

The regular meeting of the Adams Township Board of Supervisors was held on April 24, 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 Russell R. Ford, Ronald J. Shemela, Edward L. Vogel, Ronald G. Nacey and Darryl M. Brandon, Solicitor Michael Gallagher, Chief Shawn Anglum, Township Manager Gary Peaco, Code Enforcement Officer Mike Knox, Assistant Code Enforcement Officer Joseph Julian, and Assistant Secretary Andrea Dunton.

Chairman Ford called the meeting to order at 7:05 p.m. with the Pledge of Allegiance.

PUBLIC COMMENT

Maura Palumbi 110 Vista Ridge, attended the meeting to introduce herself and stated that she is running for Judge. Ms. Palumbi gave a brief professional background.

Jeff Griest, 111 Williams Ln, asked the Supervisors if there were any future plans of widening Dobson Road for traffic and if they would consider putting in a stop sign due to dangerous drivers.

Chairman Ford stated that he would have Public Works and the Police Department investigate into adding a stop sign, but there are no plans of widening the road at this time.

APPROVAL OF MINUTES

On a motion by Ronald J. Shemela and seconded by Edward L. Vogel, the minutes of the meeting of April 10, 2023, were approved. All were in favor.

PLAN REVIEW

Quincy Heights, Final Major Subdivision

Jonathan Kamin, with Goldberg, Kamin and Garvin, was present to represent Quincy Heights.

Ronald Olsen stated that all questions and concerns have been answered.

Mike Gallagher stated that all questions and concerns have been answered.

Darryl Brandon asked about the two different balconys shown on the apartment building drawing.

Mr. Kamin stated that the apartments will have the option of a full balcony option or a juliet balcony option with different price points.

Chairman Ford asked if the Senior Care Center on the property will be a for profit facility?

Mr. Kamin stated yes, the Senior Center is for profit.

Chairman Ford stated that the reason he asked is because he wants to ensure that the center pays taxes to the community and make sure that does not ever change.

Mike Gallagher suggested the Supervisors add the Senior Care Center must be ran by a for profit corporation and to never be tax exempt as a condition to approval.

Mr. Kamin agreed to the condition.

Chairman Ford asked when the project will start.

Mr. Kamin stated that they are looking to start in August 2023 and the entire buildout will take about 2 years.

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, Quincy Heights was approved for final major subdivision. All were in favor.

Quincy Heights, Final PRD Approval

On a motion by Ronald J. Shemela and seconded by Edward L. Vogel, Quincy Heights Final PRD was approved with the condition that the Senior Center must always be ran by a for profit corporation and never be tax exempt. All were in favor.

Quincy Heights, Preliminary and Final Major Land Development

On a motion by Ronald J. Shemela and seconded by Edward L. Vogel, Quincy Heights was approved for Preliminary and Final Major Land Development with the condition that the Senior Center must always be ran by a for profit corporation and never be tax exempt. All were in favor.

Whitetail Meadows Amendment No. 24, Lot 38

Jen Sperdute was present to represent Whitetail Meadows.

On a motion by Darryl M. Brandon and seconded by Edward L. Vogel, Whitetail Meadows Amendment No. 24 for Lot 38 was approved. All were in favor.

Adams Corners Land Development, Aldi Inc., Final Approval

Mark Lesnick with Hampton Technical Associates was present to represent Adams Corners Land Development, Aldi Inc., Parcel E1, Valencia.

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, Adams Corners Land Development, Aldi Inc., Parcel E1 was approved for final approval. All were in favor.

Albert & Linda Mazuch Plan, Modification and Final Approval

Cheryl Hughes was present to represent the Mazuch Plan.

Ms. Hughes explained that the Mazuch's have a 5.6 acre lot that they want to subdivide. One side will have the existing structure and the other will be a new build. The existing dwelling will continue to use the well, but will tap into sewer, and the new lot will tap into both sewer and water. Ms. Hughes stated that Butler County has approved the Plan, they have received a letter of service from Breakneck Sewer Authority and received approval from DEP.

On a motion by Ronald J. Shemela and seconded by Ronald G. Nacey, The Mazuch Modification was approved. All were in favor.

On a motion by Ronald G. Nacey and seconded by Ronald J. Shemela, the Mazuch plan was given final approval. All were in favor.

Mandera, Preliminary Approval

Steven Victor with Victor Wetzel Associates was present to represent Mandera Subdivision.

Mr. Victor stated that a professional investigation of the well had taken place. It was presented that the well was a 6 inch casing and has never been utilized as a water, gas, or oil well. Mr. Victor stated there is no methane and no physical evidence of past structures or services.

Proof of the investigation was supplied to the Township.

Chairman Ford stated that the Township received the documents just before the meeting and have not yet had time to review with counsel. Mr. Ford would like to utilize the allotted 62 day extension to it's end in order to review the documents.

Mr. Victor agreed.

On a motion by Ronald G. Nacey and seconded by Darryl M. Brandon, Mandera was tabled. All were in favor.

NEW BUSINESS

Fee Resolution No. 2023-12

Gary Peaco explained the Townships fees have been updated and is seeking approval. The Fee Resolution had not been updated since 2019.

On a motion by Edward L. Vogel and seconded by Ronald G. Nacey, Resolution No. 2023-12 was approved. All were in favor.

Pedestrian Signal Resolution No. 2023-13

Gary Peaco explained that there is an electric pedestrian crossing component going in on Docs Way. With an electric component, PenDOT requires an agreement and a resolution be approved prior.

On a motion by Ronald J. Shemela and seconded by Edward L. Vogel, Resolution No. 2023-13 was approved. All were in favor.

Signal Agreement

Gary Peaco stated that this agreement goes with the Pedestrian Signal Resolution.

On a motion by Ronald J. Shemela and seconded by Edward L. Vogel, the PenDOT Signal Agreement was approved. All were in favor.

Paving Bids Advertisement

Gary Peaco stated that John Hock has completed his list of road inspections and is seeking approval for the 2023 Paving Bid advertisement to go out.

On a motion by Darryl M. Brandon and seconded by Edward L. Vogel, the advertisement for 2023 Paving Bids was approved. All were in favor.

Zoning Amendment – Cell Tower, Ordinance No. 181

On a motion by Ronald J. Shemela and seconded by Edward L. Vogel, the Cell Tower Zoning Amendment, Ordinance No. 181 was approved. All were in favor.

Zoning Amendment – 50ft. of Road Frontage Requirement

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, the 50 ft. of Road Frontage Requirement Zoning Amendment was tabled in order to make suggested changes made by Chris Kaclik during the hearing. All were in favor.

Vote to Add Agenda Item

On a motion by Darryl M. Brandon and seconded by Ronald J. Shemela, the addition of an agenda line item was approved. All were in favor.

Adams Shoppes Legal Action

Chairman Ford stated that he wanted to publicly acknowledge that the Township is pursuing legal action against Adams Shoppes.

Mr. Ford stated that the Township has received many complaints from residents and business owners for the past 3 years. The Township has tried to work with the owner of Adams Shoppes, but nothing has progressed positively. A meeting was set by the owner and the owner never showed, but instead sent his lawyer an hour late. Nothing has been resolved and it is time the Township moves forward with legal action.

On a motion by Russell R. Ford and seconded by Ronald J. Shemela, authorization for Township Solicitor to file suit was approved. All were in favor.

ADJOURNMENT

On a motion by Russell R. Ford and seconded by Ronald J. Shemela, the meeting was adjourned at 7:42 p.m. All were in favor.

Andrea C. Dunton, Assistant Township Secretary