

CLAY TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
March 8, 2021

The Supervisors of Clay Township met on a regularly scheduled meeting date of March 8, 2021, 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 Tim Lausch, Chairman, Keith Martin, Vice-Chairman and Gary Landis, Secretary.

Also, present was Bruce Leisey, Township Manager, Bob Lynn of Hanover Engineering, Township Engineer and Jennifer Mejia of Mejia Law Group, Township Solicitor.

Also attending were those listed on the meeting attendance sheet, which is attached to these Minutes.

Tim Lausch called the Meeting to order at 6:32 p.m.

Meeting Minutes

Gary Landis made a motion, seconded by Keith Martin to approve the January 4, 2021 meeting minutes. * The motion was unanimously approved.

Keith Martin made a motion, seconded by Gary Landis to approve the February 8, 2021 meeting minutes with the following change on page 3 last paragraph adding that “Keith Martin commented if Wyndale only has an emergency access to Kimberly Lane, then the street named Kimberly Lane in Wyndale should be changed to another name”. * The motion was unanimously approved.

Treasurer’s Report

Gary Landis made a motion, seconded by Keith Martin to approve the Treasurer’s Report for the month of February 2021. * The motion was unanimously approved.

Visitors

None

Engineer's Report

1. Discussion on Wildflower Commons Apartment Project

Township Staff reviewed the request by the Developer to consider the change of Lot #4 of the Two Cousins/Wildflower Commons plan from a commercial building to a four-unit residential building. Township Staff stated that there will be no changes in impervious coverage area, there will be a net reduction in AM & PM traffic volume as well as a reduction in ADT, the driveway will not change, no change in Stormwater Management or drainage area.

Keith Martin made a motion, seconded by Gary Landis to accept the requested change from a commercial to residential building as a minor change to the previously approved plan and reflect the changes on the As-Built plans when completed. * The motion was unanimously approved.

2. Countryside Enterprises SubDivision Plan – As Built Plan

Bob Lynn reviewed the As Built plans with the Board of Supervisors.

Gary Landis made a motion, seconded by Keith Martin to approve the submitted As Built Plans as per comments in the Hanover Engineering letter dated 2/17/21. * The motion was unanimously approved.

3. Marc Startoni – As Built Plan

Bob Lynn reviewed the As Built plans with the Board of Supervisors.

Keith Martin made a motion, seconded by Gary Landis to approve the submitted As Built Plans contingent on proof of Notice of Termination of NPDES Permit. * The motion was unanimously approved.

4. Dennis Steffy – LOC Release Mt. Spring Road SubDivision

After discussion, this item was tabled until the next meeting.

5. Hackman Road Paving Project

After discussion, this item was tabled until Township Engineering can review project and measurements.

6. Hydraulic Evaluation Proposal for Culvert at Hackman Road

Bruce Leisey reviewed the proposal with the Board of Supervisors.

After review and discussion, Keith Martin made a motion, seconded by Gary Landis to approve sharing 50% of the costs associated with performing the hydrologic analysis utilizing Streamstats to determine the flow rates for the two (2) through hundred (100) year storms. Cost not to exceed \$2,500. * The motion was unanimously approved.

Old Business

1. Annex Renovation Update

Township Staff reviewed bids with the Board of Supervisors. Bob Lynn stated that all lowest bids were submitted properly with all the required information. Bruce Leisey stated that the NLCRPD is scheduled to approve the proposed Building Leases at its 3/11/2021 meeting.

New Business

1. Discussion on adoption of ice barrier regulations to UCC Building

Bruce Leisey reviewed the proposed regulations with the Board of Supervisors.

Gary Landis made a motion, seconded by Keith Martin to approve continuance of not requiring ice barriers be installed as per the current requirement. * The motion was unanimously approved.

2. Update on Carpenter Road Bridge Project

Bruce Leisey informed the Board of Supervisors of Warwick Township and Ephrata Township's intent to close Carpenter Road to traffic in May 2021. The intent is to close the road before Penn Dot closes Lincoln Road at Hammer Creek in order to avoid excess traffic on the Carpenter Road bridge.

