

**Williams Township Board of Supervisors**  
**March 11, 2020**

The monthly meeting of the Williams Township Board of Supervisors, 655 Cider Press Road, Easton, PA 18042 was held on the above date and called to order at 7:00 p.m. by Chairperson Mark Ernst. Mark led the audience in the pledge to the flag. Others present were Vice Chairperson Raymond Abert, Township Solicitor Jonathan Reiss, Township Manager Mikal Sabatine, Township Engineer Ronald Madison, Public Works Director Michael Strawn and Assistant Township Manager Melody Ernst. Absent was Supervisor Michael Bryant.

Mark stated there was an Executive Session held on March 11, 2020 to discuss legal and personnel matters.

Mark asked Ray if he had any corrections to the Minutes of February 12, 2020. There being none, Ray made a motion to approve said minutes, second by Mark. There being no comments, motion carried 2-0.

Melody presented the Expense Report of March 11, 2020 and the February Treasurers Report to the Board. Ray made a motion to approve the Expense Report, Treasurers Reports and pay the bills, second by Mark. There being no comments, motion carried 2-0.

**Manager's Report** – Mikal submitted his report of March 11, 2020 to the Board for review.

Mikal stated that the 2019 Conservation Easement inspections have been conducted by Heritage Conservancy. Copies have been distributed to the respective property owners. Chris Kern will be sending out a proposal for Heritage Conservancy to become co-holder of the Township held easements including monitoring, and the proposal will contain the terms, fees and responsibilities. Once that is received Mikal stated he will forward to Jonathan and the Board for review.

The shredding event is scheduled for Saturday, April 4, 2020 from 9 am to 11 am at the Public Works Building. The event is conducted rain or shine.

Mikal stated that House Bill 349 is being presented for action. Mikal further stated that we have had a request to adopt a Resolution opposing House Bill 349 which would allow multiple third-party inspectors in a Municipality. Mark commented that he is not in favor of passing the Resolution. He feels residents should have the opportunity to have a variety of inspectors. Ray agreed with Mark. Both Mark and Ray are not in favor of passing a Resolution opposing House Bill 349.

Mikal stated that he has been presented with all the necessary documentation for a \$4,000.00 donation request from the LINCS. Ray asked George how many food bags that get distributed. George stated every Friday that there are a little over 70 food bags are distributed to the needy in the school district as well as the food bank being opened to serve those in the community. Ray stated that he would like to raise the contribution to \$5,000.00. Mikal stated that would still be within the confines of our municipal budget. Ray made a motion to increase the LINCS contribution to \$5,000.00, second by Mark. There being no comments, motion carried 2-0. Mikal asked George if he would give a compliment Dr. Wright on the completed documentation that was sent and how it was very well put together.

Mikal stated that PMRS is indicating that the Municipal Pension Ordinance needs to be updated to the new IRS approved plan documents. Mikal asked for approval to have Jonathan's office advertise the Ordinance for a public hearing and approval in April. Ray made the motion to advertise, second by Mark. There being no comments, motion carried 2-0.

Mikal informed the Board that FEMA has approved the request for reimbursement for the 2018 Storm event in the Township. The project totaled approximately \$174,000.00. He also thanked Mike Strawn, Ron, Jonathan and Mel for their assistance in obtaining the funds.

Mikal stated that he had a meeting with Embassy Bank along with Mel regarding the current rates. Mel stated she will place \$80,000.00 from the recreation account into a three (3) month CD at a rate of 1.10%.

**Public Works** – Mike Strawn read the report for February 12, 2020 to March 11, 2020.

Mike stated that a mandatory pre bid meeting was held this morning for the Road projects and one contractor attended.

Mike asked for the Board's permission to purchase a new paver from Foley CAT for \$191,250.00. The Weiler P385B would be under PA State contract pricing. Ray made a motion to approve the purchase of the Weiler P385B from Foley CAT, second by Mark. Ray commented he feels that is a good price. There being no further comments, motion carried 2-0.

Mike advised the Board that a decision will need to be made regarding the old house next to the Recycling Center. It is Mike's recommendation that the cost to have the house be demolished be included in next year's budget. He further stated that he would like to keep the garages on the property.

**Zoning Office** - Mark stated the Report from the Zoning Office was received for the Boards review. He further stated that the Zoning Hearing Board will meet on March 25, 2020 to hear the following:

1. **TH MINIT MARKETS, LLC** - 15-155 Morgan Hill Road - Special Exception

**Planning Commission Report - None**

**Land Preservation Report - None**

**Recreation Board Report** - Judy gave the report and stated the summer Recreation Program is scheduled for June 22, 2020 to July 31, 2020. Judy further stated that the field scheduling was discussed and the Williams Township AA will be doing the scheduling of the fields instead of the Recreation Board.

**Landfill Committee** - Ray commented that the last report he saw there were no odor complaints. He further stated that since the expansion was approved, the tipping fee went up to \$4.00 a ton the end of February.

