

The regular meeting of the Adams Township Board of Supervisors was held on February 23, 2026 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 and Ronald G. Nacey, Solicitor Michael Gallagher, Township Engineer Ron Olsen, Township Manager Michael Tylka, Code Enforcement Officer Joseph Julian and Secretary Theresa Turner. Darryl M. Brandon attended virtually

Chairman Ford called the meeting to order at 7:04 p.m. with the Pledge of Allegiance.

PUBLIC COMMENT

Emily Devoe, 501 Pearl Avenue, Mars received an incorrect tax bill from Berkheimer. Ms. Devoe was concerned about the response from Berkheimer and wanted help in clearing up the bill. Ms. Devoe worked with Manager Mike Tylka to resolve the issue.

Tim Stack, 240 Forsythe Road, asked if there was new traffic study for Matilda Fields. Chairman Ford suggested he meet with Joseph Julian and Mike Tylka. Attorney Gallagher stated that the next step if Mr. Stack still disagrees with the approval is to file with the Court.

Tina Wilson, 105 Good Luck Lane, expressed concern over the increased traffic in Adams Township.

APPROVAL OF MINUTES

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, the minutes of the meeting of February 9, 2026 were approved. All were in favor.

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, the minutes of Matilda Fields PRD public hearing January 26, 2026 were approved. All were in favor.

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, the minutes of the joint merger meeting January 22, 2026 were approved. All were in favor.

PLAN REVIEWS

1. Meadow Creek Farms Rev. No. 3 Approval

George Staudacher was present to ask for approval.

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, Meadow Creek Farms Rev. No. 3 lot line revision was approved. All were in favor.

2. Woodland Trace Lot Consolidation Approval

Joseph Julian was present to ask for approval of a 2-lot consolidation for the Woodland Trace Development. Chairman Ford asked if the Planning Commission had any issues with the consolidation. Mr. Julian stated that the Planning Commission was concerned about the number of street trees required for the individual lots which would be 3 per lot for a total of 6 trees. No other issues were presented. On a motion by Ronald G. Nacey and seconded by David M. Goodworth, Woodland Trace Lot Consolidation was approved. All were in favor.

3. Bielo Property Lot Subdivision

Jonathan Garczewski, Gateway Engineers, was present to ask for approval.

On a motion by Ronald J. Shemela and seconded by Darryl M. Brandon, Bielo Property Lot Subdivision was approved. All were in favor.

OLD BUSINESS

Approval to submit a case to the District Magistrate regarding unpaid Winter Maintenance Fee for Camp Trees Development

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, approval was given to submit a case to the District Magistrate regarding Camp Trees Development unpaid Winter Maintenance Fee. All were in favor.

Request for Meadow Point Bond Release #4

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, the request for Meadow Point Bond Release #4 was denied. All were in favor.

NEW BUSINESS

1. Ordinance Amending the Zoning Ordinance of Adams Township to allow for Indoor/Outdoor Recreation Complexes and Arena/Convention Center Within the Township

On a motion by Ronald G. Nacey and seconded by David M. Goodworth, the ordinance amending the Zoning Ordinance of Adams Township to allow for Indoor/Outdoor Recreation Complexes and Arena/Convention Centers within the Township was approved. All were in favor.

2. Ordinance Amending the Zoning Ordinance to Permit Townhomes as a Conditional Use in the Route 228 Overlay District, Subject to Specific Conditions

On a motion by David M. Goodworth and seconded by Ronald J. Shemela, the Ordinance amending the Zoning Ordinance to permit townhomes as a conditional use in the Route 228 overlay district, subject to specific conditions was approved. All were in favor.

3. Bond Reduction Request – Quincy Heights

On a motion by Ronald J. Shemela and seconded by David M. Goodworth, the bond reduction for Quincy Heights in the amount of \$3,434,297.36 was approved. All were in favor.

4. Bond Reduction Request – Sunrise Acres Phase 3

On a motion by Ronald G. Nacey and seconded by Ronald J. Shemela, the bond reduction for Sunrise Acres Phase 3 in the amount of \$278,937.74 was approved. All were in favor.

5. Purchase of a new truck for the Public Works Department

On a motion by Ronald J. Shemela and seconded by Ronald G. Nacey, the purchase of the new truck for the Public Works Department as budgeted and through Costars was approved. All were in favor.

6. Appointment to a vacant Planning Commission seat for the remainder of the unexpired term

On a motion by Ronald J. Shemela and seconded by Ronald G. Nacey, Andy Kennedy's appointment to the vacant Planning Commission seat for the remainder of the unexpired term was approved. All were in favor.

Chairman Ford summarized his attendance of the Adams Area Fire District awards dinner on February 22, 2026. Supervisor Nacey attended the Callery Volunteer Fire Company's Awards dinner also on February 22, 2026, and accepted an award presented to Adams Township for the Township's support of the Fire Department.

ADJOURNMENT

On a motion by Ronald J. Shemela and seconded by Ronald G. Nacey the meeting was adjourned at 7:34 p.m. All were in favor.



Theresa L. Turner, Township Secretary