

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 JUNE MEETING

Date: June 8, 2026
Time: 6:00 P.M.
Place: Selbyville Town Hall

To Join the ZOOM Meeting Online:

<https://us06web.zoom.us/j/88438253654?pwd=R9XKLw63nLAb1fr0BrygHvUKRTtNsK.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 May 4, 2026, meeting
- D. Treasurer's report & authorization to pay bills

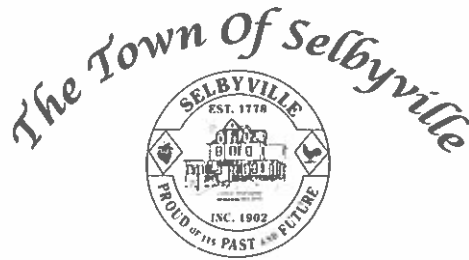
Mayor Duncan
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2. Public Hearing –

- A. 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, 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 (THE "SUBJECT PROPERTY");**
AND
AN ORDINANCE AMENDING THE ZONING MAP AND ZONING ORDINANCE OF THE TOWN OF SELBYVILLE TO INCLUDE THE SUBJECT PROPERTY IN THE R-4 RESIDENTIAL DISTRICT.

1. Close Hearing
2. Vote on Hearing

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B. CONSIDERATION OF PARTICIPATING IN THE SUSSEX COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

1. Close Hearing
2. Vote on Hearing

C. 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.

1. Close Hearing
2. Vote on Hearing

3. Mayor's Report & Comments:

Mayor Duncan

A. RESOLUTION AUTHORIZING AND SUPPORTING THE TOWN OF SELBYVILLE'S APPLICATION TO THE STATE OF DELAWARE FOR DOWNTOWN DEVELOPMENT DISTRICT DESIGNATION AND PLEDGING TO ADHERE TO THE DOWNTOWN DEVELOPMENT DISTRICTS PROGRAM AUTHORIZED BY THE DOWNTOWN DEVELOPMENT CORRIDORS AND DISTRICTS ACT.

B. A RESOLUTION PROPOSING THAT A PUBLIC HEARING BE HELD ON MONDAY, JULY 6, 2026, AT 6:00PM, AT THE SELBYVILLE TOWN HALL, 1 WEST CHURCH STREET, SELBYVILLE, SUSSEX COUNTY, DELAWARE, TO CONSIDER AMENDING THE TOWN CODE OF THE TOWN OF SELBYVILLE, CHAPTER 200, ZONING ("ZONING CODE"), § 200-124. DETERMINATION OF STATUS, BY CHANGING THE PROCESS FOR DETERMINING THE EXISTENCE OF A NONCONFORMING USE.

4. Reports – Council, Committees, Etc.:

A. Police

M. Hudson

1. Review and consideration of proposal from Davis, Bowen & Friedel to begin the design phase for a new police building on Clendaniel Avenue

B. Building and Code Dept

A. Merollini

C. Hazard Inspection Committee

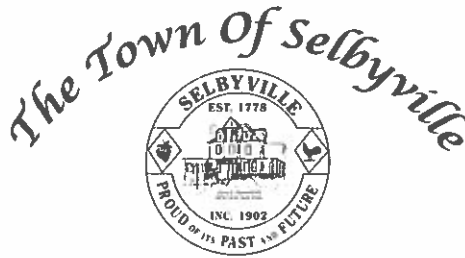
C. Snader

D. Water Dept

G. Steffen

1. Consideration of moving forward with Backwash Recovery funding application

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- 2. Consideration of quotes for a new water main install on South Williams St
 - E. Public Works G. Steffen
 - F. Recreation Dept G. Steffen
 - 1. Consideration of awarding the bid for Phase 5 Town Park Fitness Equipment
 - 2. Consideration of quote from Ruppert Fence & Deck for a fence for the ballfield
 - G. Sewer Dept C. Snader
 - H. Planning and Zoning Committee C. Snader
 - 1. Report on June 4, 2026, meeting.
 - a. Consideration of lot line adjustment for TMP #'s 533- 17.00-111.02 & 111.03 located at 65 Lighthouse Road, owned by Howard Bunting
 - b. Consideration of preliminary site plan approval for Selbyville Store, located at the S/E corner of Dupont Blvd. and Cemetery Rd., TMP #'s 533-16.11-1.00 and 4.00, owned by 16 Victory Investments, LLC
 - I. Industrial Park S. Long
 - J. Annexation Committee C. Snader
 - K. Economic Development Committee S. Long
 - L. Security Committee M. Hudson
 - M. Administration W. Kirsch
 - N. Administration S. Long
 - 1. New Business
 - a. Consideration of entering into a Shared Parking Use Agreement with Matt the Carpet Guy, LLC for the town municipal lot located on S. Main Street, TMP #533-16.16-120.00
 - b. Discussions on Town owned property located at the S/E corner of Main Street & Bethany Road, located at 26 S. Main Street
 - 2. Old Business
5. Visitors in Attendance – (Speakers limited to 3 minutes.)

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: June 1, 2026