

The regular meeting of the Adams Township Board of Supervisors was held on, June 22, 2015, 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 William Westerman, 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

#### Stacey Palmer

Ms. Palmer lives at 214 Cliffside Drive and said she is interested in the opening on the Park and Recreation Board and she had sent an e-mail stating her interest. Ms. Palmer said she has lived in Adams Township for over 10 years, outlined her background and said she wants to see the park used by all ages. She said she would like to be considered for the position. Mrs. Lees and Mr. Ford said Ms. Palmer should come to the next Park and Recreation meeting and explained the procedure for filling the opening.

#### Richard Grimes

Mr. Grimes said he had applied for the opening with the public works department and asked if it had been filled and if so, how it was done. Mr. Aiken explained he and John Hock had reviewed the applications and suggested someone to the Board who was hired.

#### Dave Wingertsahn

Mr. Wingertsahn lives at 311 Dirkshire Court. He said he lives in Myoma Woods and they had been told by the developer there would be an asphalt walking path between the two phases with a bridge. He said he has talked with Gary Peaco. Mr. Aiken asked Mr. Peaco what is going on, and he said the township records show there will be a path but not what it will be made of. Mr. Ford asked what the developer is saying, and Mr. Wingertsahn said they won't take his phone calls. Mr. Gallagher said there is nothing the township can do if it's not on the mylar or in the minutes. Mr. Wingertsahn said they have not formed a homeowners association. Mr. Gallagher said they need to do so and then meet with a private attorney. Mr. Aiken asked if he has anything in writing, and Mr. Wingertsahn said he has a sketch plan that shows the path but not the material. Mr. Gallagher again stated they need a private attorney.

#### Charles McCormick, Jr.

Mr. McCormick lives at 112 Woodland Springs Lane and said he has concerns about Hutchman Road being paved because the road keeps getting higher and the guardrail is too low. Mr. Aiken said they may not pave the road until next year and will take his concerns into consideration.

#### Joan Simmons

Ms. Simmons lives at 144 Pearce Road and asked for clarification on how vacancies are filled on the Park and Recreation Board and referred to Mr. Ford's comments at the last meeting. She also read the section of the Park and Recreation Board ordinance that pertains to her question. Mr. Ford said he had not stated some of what Ms. Simmons said but that his concern was how the process was being done. They need to look at a new procedure and follow it. Ms. Simmons questioned how Jacki Smathers was appointed to the Park and Recreation Board. Mr. Ford said they were having a hard time filling openings and had a need for someone. Ms. Smathers came to a meeting, and the Board voted to appoint her. The Board is looking at the procedure to clarify it. Ms. Simmons suggested that Ms. Smathers be removed and the new procedure followed. Mr. Ford said they will take that under advisement and they have had openings in the past and no one was interested, and Mr. Franceschina said it had been in the Butler Eagle. Mr. Ford and Mrs. Lees said the Board will be refining the procedure. Ms. Simmons repeated her concerns regarding how Ms. Smathers was put on the Park and Recreation Board but someone else was turned down at the last meeting. Mr. Ford again said his concern was that he didn't know about the vote, no vote was taken and the item was tabled.

Dave Wingertsahn

Mr. Wingertsahn spoke again about the walking trail in Myoma Woods. He asked who would be responsible for the common ground if no homeowners association is formed. Mr. Gallagher said they would have to look at the covenants, and the township cannot get involved. Mr. Aiken said it should be in their deed or contract, and the township cannot get involved, and Mr. Ford said it's a private matter. Mr. Wingertsahn repeated his questions and comments regarding the common ground, and Mr. Gallagher told him the answer from the township was not going to change.

APPROVAL OF MINUTES

On a motion by Thomas L. Franceschina and seconded by Edward L. Vogel, the Planning Commission minutes for June 3, 2015, 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 June 8, 2015, were approved. All were in favor.

PLAN REVIEWSWhitetail Meadows Subdivision

Mr. Peaco said that the reconfiguration of the lots had been taken care of at the last meeting because the entire property is part of the PRD and no action needed.

J. Baur Plan

Mr. Peaco presented the J. Baur Plan located on Clay Avenue to combine two parcels into one so they can do a new land development plan in the future. The plan was approved by the Planning Commission. On a motion by Thomas L. Franceschina and seconded by Russell R. Ford, the J. Baur Plan was approved. All were in favor.

OLD BUSINESSSolicitor for Zoning Hearing Board

On a motion by Linda E. Lees and seconded by Edward L. Vogel, approval was given to appoint John Auld as the Solicitor for the Zoning Hearing Board at his requested rate. All were in favor.

Hearing for PRD Ordinance

On a motion by Thomas L. Franceschina and seconded by Russell R. Ford, action on the hearing for the PRD Ordinance was tabled until at least July 13. All were in favor.

NEW BUSINESSAdams Crossing Senate Bond

Mr. Edwards lives at 4601 Senate Court and is the president of the homeowners association. He said they are asking for waiver of the maintenance bond for the township to take over their streets and said the bond would be a hardship for the residents. Mr. Aiken asked how much the bond would be for, and Mr. Olsen said it would be 15% of the costs for 18 months. Mr. Aiken asked Mr. Edwards what that figure would be, and Mr. Edwards said he didn't know. Mr. Ford asked what the bond is for, and Mr. Olsen said it's to guarantee work and materials and is a requirement. Mr. Ford asked how many people there are in the development and was told there are 57 units now with three under construction. Mr. Aiken told them to come back to the Board when they have a figure for the cost.

Mr. Edwards then asked for a waiver on the requirement of sidewalks and asked if they could vote on that at this meeting. The sidewalks are on both sides. Mr. Aiken said that will be a higher cost than the bond for the roads. He said the road is wide and there is a cul de sac, but the Board needs a number before they can vote.

Funds Transfer for Fireworks

On a motion by Linda E. Lees and seconded by Thomas L. Franceschina, approval was given to transfer funds in the amount of \$10,000.00 from the Recreation Fee Money Market to the Park Fund Checking to cover the cost of the deposit on fireworks for Community Day. All were in favor.

110034

Bond Release - Courtyards at Creekside

On a motion by Russell R. Ford and seconded by Edward L. Vogel, approval was given for a bond release in the amount of \$120,472.65 for Courtyards at Creekside as recommended by the township engineer. All were in favor.

Bond Release - Morlino, LLC

On a motion by Edward L. Vogel and seconded by Russell R. Ford, approval was given for a bond release in the amount of \$56,325.85 for Morlino, LLC as recommended by the township engineer. All were in favor.

Payment of Permit Fees

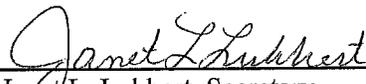
On a motion by Russell R. Ford and seconded by Edward L. Vogel, approval was given for permit fees for the fire department to be paid and funds transferred to cover those fees as needed. All were in favor.

Ditchbox

On a motion by Edward L. Vogel and seconded by Linda E. Lees, approval was given to obtain a ditchbox for the public works department on a rental to buy basis. All were in favor.

ADJOURNMENT

On a motion by Russell R. Ford and seconded by Thomas L. Franceschina, the meeting was adjourned at 8:25 p.m. All were in favor.

  
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Janet L. Lubbert, Secretary