

**Williams Township Board of Supervisors
December 8, 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 Vice Chairperson Michael Bryant. Others present were Supervisor Raymond Abert, Supervisor George Washburn, Township Solicitor Jonathan Reiss, Township Manager Mikal Sabatine, Township Engineer Ronald Madison, Public Works Director Michael Strawn and Assistant Township Manager Melody Ernst.

Michael stated there was an Executive Session held on December 8, 2021 for Personnel Matters.

Michael asked Ray and George if they had any corrections to the Minutes of November 10, 2021. There being none, Ray made a motion to approve said minutes, second by George. There being no comments, motion carried 3-0.

Melody presented the Expense Report of December 8, 2021 to the Board. George made a motion to approve the Expense Report, November 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 December 8, 2021 to the Board for review.

Public Works – Mike submitted his report for November 10, 2021 to December 8, 2021.

Zoning Office – It was stated the report from the Zoning Office was received for the Boards review. Mikal stated that he is working on the Well permits that need annual inspections. Mikal will draft a letter and have it approved by Joe Black. Once approved, he will get them out to all residents that need annual inspections. Jonathan stated the inspection reports will be provided to the Township.

Planning Commission – Alan gave the report from November 17, 2021.

Land Preservation Report – Jim gave the report for November 23, 2021

Engineer Report– Ron Madison briefly reviewed his December 2, 2021 memorandum.

Ray commented at last month's Planning Commission meeting there was a discussion regarding the Glendon Industrial Park and people wanting to put a tractor trailer parking lot on the property. Ray questioned if there is anyway the Township can get or help the Turkey Hill project with an impact fee for the trucks using our roads. He asked if there is anyway before Lehigh Valley Planning Commission approves something, if the Township can be involved in it. Ron stated that the Lehigh Valley Planning Commission granted preliminary plan conditional approval at their November

meeting for additional truck servicing. Ron stated that the Township can have the Manager send a letter of concern but does not feel it would do anything because the project is already submitted as a preliminary plan. There was a brief discussion regarding an impact fee and how the Township would not be able to collect anything. Alan Kirby stated had the Township known about it the Township could have sent a representative to the meeting to voice our concerns. Ron commented that he learned about it in the newspaper after the fact. No action taken.

Solicitor Report - None

Old Business

1. Authorization to Advertise Attorney Fees Ordinance – Jonathan stated in addition to sewer liens, this Ordinance would allow the Township to collect any other liens to recover attorney fees. George made a motion to advertise the draft Ordinance, second by Michael. There being no comments, motion carried 3-0.

2. Public Hearing – Amendments to Chapter 15 Motor Vehicle and Traffic – Ordinance 2021-3 – Michael opened the public hearing. Michael commented that this Ordinance is to amend speed limits on Diehl Road, the loading area on Centre Street and parking on Club House Drive. Michael made a motion to adopt Ordinance 2021-3, second by George. There being no comments from the Board or audience, motion carried 3-0. Michael closed the public hearing.

3. Authorization to Send to PC's Alternate Energy Zoning Ordinance Amendment for Review and Comment – Jonathan stated this was sent to the Lehigh Valley Planning Commission and Township Planning Commission. The Township Planning Commission reviewed the document and made changes. Under the Municipal Planning Code it has to be sent back to the Planning Commissions to review the changes that have been made. Ray made a motion to send to the Lehigh Valley Planning Commission and Township Planning Commission for review and comment, second by George. There was a brief discussion about off-site location and to prohibit the use on preserved properties. There being no other comments, motion carried 3-0.

4. Authorization to Send to PC's Accessory Dwelling Zoning Ordinance Amendment - This was explained by Jonathan that there was a request made to change the Ordinance on Accessory Dwellings that would have certain limitations. Jonathan stated that the restrictions would run with the property no matter who owns the property. George made a motion to send the draft Ordinance to the Planning Commissions for review and recommendations, second by Michael. There being no comments, motion carried 3-0.

5. Amendment of WTAA Lease – Michael stated the amendment will allow the installation of a mailbox so the association can get their mail directly. Michael made a motion to approve the Amendment to the Lease and to send to the WTAA for approval and signature, second by George. There being no comments, motion carried 3-0.

6. Approval of 2022 Budget – Ray made a motion to approve the 2022 budget, second by George. There being no comments, motion carried 3-0. Ray commented that there is no tax increase for year 2022. Alan Kirby commented that was great news. George commented Williams Township has the lowest tax rate.

New Business

- 1. Accept Resignation of Paul Kichline** – Ray made a motion to accept the resignation of Paul Kichline, second by George. There being no comments, motion carried 3-0.
- 2. Approval of Rafinski Minor Subdivision 470, 460 and 420 Gaffney Hill Road – Resolution 2021-23** – George made a motion to approve Resolution 2021-23, second by Ray. Alan asked if the Resolution includes the waiver. There being no other comments, motion carried 3-0.
- 3. Approval of Andy Lichtenberg Member Zoning Hearing Board – Resolution 2021-24** – Michael made a motion to approve Resolution 2021-24, second by George. There being no comments, motion carried 3-0.
- 4. Consideration in Refunding Real estate Taxes – Michael Brodt – Disabled Veteran** – Michael made a motion to refund Mr. Brodt \$26.32, second by George. George thanked him for his service. There being no further comments, motion carried 3-0.
- 5. Approval to accept Penn East Pipeline Settlement/Reimbursement** – Jonathan stated Penn East had filed a condemnation action in Federal Court to condemn certain areas of properties within Williams Township, two of which have Conservation Easements on them. Penn East withdrew their condemnation action earlier this year and under Federal law the Township is allowed to recover its attorney’s fees and costs that were incurred during that litigation. The only thing that may not be included in the attorney fees is the motion Jonathan’s office filed and the discussion getting to the Settlement Agreement. It also includes the expert witness who was the appraiser. Michael made a motion to accept \$14,707.00, second by George. There being no comments, motion carried 3-0.
- 6. Approval to Close Books December 28, 2021** – Michael made a motion to amend the agenda to close the books, second by Ray. There being no comments, motion carried 3-0. The revised agenda will be posted. Michael made a motion to close the books December 28, 2021, second by Ray. There being no comments, motion carried 3-0.

Supervisors Remarks

George wished everyone a Merry Christmas and a Happy New Year.

Ray commented the wreath ceremony will take place on December 18 at noon. Ron Hinline thanked the veterans for their service.

Michael wished everyone a Merry Christmas and a safe and Happy New Year. Thanked the Township Staff, Public Works and everyone else that is involved to helping maintain the Township and keeping our residents happy.

Audience Comments

- 1. Eric Reiter** – Stated he feels there was misinformation that was given out about the lights in the Country Inn Subdivision. He explained that without the lights the subdivision is extremely dark. Mr. Reiter stated that he would pay for the lights if they

were turned back on. It was suggested that Mr. Reiter come to the next Supervisors meeting with a petition and the residents that are for having the lights being turned back on.

There being no further business, meeting was adjourned at 8:02 p.m.

Respectfully Submitted,

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