

Williams Township Board of Supervisors
June 9, 2021

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. Others present were Vice Chairperson Michael Bryant, Supervisor 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.

Mark stated there were no Executive Sessions held.

Mark asked Ray and Michael if they had any corrections to the Minutes of May 12, 2021 and May 21, 2021. 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 June 9, 2021 and the June Treasurers Report to the Board. Michael made a motion to approve the Expense Report, Treasurers Report and pay the bills, second by Ray. There being no comments, motion carried 3-0.

Mark asked Mikal to get some information on the solar panels at the Public Works Building. Ray commented that he would like to know if the Township is making or losing money.

Manager's Report – Mikal submitted his report of June 9, 2021 to the Board for review.

Mikal commented that he received correspondence from Northampton County Division of Parks and Recreation informing the Township as required by their grant agreement with PA DCNR that there are improvements proposed for Wy0-Hit-Tuk Park. They are asking the Township to prepare a letter of support for the project. Consensus of the Board is to have Mikal prepare a letter to send to the County.

Mikal advised the Board that the Shredding Event was held and they serviced 127 residents.

Mikal stated that Jonathan revised the WTAA Lease Agreement, a copy of which was included in the packets. Jonathan stated the last two paragraphs changed to addresses issues that the Township Administration was having over the last few years with cleanliness and security of the snack stand. Ray stated he thought it was the responsibility of the AA to pay for Ehrlich to service the building. It was stated that the AA is to maintain a clean area to prevent rodents, but is not responsible for service. Michael made a motion to accept the Lease Agreement, second by Ray. Ray asked if the lease includes Raubsville and Chrin facilities. Jonathan stated that the Lease applies to all the facilities and snack stands. There being no further comments, motion carried 3-0.

Mikal commented that he is currently working on the Townships submission to DCED for the Township's share of the American Rescue Plan Act. Ray would like to have the Fire Company be included in the talks of where to spend the money.

Public Works – Mike Strawn read the report for May 12, 2021 to June 9, 2021.

Zoning Office – Mark stated the Report from the Zoning Office was received for the Boards review. Suzanne commented that there have been a lot of enforcements and complaints about abandoned vehicles. It was also stated there will be a Zoning Hearing Board meeting on Wednesday, June 23, 2021, at 7:00 p.m. for the following:

1. **Melinda McLane and Sunny Qureshi** – 15 Schoolhouse Lane- Dimensional Variance
2. **TH Minit Markets, LLC** – 15-155 Morgan Hill Road – Dimensional Variances.

Mark asked Suzanne if there is a reason to have the Township Engineer and Township Solicitor attend the Zoning Hearing Board meeting. Suzanne feels the Zoning Hearing Board can handle it.

Ron commented that the new Zoning Hearing Board plan submitted by TH Minit Markets has been revised from the 2020 Sketch Plan. Ron further stated that the changes are in the shape and size of the stand-alone restaurant with a drive through is now listed as a IHOP restaurant with no drive through. They removed the two drive throughs for a convenience store and there will be two fast food restaurants in the convenience store.

Planning Commission – None

Land Preservation Report– Jim Williams read the report for May.

Recreation Board Report – Judy gave the report.

Judy stated that the Recreation Board is recommending that Roberto Benevides be appointed to the Recreation Board to fill a vacant position. Ray made a motion to appoint Roberto, second by Michael. There being no comments, motion carried 3-0.

Jennifer Batdorf stated that the field sign for Field B will not be mounted on the fence. There was a brief discussion about where to mount it. It was decided the best option is to mount it with posts above the equipment box. Mark made a motion to have the sign mounted above the equipment box and to make sure when the holes are dug for the post that everything is good, second by Michael. There being no comments, motion carried 2-1. Ray abstained. Jennifer Batdorf stated that the field renaming will be on June 20, 2021. She further stated that she will send out an email and post the information on social media.

Engineer Report– Ron Madison briefly reviewed his June 3, 2021 memorandum.

There was a short discussion regarding TH Minit Market and the stop light. Suzanne stated that when she spoke with the Attorney for TH Minit Market, he stated they were negotiating back and forth and are confident what they are proposing will be approved. Michael discussed the truck traffic.

Solicitor Report - None

Old Business

1. Continued Public Hearing – Lighting District Ordinance 2021-1 - Mark opened the public hearing. Mark commented that the Board will take comments and that this matter will be continued to next month. Barbara Faust from 95 Murray Drive commented that her and her husband are not part of Country Inn Estates. She further stated that they personally feel the lights should be turned off and that they have had conversations with the residents and they feel the same. Mark stated that a letter has been drafted by the Township Manager to send to the residents. George commented that he understands there was a petition and all but one resident did not want the lights, so he is not sure if a letter is necessary. Mark commented that there was a petition but there was also a discrepancy with the petition turned into the township because two residents changed their minds so a letter will be sent. Ray made a motion to continue the hearing, second by Michael. There being no comments, motion carried 3-0. Public Hearing was continued to July 14, 2021.

