

**Williams Township Board of Supervisors**  
**September 14, 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, Zoning Officer Suzanne Borzak and Administrative Assistant Katherine Faubert. Melody Ernst, Assistant Township Manager was absent.

George stated there was an Executive Session held on September 14, 2022 for possible Litigation and Personnel Matters.

George asked Michael and Ray if they had any corrections to the Minutes of August 10, 2022. There being none, Michael made a motion to approve said minutes, motion seconded by Ray, there being no comments, motion carried 3-0.

George asked if there was a motion to approve the Expense Report, August Treasurer Reports and pay the bills. Michael made a motion to approve the Expense Report dated September 14, 2022, August Treasurer Reports and pay the bills, second by Ray. There being no comments, motion carried 3-0.

**Manager's Report** – Mikal Sabatine submitted his report of September 14, 2022 to the Board for review.

Mikal stated that we received notification on August 24, 2022 from the Pennsylvania Department of Environmental Protection that our MS4 waiver has been approved for a five (5) year period.

On September 1, 2022 we received an invitation to the Miracle League of Northampton County 10<sup>th</sup> Anniversary Celebration, Michael Bryant will attend.

Mikal stated that he would like to acknowledge our Professional Staff, Jonathan Reiss, Ronald Madison and Joseph Black, we appreciate all the work they do assisting the Township Staff in the smooth operation of the Township.

As an update to the heating oil spill that took place in May 2019, the Township is in receipt of a check from the United States Coast Guard in the amount of \$11,416.58.

Mikal stated that in August the Township was notified that Parcel number N9-11-5-0836 on Texas Road was included in the September 2021 Upset Sale and the June 2022 Judicial Sale, no bids were received for the property, and it has been placed in Tax Claim repository.

Mikal stated that he would like to let everyone know about the following upcoming events:

- Paper Shredding event will be held on Saturday September 17, 2022 from 9:00am to 11:00am, details may be found on the Township website.

- Frys Run Watershed Association Family Fun Day will be held on Saturday, September 17, 2022 from 10:00am to 2:00pm at the Frys Run Park.
- Fest O'Fall will be held on October 1, 2022 with a rain date of October 2, 2022 from 3:00pm to Dusk.
- Trick or Treat will be held in Williams Township on Halloween, October 31, 2022 from 6:00pm to 8:00pm, unless the Board of Supervisors would like to make any changes to this date and time. The Board did not object to this date and time.

**Director of Public Works** - Michael Strawn submitted his report for August 10, 2022 to September 14, 2022.

Michael stated that the roadside cutter is having transmission issues and is out of service, it may be four (4) weeks for John Deer to complete a repair. The new tractor the Township ordered has not been received yet. DCNR asked permission to use the Township's overflow parking lot in Raubsville to store equipment while they perform a repair on the culvert under the canal. The flange on the water tank at the Public Works building has been installed by the manufacturer, Michael is working on connecting the piping to the other tank.

**Zoning Office** -Suzanne Borzak submitted her August 2022 Zoning Office report, and it was received for the Boards review. There will be a Zoning Hearing Board meeting on Wednesday, September 28, 2022, the application is a Special Exception for a Home Occupation.

**Planning Commission** - The report was submitted to the Board for August 17, 2022.

Alan Kirby, Chairperson stated that the Planning Commission reviewed the Michael Farrell project located at 180 and 190 Deemer Road, Easton PA 18042. This applicant obtained relief previously from the Zoning Hearing Board. The Planning Commission voted 5-0 recommending approval of this plan.

Alan Kirby stated that the Planning Commission will hold a meeting on Wednesday September 21, 2022, they have a full agenda with six (6) items to address.

Raymond Abert made a motion to approve Resolution 2022-29 for the Preliminary/Final plan of 180 and 190 Deemer Road, Easton PA 18042, Michael seconded the motion, there being no further comment, motion carried 3-0.

**Land Preservation Report**- The Report for August 23, 2022 was submitted to the Board. Ronald Hine line stated that the Land Preservation Board met with two (2) applicants who are interesting in joining, no decision was made.

**Recreation Board Report** - The Report for September 7, 2022 was submitted to the Board. Judy Abert, Chairperson stated that the Riverdaws were given permission to use field B at a previous Board of Supervisors meeting, they would also like permission to use the lights, they would like to give the Township a donation in the amount of \$750.00 instead of the \$500.00 originally offered. It was stated that the request for the use of the field was already approved, and that the request for use of the lights is not

on the agenda for tonight, therefore no action was taken. Judy stated that Fest O'Fall will be held on October 1, 2022 with a rain date of October 2, 2022, they will have fireworks at dusk, they need volunteers.

**Engineer Report**– The Report for September 8, 2022 was submitted to the Board.

Ronald Madison stated the American Society of Civil Engineers Lehigh Valley Section Centennial Celebration released a Civil Engineering Landmarks book which Collier Engineering would like to donate to Williams Township as a gift. There are Eight (8) landmarks located within Williams Township or within the prior historic boundaries of the Township. The Board thanked Ron for the gift.

**Solicitor Report** – Jonathan Reiss did not have anything additional to discuss for this month.

## **Old Business**

### **1. Authorization to Advertise for a Public Hearing – Residential Disclosure**

**Ordinance** –Jonathan stated that the Board authorized his office to draft an Ordinance for the residential disclosure at last month's meeting. Jonathan stated that this would apply to new homes being constructed by a developer or a single lot private owner, it would not apply to a resale of an existing home. Ray asked Jonathan if this should apply to a resale so that the new buyer would be aware, Jonathan explained that Pennsylvania law requires a seller's disclosure which would address this concern. A motion was made by Michael to advertise this draft ordinance, motion seconded by Ray, there being no further comment, the motion carried 3-0.

