

The regular meeting of the Adams Township Board of Supervisors was held on, August 22, 2016, at 7:30 p.m. at the Adams Township Municipal Building, 690 Valencia Road, Adams Township, Mars, PA.

Present at the meeting were Supervisors Donald C. Aiken, Linda E. Lees, Edward L. Vogel, Thomas L. Franceschina and Russell R. Ford; Secretary Janet Lubbert, Solicitor Michael Gallagher, Chief Shawn Anglum, Township Engineer Ronald Olsen and Code Enforcement Officer Gary Peaco.

Chairman Aiken called the meeting to order at 7:30 p.m. with the Pledge of Allegiance.

PUBLIC COMMENT

Rob Crouthamel

Mr. Crouthamel lives at 139 Pearce Road and expressed his concerns regarding the revisions to the Comprehensive Plan being on the agenda. He said this is the primary way that residents can influence development and this plan was drafted and reviewed and not passed. He believes the Board should get timely comment and reevaluate the plan since new residents haven't had a chance to comment. He added he thinks it should be on the website and the public given 45 days to comment. Mr. Gallagher said the Board can pass the resolution tonight or postpone it since the hearings and reviews have been done and the time frame is up to the Supervisors. Mr. Aiken said this is not an ordinance or a law, just a plan for the future, and Mr. Franceschina agreed. Mr. Ford said he thinks it's not a problem to put it on the website since it's already been two years, and Mr. Aiken said he believes they should go ahead with the resolution. Mr. Crouthamel repeated his concerns about the time frame of the plan.

APPROVAL OF MINUTES

On a motion by Thomas L. Franceschina and seconded by Edward L. Vogel, the Planning Commission minutes for August 3, 2016, were approved. All were in favor.

On a motion by Linda E. Lees and seconded by Edward L. Vogel, the minutes of the meeting of the Board of Supervisors of August 8, 2016, were approved. All were in favor.

PLAN REVIEWS

Doodlebug Daycare Reapproval

Jim Spurdute presented the plan for Chris Kaclik to have this site plan that was approved in January reapproved so it can be recorded. He noted the subdivision plan has been recorded. Mr. Olsen asked that the operations and stormwater maintenance agreement be executed as a condition of approval. Mr. Spurdute agreed. On a motion by Thomas L. Franceschina and seconded by Russell R. Ford, the site plan for Doodlebug Daycare was reapproved. All were in favor.

Kennedy Plan of Lots #2

Jim Spurdute presented this plan on Hutchman Road for Brian Kennedy that was tabled last month which is located where the mobile home park was. They had done a subdivision to create two lots so Mr. Kennedy's son could have horses. They now want to put the plan back to the original six lots. They are still dealing with BCRA about the sanitary sewer line which BCRA wants upgraded. They are asking for approval of the plan and won't get any building permits until everything is worked out with BCRA. Mr. Spurdute said they can add the easement that the township has asked for to this plan. On a motion by Thomas L. Franceschina and seconded by Russell R. Ford, the Kennedy Plan of Lots #2 was approved. All were in favor.

Mr. Gallagher said the Supervisors had decided to keep the easement a separate issue. Mr. Olsen noted that if the easement goes on this plan, it will save the township his engineering fees. The Supervisors agreed to have the easement added to this plan and asked that the information be given to Mr. Spurdute.

Heaven Farms Plan #4

Jim Spurdute presented this plan for Heaven Farms Development for land which is an extension of the original Shields property. They want to move a lot line to make Lot 404 bigger and Lot 403 smaller. On a motion by

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Thomas L. Franceschina and seconded by Linda E. Lees, the Heaven Farms Plan #4 was approved. All were in favor.

OLD BUSINESS

Nacey Agreement

Mr. Gallagher noted this is an adaptive reuse. The Planning Commission had some issues that had not been resolved with Mr. Nacey. Mr. Gallagher and Mr. Peaco met with Mr. Nacey, and they have reached an agreement which has been signed by Mr. and Mrs. Nacey. On a motion by Linda E. Lees and seconded by Edward L. Vogel, the agreement with Ronald and Lucy Nacey was approved. All were in favor.

NEW BUSINESS

Resolution #2016-08 - Comprehensive Plan

Mr. Aiken said he thinks they should go ahead and approve the resolution because they've gone through the process and it won't hurt anyone to pass the resolution. Mr. Ford said he thinks they should put the comprehensive plan on the website and wait for 45 days. Mr. Franceschina made a motion to put the comprehensive plan on the website for 30 days so they can pass the resolution at the second meeting in September. The motion died for lack of a second. Mr. Olsen said a comprehensive plan is usually redone every 10 years. The Board would want to save any new comments on this plan for the next update or they would have to start all over. Mr. Vogel asked if they need to readvertise, and Mr. Gallagher said they do not. The Supervisors discussed whether the comprehensive plan should go on the website before they pass the resolution and what the time frame would be if it does. On a motion by Linda E. Lees and seconded by Thomas L. Franceschina, approval was given to put the comprehensive plan on the website and then act on the resolution 30 days after it is on the website. All were in favor. Mr. Franceschina clarified they are not restarting the process.

On a motion by Thomas L. Franceschina and seconded by Russell R. Ford, action on Resolution #2016-08 was tabled. All were in favor.

Bond Reduction - Pleasant Ridge/Pine Ridge

On a motion by Thomas L. Franceschina and seconded by Edward L. Vogel, a bond reduction in the amount of \$54,238.00 was approved for Pleasant Ridge/Pine Ridge Commons as recommended by the township engineer. All were in favor.

Agreement with School

On a motion by Linda E. Lees and seconded by Edward L. Vogel, the agreement with the school district for daily police services was approved. All were in favor.

Assistant Public Safety Director

On a motion by Thomas L. Franceschina and seconded by Linda E. Lees, John Hock was appointed as the Assistant Public Safety Director. All were in favor.

ADJOURNMENT

On a motion by Russell R. Ford and seconded by Edward L. Vogel, the meeting was adjourned at 7:55 p.m. All were in favor.


 Janet L. Lubbert, Secretary