

Williams Township Board of Supervisors
October 14, 2020

The monthly meeting of the Williams Township Board of Supervisors, 655 Cider Press Road, Easton, PA 18042 was held on the above date virtually on “gotomeeting.com” and called to order at 7:00 p.m. by Chairperson Mark Ernst. Others present were Vice Chairperson Raymond Abert, Supervisor Michael Bryant, Township Solicitor William Oetinger, Township Manager Mikal Sabatine, Township Engineer Ronald Madison, Public Works Director Michael Strawn and Assistant Township Manager Melody Ernst.

Mark asked Mikal if there are any public comments on agenda items. Mikal stated that he received an email from Bob Schmidt that he will not be able to attend the meeting tonight.

Mark stated an Executive Session was held on Tuesday, September 22, 2020 and Wednesday, October 14, 2020 for Legal Matters.

Mark asked Ray and Michael if they had any corrections to the Minutes of September 9, 2020. There being none, Ray made a motion to approve said Minutes, second by Michael. There being no comments, motion carried 3-0.

Melody presented the Expense Report of October 14, 2020. Michael made a motion to approve the Expense Report, the Treasurers Reports for August and September and pay the bills, second by Ray. There being no comments, motion carried 3-0.

Managers’ Report – Mikal read the report for October 14, 2020

Mikal stated that an email was received from John Cusick regarding the Mainstreet Marketplace publication that is distributed in the Township. It was stated that this was brought before the Board once before. The only solution is to have the resident call the Mainstreet Marketplace and make the request that it not be delivered to their residence.

Mikal stated he is looking for the Boards approval for the addition of one more sick day and an addendum added to the Employee Manual for administrative staff that sick days over 90 be expensed at the end of the year in a pay out as was agreed upon and entered into the Union Contract. Michael made a motion to approve same and make it part of the Employee Handbook, second by Ray. Ray asked if you retire you would get compensated for that. Mikal stated according to what was agreed in the CBC the employee would get paid full wage. There being no additional comments, motion carried 3-0.

Ray recommended that the Township advertise for the November and December meetings to be virtual.

Michael asked why the Upper District voting is being held in the Community Building instead of the Municipal Building? Mikal stated we originally moved it into the Community building because we had an air conditioning problem in the Municipal Building. We had consulted with the County of Elections and they were fine with the change.

Public Works - Mike Strawn gave the report for September 9, 2020 to October 14, 2020.

Mike stated that the demolition of the house on Diehl Road will probably take place in the month of January or February 2021. The asbestos removal will not be done until there is a specific date in place.

Mark asked Mike if he can make sure that the outdoor lighting at the Municipal Building parking lot is working properly for election night.

Zoning Office - There will be a Zoning Hearing Board meeting on Wednesday, October 28, 2020 at 7:00 p.m. and held at the Public Works Building. The Following will be heard:

1. **Matthew and Beth Vanselous** - 1970 Morgan Hill Road-Variance
2. **Joshua and Dawn Wagner** - 190 Gaffney Hill Road - Variance Relief
3. **Joshua and Dawn Wagner** - 190 Gaffney Hill Road - Dimensional Variance
4. **Judy and Greg Clemens** - 71 Ballek Road - Special Exception

Michael asked if the properties were posted. Mel stated yes.

Planning Commission Report - September 16, 2020

1. **Brian and Lauren Bruneio - 150 Woodland Road - Lot Line Adjustment - Resolution 2020-26** - Ray made a motion to approve Resolution 2020-26, second by Michael. There being no comments, motion carried 3-0.

Land Preservation Board - September 22, 2020. It was stated that the report was received.

Recreation Board Report - Ray gave the report. Ray commented that the field project seems to be complete and that he asked the company for a quote for the other field. There was concern last meeting about parking on the field that was just done and Ray stated they were bring the pitching machine up.

Landfill Committee Report - The report for October 12, 2020 was received.

Engineer Report - Ron Madison briefly reviewed his October 12, 2020 memorandum. It was stated by Ron that the Developer of Cedar Park Major Subdivision has submitted a letter to the Township stating they are working on the NPDES Permit & Improvements

Agreement close-out schedule. They are requesting modifications to the approved landscape plan which includes a 4' high split rail fence in place of a 6' high chain link fence around the detention basin and payment to the Township for park plantings in place of a arborvitae planting screen that would have been around the detention basin. Ron stated it is Maser Consulting's recommendation that the Township move forward with the request. There was a brief discussion regarding the fence and screenings. It was asked if we change what is on the plan does it add liability to the Township. Attorney Oetinger stated that it is not a Township owned property basin so the responsibility would be the HOA to maintain. It was stated by Mel that the financial security was returned pursuant to the prior Township Engineer. Mark made a motion to accept \$7,425.00 in lieu of arborvitae plantings and the substitution of a 4' high split rail fence with mesh and access gate pursuant to the Developers letter dated October 9, 2020, second by Michael. There being no comments, motion carried 3-0.

Solicitor Report – None

Old Business

New Business

1. Chrinerger Park Subdivision Plan Waiver – 250 Berger Road – Resolution 2020-27- This subject is tabled.

2. Tiny Home Discussion – Mark commented that he is against tiny homes and feels it will decrease the value of your property. It was stated that there was information received from our Third Party Inspector regarding the homes and a brief discussion took place. It was stated that it seems as if it would fit under the definition of a mobile home. Alan Kirby stated that to him it sounds more like a travel trailer not necessarily a mobile home. Ray is not in favor of the tiny home. It was stated that we receive more information from our Third Party Agency and talk about it next month. Mikal will get this information and the matter is tabled until November.

3. Appointment of Andy Lichtenberg Zoning Hearing Board Alternate Member – Resolution 2020-28 – Mark made a motion to approve Resolution 2020-28 for a Zoning Hearing Board Alternate member, second by Michael. There being no comments, motion carried 3-0.

Supervisors Remarks

Ray asked if the Athletic Association contribution request was going to be discussed. Mark commented that the last he heard, the Township did not receive all the information required. Mikal commented the request is for \$700.00. It is the Boards consensus to grant the contribution as long as all required paperwork has been received.

Ray asked if there was anything has been decided regarding complaints of parking at the Golf Course. Mikal stated he had a conversation with the President of the Homeowners Association and will accept the complaints on a complaint basis. He

stated that he did invite the Homeowners Association to have an open discussion however, he has not heard anything at this time.

Michael thanked Mike and the Public Works employees for working on the Melchor Tract. He asked that the shredding environmental impact report be placed on the website.

Mark commented following up on Ray's comment regarding the Golf Course Water Tank area Williams Township does not have a Police Force. He asked if the Township could add signage. He further commented that the Homeowners Association could institute a fee and get their own security guard. Mikal stated this is a parking issue and it was left that there has not been a professional traffic study done in that area. Mikal further stated it would probably force the Township to meeting requirements that Jonathan had discussed with him and Mike for classifications of a signage change or the implementation of that study. Mark reiterated that they can call the state police or they can hire a security guard.

Audience Comments

1. Alan Kirby - Commented that this was the first Planning meeting where they had all members and the alternate attend. Planning does have a meeting next Wednesday for a Lot Line Adjustment and a Home Business. Pointed out that the agenda link was not working correctly on the website.

There being no further business, meeting was adjourned at 8:14 p.m.

Respectfully Submitted,

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