

**Williams Township Board of Supervisors**  
**July 13, 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, Public Works Director Michael Strawn and Assistant Township Manager Melody Ernst.

George stated there was an Executive Session held on July 13, 2022 for Litigation and Personnel Matters.

George asked Michael and Ray if they had any corrections to the Minutes of June 8, 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 July 13, 2022 to the Board. Michael made a motion to approve the Expense Report, May and June Treasurer Reports and pay the bills, second by Ray. There being no comments, motion carried 3-0.

**Manager's Report** – Mikal submitted his report of July 13, 2022 to the Board for review.

Mikal stated that he would have Suzanne explain the No-Nonsense Neutering Program for possible acceptance of the Board. Suzanne stated that the program would be available to Williams Township residents at a voucher fee of \$40.00 per animal. The animal will then be neutered/spayed and returned to the resident for 24-hour supervision before being released in the area that it was trapped. Suzanne stated there is no cost to the Township. The Township would be given a certain number of vouchers to sell. She further stated at the end of the year the Township will receive an invoice for the vouchers sold by the Township.

Mikal stated the WTAA is seeking permission to host an Anniversary Celebration for its 65<sup>th</sup> year. The celebration would be held on August 13<sup>th</sup> from 3 to 8p.m. Ray commented that he would want to make sure that all insurances are received by the Township. Michael made a motion to allow the WTAA to use the field for the celebration as long as the insurance is received, second by George. There being no comments, motion carried 3-0.

Mikal stated that currently when the Board approves a well waiver it is recommended that the inspections take place annually or semi-annually. It has been recommended by Joe Black that all well inspections be changed to annual. Michael made a motion to approve Joe Black's recommendation to change well inspections to annually, including prior semi-annual inspection, second by Ray. There being no comments, motion carried 3-0.

**Public Works** - Mike submitted his report for June 8, 2022 to July 13, 2022.

**1. Truck Restriction Discussion** - Mike commented that there are problems with restricting trucks on Coffeetown Road and Royal Manor Road. Mike asked the Board if they would like to get the Township Engineer involved in looking at Coffeetown Road and Royal Manor Road to see what truck restrictions can be done. The other issue is Raubsville Road which is a PennDOT road and Mike possibly reaching out to see if there is a way to re-route the trucks. Consensus of the Board is to have Mike and Ron look into the restrictions.

Mike stated there was an issue at the Community Building with the well. It was brought to the attention of the Township office that the well is low and was sucking dirt. The well also feeds the Municipal Building. Mike stated that there have been issues in the past with dry summer months. Mike suggested budgeting for a hydraulic test in the new year's budget to make the well more dependable as well as getting Maser Consulting involved with a hydraulic test.

**Zoning Office** -The report from the Zoning Office was received for the Boards review. There will be a Zoning Hearing Board meeting on July 27, 2022. The following will be heard:

1. **Michael Farrell** - 180/190 Deemer Road - Dimensional Variance for side yard setback.

2. **Consideration by Board of Supervisors to Oppose the Application Scheduled for a July 27, 2022 Hearing** - Consensus of the Board not to oppose.

3. **Raymond Decision Appeal Discussion** - Jonathan stated the Decision was issued on July 8, 2022. The Board has thirty days to appeal to Northampton Court of Common Pleas. Michael made a motion to appeal the decision of the Zoning Hearing Board, second by Ray. Carried 3-0.

**Planning Commission** - The report was submitted to the Board for June 15, 2022.

**Land Preservation Report**- The Report for June was submitted to the Board. Jim stated previously they received permission to plant a tree in honor of Linda Heindel at the Stouts Valley Park. He asked if the tree could be planted at the Municipal Building instead of the park. After some discussion, George didn't see it as a problem and suggested planting it across from the parking lot. Michael and Ray are both fine with George's suggestion. Mikal will reach out to Lisa Pektor about the donation of the tree.

