

**CLINTON TOWNSHIP  
PLANNING COMMISSION**

**CLINTON TOWNSHIP  
MUNICIPAL BUILDING**

**Minutes  
NOVEMBER 7, 2016**

**CALL TO ORDER:** Bill Duncan (Chairman), Barb Bartley, Gabe Ciafre, Kevin Corace, Pat Hebda, Dave Koren, Sarah Altomari (Secretary). Others present included Kathy Allen, Ed Boyd, Jean Duncan, Steven Graff and Judy Wagner.

**COMMENTS FROM THE AUDIENCE:** There were no comments from the audience.

**MINUTES:** Pat Hebda made a motion to approve the minutes of the October 3 meeting of the Planning Commission. Barb Bartley seconded the motion. All in favor, motion passed.

**NEW BUSINESS:**

**ESM/CM Lot Line Revision** – Steven Graff, on behalf of ESM, proposed a lot line revision with CN railway company. ESM has been encroaching on the railway property, so they have decided to purchase the 1.207 acre section of property on which they were encroaching.

Gabe Ciafre made a motion to recommend that the Supervisors approve the plan as presented. Kevin Corace seconded the motion. All in favor, motion passed.

**ACT 13** – Dave Koren presented details about the provisions in Act 13 which were recently struck down by the Pennsylvania Supreme Court. The PUC is no longer in a position to review local ordinances, eminent domain cannot be used for gas storage, and the doctor gag rule has been abolished. None of these particularly affect our Township. What could affect us is the fact that the court struck down the provision requiring public water suppliers (not private well owners) to be notified in the event of a spill. The court recommended that the legislature add a provision for the owners of public and private water suppliers to be notified. In the meantime, however, there exists no law requiring notification of any kind to water suppliers. Because the DEP already keeps track of water wells within 3,000ft of oil/gas well sites, Dave suggested amending our ordinance to require those owners to be notified in the event of a spill. Kevin Corace questioned the practicality of this because, if a spill were to occur at an outside storage facility, we would not have a list of all well owners within 3,000 ft. of the actual spill site. Pat Hebda suggested requiring that all property owners within 3,000 ft. of any spill be notified.

Dave Koren made a motion to recommend to the Supervisors that, when the Supervisors are amending the ordinances, a provision be added to the Oil and Gas Ordinance to require that all property owners within 3,000 ft. of a spill site be notified in the event of a spill. Pat Hebda seconded the motion. All in favor, motion passed.

**PREVIEWERS:** The previewers for the next meeting are Barb Bartley and Kevin Corace.

Judy Wagner requested that minutes of the previous meeting be made available at all future meetings. Sarah Altomari agreed.

Barb Bartley made a motion to adjourn. Dave Koren seconded the motion. All in favor, motion passed.

**ADJOURN:** Next Planning Commission meeting set for **December 5, 2016 - 7:30PM**