

The regular meeting of the Adams Township Board of Supervisors was held on November 10, 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, David M. Goodworth and Ronald G. Nacey, Solicitor Michael Gallagher, Township Engineer Richard W. Craft, Parks and Recreation Director Brian Perry, Township Manager Michael Tylka and Secretary Theresa Turner.

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

PUBLIC HEARING – ZONING ORDINANCE AMENDMENT REGARDING SPORTS, RECREATION AND ARENA USES

Chairman Ford called the public hearing to order at 7:08 P.M. Solicitor Michael Gallagher explained the zoning ordinance amendment.

Rob Crouthamel, 139 Pearce Road, feels strongly that it is an error to allow the indoor/outdoor recreation complex in the personal service overlay.

Tina Wilson, 105 Goodluck Lane, is concerned that the infrastructure will not handle traffic from a facility with 1,000 spectator capacity. Tina feels that residents deal with a lot of traffic in the township, specifically on Rt. 228.

Tim Stack, 240 Forsythe Rd., agrees with the comments made by Rob and Tina and added concern for the additional traffic and noise from the larger crowds.

Krista Kuhl, 555 Valencia Rd, expressed concern over having an arena of this size in the township.

Chairman Ford stated that the board has no responsibility for the Rt 228 traffic. There is a lot of traffic passing through Adams Township partially due to growth in Middlesex Township.

On a motion by Darryl M. Brandon and seconded by Ronald J. Shemela, the public hearing was closed. All were in favor.

A first motion by Darryl M. Brandon to approve the zoning ordinance amendment died for lack of a second.

On a motion by Russell R. Ford and seconded by Ronald J. Shemela, the zoning ordinance amendment was tabled. All were in favor.

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MINUTES

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, the minutes of the meeting of October 27, 2025, were approved. All were in favor.

PUBLIC WORKS REPORT

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, the Public Works Department Report for October was approved. All were in favor.

CODE ENFORCEMENT REPORT

On a motion by Darryl M. Brandon and seconded by Ronald G. Nacey, the Code Enforcement Report for October was approved. All were in favor.

ENGINEER'S REPORT

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, the Engineer's Report for October was approved. All were in favor.

SOLICITOR'S REPORT

On a motion by Ronald G. Nacey and seconded by Darryl M. Brandon, the Solicitor's Report for October was approved. All were in favor.

ANIMAL CONTROL OFFICER'S REPORT

On a motion by Ronald G. Nacey and seconded by Russell R. Ford, the Animal Control Officer's Report for October was approved. All were in favor.

POLICE REPORT

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, the Police Report for October was approved. All were in favor.

PARKS AND RECREATION REPORT

Parks and Recreation Director Brian Perry reported that the park has been winterized. The park received a grant for signage. There are now signs on the fields and a new kiosk in the park. The new sign at the entrance of the park was installed this week.

On a motion by Ronald G. Nacey and seconded by David M. Goodworth, the Park and Recreation Report for October was approved. All were in favor.

FIRE DEPARTMENT REPORT

Adams Area Fire Chief Talo Capuzzi discussed the high number of false alarms and the expense and stress on resources that false alarms cause. Chairman Ford asked that the township update and create an ordinance to enforce fines for false alarms.

On a motion by David M. Goodworth and seconded by Ronald G. Nacey, the Adams Area Fire District Report for October was approved. All were in favor.

On a motion by Ronald G. Nacey and seconded by David M. Goodworth, the Callery Report for October was approved. All were in favor.

EMC Report

On a motion by David M. Goodworth and seconded by Ronald G. Nacey, the EMC Report for October was approved. All were in favor.

EMS Report

On a motion by David M. Goodworth and seconded by Darryl M. Brandon, the EMS Report for October was approved. All were in favor.

TREASURER'S REPORT

Report and Payment of Invoices

On a motion by Ronald G. Nacey and seconded by Darryl M. Brandon, the Treasurer's Report for October was approved, and approval was given to pay bills totaling \$541,238.21. All were in favor.

OLD BUSINESS

Hickory Glen Letter Agreement

On a motion by Ronald G. Nacey and seconded by Darryl M. Brandon, the Hickory Glen Letter Agreement was tabled. All were in favor.

Hickory Glen Roadway Adoption

Rob Crouthamel, 139 Pearce Road, is concerned about the HOA taking over the buffer yards and that residents are not fully informed of their responsibilities/restrictions.

On a motion by Darryl M. Brandon and seconded by Ronald J. Shemela, the Hickory Glen Roadway was adopted and Resolution 2025-13 and Resolution 2025-14 were approved. All were in favor.

Hampton Mechanical Pay Application #5

On a motion by Ronald G. Nacey and seconded by Darryl M. Brandon, the Hampton Mechanical pay application #5 in the amount of \$101,655.00 was approved. All were in favor.

NEW BUSINESS

Police Services Agreement for Valencia Borough for 2026

On a motion by Ronald J. Shemela and seconded by Russell R. Ford, the police services agreement for Valencia Borough for 2026 for \$30,000.00 was approved. All were in favor.

Winter Maintenance Ratification - Pinewood Farms

On a motion by Darryl M. Brandon and seconded by David M. Goodworth, the Pinewood Farms winter maintenance agreement was ratified. All were in favor.

Resolution 2025-12 to appoint Theresa Turner as a liaison between Adams Township and Berkheimer

On a motion by David M. Goodworth and seconded by Darryl M. Brandon, the resolution to appoint Theresa Turner as the liaison between Adams Township and Berkheimer was approved. All were in favor.

Public Works Employee – Christopher Thiel

On a motion by Ronald G. Nacey and seconded by David M. Goodworth, hiring public works employee Christopher Thiel was approved. All were in favor.

Public Works Employee – Joshua Stewart

On a motion by Ronald G. Nacey and seconded by David M. Goodworth, hiring public works employee Joshua Stewart was approved. All were in favor.

Amherst Village Phase 5 Road Adoption

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, Amherst Village Phase 5 road was adopted. All were in favor.

Amherst Village Phase 5 Bond Release

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, the partial release of \$859,216.72 Amherst Village Phase 5 bond was approved. All were in favor.

Shields Pay Application #4

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, payment of \$59,009.74 to Shields was approved. All were in favor.

ADJOURNMENT

On a motion by Ronald G. Nacey and seconded by Ronald J. Shemela, the meeting adjourned at 8:06 P.M. All were in favor.



Theresa L. Turner, Township Secretary