

The regular meeting of the Adams Township Board of Supervisors was held on March 26, 2018, at 7:30 p.m. at the Adams Township Municipal Building, 690 Valencia Road, Adams Township, Mars, PA.

Present at the meeting were Supervisors Thomas L. Franceschina, Linda E. Lees, Edward L. Vogel, Ronald J. Shemela and Russell R. Ford; Secretary Janet Lubbert, Solicitor Michael Gallagher, Chief Shawn Anglum, Township Engineer Ronald Olsen, Code Enforcement Officer Gary Peaco, Park Director Haley Geyer and Assistant Secretary Candace Mathews.

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

### PUBLIC COMMENT

#### William Been

Mr. Been lives at 105 Good Luck Lane and addressed the Board regarding his concerns about the noise and change to the land for the high density development on Davidson Road. He said the noise doesn't really affect him, but it does affect the Roach family and it is upsetting to him that Mrs. Roach's mother died while listening to that noise. Mr. Been also expressed his concerns over the width of the buffer.

#### Dominique Roach

Ms. Roach lives at 149 Davidson Road and said bulldozers have been running before it is light outside, and she is upset her grandmother had to listen to that. She is concerned about them starting equipment in the dark with overhead power lines there. She said nothing has been preserved so she doesn't know where the green space is, the workers park on the road, there aren't any flaggers and there doesn't seem to be a definitive time line for when the work will be done. She said they got their well testing reports, but there seems to be confusion between the well testers and the developer about who is responsible. Mrs. Lees asked Mr. Peaco about the status with the project. Mr. Peaco said the site inspector has looked at the project, and he is not aware of any issues. They were told to get their trucks off of the road. Chief Anglum said he would go look at the situation with the parking the next day. Mrs. Lees asked if there is possibility of finding out how long the project will take. Mr. Peaco said the DEP permit is good for five years, but the developer wants to get the project done as quickly as possible. He said the weather has been an issue, but they want to get the road in and paved.

#### Cathy Roach

Ms. Roach lives at 149 Davidson Road and said she has asked the developer five times about the results of the well test with a week in between each request. She just received the first response and was told the results went to Gary Peaco and he was to deal with any issues. Mr. Ford said there needs to be a meeting with the developer so the Board isn't hearing the same thing at every meeting. Mr. Shemela agreed. Mr. Peaco said he thought the well test results were going to Ms. Roach and he was receiving them just so he knew they were done. Mr. Ford said the developer needs to be told the job will be shut down if they aren't doing what they should be. Ms. Roach said the noise level would be fine if it was out in the field, but they are starting the equipment right by her mailbox every morning less than 50 feet into the plan. Mr. Ford asked Chief Anglum or Mr. Peaco to call Mrs. Roach after they have talked to the developer.

#### John Kuszajewski

Mr. Kuszajewski lives at 199 Hammond Road. He said he had put up the building he was supposed to, but on Monday of last week he received a notice from the sheriff that he is being sued by the township. He said he had told Gary Peaco in December that he was waiting for the lumber and a crew and now he has to go to court and believes he is being harassed. Mr. Ford asked Mr. Kuszajewski if he had met the requirements of the agreement that ran out in last December. Mr. Franceschina suggested that Mr. Gallagher address what is going on with the litigation. Mr. Gallagher said the township had entered into an agreement with Mr. Kuszajewski, and he didn't do what was in the agreement. Mr. Kuszajewski said he had been told he could have more time, and he wants to see how many other people have been cited. Mr. Gallagher said he could send him the paperwork to request that information. Mr. Kuszajewski said he had asked for more time from Gary Peaco. Mr. Ford said Mr. Peaco asked the Supervisors about more time, and they said no. Mr. Kuszajewski continued to express his dissatisfaction with the situation, and Mr. Ford said the township has to be consistent and will go after anyone who doesn't follow the guidelines.

Fran Martinelli

Ms. Martinelli lives at 170 Hammond Road and addressed the Board regarding the mowing in the park. She said she believes it is cheaper for the mowing to be done by Larry Baumgartel than in house by the township and that they need to check with other municipalities to see what they do. Mr. Franceschina said they talked about that and will look at the issue again in July.

APPROVAL OF MINUTES

On a motion by Ronald J. Shemela and seconded by Edward L. Vogel, the Planning Commission minutes for March 7, 2018 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 March 12, 2018 were approved. Russell R. Ford abstained. Four were in favor with one abstention.

PLAN REVIEWSWhitetail Meadows Plan Subdivision Reapproval

Mr. Peaco presented this plan located on Route 228 across from Myoma Road. The plan needs to be reapproved so it can be recorded. Mr. Gallagher noted that Mr. Hespenheide will need to post a bond when the plan is recorded, and Mr. Peaco said Mr. Hespenheide is aware of that. On a motion by Russell R. Ford and seconded by Edward L. Vogel, the Whitetail Meadows Plan Subdivision was reapproved. All were in favor.

Whitetail Meadows Lot 5 Revised Subdivision Reapproval

Mr. Peaco noted that this is for the residential section of the plan. On a motion by Russell R. Ford and seconded by Ronald J. Shemela, the Whitetail Meadows Lot 5 Revised Subdivision was reapproved. All were in favor.

Winkle Plan

Tammy and Tom Winkle presented the plan for their property at 453 Valencia Road. Mrs. Winkle said they are subdividing to put a mobile home on its own lot. They have the permit for the sand mound and the HOP and have done everything that is needed. The Planning Commission has approved the plan. On a motion by Linda E. Lees and seconded by Edward L. Vogel, the Winkle Plan was approved. All were in favor.

