

The regular meeting of the Adams Township Board of Supervisors was held on August 25, 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, Ronald G. Nacey 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 7:10 p.m. with the Pledge of Allegiance.

PUBLIC COMMENT

Jim Drennen at 306 Winter Run Lane expressed concern over a business being run out of a home at 300 Winter Run Lane. Mr. Drennen submitted photos and stated reasons why he believes that this business is being operated as a home business and not in accordance with township regulations.

Chairman Ford thanked Mr. Drennen for his comments. He stated the township is aware of the issues and will do what can legally be done to resolve the issues. Chairman Ford granted permission for Solicitor Gallagher to work with Mr. Tylka and Mr. Julian to resolve the issue.

Ben Rathjen at 158 Hammond Road asked that additional electronic speed signs be placed on his road. He is concerned with excessive speeds in a neighborhood with small children. He also asked that additional patrols be placed in the neighborhood.

Vice Chairman Shemela will continue to monitor the issue.

APPROVAL OF MINUTES

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, the minutes of the meeting of August 11, 2025, were approved. All were in favor.

PLAN REVIEWS

1. 112 & 116 Warrendale Road Lot Consolidation Plan Reapproval

Ryan Blythe and Robert Beining were present to ask for re-approval as they missed the filing deadline by a day.

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, the lot consolidation plan reapproval with no changes from the previous approval was approved. All were in favor.

2. Resolute Alliance Final Land Development with 1 Modification – 112 & 116 Warrendale Road

Ryan Blythe and Robert Beining were present to ask for final approval with one modification. Chairman Ford expressed concern that there were abandoned buildings on the property with open windows and doors. Mr. Blythe stated the bank would not let him tear the

buildings down until he gets the final approval. A condition was added that the buildings be boarded up until they could be torn down.

1. On a motion by Darryl M. Brandon and seconded by Ronald J. Shemela, the modification to move the driveway location was approved. All were in favor.
2. On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon the final land development was approved with the condition that signatures will be withheld until the buildings are boarded up. All were in favor.

3. Henley Lofts Final Major Land Development with 2 Modifications – Route 228 and Park Avenue

Mike Ogin, Gateway Engineers, was present to ask for final approval with 2 modifications.

1. On a motion by Darryl M. Brandon and seconded by Ronald J. Shemela, the modification for a right in and right out only entrance was approved. All were in favor.
2. On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon a modification to allow the grading within 5 feet of the road and final approval for Henley Lofts was approved. All were in favor.

OLD BUSINESS

NEW BUSINESS

1. Pay Application #3 to Hampton Mechanical for the Municipal Building HVAC Project

On a motion by David M. Goodworth and seconded by Ronald G. Nacey, payment #3 in the amount of \$191,790.00 to Hampton Mechanical was approved. All were in favor.

2. Polling Place Lease Agreement with Butler County for use of space in the Municipal Building for elections

On a motion by Ronald G. Nacey and seconded by Darryl M. Brandon, the polling place lease agreement was approved. All were in favor.

3. Resolution 2025-10 Amending the adopted fee schedule

Solicitor Gallagher and Chairman Ford explained that the resolution was to charge fees for the use of the trails for events not sponsored by the township. On a motion by Darryl M. Brandon and seconded by David M. Goodworth, Resolution 2025-10 was approved. All were in favor.

4. Release of the Financial Security for Cypress Fields Excess Maintenance Agreement

Eric Huber was present to ask for the release of the security for the excess maintenance agreement. Mr. Huber stated that the development was nearly completed and that the HOA was in place. On a motion by Darryl M. Brandon and seconded by Russell R. Ford, the release of the financial security of \$7,125.00 for Cypress Fields excess maintenance agreement was approved. All were in favor.

5. Adams Town Center Request for Release of Partial Performance Security No. 3

Ray Nelson was present to ask for approval. On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, partial release No. 3 for \$378,975.07 was approved. All were in favor.

ADJOURNMENT

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon the meeting was adjourned at 7:47 p.m. All were in favor.



Theresa L. Turner, Township Secretary