

The regular meeting of the Adams Township Board of Supervisors was held on February 28, 2022 at 7:00 P.M. at the Adams Township Municipal Building, 690 Valencia Road, Adams Township, Mars, PA.

Present at the meeting were Supervisors Ronald J. Shemela, Edward L. Vogel, Ronald G. Nacey and Darryl M. Brandon via phone; Engineer Ronald Olsen, Solicitor Michael Gallagher, Chief Shawn Anglum, Code Enforcement Officer Mike Knox, Township Manager Gary Peaco and Park Director Haley Zaliponi.

APPROVAL OF MINUTES

On a motion by Edward L. Vogel and seconded by Ronald G. Nacey, the meeting minutes from February 14, 2022 was approved. All were in favor.

PLAN REVIEWS

Amherst Village Phase 7R

Proposing preliminary approval for Phase 7R. (Location is Amherst Village)

Brad Simmons represented Sheffler & Company and explained this is a revision to a previously approved Village Model for Amherst Phase 5 through 7 and this revision would extend into parcel E. Mr. Simmons stated 7R is consistent with the other phases of the development. There will be 32 new dwellings, walking trail, green space and will be adding a cul-de-sac. He said Mr. Olsen's comments have been addressed and there were no concerns from Planning Commission. He proposed they are seeking preliminary approval.

Mr. Crouthamel questioned if parcel "E" was subject to the conditional use hearing. Mr. Olsen stated he didn't think it needed to go through a conditional use hearing due to the conditional use hearing being for the model, which included a cul-de-sac with additional homes directly off of Forsythe Road which was deleted.

Mr. Crouthamel stated he doesn't think this parcel came up to the Planning Commission. Taken the argument, can one extend this model onto this phase. Mr. Kaclik stated the entire parcel was shown on the plan and was not included in the open space. Mr. Olsen stated we could ask for a legal opinion, but thinks we took all conditions into consideration. Mr. Kaclik also added that this is an extension of the phase; we have RAM zoning district, lost 23 lots in the other phases and moved them to this phase with the traffic impact being followed.

Ronald J. Shemela asked for a roll call on the motion. Ronald J. Nacey abstained, Edward L. Vogel approved. Darryl M. Brandon approved. Ronald J. Shemela approved. Preliminary approval was granted for Amherst Village Phase 7R.

Ronald G. Nacey questioned Mr. Crouthamel's concern. Mr. Crouthamel explained the steps of a conditional use and that this parcel is entitled to the steps on the application for approval.

Whitetail Meadows Lot Line Revision No. 14 – Lot 61

Jim Sperdute Sr. represented Whitetail Meadows. Mr. Sperdute explained that this is the 14th amendment and requests a subdivision of lot 61 townhouse revision.

On a motion by Edward L. Vogel and seconded by Ronald G. Nacey, the lot line revision No. 14 – Lot 61 was approved. All were in favor.

OLD BUSINESS

Kingsridge Phase 2 Financial Security Release

On a motion by Ronald G. Nacey and seconded by Edward L. Vogel, the security release in the amount of \$8,502.31 to Shields Paving, Inc. was approved. All were in favor.

Pinewood Farms

Solicitor Michael Gallagher gave an update on Pinewood Farms. He explained the developer can continue the approval process of the Township pending the outcome of the court proceedings.

ADJOURNMENT

On a motion by Ronald G. Nacey and seconded by Edward L. Vogel, the meeting was adjourned at 7:26 p.m. All were in favor.

Submitted by: Haley Zaliponi, Parks & Recreation Director