

Williams Township Board of Supervisors
August 11, 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 Executive Sessions held on July 9, 2021 and July 23, 2021 for Personnel Matters and August 11, 2021 for Legal Matters.

Mark asked Ray and Michael if they had any corrections to the Minutes of July 14, 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 August 11, 2021 together with the August 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.

Manager's Report – Mikal submitted his report of August 11, 2021 to the Board for review.

Mikal stated currently we are seeking interest from our residents to have push notifications. Mikal explained the notification system and stated we will continue to investigate whether there is a want from the residents. Mikal stated he has received seven positive inquiries.

Mikal thanked the Fire Company Volunteers who worked tirelessly to host the Fair.

Public Works – Mike submitted his report for July 14, 2021 to August 11, 2021.

Mark asked Mike when the work to remove the Murray Lighting District would take place. Mike stated that Met Ed has to be notified so that the lights can be turned off. After that, he will start working on having them removed.

Zoning Office – Mark stated the Report from the Zoning Office was received for the Boards review. Suzanne stated that enforcements still seem to be busy. She further stated she has changed the enforcement notice to only give the resident one chance to take care of the enforcement.

Mark commented that there will be a Zoning Hearing Board meeting on August 25, 2021 to hear the following:

1. TH Minit Markets, LLC - 15-155 Morgan Hill Road - Dimensional Variances

Mark commented that perhaps Ron should be present at the hearing. The Board consensus is for Ron to attend. Ron stated that he would just be there to observe and not participate as he feels it would be informative to get up to speed.

Planning Commission - Mark stated that the Board received the report for review.

Land Preservation Report- Jim Williams read the report for June.

1. Accept Survey Bid from Cowan Associates for the Boss Property in the amount of \$6,500.00 - Jim stated that the Land Preservation Board is looking for approval from the Board of Supervisors to have Cowan Associates conduct the survey on the Boss property in the amount of \$6,500.00. Ray made a motion to approve the cost, second by Michael. Michael asked how this price compares to others. Bob stated that it is very close to what the Russell property was. There being no further comments, motion carried 3-0.

2. Approval of the Revised Scoring System - Bob introduced the changes to the new Rating System and prepared a chart for the Boards review. Ray made a motion to approve the new Scoring System, second by Mark. There being no comments, motion carried 2-1. Michael opposed.

Jim presented an award to Bob Schmidt in appreciation for the years he has served on the Land Preservation Board. Jim read the award which was signed by the Board of Supervisors. Mark congratulated Bob and Michael stated well deserved.

Recreation Board Report - Judy gave the report. Judy commented that the Recreation Board would like Mikal to attend the next meeting. Michael asked why they wanted him to attend. Mark commented that going to a Recreation meeting is not part of his job description, but will give Mikal the opportunity to go if he so wishes. Judy stated they would like job descriptions for the Director and Counselors. Judy commented that they need volunteers for the fall festival.

Engineer Report- Ron Madison briefly reviewed his August 9, 2021 memorandum.

Michael asked Ron if Oakleigh Knoll subdivision will have a Homeowners Association. Ron stated yes. Michael stated he was just concerned as he did not want to run into the same issue as Murray subdivision with the lighting. Ron commented that the lights will be owned and maintained by the Homeowners Association.

1. Authorize to Draft Diehl Road Speed Limit Ordinance - Ron submitted a memorandum regarding Diehl Road Speed Limit and Caution Signage Recommendations. Ray made a motion to move forward with a draft Ordinance with the recommendations in Ron's memorandum dated August 4, 2021, second by Mark. Michael commented what is the point if the State police are not going to control it. Ron commented that enforcement without police is state police and the signs are for

law abiding citizens. He further commented that it is recommended the Township do all they can for the public's safety. Mark asked if this can also be done with Old Well Road and Mike stated they are already doing it. Ray asked if this gives the State Police more authority and Jonathan stated yes. There being no further comments, motion carried 3-0.