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

**Engineer Report**- Ron Madison briefly reviewed his July 13, 2022 memorandum.

**Solicitor Report** - None

## **Old Business**

**1. Electric Vehicle Charging Stations to Advertise for a Public Hearing – Ordinance 2022-3** – Jonathan stated this Ordinance was authorized to be drafted by the Board and was sent to both Planning Commissions for review. The Township Planning Commission has recommended adoption. The Lehigh Valley Planning Commission has also recommended adoption of the Ordinance and commended the Township for its forward thinking. Michael made a motion to advertise the draft Ordinance for a public hearing, second by Ray. There being no comments, motion carried 3-0.

## **New Business**

**1. Accept Resignation of Cynthia Hall Planning Commission Member** – Michael made a motion to accept the resignation, second by Ray. There being no comments motion carried 3-0. It was asked that Mikal send a thank you letter.

**2. Chrin Condemnation Resolution 2022-22** – Jonathan stated as part of the third amendment of the Settlement Agreement reached with Chrin, they had agreed to convey to the Township a half-acre piece of land next to the PennDOT detention basin at no cost. In order to complete this a Resolution would need to be approved authorizing the Township to file an eminent domain to acquire the parcel or Deed in lieu of condemnation. There is an exemption from the realty transfer tax if acquisition is authorized by condemnation. Michael made a motion to authorize the condemnation if necessary, second by Ray. There being no comments, motion carried 3-0.

**3. Sanitary Sewer Dedication Resolution 2022-23** – Michael made a motion to approve Resolution 2022-23, second by Ray. There being no comments, motion carried 3-0.

**4. Appointment of Kevin Wychoff Member and Robert Zelley Alternate Member to the Planning Commission Resolution 2022-24** – Michael made a motion to approve Resolution 2022-24, second by Ray. There being no comments, motion carried 3-0.

**5. Consideration in Refunding Real Estate Taxes – Gudrun Miller – Disabled Veteran** – Michael made a motion to return the taxes in the amount of \$30.07, second by Ray. George thanked Mr. Miller for his service. There being no comments, motion carried 3-0.

**6. Authorization to Draft a Zoning Ordinance Amendment Requiring HOA Approval Before Issuance of Zoning Permits** – This came about because of the Oakleigh Knoll development and the amount of impervious surface in the subdivision. Jonathan would draft the amendment if the Board so desires. Jonathan stated that other municipalities have done this as well. Ray authorized Jonathan to draft the Zoning Amendment, second by Michael. There being no comments, motion carried 3-0.

**7. Authorization to Draft Amendment to the Well Ordinance** – This is something that was brought to the attention of the staff and the Zoning Officer. The Zoning Officer recommends that before residents start digging for footer foundations on a new single-family home, they drill the well first to insure a water source. Ron suggested that it also be amended to be consistent with geo thermal. The current Ordinance will be reviewed for possible updates. Tabled.

**8. 65 Raubsville Road Well Waiver – Resolution 2022-25** – Jonathan stated this was an approved well waiver for isolation distance for not only the well at 65 Raubsville

Road but for the neighbors well who was willing to sign an indemnification. When the project was started, it was discovered that underground electrical wires were discovered along Flafair Drive. The isolation distance went from 80 feet to 69' 9" feet from the neighbors well at 55 Raubsville Road. Michael made a motion to approve Resolution 2022-25, second by Ray. There being no comments, motion carried 3-0.

**9. Discussion to Possibly Draft Residential Disclosure Statement Ordinance** - It was stated that a Residential Disclosure that Jonathan uses for another municipality was given to the Board for review and to determine if they would like to do the same in Williams Township. Ron feels that the disclosure will help the Township. Michael made a motion to authorize Jonathan to prepare a draft disclosure, second by Ray. There being no comments motion carried 3-0.

### **Supervisors Comments**

Ray commented that he thinks the township would benefit bringing in money from the rental properties. Jonathan stated that Doylestown requires an inspection and registration and other municipalities have the same requirement on rental properties. Ray asked that it be included on staff meeting agenda as well as cell towers. Ray commented that the carnival is the last week in July. Michael thanked Mike on the paving projects.

Audience comments - None

There being no further business, meeting was adjourned at 8:06 p.m.

Respectfully Submitted,

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