

CLAY TOWNSHIP BOARD OF SUPERVISORS  
MEETING MINUTES  
July 25, 2017

The Supervisors of Clay Township met on a regularly scheduled meeting date of July 25, 2017, at 7:00 a.m. at the Clay Township Municipal Office, 870 Durlach Road, Stevens, Pennsylvania, at a time and place duly established to hold such a meeting, and advertised and posted in accordance with the Second Class Township Code and the Sunshine Law.

Supervisors present were Timothy Lausch, Chairman, Keith Martin, Vice-Chairman and Gary Landis, Secretary.

Bruce Leisey, Township Manager and Earl Stauffer, Road Master were also in attendance.

Tim Lausch called the meeting to order at 7:00 a.m.

**Meeting Minutes**

Gary Landis made a motion, seconded by Tim Lausch to approve the minutes from the June 27, 2017 meeting as printed in the July 25, 2017 agenda. \* The motion was unanimously approved, with Keith Martin abstaining from the vote.

**Visitors**

None

**Engineer's Report**

1. Review and Discussion on MS4 Sediment Reduction Plan

Jennifer Prunoske reviewed the draft Pollution Reduction Plan with the Board of Supervisors. The draft plan proposes to reduce sediment, phosphorus and nitrogen flowing into the Middle Creek by proposing stream bank restoration at Hopeland Park and other location to be determined along Middle Creek from North Clay Road to Lincoln Road. The proposed Pollution Reduction Plan will be open for review at the Township Office.

Keith Martin made a motion, seconded by Gary Landis to approve advertising of the draft Clay Township Pollution Reduction Plan. \* The motion was unanimously approved.

2. Review Rock Road and Lime Rock Road Bridge Bids

Bruce Leisey reviewed the bridge bids with the Board of Supervisors.

Gary Landis made a motion, seconded by Keith Martin to take more time to review the bids and award or reject the bids at the August 14, 2017 Board of Supervisors meeting. \* The motion was unanimously approved.

**Old Business**

None

**New Business**

1. Road Master Update

Earl Stauffer, Road Master, reviewed his monthly report with the Board of Supervisors.

200,000 square feet of line painting has been completed.

A new water and sewer line to new Snyder park pavilion has been completed.

There was discussion on the West Girl Scout Road water issues. The pipe across the road at Dan Stahl's property cannot handle the amount of water flowing during an above average storm event. It was decided to have Township Staff consult with Bob Lynn regarding the water issues and report back to the Board of Supervisors with possible solutions.

**\*\* Keith Martin excused himself from the meeting due to an conflict arising from his employment with the Developer for Countryside Enterprises \*\***

1. Countryside Enterprises – Subdivision Plan

Countryside Enterprise, Developer Marlin Sensenig was present and discussed with the Board of Supervisors his plans for the proposed subdivision. Concerns regarding the intensity of the development were discussed and focused largely on the ability of traffic to navigate within the development given the length of the proposed cul-de-sac. Concerns were also addressed regarding the Township's desire to maintain the option for Enterprise Road to be extended to Wissler Drive in the future.

Ivan Hursh, 540 Clearview Road, stated that he was in attendance to support the Township and Developer.

Gary Landis stated the Economic and Fiscal Impact Assessment from the Developer indicates the projected subdivision would generate approximately \$10,962 in new local tax revenue. Mr. Landis discussed the potential need for a tax increase to pay for the road improvements required by the proposed development.

The Board of Supervisors noted the enlarged cul-de-sac turning radius and dedicated right of way for possible future expansion of Enterprise Drive were important factors in their approval of the waivers related to the length of the cul-de-sac and lot configuration.

Gary Landis made a motion, seconded by Tim Laush to approve waivers of Section 602.0 Maximum Length of cul-de-sac shall be 600' and Section 604.D.3 Lot shall not be less than one (1) nor more than three (3) times their width; and a deferral of Section 602.w.1.2 Street lights required on a cul-de-sac. \* The motion was unanimously approved.

Conditioned upon the following representations from the Developer:

1. The turn circle at the end of the cul-de-sac has been enlarged to allow for a tractor trailer to turn without difficulty. This change was shown on an amended plan.
2. The amended plan shows a possibility of Enterprise Road being extended to Wissler Road. A right of way will be dedicated for the possible extension to Wissler Road.
3. The Developer shall provide a voluntary contribution of \$150,000 to be used toward road improvements at the intersection of Wood Corner Road and SR 322. This contribution shall be in the form of a letter of credit or bond and shall be held for a 10 year period which shall commence with the recording of the Final Plan. The use of the funds for the mitigation of traffic problems at the above referenced intersection is the only restriction on the use of these funds which otherwise may be used at the Township's sole discretion. Any funds not used within the designated 10 year period shall be forfeited. The Developer's counsel shall prepare an agreement in terms acceptable to the Township Solicitor to memorialize this agreement.

Gary Landis made a motion, seconded by Tim Lausch to conditionally approve the Countryside Enterprise Subdivision Plan. \* The motion was unanimously approved.

Conditioned upon the Developer's compliance with the requirements outlined in Hanover Engineering review letter dated April 20, 2017 and the submission of all required documents in a form acceptable to the Township Solicitor.

### **Bill To Be Paid**

Gary Landis made a motion, seconded by Tim Lausch to approve General Fund bills in the amount of \$29.38. \* The motion was unanimously approved.

Gary Landis made a motion, seconded by Tim Lausch to approve Rec Fund bills in the amount of \$9,540.63. \* The motion was unanimously approved.

**Adjournment**

Gary Landis made a motion, seconded by Tim Lausch, to adjourn the meeting at 8:55 a.m. \*The motion was approved unanimously.

Clay Township Board of Supervisors

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Timothy Lausch, Chairman

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Keith Martin, Vice Chairman

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Gary Landis, Secretary