

The regular meeting of the Adams Township Board of Supervisors was held on, April 25, 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

Ron Shemela

Mr. Shemela lives at 139 Hammond Road. Mr. Shemela said he had received copies of the invoices for mowing at the park for 2015 under the Right to Know law and the total was \$24,470.00. He asked the Supervisors if they were aware of the amount, and Mr. Franceschina said they would know from the budget. He questioned the total amount billed on some dates and also that the same date shows on multiple bills. He asked who verifies the dates and time, who can check on the calculations, and why the park isn't mowed by public works employees. He also said that all contractors are to be registered with the state and receive a certification number. Mr. Ford said they will look into the invoices and added there is not a township manager and the five Supervisors are not always here. He also said he believes the \$24,000 is a good price since the township is not paying for benefits or the equipment. They will look into the certification. Mr. Ford said there are not enough township employees to mow the park. Mr. Shemela said they mow at other township facilities. Mr. Franceschina said they mow at the rental facility and the property on Route 228 but there are not enough hours for them to do all of the mowing. Mr. Aiken said the township can't mow the park for the \$30 per hour that Larry Baumgartel charges and he will look into the invoices.

Brian Nakel

Mr. Nakel lives at 106 Trapp Rock Lane and asked if there are any other gas wells other than the Wilson well going in. He said he doesn't want what's happening to the roads in Middlesex to happen to the roads in Adams. Mr. Peaco said he's not aware of any other wells going in and there will have to be another conditional use approval for the Wilson/Fritz well.

Rashed Nagati

Mr. Nagati lives at 942 Route 228 and said he is concerned about the design of the development on the property next to him owned by Chris Kaclik and the catchbasin right behind his house. He is concerned about the elevations and water penetrating sideways and deep down below. He is asking for assurances of safety to his property. Mr. Kaclik was at the meeting and said his engineer has addressed Mr. Nagati's concerns and submitted a letter to the township. Any water would be released back into the storm sewer system. Mr. Aiken suggested to Mr. Kaclik that someone meet with Mr. Nagati, and both Mr. Nagati and Mr. Kaclik agreed to that. Mr. Olsen said he will review the letter from Mr. Kaclik.

APPROVAL OF MINUTES

On a motion by Thomas L. Franceschina and seconded by Linda E. Lees, the Planning Commission minutes for April 6, 2016 were approved. All were in favor.

On a motion by Russell R. Ford and seconded by Edward L. Vogel, the minutes of the meeting of the Board of Supervisors of April 11, 2016 were approved. All were in favor.

PLAN REVIEWS

Malchano/Turner Lot Line Revision

Mr. Peaco presented the plan for this lot line revision located on Kline Avenue. The plan was approved by Mr. Olsen and by the Planning Commission. On a motion by Linda E. Lees and seconded by Russell R. Ford, the Frederick Malchano/Jennifer Turner lot line revision was approved. All were in favor.

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Ron Nacey Land Development

Mr. Nacey said he wants to use his property for a generator shop and a chiropractic office. He doesn't feel the sidewalks are necessary at this time but will do them later if needed. Mr. Franceschina said the Planning Commission had denied the plan for numerous issues. Mr. Olsen said that 10 years ago, the house was allowed to become a hair facility as an adaptive reuse in the overlay district which was supposed to be temporary. The township has said the new use is a change of use and the ordinance has to be followed as if the building was built today. The requirements that need to be met are a traffic study to determine parking spaces, the parking lot being paved, Act 167 stormwater detention, sidewalks and the drawing sealed by a professional engineer. Mr. Nacey said he believes that Route 228 will be widened on the side where his property is located and believes these are unnecessary expenses. Mr. Aiken asked if everyone is following these requirements, and Mr. Olsen said the one gray area is the sidewalks which are the discretion of the Supervisors. Mr. Ford asked how many cars will be there, and Mr. Nacey said people will be coming and going. There will be two chiropractors but only one working at a time. Mr. Franceschina said everyone else who has changed use has had to follow this procedure, and Mr. Nacey said he believes it's the same use as professional. After additional discussion of sidewalks and paving, it was decided that a visit to the site so the Supervisors can see the property would be a good idea. Mr. Nacey agreed to an extension of 65 days. On a motion by Thomas L. Franceschina and seconded by Linda E. Lees, an extension of 65 days for the Ron Nacey Land Development was approved. All were in favor.

