

The regular meeting of the Adams Township Board of Supervisors was held on July 28, 2025, 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, Darryl M. Brandon and David M. Goodworth, Solicitor Michael Gallagher, Township Engineer Ron Olsen, Township Manager Michael Tylka, Code Enforcement Officer Joseph Julian and Secretary Theresa Turner.

Chairman Ford called the meeting to order at 7:17 p.m. with the Pledge of Allegiance.

PUBLIC COMMENT

Chris Reel at 5072 Brahms Court asked for an update on the library project. Chairman Ford gave a brief history on the project and stated that at this point Adams Township will revisit the project and review all options on how best to proceed in the future.

Sue Stewart at 200 Linda Lees Way asked what was being done to address the mosquito problem near their property. Solicitor Gallagher stated that at this point the Township has done everything that could be done. Township Manager Mike Tylka stated he had contacted PennDOT as the issue is caused by their project. PennDOT does not mitigate for mosquitoes. Chairman Ford reiterated that the township has exhausted all avenues.

Tim Stack at 240 Forsythe Road thanked the township and public works for the quick cleanup and repairs on Forsythe Road. Tim also asked that the Chick-Fil-A final approval be discussed before the subdivision.

Pete Ferraro at 201 Hunterfield Court asked the township to address the issue of businesses being conducted in residential areas. Chairman Ford stated the township is looking into these issues as problems arise and handling them within the confines of the Township's legal rules and regulations.

Rob Crouthamel at 139 Pearce Road was unable to attend the meeting, but submitted a letter concerning Chick Fil-A and the buffering. The letter is as follows.

To Adams Township Board of Supervisors:

As reflected in the minutes from May 1, 2025 planning commission, I objected to the commission's recommendation of approval for the Chick-fil-A's modification request regarding buffering. I hope that the applicant has taken any one of the suggested changes from the commission and withdrawn this modification request.

If the modification for buffering is still on the agenda, I respectfully request you require the applicant explain, in detail, why the modification is in the best interests of township residents at large and how all reasonable alternatives were exhausted. Robust buffering of commercial development in accordance with our ordinances, including from public thoroughfares, is an important way that the township can preserve the scenic beauty and rural character of the township, in accordance with the comprehensive plan.

APPROVAL OF MINUTES

On a motion by Darryl M. Brandon and seconded by David M. Goodworth, the minutes of the meeting of July 14, 2025, were approved. All were in favor.

PLAN REVIEWS

1. Amherst No. 10 Lot 204 Lot Line Revision Approval

Jen Sperduti was present to ask for approval of the lot line revision. On a motion by Darryl M. Brandon and seconded by Russell R. Ford, the lot line revision was approved. All were in favor.

2. Meadow Creek Farms Revision 2 Lots 302 & 303 – 144 Hammond Road – Final Approval

Jen Sperduti was present to ask for approval of the lot revision. On a motion by Darryl M. Brandon and seconded by Ronald J. Shemela, the revision was approved. All were in favor.

3. Adams Corners Parcel DR-1- Final approval of Subdivision

Seth Geyer was present to ask for final approval of the subdivision. On a motion by Darryl M. Brandon and seconded by Ronald J. Shemela, the revision was approved. All were in favor.

4. Chick Fil-A Final Approval

Justin Thornton, PE was present to ask for final approval with two (2) modifications. A discussion was held concerning buffering. Mr. Thornton stated that they now have an 18' buffer on their lot. Trees and shrubs will be planted in the buffer. Based on the review of the buffer ordinance a modification is not needed.

1. The first modification requested is that the trash enclosure is brick and not wood. On a motion by Darryl M. Brandon and seconded by Ronald J. Shemela, the first modification was approved. All were in favor.
2. The second modification requested is that the roof is flat with parapets to hide equipment on the roof. On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, the second modification was approved. All were in favor.

Tina Wilson, 105 Good Luck Lane, asked when the preliminary approval was given. Solicitor Gallagher stated that preliminary approval was not needed as there is existing infrastructure to support the project.

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, the Chick Fil-A final approval was granted. All were in favor.

5. Ecoshine Carwash Change of Use – 626 Route 228- Final Approval

Craig Jubic from Gateway Engineers was present to ask for final approval to change the Ecoshine Carwash to a beverage distribution retail store. There will be additional parking spaces. A lighting plan was reviewed, and traffic will be right-in, right-out only. On a motion by Darryl M. Brandon and seconded by Ronald J. Shemela, the change of use was approved. All were in favor.

OLD BUSINESS

Approval of Seal Coating Project (continued from 7/14/25)

Russell Standard will seal coat two (2) roads in Adams Township which will add to the life of the roads. On a motion by Russell R. Ford and seconded by Darryl M. Brandon, the seal coating project was approved. All were in favor.

NEW BUSINESS

1. Appointment of Theresa Turner as Township Secretary/Treasurer

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, the appointment of Theresa Turner as Township Secretary/Treasurer was approved. All were in favor.

2. Approval of line stripping by Alpha Space Control, LLC for the Township Roads

On a motion by Darryl M. Brandon and seconded by Ronald J. Shemela, the line stripping by Alpha Space Control, LLC was approved. All were in favor.

3. Approval of transfer from State Money Market Account to State Checking Account for Payment #1 to Shields Asphalt Paving

On a motion by David M. Goodworth and seconded by Darryl M. Brandon, the transfer of \$588,757.58 was approved. All were in favor.

4. Approval of Payment #2 to Shields Asphalt Paving for Township Road Paving Project

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, Payment #2 for \$173,288.50 was approved. All were in favor.

5. Approval of transfer from State Money Market Account to State Checking account for Payment #2 to Shields Asphalt Paving

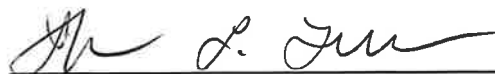
On a motion by Darryl M. Brandon and seconded by Ronald J. Shemela, the transfer of \$173,288.50 was approved. All were in favor.

6. Approval to proceed with a Praeipce for a Rule to File Complaint

Solicitor Gallagher stated that a Writ of Summons was filed July 16,2025. The Plaintiffs are Kaufmann Run Estates Owners Association and Gabriels Crest Homeowners Association. The defendants are Linda Santa and Adams Township. On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, Solicitor Gallagher proceeding with a praecipe was approved. All were in favor.

ADJOURNMENT

On a motion by Darryl M. Brandon and seconded by Ronald J. Shemela the meeting was adjourned at 8:00 p.m. All were in favor.



Theresa L. Turner, Township Secretary