

The regular meeting of the Adams Township Board of Supervisors was held on October 24, 2022, at 7:00 P.M. at the Adams Township Municipal Building, 690 Valencia Road, Adams Township, Mars, PA 16046.

Present at the meeting were Supervisors Russell R. Ford, Ronald J. Shemela, Edward L. Vogel, Darryl M. Brandon and Ronald G. Nacey; Solicitor Michael Gallagher, Township Manager Gary Peaco, Engineer Ron Olsen, Chief of Police Shawn Anglum, Code Enforcement Officer Mike Knox, Assistant Code Enforcement Officer Joe Julian and Parks & Recreation Director Haley Zaliponi.

Chairman Ford called the meeting to order at 7:05 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 Darryl M. Brandon, the minutes of the meeting of October 10, 2022, were approved. Four were in favor with Chairman Russell R. Ford abstaining.

### **PLAN REVIEW**

#### **Rightmyer Estates PRD**

Proposing a Planned Residential Development for tentative approval.

Location is corner of Davidson Road and Glade Run Road.

Mr. Steven Victor who is with Victor Wetzel Associates was present to represent the Rightmyer Subdivision. He stated that the PRD Hearing was held on October 17, 2022.

Chairman Ford opened the floor for public comment.

Lisa Chodkowski (125 Glade Run Road) presented at the PRD Hearing last week about the FEMA floodplain and wanted to address the document. She explained laying the hundred-year floodplain over the development plan showed four to five lots in the floodplain. She stated her thoughts on how dangerous it could be to build houses in this zone and referred to Glade Run Lake flooding.

Lynn Zarzin (194 Davidson Road) agreed with Lisa Chodkowski's comments and stated she has witnessed severe flooding in this area after living on Davidson Road for twenty-two years. She added that the traffic on Davidson Road has become severely dangerous with speeding ever since Cypress Fields was built and asked if this could be monitored. Chief Anglum was present and said he would look into this.

Supervisor Darryl M. Brandon informed the public that the Township Engineer has been required to comment and give his review on this project. FEMA is in the process of refining the procedure on the flood plain. Chairman Ford added that FEMA will make the ultimate decision of approving this plan based on their study. They have the opportunity to change or make the alterations to this plan.

Chairman Ford and Mr. Steven Victor both agreed on the prepared documents by both parties. Chairman Ford informed the public that a roll call vote would take place with a motion contingent on the following statement: "The Applicant shall prepare a hydraulic and hydrologic analysis to determine the 100-year storm base flood elevation of Glade Run meeting codified Ordinance Chapter 105 Floodplain Management Article IV. Floodplain Areas section 105-19 C.(z) and submit this to FEMA for review and approval as part of an application for a Letter of Map Revision (LOMR).

All fees required by FEMA shall be paid by the Developer. No final approval of the land development shall be granted by the Township without a LOMR being issued by FEMA. No fill within the 100-year floodplain shall be permitted.”

Chairman Russell R. Ford voted yes, Vice-Chairman Ronald J. Shemela voted yes, Supervisor Edward L. Vogel voted yes, Supervisor Darryl M. Brandon voted yes, and Supervisor Ronald G. Nacey abstaining as he was not in any of these meetings.

With four yes votes and one abstained, the Rightmyer Estates was given tentative approval with the above conditions.

On a motion by Ronald J. Shemela and seconded by Edward L. Vogel, authority was given to Solicitor Mike Gallagher to put on record the findings and conclusions. All were in favor.

### **Mandera Subdivision**

Proposing nine single family homes for Preliminary Approval.

Location is South side of Callery Road and near the Cranberry Municipal line.

Mr. Steven Victor who is with Victor Wetzel Associates was present to represent the Mandera Subdivision. He stated that the sewer district needs to be determined between municipalities. Chairman Ford read a letter from a resident in regards to sewer lines and asked if this resident’s concerns had been addressed. Mr. Steven Victor replied yes and explained the location of the sewer lines, how there would be an underground tank to control stormwater and submitted all the calculations.

Brenda Benek (668 Callery Road) submitted the letter of concerns about the development on her behalf and surrounding neighbors who were also present at tonight’s meeting. She stated the first concern that connecting to Cranberry Township’s pumping station would be in the right-of-way, but it must go through two landowner’s properties. She mentioned there would need to be an agreement between the municipalities, but has not seen a letter presented. Chairman Ford explained this is only for preliminary approval where this subdivision would go back to Planning Commission to coordinate these outstanding items. Ms. Benek questioned if the Board of Supervisors were approving the sewage or the entire plan at this time. Engineer Ron Olsen stated if the sewer issue isn’t resolved, the subdivision will not receive final approval by both the Planning Commission and Board of Supervisors. Ms. Benek asked the Board what the next steps and timeline of plan would be. She added that this is located in a rural conservation zone and this subdivision would change that. Chairman Ford made a recommendation to let the homeowners meet with Code Enforcement, Township Engineers and the Developer to discuss these items.

Michael Weale (643 Callery Road) questioned who the developer was. He also mentioned he had not seen preliminary drawings for where the retention pond is located.

Mr. Steven Victor and Mr. Michael Greca agreed to a 30-day extension.

On a motion by Russell R. Ford and seconded by Ronald J. Shemela, the Mandera Subdivision was tabled. All were in favor.

### **Whitetail Meadows Amendment No. 21 Lot 51**

Jimmy Sperdute attended the meeting to represent Whitetail Meadows.

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, Whitetail Meadows Amendment No. 21 Lot 51 was approved. All were in favor.

### **NEW BUSINESS**

#### **Act 57, Resolution No. 13**

Solicitor Mike Gallagher informed the public that the Resolution is required by state law to inact and requires taxing districts that impose taxes on the assessed value of real property to adopt a resolution within 90 days of the effective date of the Act, directing the Tax Collector to waive additional charges for real estate taxes in certain situations.

On a motion by Ronald J. Shemela and seconded by Ronald G. Nacey, Act 57, Resolution No. 13 was approved. All were in favor.

#### **Adding New Insurance Carrier to Agenda**

On a motion by Ronald J. Shemela and seconded by Edward L. Vogel, an additional agenda item was approved. All were in favor

#### **New Insurance Carrier - MSA**

On a motion by Darryl M. Brandon and seconded by Edward L. Vogel, the new insurance carrier, Mikolajcik-Schultz & Associates was approved. All were in favor

### **OLD BUSINESS**

#### **Three Degree/Valencia Road Phase 2 Bid**

On a motion by Ronald J. Shemela and seconded by Edward L. Vogel, the Three Degree/Valencia Road Phase 2 Bid was tabled. All were in favor

### **ADJOURNMENT**

On a motion by Ronald J. Shemela and seconded by Ronald G. Nacey, the meeting adjourned at 7:45 P.M. All were in favor.

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Haley Zaliponi, Parks & Recreation Director