

The regular meeting of the Adams Township Board of Supervisors was held on March 27, 2023, 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 Bob Scanlon, Township Manager Gary Peaco, Assistant Code Enforcement Officer Joseph Julian, and Assistant Secretary Andrea Dunton. Russell R. Ford attended virtually.

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

#### **PUBLIC COMMENT**

Dave Goodworth, 1555 Three Degree Rd., introduced himself as he is running for a Supervisor position.

Terri Schultz attended to introduce herself as she is running for Butler County Judge. Ms. Schultz gave a brief professional background.

#### **APPROVAL OF MINUTES**

On a motion by Darryl M. Brandon and seconded by Edward L. Vogel, the minutes of the meeting of March 13, 2023, were approved. All were in favor.

#### **PLAN REVIEW**

##### Quincy Heights, Final Major Subdivision

Mike Hudec attended to represent Quincy Heights.

Mike Gallagher stated that his office received paperwork for Quincy Heights over the weekend, but needs time to review.

On a motion by Ronald J. Shemela and seconded by Edward L. Vogel, Quincy Heights Final Major Subdivision was tabled. All were in favor.

##### Quincy Heights, Final PRD Approval

On a motion by Edward L. Vogel and seconded by Ronald G. Nacey, a 31 day extension was approved for Quincy Heights PRD. All were in favor.

##### Quincy Heights, Preliminary and Final Major Land Development

On a motion by Ronald G. Nacey and seconded by Darryl M. Brandon, Quincy Heights Preliminary and Final Major Land Development was tabled. All were in favor.

##### Timothy Nolan Consolidation Plan, Consolidation Plan of 2 existing adjoining tax parcels

Timothy Nolan attended to represent the Timothy Nolan Consolidation Plan.

On a motion by Edward L. Vogel and seconded by Darryl M. Brandon, the Timothy Nolan Consolidation Plan was approved. All were in favor.

##### Matthew Watson Major Subdivision, 2 Lot Subdivision

Matthew Watson attended to represent the Matthew Watson Major Subdivision.

On a motion by Ronald G. Nacey and seconded by Edward L. Vogel, the Matthew Watson Major Subdivision was approved. All were in favor.

##### Mandera, Preliminary Re-Approval

Stephen Victor, Victor-Wetzel Associates, attended to represent the Mandera Plan.

Mr. Victor stated that he had the DEP and John Mienert a professional Well driller visit the site to assess the well in question. In the DEP's opinion, the well on the plan lot is a water well. There are no requirements to cap. Mr. Victor stated that if they want to cap they will have to get a DEP permit. Mr. Victor noted they have changed their grading to have 30 foot distance from the well in question.

Chairman Ford asked Mr. Victor if he has documentation from both parties he is referencing.

Mr. Victor stated that they do not have written documentation just verbal confirmations.

Al Buehler, 709 Callery Rd., stated that John Mienert told Mr. Buehlers father that he never visited the Mandra lot. Mr. Buehler stated that he would like to see documentation of the visits with DEP and Mr. Mienert and their findings.

Brenda Benek, 668 Callery Rd., stated that she reviewed the Mandra files and read a letter from Ron Olsen's office that was to recommend the approval based on the well driller and DEP's findings. Ms. Benek reached out to John Mienert to better understand his profession and learned that he is a water well driller and has no work in gas wells. Ms. Benek stated that she would like to see written documentation stating that this well is a water well.

Chairman Ford asked Stephen Victor if he would grant an extension to the Board in order for the Mandra representatives to receive written documentation from the DEP and Well driller.

Stephen Victor granted a 62 day extension.

On a motion by Russell R. Ford and seconded by Edward L. Vogel, a 62 Day extension was approved. All were in favor.

#### Sunrise Acres Phase 3, Final Approval

Bob Brennan, Brennan Homes, attended to represent Sunrise Acres.

On a motion by Darryl M. Brandon and seconded by Edward L. Vogel, Sunrise Acres Phase 2 was given final approval. All were in favor.

#### **NEW BUSINESS**

##### Pinewood Farms Sewage Facilities Planning Module, Resolution 2023-10

On a motion by Darryl M. Brandon and seconded by Edward L. Vogel, Resolution 2023-10 was approved. All were in favor.

##### Three Degree Road Phase 1 Pay Application No. 7

On a motion by Edward L. Vogel and seconded by Ronald G. Nacey, Pay Application No. 7 for Three Degree Road Phase 1 was approved in the amount of \$96,367.91. All were in favor.

##### MWAAT Appointment

Gary Peaco stated that he would like to recommend Greg White to be appointed to join the MWAAT Board.

On a motion by Darryl M. Brandon and seconded by Ronald G. Nacey, Greg White was appointed to the MWAAT Board. All were in favor.

##### Cranberry Township Signal Maintenance Agreement

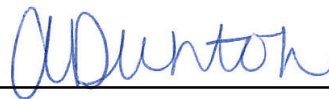
On a motion by Darryl M. Brandon and seconded by Ronald G. Nacey, The Cranberry Township Signal Maintenance Agreement was tabled. All were in favor.

##### Shields Asphalt Paving Pay Application No. 2 for Three Degree Rd. Phase 2

On a motion by Edward L. Vogel and seconded by Ronald G. Nacey, pay application No. 2 for Three Degree Road Phase 2 was approved in the amount of \$58,287.37. All were in favor.

#### **ADJOURNMENT**

On a motion by Edward L. Vogel and seconded by Ronald G. Nacey, the meeting was adjourned at 7:32 p.m. All were in favor.



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Andrea C. Dunton, Assistant Township Secretary