

The regular meeting of the Adams Township Board of Supervisors was held on October 23, 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 7:19 p.m. with the Pledge of Allegiance.

PUBLIC COMMENT

Eugene Montini, 110 Renee Dr., brought up his concerns on the paving of Forsythe Road and Amherst Village intersection. Mr. Montini stated that the turn on Forsythe Road used to be a sweeping turn but is now an acute turn that forces the vehicles turning to merge into the opposite lane.

Chairman Ford requested that our engineers and staff evaluate the turn and get back to him.

Mr. Montini also had a question regarding the Macri property that is on the agenda.

Chairman Ford requested he hold his questions until that agenda item is on the floor.

APPROVAL OF MINUTES

On a motion by Ronald J. Shemela and seconded by Edward L. Vogel, the minutes of the meeting of October 9, 2023, were approved. All were in favor.

PLAN REVIEW

Macri Subdivision, Preliminary and Final Approval

Steven Victor, Victor-Wetzel Associates, was present to represent the Macri Subdivision.

The Macri Subdivision is proposing a four-lot subdivision.

Darryl Brandon asked how the water was to be supplied to each lot.

Mr. Victor stated that 1 lot is already built out and on a well. The other three will be wells as well.

Eugene Montini asked if they can subdivide again added more than 4 lots and potentially more wells.

Mr. Ford stated that will be up to the ordinance.

Mr. Montini stated his concern was that if the 4 parcels subdivided that might allow more wells than originally approved.

Mr. Victor stated that was not the intention.

Rob Crouthamel, 139 Pearce Road, mentioned a similar situation with Heaven Lane which came out to be around 27 wells in the end without a water study.

Rich Craft, Olsen Craft Associates, stated that they only conduct a water study if there are more than 10 wells proposed.

Mr. Ford asked Mr. Victor if he would be willing to add a condition onto the approval stating that the parent property of 4 lots combined will not exceed 10 wells.

Mr. Victor stated that he is willing to accept that as a condition of approval.

On a motion by Darryl M. Brandon and seconded by Ronald J. Shemela, Macri Subdivision was granted preliminary and final approval with the condition that the parent property could not create more than 10 new wells. All were in favor.

Franklin Acres Pump Station 1st Modification, to accept Preliminary and Final Approval

Anna Hatton, representative from HRG, was present to represent the Franklin Acres Pump Station. Proposing to replace an existing pump station. The current pump station is undersized, and they are putting in a larger one with a new forced main for future development. There were two modification requests from engineering, and both were addressed.

On a motion by Ronald J. Shemela and seconded by Ronald G. Nacey, the 1st modification to accept preliminary and final approval was approved. All were in favor.

Franklin Acres Pump Station 2nd Modification, to not be required to post an engineer's cost estimate bond
On a motion by Darryl M. Brandon and seconded by Ronald G. Nacey, the 2nd modification to not be required to post an engineer's cost estimate bond was approved. All were in favor.

Add Agenda Item

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

Franklin Acres Pump Station, Preliminary and Final Approval

On a motion by Darryl M. Brandon and seconded by Ronald G. Nacey, Franklin Acres Pump Station was granted preliminary and final approval. All were in favor.

OLD BUSINESS

Public/Private Road Ordinance Public Hearing Date

On a motion by Ronald J. Shemela and seconded by Ronald G. Nacey, public/private road ordinance public hearing date was tabled. All were in favor.

Three Degree Road Pay Application No. 5

Darryl Brandon asked if this payment will be our final submission for the MIP grant.

Rich Craft answered yes.

On a motion by Ronald J. Shemela and seconded by Edward L. Vogel, pay application no. 5 for Three Degree Road was approved for \$827,908.08. All were in favor.

NEW BUSINESS

Cypress Fields Road Adoption

On a motion by Ronald G. Nacey and seconded by Ronald J. Shemela, Cypress Field Road adoption was tabled. All were in favor.

Sunrise Acres Road Adoption – Resolution 2023-20

Bob Brennan attended to represent Sunrise Acres.

Mr. Brennan stated that he has everything in place for the road adoption but was unable to get the maintenance bond prior to the meeting. Typically, there is a bond release closing out the project and then a maintenance bond is created for the road. Mr. Brennan stated that he sent all information to township engineers, but the only thing returned was the approval of the maintenance bond amount for the road adoption. Without the release approval he was unable to get an additional bond for road maintenance.

Mr. Ford stated that he believes this is a miscommunication and not a lack of effort on the developers end. He asked Rich Craft if everything is taken care of except for the release.

Mr. Craft stated yes and recommended the road adoption.

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, Sunrise Acres Resolution No. 2023-20 was approved. All were in favor.

Payment of 2023 Minimum Municipal Obligation for Pension Plans

On a motion by Ronald G. Nacey and seconded by Edward L. Vogel, the 2023 MMO distributions was approved. All were in favor.

Uniform: \$172,858.00

Non-Uniform: \$56,212.00

Police Contribution: \$10,224.80

ADJOURNMENT

On a motion by Ronald J. Shemela and seconded by Ronald G. Nacey the meeting was adjourned at 7:52 p.m. All were in favor.

Andrea C. Dunton, Assistant Township Secretary