

The regular meeting of the Adams Township Board of Supervisors was held on April 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, 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 Secretary Andrea Dunton

Chairman Ford called the meeting to order at 7:07 p.m. with the Pledge of Allegiance.

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MINUTES

On a motion by Ronald G. Nacey and seconded by Ronald J. Shemela, the minutes of the meeting of July 26, 2021, were approved. All were in favor.

PLAN REVIEW

Mandera, Final Major Subdivision

Joe Kasrusko, Mandera representative, stated that their one outstanding item regarding the Breakneck Sewer Authority letter was fulfilled and are looking for Final Major Approval.

Brenda Benek, Callery Road, stated that she submitted a list of concerns awhile back to the Township and not all concerns have been fulfilled.

Chairman Ford asked Ron Olsen if these concerns were addressed with Planning Commission.

Mr. Olsen stated that they were addressed.

Chairman Ford asked Ms. Benek what she is asking from the Supervisors.

Ms. Benek stated that she is looking for changes in the plan.

Chairman Ford asked if all zoning ordinances have been met.

Ron Olsen stated that all ordinances have been met.

Chairman Ford then asked Planning Commission Member, Jeff McCormick, if all ordinances and requests have been met.

Mr. McCormick also replied, yes.

Sue Kozminski, Callery Road, stated that her property borders this development and her concerns with underground retention facility and grading near property lines.

Chairman Ford asked Ron Olsen what the ordinance is.

Mr. Olsen stated that the plan follows regulations.

Ray Turner, Callery Road, stated that he requested a 30-foot set back from the plan property tree line be enforced.

Mike Grecca stated that the plan reflects a 30-foot set back and they have the intention of sticking to the plan, but he cannot guarantee the life of trees once they break ground and start grading.

Ron Olsen stated that there is nothing in the Ordinance requiring a 30-foot set back, but the developer agreed out of kindness.

Chairman Ford stated that if the development meets all ordinances the Township has no authority.

After further discussion, Chairman Ford requested that the developer states in writing that he will stay 30-feet from tree line.

Mike Grecca stated that it is too difficult to put in writing because you do not know what will happen once they break ground and that this is also not a requirement enforced.

Chairman Ford requested the developer grant an extension in order to resolve this issue.

Mike Grecca respectfully declined and requested that the board vote.

Chairman Ford asked what the timeline was to vote.

Mike Knox, Code Enforcement, stated that the plan had until May 31, 2024, to be voted on.

Chairman Ford stated that he would like to table the vote until the May 13, 2024, meeting and asked that Mike Grecca and Mr. Turner come to a written resolution.

On a motion by Russell R. Ford and seconded by David M. Goodworth, the Mander Plan was tabled. All were in favor.

Pinewood Farms PRD, Modification

Ryan Nearhoof attended to represent the Pinewood Farms PRD.

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, the Pinewood Farms PRD modification was approved. All were in favor.

Pinewood Farms PRD, Final Resubmission

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, the Pinewood Farms PRD was given final approval for resubmission. All were in favor.

Estate of Harold Kennedy

Stori Caudill attended the meeting to represent the Estate of Harold Kennedy.

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, the Estate of Harold Kennedy was approved. All were in favor.

NEW BUSINESS

Resolution No. 2024-05, Destruction of Certain Records by the Tax Collector

On a motion by Darryl M. Brandon and seconded by Ronald J. Shemela, Resolution No. 2024-05 was approved. All were in favor.

New Public Works Truck

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, the purchase of a new Public Works truck was approved. All were in favor.

Police Garage Bids

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, the Police garage bid decision was tabled. All were in favor.

End of Officer Probation Period

Chief Shawn Anglum stated that Officer Hartman has completed his year probation and recommends that the Supervisors vote to approve Officer Hartman's full-time position.

On a motion by Ronald J. Shemela and seconded by Ronald G. Nacey, Officer Hartman was approved as a full time officer. All were in favor.

Shoppes at Adams Ridge Agreement

Chairman Ford stated that the Township and Mr. Chen have come to an agreement, but the Township is not dropping the lawsuit.

On a motion by David M. Goodworth and seconded by Ronald G. Nacey, the Townships agreement with Shoppes at Adams Ridge was approved to be signed. All were in favor.

ADJOURNMENT

On a motion by Ronald G. Nacey and seconded by David M. Goodworth the meeting was adjourned at 7:50 p.m. All were in favor.

Andrea C. Dunton, Township Secretary