

**Williams Township Board of Supervisors  
May 11, 2022**

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 George Washburn. Others present were Vice-Chairperson Michael Bryant, Supervisor Raymond Abert, Township Solicitor Jonathan Reiss, Township Manager Mikal Sabatine, Township Engineer Ronald Madison, and Assistant Township Manager Melody Ernst. Absent was Public Works Director Michael Strawn

George stated there was an Executive Session held on May 11, 2022 for Legal Matters.

George asked Michael and Ray if he had any corrections to the Minutes of April 13, 2022. 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 May 11, 2022 to the Board. Michael made a motion to approve the Expense Report, March Treasurer Report and pay the bills, second by Ray. There being no comments, motion carried 3-0.

**Presentation by Daniel Redington Director of Mary Meuser Memorial Library – Fund Request** – Dan stated that they are asking the Board for a possible contribution for the purchase of new computers for the library. The cost per computer would be \$600.00 to \$800.00. They are looking for six computers for access at the library. It was asked that a proposal be submitted to the Township. Michael stated he will be at the reception for Jan Beck on Sunday.

**Manager’s Report** – Mikal submitted his report of May 11, 2022 to the Board for review.

Mikal asked the Board for approval in perpetuity until either party wishes to terminate for the use of the Township fields for the Wilson Area School District. George made a motion to approve Wilson Area School District the use of the fields in perpetuity, second by Michael. Ray questioned why we need approval for the fields. Jonathan stated other organizations use the fields and that moves to the Board for approval. This will enable them to use the fields without coming to the Board again for approval. There being no further comments, motion carried 3-0.

**Public Works** – Mike submitted his report for April 13, 2022 to May 11, 2022.

**1. Labor Charges to Install Flange to Existing 10,000 Gallon Tank** – Mikal stated that a grant was received two years ago for the storage of a water tank. The Township received a second grant for the equipment required to do the baffling. Michael asked if it includes the labor. Mikal stated that Public Works will be doing some of the work. Michael made a motion to authorize the expenditure for \$8,768.00, second by Ray. There being no comments, motion carried 3-0.

**2. Approval of Hourly Rates for Public Works Seasonal Employees** – Mikal stated he and Mike are proposing a rate of \$15.00 per hour for the seasonal public works

employees. Michael made a motion to approve the rate of \$15.00 per hour for the summer Public Works employees, second by Ray. Ray commented that the returning summer help as well as new summer help will be \$15.00 an hour. There being no further comments, motion carried 3-0.

**Zoning Office** - It was stated the report from the Zoning Office was received for the Boards review. There will be a Zoning Hearing Board meeting on May 25, 2022 to hear the following:

- 1. Michael Raymond - 1500 South Delaware Drive - Variance**
- 2. Consideration by Board of Supervisors to Oppose the Application Schedule for a May 25, 2022 Hearing** - Jonathan stated because this is the result of a zoning enforcement notice, the Township has the burden to go before the Zoning Hearing Board to present evidence to establish the zoning violation. The burden of proof shifts to the applicant as to why they are not in violation or why they are deserving of a hearing. Because of that Jonathan is recommending the authorization to have Jonathan's office be present at the hearing to present evidence. Ray made a motion that Jonathan's office attend the Zoning Hearing Board meeting, second by Michael. There being no comments, motion carried 3-0.

**Planning Commission** - None

**Land Preservation Report**- The Report for April was submitted to the Board.

**Recreation Board Report** - Judy gave the report for May.

- 1. Approval to Purchase 2 Dog Bag Waste Stations for Stouts Valley Park**
  - 2. Approval to Purchase T Shirts for Recreation Counselors**
  - 3. Approval to Purchase Weighted Cover for Field B**
- George stated for the above to get a Purchase Order Number from Mel and order the items.

**Engineer Report**- Ron Madison briefly reviewed his May 6, 2022 memorandum.

- 1. MS4 Five Year Waiver Renewal** - Michael made a motion to authorize the Township Manager to execute the application, second by Ray. There being no comments, motion carried 3-0.

**Solicitor Report** - None

**Old Business** -

- 1. Public Hearing Parking Lot ZO Amendment - Ordinance 2022-1** - George opened the public meeting. This would allow for a parking lot in a Local Commercial and Highway Commercial District by Special Exception as well as in the Planned Unit Commercial Development District. Lehigh Valley Planning Commission and the Township Planning Commission have recommended approval. Linda asked where this is. Michael made a motion to approve Ordinance 2022-1, second by Ray. There being no comments, motion carried 3-0.

**2. Public Hearing Alternative Energy Ordinance Amendment – Ordinance 2022-2 –** George opened the public hearing. This is for Solar Energy for use in the Agricultural District and Low Density Residential District as a special exception. Jonathan stated Lehigh Valley Planning Commission and the Township Planning Commission have recommended approval. There was a comment from an audience member as the minimum acres. George stated that the minimum would be twenty acres. Michael stated this will not be permitted on preserved property. George closed the public hearing. Mike made a motion to approve Ordinance 2022-2, second by Ray. There being no comments, motion carried 3-0.

