

The regular meeting of the Adams Township Board of Supervisors was held on June 26, 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 7:00 p.m. with the Pledge of Allegiance.

PUBLIC COMMENT

Tim Stack, 240 Forsythe Road, reported excessive noise coming from Amherst Village. Mr. Stack stated that they were working before 7am and after 7pm. He asked if there is an ordinance that specifically states that developers can only work between the hours of 7am and 7pm?

Gary Peaco stated that this is listed in the Developers Agreement. Not an ordinance.

Chairman Ford stated that when it happens, Mr. stack should call and report to Code Enforcement so that they can contact Developer.

Mr. Stack stated that he called in a couple of weeks ago to report noise.

Mike Knox, Code Enforcement Officer, stated that they contacted the Developer.

Chairman Ford asked Mr. Stack if he has heard the noise since the original complaint.

Mr. Stack stated that he wasn't sure.

Mr. Knox stated that the Township hours are between 7:30 AM and 4:00 PM and if his concerns fall outside of those hours that he must call 911.

Mr. Stack asked what the police can do if he calls 911.

Chief Anglum stated that they will send an officer over to inform the Developer of the allowed times and notify Code Enforcement of the report.

Donna Miskolcze Delucia, 219 Forsythe Road, stated that she also hears the Amherst Village construction after 7pm, stating that the noise is loud, and the dust is bad.

Ms. Delucia also stated that there are speed limit issues on Forsythe Road. Everyone is driving way over the allotted 35 mph.

Chairman Ford asked Chief Anglum to monitor the area.

Chief Anglum agreed.

Jennifer McAfee, 125 Oak Ln., stated that the intersection at GetGo on 228 is dangerous. Since the GetGo entrances only allow you to turn one way, residents are turning incorrectly causing accidents. She also stated that there is now less parking because of the construction. Ms. McAfee asked if the Township could work with the school and create more prevention.

Chairman Ford stated that parking is not an issue that the Township can help with, but the Township has met with the school. The school has plans to pave an area in the future that will help with parking. As for the intersection, everyone is aware of the issues and is trying to mitigate to the best of their abilities. It will get better as the project progresses.

Ms. McAfee asked if the Township could ask GetGo to close the Three Degree Entrance temporarily until the project is complete.

Mike Gallagher, Township Solicitor, stated that the Township can ask but it cannot be enforced.

Chairman Ford stated in the meantime we just need more awareness, supervision, and lots of patience.

Chief Anglum stated that they have been monitoring the area and have given many tickets out for wrong turns.

APPROVAL OF MINUTES

On a motion by Ronald J. Shemela and seconded by Edward L. Vogel, the minutes of the meeting of June 12, 2023, were approved. All were in favor.

PLAN REVIEW

Whitetail Meadows Amendment No. 26 Lot 44

Jen Sperdute attended to represent Whitetail Meadows.

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, Whitetail Meadows Amendment No. 26 for Lot 44 was approved. All were in favor.

Mandera, Preliminary Approval

Steven Victor was in attendance to represent the Mandera Plan.

Sue Kozminski, Callery Road, stated that she recently got her family land surveyed since they were concerned about the property lines being incorrect in reference to the Mandera Plan. Ms. Kozminski requested that the developer put in writing that they will abide by the 25 ft variance for their retention tanks.

Chairman Ford said there is time for this request before final approval.

Brenda Benek, 668 Callery Road, asked if the Township received paperwork regarding the on site well from Mandera Developer.

Chairman Ford asked Ron Olsen, Township Engineer, to explain.

Mr. Olsen stated that the Developer drilled 57 ft. and hit bedrock. They cleaned the well and sealed the bottom with cement and clay and filled out the appropriate paperwork for DEP approval.

Ms. Benek asked what type of equipment was used.

Mr. Olsen stated that a large drilling machine was used.

Ms. Benek stated that they have not seen any machines come onto the property.

Chairman Ford stated that the Supervisors received pictures and a full report in the paperwork given.

Steven Victor stated that the machine was onsite on June 1st.

