommend the Mayor & Council annex the two parcels as requested. When the required documents were forwarded to the Office of State Planning Coordination to go through the Plan of Services review, the back parcel identified as Parcel B, was erroneously omitted from the paperwork. Town Administrator Long stated this was just discovered when Mr. Murray inquired about applying for a building permit for a house on Parcel B. She further reached out to the town solicitor to inquire on how to fix the error. It was the advice of the solicitor that this property go back through the annexation process and be filed correctly. The committee understood that this was a filing error on the town's part and feel this needs to be corrected so that Mr. Murray can obtain a building permit and move forward with the construction of a house.

Members of the committee agreed the requested annexation is in line with the town's Comprehensive Plan and the strategies for State Policies and Spending and Livable Delaware initiatives. This will also continue to help clean up the town's boundaries.

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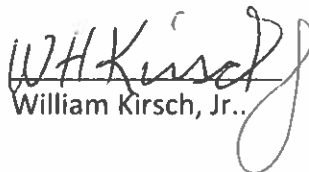
It is the opinion of the Annexation Committee that the Mayor and Council accept this annexation into the Town of Selbyville subject to final approval by the State of Delaware Office of Planning Coordination for Sussex County Tax Map and Parcel No. 5-33-17.00-118.01, containing 2.00 acres, more or less. The Annexation Committee also recommends the property be zoned R-4 in keeping consistent with the

zoning in that area. Motion to recommend made by Councilman Kirsch, seconded by Councilman Steffen, and carried by all.

There being no further business to discuss, Councilman Steffen made a motion to adjourn the meeting. Motion seconded by Councilman Kirsch and carried by all.

Respectfully submitted by the Annexation Committee.

  
Gary Steffen

  
William Kirsch, Jr.