2. Authorize to Draft Centre Street Loading Zone No Parking Ordinance – Ron submitted a memorandum dated August 4, 2021 regarding Centre Street Loading Zone Signage recommendations. Michael made a motion to authorize Jonathan to draft an Ordinance, second by Ray. There being no comments, motion carried 3-0.

3. Authorization to sign Chrinergy Park PA DEP NPDES PCSM O&M Agreement – Ron stated Chrin went through subdivision and it is necessary to close the NPDES permit in order to transfer the property. It was stated that DEP requires a Post Construction Storm Water Management Plan that the Township will take over the responsibility. Ray made a motion to complete the paperwork, second by Michael. There being no comments, motion carried 3-0.

Solicitor Report – Jonathan stated that he has received a report but not an official document withdrawing the PennEast Condemnation or properties in Williams Township that have conservation easements on them. He will keep the Board advised when the official document has been received.

Old Business

1. Public Hearing Cluster Mailboxes SALDO Amendment Ordinance 2021-2 – Mark opened the public hearing. It was stated that the US Postal service requires cluster mailboxes to deliver the mail. This Ordinance would amend the SALDO to when plans are submitted the applicant or developer would have to show where the mailboxes would be placed. It is required that the applicant place them in a safe area for the residents to retrieve their mail. The Ordinance also cleans up some other things that were outdated and not being followed. There was a question with Appendix A and it not having a space for an email address. Jonathan stated that can be added because it is not a substantive change. Mark closed the public hearing. Michael made a motion to approve Ordinance 2021-2, second by Ray. There being no comments, motion carried 3-0.

2. Authorization to Send Alternative Energy ZO Amendment Ordinance to Planning Commission – Jonathan stated the Township Engineer sent a memo with changes that were incorporated into the draft Ordinance. Michael made a motion to authorize Jonathan to send it to the Williams Township Planning Commission and the Lehigh Valley Planning Commission for review and comment, second by Ray. There being no comments, motion carried 3-0.

3. Public Hearing Parking Ordinance 2021-3 – Mark opened the public hearing. Jonathan stated the Board asked to revise the parking provisions in the current codification and the Township Engineer provided the areas that should have no parking. Michael asked if this is in addition to the parking Ordinance that was instituted to Cedarville Road. Jonathan stated there is no relevance to that as this just affects the areas of Cedarville and Turnberry. Mike commented that there is parking on

both sides of Clubhouse. Susan Reed commented that she didn't read the full Ordinance but saw in the newspaper that it was Turnberry only. There was a brief discussion regarding the roads. Ron stated that he suggested no parking on either side of Clubhouse to Congressional. Jonathan stated that once the revisions are made, they will draft a new Ordinance and advertise. Michael made a motion to close the hearing, second by Ray. Motion carried 3-0. Mark closed the hearing.

New Business

1. Consideration in Refunding Real Estate Taxes – Richard Larkin, Disabled Veteran

– Mark made a motion to refund \$161.29 to the Disabled Veteran, second by Michael. There being no comments, motion carried 3-0.

Supervisors Remarks

Michael made a motion to pay Mikal a bonus of \$3,000.00, second by Mark. George Washburn stated his comment is the same as last month. Polly Clark feels the bonus is a good idea. Mark commented that he did not get a response back from the Ethics Board as to whether he could personally give him a bonus. He further commented that if you have a good employee, you take care of that employee. Mark commented that there have been rumors and other comments that if he personally gave him a bonus that his wife could be given special treatment, so therefore he will not give him a bonus personally. There being no further comments, motion carried 2-1. Ray opposed. Michael commented that he feels Mikal is deserving of the bonus.

Mark commented that at last month's meeting when the bonus was opposed, three people came up to him after the meeting to say they would also contribute to the bonus. Mark thanked the Fire Company for an excellent carnival year. He also thanked Bob Schmidt for his tenure on the Board.

Audience Comments – None

There being no further business, meeting was adjourned at 7:50 p.m.

Respectfully Submitted,

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