Adams Pointe South Village Lot 14 Amendment 7

Jim Sperdute presented the plan to divide this lot into a six-unit townhouse. On a motion by Russell R. Ford and seconded by Thomas L. Franceschina, Adams Pointe South Village Lot 14 Amendment 7 was approved. All were in favor.

OLD BUSINESSTrans Associates Supplemental Agreement

On a motion by Linda E. Lees and seconded by Edward L. Vogel, approval was given for the supplemental agreement for \$1,300.00 for additional design work required by PennDOT and done by Trans Associates for the fire station signal. All were in favor.

NEW BUSINESSLease with Water Authority

On a motion by Thomas L. Franceschina and seconded by Russell R. Ford, approval was given to renew the lease with the water authority for another year at the same amount. All were in favor.

BCATO Convention

The secretary noted the BCATO convention is May 19 and the reservation needs to be sent in. Mr. Aiken, Mr. Franceschina and Mrs. Lees said they plan to attend.

Release of Logging Bond

On a motion by Linda E. Lees and seconded by Russell R. Ford, release of the bond that had been posted by Springfield Hardwood Products for the Excess Maintenance Agreement for Denny Road and Ridge Road was approved. All were in favor.

Fugh Hold Harmless Agreement

On a motion by Russell R. Ford and seconded by Edward L. Vogel, the Hold Harmless Agreement with Kathryn Fugh for Lot 6 Meredith Glen was approved. All were in favor.

Ordinance #157 - Vacation of Meredith Drive

On a motion by Linda E. Lees and seconded by Edward L. Vogel, Ordinance #157 to vacate a partial cul-de-sac along Meredith Drive was approved. All were in favor.

Fulton Crossing Bond Release

Mr. Olsen said he sent a letter to the township suggesting that the developer compute a new cost of completion or submit new figures and then submit a new request after those figures are reviewed. He is not recommending approval of the requested release. On a motion by Russell R. Ford and seconded by Linda E. Lees, the requested release for Fulton Crossing was denied. All were in favor.

Slope Agreement - Kennedy

On a motion by Russell R. Ford and seconded by Thomas L. Franceschina, the slope agreement for the Kennedy property on Hutchman Road and payment to Wayne Kennedy for \$500.00 was approved. All were in favor.

Memorandum of Understanding

Mr. Gallagher explained this is an agreement between the township and the teamsters union that John Hock will not be a member of the union. Mr. Hock has been advised of his rights, and the agreement has been signed by Mr. Hock and the union. On a motion by Linda E. Lees and seconded by Thomas L. Franceschina, the Memorandum of Understanding was approved. All were in favor.

Job Description

On a motion by Russell R. Ford and seconded by Edward L. Vogel, the job description for Public Works Director was approved. All were in favor.

Hiring of Public Works Director

On a motion by Linda E. Lees and seconded by Russell R. Ford, John Hock was hired as the Public Works Director at his current pay and benefits package. All were in favor.

Pay Increases

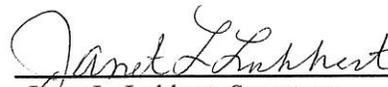
On a motion by Thomas L. Franceschina and seconded by Russell R. Ford, approval was given for an increase in pay for non union employees as discussed at the organizational meeting retroactive to January 1, 2016. All were in favor.

Park Director

On a motion by Russell R. Ford and seconded by Edward L. Vogel, approval was given to hire Haley Geyer as the Park Director on a part-time basis effective October 1 or November 1 depending on her availability. All were in favor.

ADJOURNMENT

On a motion by Russell R. Ford and seconded by Thomas L. Franceschina, the meeting was adjourned at 8:15 p.m. All were in favor.


 Janet L. Lubbert, Secretary

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