Chairman Ford gave Ms. Benek his copy of the report for her reference.

On a motion by Darryl M. Brandon and seconded by Edward L. Vogel, The Mandera Plan was granted preliminary approval. All were in favor.

Hespenheide Subdivision Plan Lot 3C

Fred Hespenheide was in attendance to represent the Hespenheide Subdivision Plan, lot 3C.

On a motion by Ronald J. Shemela and seconded by Edward L. Vogel, the Hespenheide Subdivision Plan Lot 3C was approved. All were in favor.

OLD BUSINESS

Beattie Property, 526 West Cruikshank Rd., Sewage Module, Resolution No. 2023-15

On a motion by Edward L. Vogel and seconded by Darryl M. Brandon, the Beattie Property Sewage Module Resolution was tabled. All were in favor.

NEW BUSINESS

Approval of Beattie Property Operational Maintenance Agreement

Cindy Beattie was in attendance to represent the Beattie Property Operational Maintenance Agreement. Ms. Beattie stated that the agreement requests an escrow amount of \$3,000.00 and asked why this is so expensive.

Mike Gallagher stated that this is the typical price in all townships requested as the money sits in an account for emergency situations to pay first responders or other professionals when the homeowner cannot fix the issue. The Escrow money is returned when property is sold.

Mr. Gallagher stated that there are three items that need to be taken care of before the Township can approve the Module Resolution and the Agreement. The Agreement must be signed, the escrow must be posted, and the contract must be signed. Once these three items are received the Township will vote at the next meeting to approve both items.

On a motion by Ronald J. Shemela and seconded by Edward L. Vogel, Beattie Property Operational Agreement was tabled. All were in favor.

Chinmaya Security Release No. 3

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, Chinmaya Security Release No. 3 in the amount of \$58,647.50 was approved. All were in favor.

Holbein Change Order No. 3

Requested approval for Change Order No. 3 that increases the Contract by \$375.00 by adding item 23 (Wedge Curb) with a quantity of 115 linear feet at a unit price of \$3.00 per linear foot.

On a motion by Ronald G. Nacey and seconded by Edward L. Vogel, Holbein Change Order No. 3 was approved. All were in favor.

Holbein Change Order No. 4

Requested approval for Change Order No. 4 which adds 9 linear feet of ductile iron pipe at bid unit price, subtracts \$1,228.00 for supplying but not installing wetland seed in the detention basin and subtracts 10 linear feet of asphalt curb at a unit cost of \$3.00 per linear foot for a net additional cost to the contract of \$766.25.

On a motion by Edward L. Vogel and seconded by Darryl M. Brandon, Holbein Change Order No. 4 was approved. All were in favor.

Holbein Pay Application No. 2

Requested approval for Pay Application No. 2 for a total payment of \$226,270.78 with a 5% retainage of \$17,210.37.

On a motion by Edward L. Vogel and seconded by Ronald G. Nacey, Holbein Pay Application No. 2 was approved. All were in favor.

Nolan Plan Escrow Release

On a motion by Ronald J. Shemela and seconded by Edward L. Vogel, the release of the remaining escrow funds for the Nolan Plan was approved. All were in favor.

Highway Transfer Program Resolution No. 2023-17

Gary Peaco explained that the state requires a resolution be passed when a grant is requested.

On a motion by Ronald J. Shemela and seconded by Edward L. Vogel, Highway Transfer Program Resolution No. 2023-17 was approved. All were in favor.

Steve Madeja Resignation

On a motion by Edward L. Vogel and seconded by Ronald G. Nacey, Steve Madeja's resignation from the Planning Commission was approved. All were in favor.

Three Degree Road Phase 2 Pay Application No. 4

On a motion by Darryl M. Brandon and seconded by Edward L. Vogel, Three Degree Road Phase 2 Pay Application No. 4 was tabled. All were in favor.

ADJOURNMENT

On a motion by Edward L. Vogel and seconded by Ronald J. Shemela, the meeting was adjourned at 7:36 p.m. All were in favor.

Andrea C. Dunton, Assistant Township Secretary