

The regular meeting of the Adams Township Board of Supervisors was held on September 26, 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, Solicitor Michael Gallagher, Assistant Chief Robert Scanlon, Township Manager Gary Peaco, Park Director Haley Zaliponi, Code Enforcement Officer Mike Knox, Assistant Code Enforcement Officer Joseph Julian, and Assistant Secretary Andrea Dunton.

Vice Chairman Shemela called the meeting to order at 7:01 p.m. with the Pledge of Allegiance.

PUBLIC COMMENT

Jason Carns, 655 Blue Spruce Dr., asked the supervisors for an update on the Water Authority valuation. Ronald J. Shemela stated that there are no updates and we have not heard from Pennsylvania Water.

APPROVAL OF MINUTES

Board of Supervisors Meeting – September 12, 2022

On a motion by Darryl M. Brandon and seconded by Edward L. Vogel, the minutes of the meeting of September 12, 2022, were approved. All were in favor.

Special Meeting – Sheetz Resolution – August 29, 2022

On a motion by Darryl M. Brandon and seconded by Edward L. Vogel, the minutes of the special meeting of August 29, 2022, were approved. All were in favor.

Sheetz Hearing – August 8, 2022

On a motion by Ronald G. Nacey and seconded by Darryl M. Brandon, the minutes of the Sheetz Hearing of August 8, 2022, were approved. All were in favor.

Quincy Heights PRD Hearing – September 19, 2022

On a motion by Darryl M. Brandon and seconded by Edward L. Vogel, the minutes of the Quincy Heights PRD Hearing of September 19, 2022, were approved. All were in favor.

PLAN REVIEW

Sunrise Acres Phase II, Revision 1

Bob Brennan was present to represent Sunrise Acres Phase II.

On a motion by Edward L. Vogel and seconded by Ronald G. Nacey, Sunrise Acres Phase II, Revision I was approved. All were in favor.

Quincy Heights PRD/Tentative Plan Approval

Jonathan Kamin, Goldberg, Kamin & Garvin, LLP, was present to represent Quincy Heights PRD.

Mike Gallagher, Township Solicitor, stated that Ron Olsen listed conditions at the Planning Commission meeting and asked Mr. Kamin if they agree to the conditions.

Mr. Kamin stated that they agree to all 7 conditions.

Rob Crouthamel, 139 Pearce Rd., asked if Mr. Kamin would summarize the conditions for the public.

Mr. Kamin referenced the 7 conditions as follows:

1. Roads in the plan are to be considered public roads with a minimum of 50' right of way, except certain roads serving features within the development will have a 40' right of way. These 40' roads should be specifically denoted at the Public Hearing and denoted on any future Application for Final Approval.
2. The Applicant provided a Traffic Impact Study (TIS) which proposed improvements to the SR 228 Adams Ridge Blvd Intersection. All improvements described in the TIS shall be the responsibility of the Applicant, including providing features to coordinate signal timing compatible with the Cranberry Township system of which Adams Township is a part.
3. The PRD will include a 5' sidewalk along Crider Road with maintenance provided by a future Homeowners Association or Property Owners Association.
4. A 50' wide (minimum) public road with 5' sidewalk will be constructed by the Applicant to connect to Myoma Road. This will Provide a private drive easement for use of lands now or formerly denoted as Tax Map Parcel 010-4F35-28H-0000. Costs of constructing the private drive access to the church parking lot on this parcel will be the responsibility of the church or subsequent owner.
5. The Applicant will provide Sewage Facilities Planning Modules signed by Breackneck Creek Regional Authority and approved by the PADEP. The plan is not eligible for an exemption from the PADEP.
6. Sidewalks meeting ADA requirements will be constructed along all public roads, offset 4' from curbs.
7. Landscape Buffer Yards must be provided as part of any future Application for Final Approval. A minimum of 25% Open Space is required.

On a motion by Ronald J. Shemela and seconded by Edward L. Vogel, Quincy Heights was granted tentative approval. All were in favor.

NEW BUSINESS

Road Adoption Resolution for Village at Camp Trees Phase I and Phase II

On a motion by Darryl M. Brandon and seconded by Edward L. Vogel, the Road Adoption Resolution for Camp Trees Phase I and Phase II was tabled. All were in favor.

Road Adoption Resolution for Stoneridge Farms PRD Phase I and Phase II

On a motion by Edward L. Vogel and seconded by Darryl M. Brandon, the Board of Supervisors gave the Township Solicitor Permission to Prepare the Road Adoption Resolution for Stoneridge Farms PRD Phase I and Phase II. All were in favor.

Community Trick or Treat Monday October 31, 2022

On a motion by Ronald J. Shemela and seconded by Ronald G. Nacey, Community Trick or Treat was approved. All were in favor.

Certification of 2023 Minimum Municipal Obligation for Pension Plans

On a motion by Ronald G. Nacey and seconded by Edward L. Vogel, the Minimum Municipal Obligation Certificate for 2023 was approved. All were in favor.

Payment of 2022 Minimum Municipal Obligation for Pension Plans

On a motion by Ronald G. Nacey and seconded by Edward L. Vogel, the 2022 MMO payment was approved in the amount of \$234,368.87. All were in favor.

OLD BUSINESS

Three Degree/Valencia Road Phase II Bid

On a motion by Ronald G. Nacey and seconded by Edward L. Vogel, the Three Degree/Valencia Road Phase II bid was tabled. All were in favor.

Library Contribution - \$40,000.00

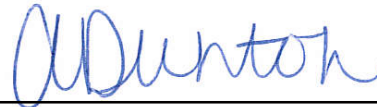
On a motion by Darryl M. Brandon and seconded by Ronald G. Nacey, the quarterly library contribution in the amount of \$40,000.00 was approved. All were in favor.

Chris Reel, 5072 Brahms Court, asked the Board of Supervisors for a breakdown of the percentage each Municipality pays towards the Library stating that \$40,000.00 is a big contribution.

Mr. Shemela stated that he does not know the split and will look into it. He asked that she leave her number with the Township so that they can get her an answer.

ADJOURNMENT

On a motion by Darryl M. Brandon and seconded by Edward L. Vogel, the meeting was adjourned at 7:17 p.m. All were in favor.



Andrea C. Dunton, Assistant Township Secretary