3. Approve and Execute MHP Application Renewals

After review, Keith Martin made a motion, seconded by Gary Landis to approve Mobile Home Park Permit renewals for Clay School Road Acres, Valley View, Meadow Valley Estates North, Blue Bell MH Village, YWAM Twin Pine Campus, Country Lane Village and Victoria Manor Estates. * The motion was approved unanimously.

4. Approve Adoption of Forestry Regulations Ordinance

After review and discussion, Gary Landis made a motion, seconded by Keith Martin to adopt Ordinance 030821 repealing Article V, Section 540 of the Zoning Ordinance and amending Chapter 25 of the Code of Ordinances titled trees to bring the Township's regulations related to Forestry Operations into compliance with State regulations. * The motion was passed with Tim Lausch and Gary Landis voting yes. Keith Martin voted no; he supports ACRE regulations and the protection it provides but, does not agree with the mechanism in place to strip municipalities of regulatory power.

5. Discussion on Park Grounds Maintenance and Park Benches

Bruce Leisey reviewed the proposals with the Board of Supervisors.

Gary Landis made a motion, seconded by Keith Martin to approve purchase of five (5) 6' Malibu plastic park benches from Belson Outdoors, Naperville IL as a cost of \$2,549.51 to be installed at Snyder Park. * The motion was approved unanimously.

Gary Landis made a motion, seconded by Keith Martin approve proposal from Inch's Natural Lawn Care, York PA to apply crabgrass control to 23 acres at Township Parks and Municipal Campus at a cost of \$2,835.00. * The motion was approved unanimously.

6. Joseph Glick, Fairview Road Kennel

Bruce Leisey informed the Board of Supervisors that Mr. Glick submitted a building permit application to construct a kennel building which he has received zoning approval for.

There was discussion if this building would require land development planning.

This item was tabled at this time for Township Staff to review further.

Executive Session

Keith Martin made a motion, seconded by Gary Landis to enter into Executive Session at 9:00 PM to discuss personnel issues, potential litigation and NLCRPD leases. * The motion was approved unanimously.

Gary Landis made a motion, seconded by Keith Martin to exit Executive Session at 9:30 PM. * The motion was approved unanimously.

Gary Landis made a motion, seconded by Keith Martin to accept Earl Stauffer, Road Master resignation/retirement from that position effective 3/31/21. Earl has expressed interest in being employed as the PT Seasonal Lawn Maintenance employee, which is open due to the resignation of Dennis Kissinger in October 2020. It is anticipated that Earl will be hired for this position after his retirement from full time work. * The motion was unanimously approved.

Gary Landis made a motion, seconded by Keith Martin to approve advertising of a Special Meeting on Monday, March 15, 2021 to review and consider awarding bids for the Police Annex remodel project and to accept and execute updated Lease Agreements with NLCRPD. * The motion was unanimously approved.

Bills to be Paid

General Fund

Keith Martin made a motion, seconded by Gary Landis, to approve the General Fund bills totaling \$31,564.73 for the month of February. * The motion was approved unanimously.

Rec Fund

Keith Martin made a motion, seconded by Gary Landis, to approve the Recreation Fund bills totaling \$42.10 for the month of February. * The motion was approved unanimously.

Sewer Fund

Keith Martin made a motion, seconded by Gary Landis, to approve the Sewer Fund bills totaling \$5,778.70 for the month of February. * The motion was approved unanimously.

** Keith Martin left the meeting at 9:34 PM. **

Reports for the Month

1. Chief of Police / Police Department
2. Fire Companies / Ambulance
3. Planning Commission Minutes
4. Solicitor's Report

5. Engineer's Report
6. Manager's Report
7. Road Master's Report
8. Zoning Officer's Report

Adjournment

Gary Landis made a motion, seconded by Tim Lausch, to adjourn the meeting at 9:55 P.M. * The motion was approved unanimously.

Clay Township Board of Supervisors

Timothy Lausch, Chairman

Keith Martin, Vice Chairman

Gary Landis, Secretary