2. Roth Farm Estates Default – Call on Letter of Credit – Jonathan stated that Mr. Strauss dropped off a check for the amount of the Letter of Credit. Once the check clears then the original Letter of Credit can be returned to the bank. If the check does not clear by July 2, the Treasurer will notify Jonathan and he will process the demand letter. Mark commented no action needs to be taken at this time.

New Business

1. Traffic Light Contract with PennDOT – Mikal commented that this contract that was received will allow the Township to move forward with any repairs. He further stated that there is also a Resolution that would need to be approved. Ray asked what happens with the lights right now if the lights do not work? Mike stated that PennDOT changed the rules and regulations for traffic lights intersections. They do not own any of the traffic lights, the Municipalities do. Mike further stated that PennDOT will not let you change anything with the traffic light like synchronizing, etc. without having a contract in place. Jonathan stated that a general Resolution was sent. Jonathan stated if you adopt the Resolution tonight, it will be available for your signature tomorrow. Ray made a motion to approve Resolution 2021-18, second by Mark. There being no comments, motion carried 3-0.

2. Authorization to Draft Alternative Energy ZO Amendment – Jonathan stated that on one of the Municipalities that he represents, an energy company has recently been inquiring about different sites to install solar panel farms to produce energy for off-site consumption. When the Township updated their Zoning Ordinance, that dealt with more on-site alternate energy production. Jonathan stated he is recommending an update to the Township Zoning Ordinance so that you have the regulations in place

for off-site alternate energy productions site and location. Jonathan further stated that if that is not in an Ordinance then it could be challenged in a curative amendment. Jonathan is looking for authorization to allow his office to prepare a draft Zoning Ordinance Amendment which would come back in front of the Board for review to address those subjects which could then be discussed and authorized to go the planning commissions for review and comment. Michael asked if this would come to the Board first and then to the Planning Commission and lastly back to the Board. Mark made a motion to authorize Jonathan's office to prepare the draft amendment as discussed, second by Michael. There being no comments, motion carried 3-0.

3. Authorization to Advertise for Public Hearing Emergency Response Ordinance - Jonathan stated that there was an oil spill and the State Representative on site ordered the Township Manager to take action to clean up the spill. The Township did that and incurred a considerable expense and when we sought to recover the cost through the court system, the court was not satisfied with the Ordinance that was used to recover the cost of those expenses. Will prepared a draft amendment to strengthen the township ordinance and the Township ability to recover expenses as a result of emergency situations. Michael made a motion to authorize the advertisement for a public hearing, second by Ray. There being no comments, motion carried 3-0.

4. Authorizing Acquisition/Condemnation Stout's Valley Park - Resolution 2021-17 - Jonathan stated as a result of efforts to obtain the Highway Occupancy for the park, I he has to write an opinion letter regarding the title. It was determined back when Mr. Melchor did a minor subdivision that the Right-of-Way (ROW) offered to the Township on the subdivision was never formally accepted by Resolution or by way of an easement being recorded. As a result, some research was done and Mike determined that we have used that ROW in the 21 years after the subdivision occurred. Unfortunately, PennDOT in Harrisburg has not accepted that and they are requiring that formal action be taken for the Township to take title to the parcel. The ROW Offered was over twenty-one years ago and you cannot just adopt a Resolution to accept it so this Resolution would authorize the Township to acquire the property through an Agreement with the heirs of Mr. Melchor. If we cannot locate them or if they are not willing to sign off on the Deed, it would authorize the condemnation of the parcel. Michael made a motion to approve Resolution 2021-17, second by Ray. Kevin Sweeney asked where this parcel is located. There being no further comments, motion carried 3-0.

Supervisors Remarks

Ray commented that Mrs. Mineo was speaking with Ray about the bears in the Township and was wondering if we should have a speaker to discuss bear safety. Ray also expressed condolences to Michael in the passing of his wife Carole. Ray thanked the Memorial Committee for their hard work.

Michael thanked Suzanne for her reports. Thanked Mikal for hosting the virtual meetings. Thanked personnel and committee chairs for their work during the pandemic. Also thanked everyone for wearing masks so that we could get where we are today.

Mark commented that he would like to move on a bonus for Mike for this past winter for his time. Asked that that be included on the next agenda.

Audience Comments

1. **Kevin Sweeney** - Stated that they have worked on the field use guidelines and feels the next step would be the Bylaws. He is looking for guidance. Jonathan recommended that if you are going to draft the Bylaws then you should also look at the Township Ordinance that created the Board. Kevin asked if there is a specific person that we should contact to navigate through it. Mark stated that Mikal can email you the Ordinance and you can start there. Mark stated great work on the Field Use Guidelines.

There being no further business, meeting was adjourned at 8:07 p.m.

Respectfully Submitted,

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