### **2. Authorization to Advertise for Public Hearing – Well Ordinance Amendment –**

This amendment to the Well Ordinance will include that a home builder must drill for a well before building a house to confirm there is potable water available. A motion was made by Michael authorizing advertisement of the public hearing, motion seconded by Ray, there being no further comments, motion carried 3-0

### **3. Authorization to Advertise for Public Hearing – Fireworks Ordinance**

**Amendment**–This ordinance amendment will bring us into compliance with the changed State Laws. Michael asked for confirmation that this will allow Williams Township to regulate usage, Jonathan stated that Williams Township may be able to set reasonable rules & regulations. Michael made a motion to authorize advertisement for a public hearing, motion seconded by Ray, there being no further comments, motion carried 3-0.

### **4. Authorization to Send Fireworks Zoning Ordinance to the Williams Township Planning Commission, Lehigh Valley Planning Commission –**

This draft ordinance would amend the Williams Township Code of Ordinance regulating the Consumer Fireworks use in the Zoning Ordinance. Michael made a motion to authorize sending the draft ordinance to the Williams Township Planning Commission and to the Lehigh

Valley Planning Commission, motion seconded by Ray, there being no further comments, motion carried 3-0.

**5. No Nonsense Neutering** – Mikal Sabatine advised the Board that they should rescind their decision from last month’s meeting to participate in this program, Williams Township was misinformed of how the program would work and has invited No Nonsense Neutering to attend the October Board of Supervisors meeting for a presentation. After hearing the presentation, if they are in favor, the Board of Supervisors might consider incorporating the expense for this program into the Budget this fall. A Motion was made by Michael to rescind participation in the program, motion seconded by Ray, there being no further comments, motion carried 3-0.

## **New Business**

**1. Authorization to advertise for a Public Hearing - Sewer Amendment Ordinance** – Ronald Madison explained that this will rescind portions of the Williams Township Sewage Ordinance that is in conflict with Easton Area Joint Sewer Authority (EAJSA), sewage quality and quantity is governed by the EAJSA and the Township Standards will remain in place. By referencing EAJSA, Williams Township will not need to amend our Ordinance for all changes that they make in the future. Michael made a motion authorizing advertisement for a public hearing, motion seconded by Ray, there being no further comments, motion carried 3-0.

**2. Approval of 2023 Minimum Municipal Obligation (MMO)** – Mikal explained that Act 205 of 1984 governs the funding requirements for all Municipal Pension Plans. The law requires the Chief Administrative Officer of each pension plan to inform the governing board of the Municipality of the loans expected financial obligation for the coming year by the last business day in September. He has provided the Board with a worksheet for their review. Michael made a motion to approve the 2023 MMO, motion seconded by Ray, there being no further comments, motion carried 3-0.

**3. Approval of 2022-2025 United Steelworkers Collective Bargaining Agreement** - Mikal Sabatine stated that both sides have come to an agreement with a new three (3) year contract with Public Works. A motion was made by Ray to approve the contract dated October 1, 2022 through September 30, 2025, motion seconded by George, there being no further comments, motion carried 3-0.

**4. Refund for Real Estate Taxes for 230 S. Delaware Drive in the amount of \$38.43** - Due to a catastrophic loss with an effective date of April 1, 2022, Jenny Frindt, Tax Collector requests the Board of Supervisors refund this property owner in the amount of \$38.43, a motion was made by Ray to approve this refund, motion seconded by Michael, there being no further comments, motion carried 3-0.

**5. Approve changes to PMRS 457 Plan – Resolution 2022-30** – Mikal Sabatine explained that the rate of contribution change is in conjunction with the collective bargaining agreement, this change will affect all parties providing for a matching

contribution into the Plan equal to up to two percent (2%) of the participating employees gross annual salary for each eligible participating employee. Michael made a motion to approve Resolution 2022-30, motion seconded by Ray, there being no further comments, motion carried 3-0.

### **Supervisors Comments**

Michael Bryant thanked the Public Works Department for performing storm cleanup and paving projects. He also thanked Ronald Madison for working on the MS4 project. Michael reminded everyone to attend Fest O'Fall on October 1, 2022.

George Washburn stated that he is the President of the LINCS Center and encouraged everyone to help with their "Stuff the Bus" program, they will have a bus at Fest O'Fall, and they need nonperishable donations such as can goods and personal hygiene items. The Food Pantry is serving 300-400 people monthly and on average sending seventy (70) bags home with children in need to help feed them over the weekends.

### **Audience Comments**

Robert Schmidt of 30 Browns Drive, Easton PA 18042: Announced that the Frys Run Event will be held on Saturday September 17, 2022 and will host a farm tour. They have distributed flyers throughout the community. There will be many activities for all ages.

Mr. Schmidt asked the Board of Supervisors to consider hiring a full time Zoning Officer, he feels the Municipal Office is busy enough to warrant this consideration. He listed multiple logging projects occurring within the Township and expressed concern that they are properly monitored to prevent damage. He also suggested they consider raising the permit application fee which is currently \$10.00 per acre. He does not feel this is adequate to cover the cost of inspection and compliance.

Michael Strawn advised the Board of Supervisors that he has been in contact with the Contractor repairing the bridge on Kressman Road. They found unfavorable soils which delayed the project, the County changed their design, received DEP approval, and are now waiting to receive materials so they may begin. Suzanne Borzak thanked Michael Strawn for this update.

There being no further business, meeting was adjourned at 7:38p.m.

Respectfully Submitted,

Katherine Faubert, Administrative Assistant  
Williams Township Board of Supervisors