

The regular meeting of the Adams Township Board of Supervisors was held on January 22, 2024, 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, David M. Goodworth and Darryl M. Brandon, Solicitor Michael Gallagher, Assistant Chief of Police Bob Scanlon, Township Manager Gary Peaco, Code Enforcement Officer Mike Knox, Assistant Code Enforcement Officer Joseph Julian, and Township Secretary Andrea Dunton.

Chairman Ford called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

### **PUBLIC COMMENT**

Lawrence Maiello, Legal Counsel for William Chen with Adams Shoppes, attended the meeting to discuss a building permit for the proposed Wendy's that is in negotiations with Chen's property. Since there is a current legal issue underway between the Township and William Chen, the Township is not releasing a building permit for new builds until prior issues are taken care of. Mr. Maiello asked what was left to be done in order for them to move forward with a new lease with Wendy's.

Mr. Ford stated that Mr. Maiello can set up a meeting with Township Solicitor to discuss the ongoing litigation and next steps.

### **APPROVAL OF MINUTES**

On a motion by Ronald J. Shemela and seconded David M. Goodworth, the minutes of the meeting of January 8, 2024, were approved. Four were in favor.

### **PLAN REVIEW**

#### **Mandera, Final Major Subdivision**

David Lucci, Victor-Wetzel Associates, was in attendance to represent the Mandera Plan.

Ron Olsen stated that there were a couple outstanding items that needed handled before approval. One being an HOA agreement in regards to stormwater management, and the other being a letter Breakneck Creek Regional regarding sewage.

Mr. Lucci stated that they had resolved the HOA document.

Mike Gallagher said that was true. The HOA agreement was received.

Mr. Olsen stated that since the HOA Document was received the only thing left would be the letter from Breakneck Creek Regional.

Mr. Ford stated that it should not come in front of Supervisors until all issues are ironed out and requested this plan to be tabled.

Mike Gallagher asked Code Enforcement Officer what the timeline is for this plan.

Mike Knox stated that we have an extension until February 29, 2024.

Mike Gallagher asked Mr. Lucci if he would agree to wait until February in order to give Mandera time to finish final requests.

Mr. Lucci agreed for the record.

On a motion by Russell R. Ford and seconded by Ronald J. Shemela Final Approval for Mandera Major Subdivision was tabled. Four were in favor.

#### **Beulah's Vista, Easement Correction**

Shane Kaclik was in attendance to represent the Beulah Vista Plan. Proposing easement corrections.

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, the easement correction for Beulah's Vista was approved. Four were in favor.

#### **Quincy Heights, Amendment to Approved Master Plan and Site Plan**

John King was in attendance to represent the Quincy Heights Plan.

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, Quincy Heights Amendment to Approved Master and Site Plan was approved. Four were in favor.

### Amherst Amendment No 2, Lot 103

Jen Spurdute, Spurdute Land Surveying, was in attendance to represent Amherst Village.

On a motion by Darryl M. Brandon and seconded by Ronald J. Shemela, Amherst Village Amendment No. 2, Lot 103, was approved. Four were in favor.

### The Pines of Myoma

Mike Tomasovicz attended to represent The Pines of Myoma.

#### •Modification for Cul-De-Sacs

Mr. Tomasovicz stated that there are two modifications. The first modification is to the Township requirement that the cul-de-sac should have a right-of-way diameter of at least 110ft. and a paved diameter of 96 feet on the outer edge to be 80ft in diameter. The second modification is, to also have an 80ft. diameter cul-de-sac bulb located at the 2/3 point of the new road.

Mr. Ford asked if busses and first responders can get in and out of the cul-de-sac.

Mr. Tomasovicz stated that it is his understanding that buses will not come into plans even if the cul-de-sac was larger.

Ron Olsen stated that an 80 ft. diameter is enough space for the buses but they choose not to enter.

Chairman Ford stated that he is opposed to the cul-de-sac modifications.

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, the modifications for cul-de-sacs in The Pines of Myoma plan was approved. Three were in favor. One opposition.

#### •Preliminary Approval

On a motion by Darryl M. Brandon and seconded by Ronald J. Shemela preliminary approval for The Pines of Myoma Plan was approved. Four were in favor.

### **OLD BUSINESS**

#### Public/Private Road Ordinance Public Hearing Date

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, the hearing date for Public/Private Road Ordinance was approved for March 25, 2024, at 5:30 p.m. Four were in favor.

### **NEW BUSINESS**

#### Police Records Destruction Resolution 2024-4

A resolution in accordance to the Police retention schedule.

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, Resolution No. 2024-4 was approved. Four were in favor.

#### Callery Volunteer Fire Department Workers Compensation Payment

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, the Callery Volunteer Fire Department Workers Compensation payment was approved. Four were in favor.

#### Adams Area Fire Department Workers Compensation Payment

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, the Adams Area Fire Department Workers Compensation payment was tabled. Four were in favor.

#### Motion to allow Manager to sign in place of Secretary

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, Township Manager signing in place of Secretary was approved. Four were in favor.

#### New Hire

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, a new administrative hire was approved. Four were in favor.

Auditors Resolution

On a motion by Darryl M. Brandon and seconded by David M. Goodworth, the Auditors Resolution was approved. Four were in favor.

Purchase of new police vehicles

Assistant Chief of Police, Robert Scanlon, stated they the Police Department is requesting approval to purchase two new police vehicles as budgeted for 2024.

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, the purchase of two new police vehicles was approved. Four were in favor.

Three Degree Road Phase 3 Bid Advertisement

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, the advertisement for Three Degree Road Phase 3 was approved. Four were in favor.

Three Degree Road Pay Application No. 8

On a motion by David M. Goodworth and seconded by Ronald J. Shemela, pay application No. 8 for Three Degree Road was approved in the amount of \$26,344.80. Four were in favor.

Three Degree Road Phase 1 Final Payment

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, final payment for Three Degree Road Phase 1 was approved in the amount of \$5,170.00. Four were in favor.

**ADJOURNMENT**

On a motion by David M. Goodworth and seconded by Darryl M. Brandon the meeting was adjourned at 7:45 p.m. Four were in favor.

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Andrea C. Dunton, Township Secretary