**3. Electrical Vehicle Charging Station ZO Amendment Discussion and Authorization to Send to the PC and LVPC for Comments –** George stated this is a draft ZO Amendment addressing Electrical Vehicle Charging Stations to be sent to both Planning Commissions for review and comments. Michael made a motion to send the draft Amendment to both Planning Commissions, second by Ray. There being no comments, motion carried 3-0.

#### **New Business**

**1. Resignation of Robert Christopher – Land Preservation Board –** Ray made a motion to accept Mr. Christopher’s resignation, second by Michael. There being no comments, motion carried 3-0.

**2. Approval Appointment of Ed Powell – Sewage Enforcement Officer Alternate – Resolution 2022-17 –** Michael made a motion to approve Resolution 2022-17, second by Ray. There being no comments, motion carried 3-0.

**3. Oakleigh Knoll Phase I and II Memorandum of Understanding –** Jonathan, Suzanne and Ron brought to attention that the plans submitted did not match the setbacks of the record plans for grading for the Oakleigh Knoll Subdivision. There was a meeting with the builder, engineer and in house attorney to work on a settlement and agreement. The development is a result of a court settlement and the settlement was not clear as to the building envelope for each lot. Jonathan stated he is asking for a motion to authorize the chairman to sign the memorandum as soon as it is drafted and approved by Jonathan based on the stipulation plan amendment exhibit. Michael made a motion to recommend the Board of Supervisors approve the Memorandum to be signed by the Board of Supervisors Chairman, second by Ray. There being no comments, motion carried 3-0.

**4. Well Waiver – 65 Raubsville Road – Resolution 2022-18 –** Jonathan stated this property received a waiver last year related to the well isolation distance. A new owner purchased the property and would like to install a new system but has discovered that the system would be 80 feet from the well of the neighboring property. It was stated that a letter of recommendation was received from Joe Black with requirements as well as a recommendation for a ECO-FLO treatment unit be fitted with an ultraviolet light. There was discussion regarding the ultraviolet light and ECO-FLO treatment unit. Ray made a motion to approve Resolution 2022-18, second by Michael. There being no comments, motion carried 3-0.

**5. Well Waiver – 1840, 1842, 1844 and 1846 S. Delaware Drive – Resolution 2022-19 –** Jonathan stated this property is seeking a well waiver. The property has two buildings with two dwelling units in each building and is served by five cesspools. It

was stated that a letter of recommendation was received from Joe Black with requirements as well as a recommendation for an ECO-FLO treatment unit. Michael made a motion to approve Resolution 2022-19, second by Ray. There being no comments, motion carried 3-0.

**6. Authorization for Solicitor to acquire Title Insurance for Chrin Detention Basin on I-78** - Jonathan stated this is in the Third Amendment to the Settlement to convey the property to the Township at no cost. Jonathan is recommending that the Township have minimum Title Insurance to insure there are no other liens before taking title. Michael made a motion to acquire Title Insurance, second by Ray. There being no comments, motion carried 3-0.

### **Supervisor Remarks**

Michael commented Mikal receiving his PMGA Certificate from PSATS in Administration, Mel celebrating 15 years with the Township and Katie for over 22 years. He also thanked Mike, Don, Mikal and Mel for attending the PSATS Conference.

Michael stated that Mikal was directed to write a letter to Senator Boscola, Congresswoman Wild and State Representative Freeman, regarding the ghost flights that were apparently bringing in illegal immigrants into the Lehigh Valley. The letter states it demands an answer as to where and if any were placed in Williams Township. He opposed and voted no to having the letter sent and feels the question should have never been asked. His feeling is this is a Federal responsibility and not on a Township level. Michael read a letter from a resident that was not present and also read an article from the Supervisor Handbook. His feeling is that it does not translate from Township Government. George read the letter that was sent to the Representatives. George commented if anyone can see anything racial.

### **Audience Comments**

**1. Howard Lewis** - Stated he has a problem with the letter going out. He stated he has spoken with State Representative Freeman who said that none of the ghost flights have been proven. Mr. Lewis stated there are immigrants coming in but not illegal immigrants. He commented that he also spoke with Sal Panto. Mr. Lewis would like to see a letter of apology on Township letterhead. His message to the Board as a resident is to stick to what you were elected to do and stay away from international politics.

**2. MJ Crowley** - Stated she would like to see the minutes posted to the website prior to them being approved. Jonathan stated under the PA Right to Know law, the draft minutes do not become public until they are approved or thirty days after by the Board, whichever occurs first. She spoke about the letter that went out to the Representatives and felt controversy may have been avoided if the Township would have gone on the internet and researched it. George stated that he received a response from Senator Boscola that there was a flight in January with children.

**3. Linda Heindel** - Announced the Memorial Day program May 29<sup>th</sup> at the Municipal Building.

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