**Engineer Report-** Ron Madison briefly reviewed his March 6, 2020 memorandum.

Ron stated that Maser Consulting has submitted a proposal dated March 10, 2020 for the Melchor Tract Project for property boundary and right-of-way survey, plans and descriptions in the amount of \$9,800.00. Ray Abert commented that he feels he made a mistake two years ago regarding moving forward with the project. Mark made a motion to approve the March 10, 2020 proposal from Maser Consulting in the amount of \$9,800.00 for the property boundary and right-of-way survey, plans and descriptions, second by Ray. There being no comments, motion carried 2-0.

Ron stated that Turkey Hill MinitMarket is on the Agenda for Planning as well as Zoning Hearing Board this month. He asked the Board if they wished to have the Township Solicitor as well as the Township Engineer at the Zoning Hearing Board Meeting. Ray asked why the Township Engineer would need to attend, if the Zoning Hearing Board Solicitor is at the meeting. Ron stated that you have the Zoning Hearing Board Solicitor who is there to represent the Zoning Hearing Board not the Township. Mark commented that Ron has provided recommendations and comments that he feels the Zoning Hearing Board would benefit from. Mark feels that it would be in the betterment of the Township for the Township Engineer to attend because of traffic flows, parking, etc. It was also discussed that the Township Solicitor should attend. Jonathan stated he is at another meeting that evening and will send someone else from his office to attend. Jonathan commented he thinks the guidance from someone in his office will need, along with Ron, is basically you want Ron to be able to testify about the various issues he has raised in his review letter addressed to the planning

commission dated March 12, 2020 regarding the parking and traffic flow. Jonathan stated that, assuming that they are willing to make accommodations to address those issues, the Board does not oppose the application. Mark stated that is correct. Mark made a motion to have Maser Consulting and Grim, Biehn & Thatcher attend the Zoning Hearing Board meeting to represent the Township and the comment review letter submitted by Maser Consulting dated March 12, 2020, second by Ray. There being no comments, motion carried 2-0.

## **Solicitor Report - None**

## **Old Business**

**1. Public Hearing - Short Term Transient Rental - Ordinance 2020-2** - Mark opened the public hearing. Jonathan stated this Ordinance was prepared to go along with the new Comprehensive Zoning Ordinance update which allows for a special exception short term transient rental in the residential zoning districts. This is a stand-alone Ordinance and would require anyone getting a special exception to obtain an annual license from the Township. It was further stated the Township would also have the ability under this Ordinance that if there were three violations of any other township ordinances at the property, the license could be revoked. Ray made a motion to adopt Ordinance 2020-2, second by Mark. Fred asked if there is a time frame for violations? Jonathan stated twelve months. Josh Wagner asked what the transient rental definition includes? Jonathan read the part of the Ordinance that referred to that question. Lynn Eisenfeld asked how many people can occupy the rental? It was stated that would be in the Zoning Ordinance for the special exception. Lynn Eisenfeld asked if there are any air bnb's that are approved in the Township. There are none approved at this time. There are no further comments, motion carried 2-0. Mark closed the hearing.

**2. Agricultural Security Area Advisory Committee and Appointment of Members - Resolution 2020-13** - Jonathan stated this Resolution creates an Agricultural Security Area Advisory Committee and appoints the initial members. The committee should consist of one supervisor, three farmers and one at large member. The members of the committee are Mark Ernst, Chariman, Doug Seipt, Roger Wolfe and James Koch, active farming members and there is a vacant at large member position. Ray made a motion to approve Resolution 2020-13, second by Mark. There being no comments, motion carried 2-0.

## **New Business**

**1. 115 Kiefer Street Well Waiver Approval - Resolution 2020-14** - Jonathan stated the owner of 115 Kiefer Street made an application to replace the on-lot sewage disposal system. In order to replace the system, the proposed area for the system is closer than 100 feet from their well and a waiver is necessary. The Sewage

Enforcement Officer has recommended the waiver. The Resolution would grant the waiver subject to the property owners providing a well water test, water test prior to the issuance of a well permit as well as annual water testing and signing an Indemnification Agreement and Covenant that would be recorded in the Recorder of Deeds office. Ray made a motion to approve Resolution 2020-14, second by Mark. Ray commented that this would absolve the Township if there were ever a problem. Jonathan stated that is correct. There being no comments, motion carried 2-0.

#### **SUPERVISORS' REMARKS**

Ray commented that the Memorial Day Program will be the Sunday before Memorial Day at 5:00 p.m.

Mark stated that the Board received a letter from a Township resident who is interested in serving on the Land Preservation Board. Mark made a motion to appoint Ron Reichard as a member to the Land Preservation Board, second by Ray. There being no comments, motion carried 2-0.

#### **AUDIENCE COMMENTS**

**1. Josh Wagner** – Stated he received a certified letter from the Township and would like to speak to the Chairman after the meeting.

There being no further business, meeting was adjourned at 7:47 p.m.

Respectfully Submitted,

Melody A. Ernst, Asst. Manager/Secretary  
Williams Township Board of Supervisors