

CLAY TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
May 11, 2020

The Supervisors of Clay Township met on a regularly scheduled meeting date of May 11, 2020, 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 via telephone conference due to COVID-19 virus were Tim Lausch, Chairman, Keith Martin, Vice-Chairman and Gary Landis, Secretary.

Also, present was Bruce Leisey, Township Manager.

Earl Stauffer, Road Master, Jennifer Mejia of Mejia Law Group, Township Solicitor, Bob Lynn of Hanover Engineering, Township Engineer and Larry Alexander, LNP were present via telephone conference.

Others in attendance via telephone conference were Paul Sauder, Mike Boyer, Lou Katz, Alex Kinzey, Marc Startoni, Chris Landis and Brenda Landis.

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

Provisions were made for any members of the public desiring to participate in the meeting to do so via phone.

Meeting Minutes

Keith Martin made a motion, seconded by Gary Landis to approve the April 13, 2020 meeting minutes. * 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 April 2020. * The motion was unanimously approved.

Visitors

None

Engineer's Report

1. Clay Bookstore – Request for Waiver of Land Development Planning

Bob Lynn reviewed the Clay Bookstore request with the Board of Supervisors. The request was previously discussed at the March 9, 2020 meeting.

Mr. Paul Sauder, owner of property, proposes to construct a 25' X 50' addition to the current building (50% for retail and 50% for office space).

There was discussion on changing the current main driveway on West Main Street to right-out only and requiring incoming traffic to utilize the Clay Road entrance.

After review and discussion, Keith Martin made a motion, seconded by Gary Landis to approve applicant's request for a waiver of the Land Development process subject to the following conditions: Applicant submits written request for waiver, Applicant agrees to pay Township fees (engineering and legal) associated with the review of his request, Applicant complies with testimony presented to the Zoning Hearing Board and resulting Decision, Applicant agrees to investigate right-out only driveway, Applicant complies with recommendations of the Clay Township Planning Commission and Applicant executes Letter of Agreement to be prepared by Solicitor to confirm terms. * The motion was unanimously approved.

2. Marc Startoni – Stormwater Management Plan Review

Alex Kinzey, Steckbeck Engineering, and Marc Startoni, developer, reviewed the plan with the Board of Supervisors. The project consists of two lots and is approximately 49 acres and it is anticipated that approximately 5.1 acres will be disturbed as a result of construction activities. The site is currently forested without any impervious surfaces. Proposed improvements include the construction of an access road (driveway) and a single-family residential home with associated stormwater facilities.

Gary Landis made a motion, seconded by Keith Martin to approve the following waivers. * The motion was approved unanimously.

Section 11-302.A.2.c – The Stormwater Report shall include the loading ration calculations, the ratio for areas of carbonate geology are 3:1 impervious area to infiltration area and 5:1 total drainage area to infiltration area.

The major underlying geologic feature is the Hammer Creek formation which consists mostly of conglomerate, coarse sandstone and shale. The majority of the drainage area to raingarden 1 is forested area. Only 1.25 acres of impervious area drains to the raingarden.

Section 11-503.A.4 – The plans shall be drawn at 1”=50’ or larger scale.

As shown, the use of 1”=60’ and 1”=100’ scales display all needed materials sufficiently at an understandable point of view. Changing to 1”=50’ would require double the plan view sheets to show the same information.

Keith Martin made a motion, seconded by Gary Landis to approve the plan contingent on compliance with the Hanover Engineering letter dated 4/30/20, Solicitor’s comments and approved Cost Opinion. * The motion was approved unanimously.

3. Stephen Martin – Time Extension Request

Township Staff determined that SB #841 extended the current plan deadline to August 7, 2020.

** Gary Landis recused himself from discussion on the next item as a member of the Board of Supervisors, since he is part owner of the property. **

Old Business

1. Durlach Hill Road Zoning Decision

The Township was a party to a hearing to request a waiver of the front yard setback to move a barn on the Landis property to provide an increased set back from Durlach Hill Road after the Township widens the road. The waiver request was denied by the Zoning Hearing Board.

The Landis asked the Board of Supervisors if they would be a party to an appeal if they would file an appeal to the Zoning Hearing Board Decision.

Keith Martin and Tim Lausch stated that they are not interested in being a party to an appeal of the decision.

Chris Landis stated his concerns with being able to open the doors on his existing barn without encroaching on the proposed 20’ roadway.

After discussion, Chris Landis asked if the Board of Supervisors would be interested in being a party if he would apply for a new waiver request from the Zoning Hearing Board.

The Board of Supervisors indicated they would consider being a party to a new waiver request hearing.

New Business

1. Approve Seasonal Part Time Employment

After discussion, Keith Martin made a motion, seconded by Gary Landis to approve employment of Evan Frees, 1715 Furnace Hill Road, Denver as a Seasonal Part Time Public Works employee from approximately 5/18/20 to 8/17/20 at a rate of \$13.50 per hour. * The motion was unanimously approved.

2. Discussion on Proposed Hackman Road Improvements

Bob Lynn informed the Board of Supervisors as part of the road improvements related to HomeTowne Square development; Landmark will widen Hackman Road 10'. The total frontage along the development will be improved after this phase.

There was discussion on overlaying the total width of Hackman Road after it is widened.

Bob Lynn will meet with Landmark to discuss Landmark not applying a top coat and reimburse Clay Township those monies and Clay will overlay the entire road next year.

3. Gary Martin – Request for Use of Holding Tank for Sewage Disposal

Gary Martin is requesting permission to install a commercial holding tank to store waste from his bathroom to be installed in the commercial building being built at 180 Woodcorner Road. The property meets the requirements to install a holding tank and public sewer service is more than 300' from the building.

Keith Martin made a motion, seconded by Gary Landis to approve installation of a holding tank contingent on approval from Marvin Stoner, SEO. * The motion was unanimously approved.

Executive Session

None

Old Business Con't

2. Sharp Shopper Basin – Low Flow Channel

The Board of Supervisors requested Bob Lynn to inspect the Sharp Shopper basin to determine if the current low flow channel can be removed and a smaller sized orifice in the outfall can be installed to reduce flow from the basin.

3. Wildflower Pond Basin – Sinkholes and Condition of Basin

The Township Manager informed the Board of Supervisors of concerns of potential sinkholes in the Wildflower Pond Basin.

Bob Lynn will inspect the basin and move forward accordingly.

4. 2020 Sewer Late Charges

The Township Manager requested the Board of Supervisors to consider delaying late charges being applied to 2020 sewer bills.

Keith Martin made a motion, seconded by Gary Landis to approve delaying late charges on unpaid 2020 sewer bills until 12/1/20. If accounts are still unpaid after 12/1/20, applicable late fees will be charged. * 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 \$110,816.93 for the month of April. * The motion was approved unanimously.

Rec Fund

Keith Martin made a motion, seconded by Gary Landis, to approve the Recreation Fund bills totaling \$4,125.81 for the month of April. * The motion was approved unanimously.

Sewer Fund

Keith Martin made a motion, seconded by Gary Landis, to approve the Sewer Fund bills totaling \$5,014.20 for the month of April. * The motion was approved unanimously.

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 Keith Martin, to adjourn the meeting at 9:25 P.M. * The motion was approved unanimously.

Clay Township Board of Supervisors

Timothy Lausch, Chairman

Keith Martin, Vice Chairman

Gary Landis, Secretary