Ziggas Plan

Greg Ziggas lives at 327 Hutchman Road and presented his lot line revision. They are buying a parcel from Bob and Joan Crawford to give them one total parcel of 5.5 acres. The Planning Commission has approved the plan. On a motion by Russell R. Ford and seconded by Ronald J. Shemela, the Ziggas lot line revision was approved. All were in favor.

Frederick and Meriwether Revision

Chris Kaclik presented the plan for this lot line revision on Huch Road. They are taking a small parcel of land and putting it with a larger parcel. The plan was approved by the Planning Commission. On a motion by Edward L. Vogel and seconded by Ronald J. Shemela, the Frederick and Meriwether lot line revision was approved. All were in favor.

Mappin Lot Consolidation

Scott Foreman from Hampton Technical Associates presented the plan for this property located on Mars-Valencia Road. They are removing a lot line to make one L-shaped parcel. The plan was approved by the Planning Commission. On a motion by Russell R. Ford and seconded by Edward L. Vogel, the Mappin Lot Consolidation was approved. All were in favor.

Mappin Land Development Plan

Scott Foreman from Hampton Technical Associates presented the plan for this property located on Mars-Valencia Road. The building will face towards the road and away from the stream. The building will be two stories with a garage on the lower level and commercial on the second level with two access roads. They have an underground stormwater detention facility. Mr. Franceschina said the Planning Commission had asked about an MS4 easement. Mr. Foreman said they have added an easement at the rear of the property line. The southern

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easement the Planning Commission had asked for will be given in the future if needed, but the owner didn't want to be tied to that. On a motion by Edward L. Vogel and seconded by Russell R. Ford, the Mappin Land Development Plan was approved. All were in favor.

### **OLD BUSINESS**

#### **Bond Release - Vrabel/No Off Season**

Mr. Olsen said that Charlie Vrabel had requested a release of his bond. Mr. Olsen talked to Mr. Vrabel's engineer, and they were going to rescind the request since the work is not completed. Since that hasn't been received, Mr. Olsen is recommending no bond release at this time. On a motion by Linda E. Lees and seconded by Thomas L. Franceschina, approval was given to accept Mr. Olsen's recommendation of no bond release for No Off Season. All were in favor.

#### **Mars Area Public Library**

Mr. Franceschina said the Supervisors want to have a meeting with the library and asked Mr. Gallagher to notify Mars Borough, Valencia Borough and Middlesex Township. On a motion by Ronald J. Shemela and seconded by Linda E. Lees, approval was given to hold the joint meeting with the library on April 25 at 6:30 p.m. All were in favor.

### **NEW BUSINESS**

#### **Resolution #2018-09 - Records Retention Schedule**

On a motion by Ronald J. Shemela and seconded by Edward L. Vogel, Resolution #2018-09 adopting a policy for implementing a records retention schedule was approved. All were in favor.

#### **Mars Band on the Run 5K**

Chief Anglum said the Mars Band is working with PennDOT to get their permit for a 5K race on May 19 and they need township approval. On a motion by Russell R. Ford and seconded by Linda E. Lees, approval was given for the Mars Band on the Run 5K to be held on May 19. All were in favor.

#### **ICC Code Class - Zoning**

On a motion by Russell R. Ford and seconded by Ronald J. Shemela, approval was given for Gary Peaco to attend an International Code Council class on April 12 for a cost of \$50. All were in favor.

#### **Police Vehicles**

On a motion by Linda E. Lees and seconded by Russell R. Ford, approval was given to purchase two 2018 Ford Interceptors to add to the police fleet at a total cost of \$51,791.50 each. All were in favor.

#### **Stoneridge PRD Hearing**

On a motion by Russell R. Ford and seconded by Linda E. Lees, approval was given for Mr. Gallagher to advertise for a hearing for the Stoneridge PRD on May 7 at 6:30 p.m. All were in favor.

#### **Bond Release - Cypress Fields**

On a motion by Russell R. Ford and seconded by Ronald J. Shemela, action on the request from Cypress Fields for a reduction in their bond was tabled until after the meeting has been held with the developer about the problems with the project. All were in favor.

#### **Second Meeting in May**

Mr. Franceschina announced that the second meeting in May had not been advertised, but they had approved a meeting on the fourth Monday of each month at their organizational meeting. On a motion by Linda E. Lees and seconded by Edward L. Vogel, approval was given that there will not be a second meeting in May and the only meeting will be on May 16. All were in favor.

#### **PennDOT**

Mr. Ford said he had talked to PennDOT about a public meeting regarding state-maintained roads. He doesn't think there will be a meeting unless the public gets involved. Tina Wilson asked if it would be beneficial for

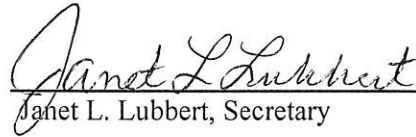
residents to write letters and asked who to contact at PennDOT. Mr. Ford said he wants to wait a couple of weeks before doing that.

Winter Maintenance

Mr. Franceschina said he thinks the township's public works and police have done an excellent job especially with the last snowfall. The Supervisors received an e-mail from a resident who was stuck thanking a public works employee for his help.

ADJOURNMENT

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

  
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Janet L. Lubbert, Secretary

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