

The regular meeting of the Adams Township Board of Supervisors was held November 22, 2021, at 7:00 P.M. at the Adams Township Municipal Building, 690 Valencia Road, Adams Township, Mars, PA.

Present at the meeting were Supervisors Russell R. Ford, Ronald J. Shemela, Edward L. Vogel, and Linda E. Lees; Solicitor Michael Gallagher, Township Manager Gary Peaco, Chief of Police Shawn Anglum, Park Director Haley Geyer and Assistant Secretary Andrea Dunton.

Chairman Ford called the meeting to order at 7:12 P.M. with the Pledge of Allegiance.

PUBLIC COMMENT

No Public Comment

APPROVAL OF MINUTES

On a motion by Ronald J. Shemela and seconded by Edward L. Vogel, the minutes of the meeting of November 8, 2021, were approved. Linda E. Lees abstained. Three were in favor with one abstention.

On a motion by Ronald J. Shemela and seconded by Edward L. Vogel, the minutes of the Ordinance Amendment Hearing for November 8, 2021 were approved. Linda E. Lees abstained. Three were in favor with one abstention.

Plan Review

Sheetz Site Plan

Located on the corner of Route 228 and Three Degree Road.

Ryan Wotus with Goldberg, Kamin & Garvin, LLP gave a brief overview of the site plan.

Mr. Wotus stated that on October 6th, 2021, the Planning Commission approved the site plan.

Mark Lesnick with Hampton Technical Associates explained that Sheetz will be on public water and sewer, two retention basins and access to 3 roads.

Mr. Lesnick stated that Planning Commission had a comment regarding landscaping around the trash enclosures which in return was added as recommended. He also stated that the planned lighting has no spill over per Township preference.

David Mastrostefano, a representative for Sheetz, gave a brief overview of the proposed amenities such as the drive-thru, outdoor seating, public and private entrance/exits, storefront brick paver sidewalks and all other elevations included in the Plan.

Gary Peaco asked if the Site Plan takes Route 228 widening into consideration.

Mr. Mastrostefano stated that they have added provisions in consideration of the Route 228 project.

Public Comment

Rob Crouthamel, 139 Pearce Road, stated his concern regarding the pedestrian crossing safety on Three Degree Road and Route 228 before the final design. Mr. Crouthamel mentioned that he also spoke of this concern at the Planning Commission meeting.

Mr. Mastrostefano stated that they agreed to paint lines and add temporary signs to access walkways during construction.

Mr. Crouthamel asked the supervisors if the timing of the light could be adjusted. He also stated he understands that the crossing is not a part of the Sheetz Site Plan.

Chairman Ford requested that Gary Peaco and Chief Anglum look into the light timing adjustments.

Chairman Ford stated that the Supervisors were to make individual votes in a rollcall format starting with Linda E. Lees for the record.

Linda E. Lees asked if the proposed Sheetz would be serving alcohol.

Ryan Wotus stated that there is no liquor license application in place as of now, but this could be an option in the future.

Ms. Lees voted yes to the Sheetz Plan.

Edward L. Vogel asked if there was going to be enough room to get from one parking lot to the other for football games and school activities.

Ryan Wotus stated that there will be a shoulder constructed for safe pedestrian travel.

Mr. Vogel voted yes to the Sheetz Plan.

Ronald J. Shemela voted yes to the Sheetz Plan.

Russell R. Ford stated that his interim concern is with traffic and hopes that Sheetz will continue to work with the Township and PennDOT to manage those issues.

Chairman Ford voted yes to the Sheetz Plan.

With four votes in favor, the Sheetz Site Plan was approved.

NEW BUSINESS

Mensch Subdivision

Cheryl Hughes and Brian Mensch were present to represent the proposed Subdivision. Mr. Mensch explained that they were proposing to subdivide one lot into two lots. He stated that all suggestions from Planning Commission were addressed including the suggested addition of an MS4 easement. Chairman Ford asked what they will be doing with the subdivided lots.

Mr. Mensch explained that one lot would remain a non-building lot and be used for storage. Lot 1 will only have electricity, no water or sewage. Lot 2 is still undecided.

On a motion by Ronald J. Shemela and seconded by Edward L. Vogel, the Mensch Subdivision was approved. Four were in favor.

Whitetail Meadows Lot 63 Amendment 11

Jim Sperdute was present to represent Whitetail Meadows. Mr. Sperdute Explained that this is the 11th amendment and requests a subdivision of Lot 63.

On a motion by Edward L. Vogel and seconded by Linda E. Lees, Amendment 11 for Whitetail Meadows was approved. Four were in favor.

ADIJOURNMENT

On a motion by Linda E. Lees and seconded by Edward L. Vogel, the meeting adjourned at 7:48 P.M. Four were in favor.

Andrea Dunton, Assistant Township Secretary