



MARS BOROUGH

598 Spring Avenue P.O. Box 395
Mars, PA 16046
www.marsborough.com

November 21, 2018

Dear Borough Resident,

This letter is regarding the proposed housing development bordering Mars Borough, in Adams Township, at the end of Pine Avenue on the west side of town and to solicit your feedback.

The property owner/engineer/developer is requesting that Mars Borough supply water to the proposed eight-house plan. During construction, there will be construction-related traffic using Pine Avenue and eventually increased daily traffic on Pine and adjoining Borough streets.

Mars Borough officials have listened to concerns expressed by residents and have attempted to be considerate of those concerns while in discussion with the property owner and their engineer, and Adams Township Planning Commission. Borough officials are concerned with the increased traffic this housing development will create and the strain to our existing water system.

This development, which is expected to include eight higher priced homes, will not provide any tax revenue to Mars Borough. Instead, Adams Township will receive all tax revenue. The only foreseeable revenue for Mars Borough would be through the sale of water to the residents of this development, estimated at approximately \$6,000 +/- per year when all eight houses are complete.

Mars Borough solicitor, Chris Reese, has recommended residents obtain independent council to be advised of any rights that may be directly affected by this development.

Two options have been presented to Borough Council for the proposed development (see attached plans).

Option 1: eight (8) houses, no buffer at Borough line, water wells drilled for each house, and a stubbed road that will allow future connection to other developments in Adams Township with no limit to increased future traffic.

Option 2: eight (8) houses, mature tree line buffer at Borough line, Mars Borough water with booster pump paid for by developer (and ongoing expenses paid for by the developer/housing development HOA), and a cul-de-sac that prohibits future connection to other developments and limits potential future traffic.

Borough Office
Phone: 724-625-1858
Fax: 724-625-4065

Police Department
Phone: 724-625-3310
Fax: 724-625-3597
Emergency: 911

Public Works
Phone: 724-625-1480
Fax: 724-625-4065

Code Enforcement
Phone: 412-629-0111
Fax: 724-625-4065

It is our hope that any agreement with Adams Township and/or the property owner/ developer would address the following concerns:

1. While the addition of these eight homes will lead to a moderate traffic increase, the Borough's larger concern is additional housing developments in Adams Township that might connect through this proposed plan, leading to Pine Avenue and/or the surrounding streets becoming a throughway with marked increases in traffic.
2. Damage to Mars Borough streets may be unavoidable during the construction of the proposed development.
3. Storm sewer run-off will be an important issue to address. Run-off from this development has the potential to cause flooding for the residents at the end of Grand Avenue near Agway, and along the railroad tracks which could hinder rail transit.
4. Over the last 10 to 15 years Mars Borough Public Works has been upgrading the water system, however, many upgrades remain to be made on the East side of town. Adding additional houses to a system that is less than 50% updated will necessitate a booster pump to provide sufficient water pressure to any new homes in this plan. The upgrades to the system and the addition of a booster pump will be a large expense of both time and money. Additionally, a remedy is needed for sourcing funds for the pump station's continued monitoring, maintenance, and repair.
5. Mars Borough maintains a 40-foot right-of-way at the end of Pine Avenue. Adams Township requires a 50-foot right-of-way.
6. There is a question as to whether the placement of the necessary retention pond near Stanton Avenue (storm sewer run-off) and a booster pump could negatively impact property values.
7. A natural buffer between the development and the Mars Borough boundary line may be appropriate.

Given this information, Mars Borough Council is asking you to provide feedback. Are there other considerations that should be taken into account that were not expressed in this letter?

Please let your voice be heard on this project by mailing your response to: Mars Borough, P.O. Box 395, Mars, PA 16046 or go on-line to <http://marsborough.com/contact/> and send your response via the Contact Form.

We appreciate your responses by **December 1, 2018**.

Thank you for your time!

Mars Borough Council

Mayor Gregg Hartung

enclosure

