

The regular meeting of the Adams Township Board of Supervisors was held on March 24, 2025, at 7:00 P.M. at Adams Township Municipal Building, 690 Valencia Road, Mars, PA 16046.

Present at the meeting were Supervisors Russell R. Ford, Ronald J. Shemela, Ronald G. Nacey and David M. Goodworth, Solicitor Michael Gallagher, Township Manager Gary Peaco, Township Engineer Ron Olsen, Code Enforcement Officer Joe Julian and Administrative Assistant Jennifer Ford. Darryl M. Brandon attended virtually.

Chairman Ford called the meeting to order at 7:02 P.M. with the Pledge of Allegiance.

PUBLIC HEARING - Vacation of Boggs Avenue 7:03 P.M.

PUBLIC COMMENT

Mathew McCune introduced himself. He is running for a seat on the Butler County Court of Common Pleas.

Sharon Welzer, 337 Crest Lane, Mars, expressed her concern about the event center planned near her community. Chairman Ford explained that they don't have enough information at this time to make a comment. The Board of Supervisors will be looking into the issue.

Chairman Russell Ford recognized Gary Peaco for his dedication and service to the township. Mr. Peaco will be retiring, and this will be his last Board of Supervisors meeting, he will be staying on for a while as a part-time employee. All the Supervisors thanked him and wished him well.

APPROVAL OF MINUTES

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, the minutes of the meeting of March 10, 2025, were approved. All were in favor.

PLAN REVIEW

Splane Plan of Lots, 107 Grey Lane

Len Splane was present to ask for final approval for the Splane Plan of Lots.

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, the Splane Plan of Lots was given final approval.

MEC Industrial LLC Plan

Shane Kaclik was present to ask for Final approval for the MEC Industrial LLC Plan.

On a motion by Ronald J. Shemela and seconded by Ronald G. Nacey the MEC Industrial LLC plan was given final approval.

Vacation of Boggs Avenue Ordinance #187

On a motion to approve the Vacation of Boggs Avenue Ordinance by Ronald J. Nacey and seconded by Ronald J. Shemela. All were in favor.

Allen Creek/Boggs Avenue Preliminary and Final Approval

Attorney Adam Ventura was present to explain the plan for Allen Creek/Boggs Avenue and he was asking for Preliminary and Final Approval for the consolidation of the two connecting properties. Mr. Olsen explained that the development on Spring Street is working with the Boggs Avenue development to fix Spring Street. Allen Creek/Boggs Avenue project is required to return to the Planning Commission with the plans for the site.

On a motion by David M. Goodworth and seconded by Ronald G. Nacey Allen Creek/Boggs Avenue was given preliminary and final approval to consolidate the two lots.

Mars Area Elementary School

Lauren Parker with Civil & Environmental Consultants, Inc. was present asking for Preliminary and Final Approval for the Mars Area Elementary School Addition. There was a conversation about the three modifications that were asked for by the Planning Commission, an adjustment to the slope between the Mars Elementary School and the Mars Home for Youth, modification of the landscaping for safety conditions and a relief from security bonds. Mr. Crouthamel said that he has concerns with children falling down this slope and

asked if they would please consider adding a fence. Ms. Parker stated the plans are in compliance with the DEP, she said a fence is an extra expense. Chairman Ford asked Ms. Parker to please have a conversation with the Mars Home for Youth about a possible fence in the future.

On a motion to adjust the slope from 3:1 to 2:1 by Ronald J. Shemela and seconded by David M. Goodworth the adjusted slope was approved. All were in favor.

On a motion to modify the landscaping buffer by Ronald J. Shemela and seconded by David M. Goodworth the modification of landscaping was approved. All were in favor.

On a motion to give relief from security bond by Ronald J. Shemela and seconded by David M. Goodworth relief from security bond was approved. All were in favor.

On a motion by Ronald J. Shemela and seconded by David M. Goodworth Preliminary and Final approval was granted to the Mars Area Elementary School Addition. All were in favor.

OLD BUSINESS

Camp Trees Road Adoption Update

Lisa Burkhart, Attorney for Camp Tree HOA, asked the Board of Supervisors to table the adoption of Camp Trees Road until there is a meeting between the Camp Trees HOA & Attorney, Township Supervisors, Weaver Development and Weaver's Council. Kevin Mahan, 264 Tamarack Drive, president of the Camp Trees HOA, explained that the stormwater ponds are not functioning correctly, and the road should not be adopted until the developer has fixed the stormwater ponds. Mr. Olsen explained that the stormwater ponds should have been certified by the DEP.

On a motion by Ronald G. Nacey and seconded by David M. Goodworth, the Camp Tree Road Adoption was tabled. All were in favor.

Traffic Signal Bid for 228/Marland Drive

The \$600,000 grant for the traffic signal at 228/Marland Drive was received from the state by Adams Township. Mr. Nelson had committed up to \$150,000 additional if the project cost exceeds \$600,000.

Chairman Ford said this was not the agreement that was made, the traffic signal should be tabled until a new agreement with Mr. Nelson is made.

On a motion by Ronald J. Shemela and seconded by Ronald G. Nacey the Traffic Signal Bid for 228/Marland Drive was tabled. All were in favor.

Temporary Burn Ban

Mr. Peaco reported the Fire Department is still receiving fire calls for brush fires. There are still lots of dead leaves and dry grass in our neighborhoods. Mr. Peaco recommended that the Burn Ban stay in place for a while longer.

On a motion by Ronald J. Shemela and seconded by Russell Ford the Temporary Burn Ban was approved. All were in favor.

HVAC Bids

On a motion by Ronald G. Nacey and seconded by Ronald J. Shemela the HVAC Bids were tabled. All were in favor.

NEW BUSINESS

Request for Partial Security Bond Release No. 1 Adams Town Center

On a motion by David M. Goodworth and seconded by Darryl Brandon the Request for Partial Security Bond Release No.1 Adams Town Center was approved. All were in favor.

Bond Reduction Request No. 3 Meadow Point

On a motion by Ronald J. Shemela and seconded by Ronald G. Nacey the Bond Reduction Request No. 3 Meadow Point was approved. All were in favor.

New Code Enforcement Officer

On a motion by David M. Goodworth and seconded by Ronald G. Nacey, the hiring of a new Code Enforcement Officer was approved. All were in favor.

Land Use Assumption Report Resolution #2025-06

On a motion by Ronald J. Shemela and seconded by Russell Ford, the Land Use Assumption Report Resolution #2025-06 was approved. All were in favor.

Resolution to adopt Red Oak Court

Resolution to adopt Camp Trees Road

Resolution to adopt Tamarack Drive Phase #1

Resolution to adopt Tamarack Drive Phase #2

On a motion by David M. Goodworth and seconded by Ronald G. Nacey the Resolutions to adopt Red Oak Court, Camp Trees Road, Tamarack Drive Phase #1 and Tamarack Drive Phase #2 were tabled. All were in favor.

ADJOURNMENT

On a motion by Ronald G Nacey and seconded by Ronald J. Shemela the meeting adjourned at 8:08 P.M.

Jennifer Ford Administrative Assistant