

**Williams Township Board of Supervisors**  
**November 9, 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 were Executive Sessions held on Tuesday, November 8, 2022 for Personnel Matters and Wednesday, November 9, 2022 for Legal Matters.

George asked Michael and Ray if they had any corrections to the Minutes of October 12, 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 November 9, 2022 to the Board. Michael made a motion to approve the Expense Report, October Treasurers Report and pay the bills, second by Ray. There being no comments, motion carried 3-0.

Presentation Mary Meuser Library - Dan Redington along with Hope explained the Library is looking to replace some computers. Hope explained that the price sheet shows monitors and computers separately or all in one computers. George asked if the library is requesting to purchase two computers at a cost of approximately \$1,500.00? Hope stated that they are looking to purchase four computers. George made a motion to help the library with the purchase of four computers not to exceed \$3,500.00, second by Michael. Motion carried 3-0. Hope thanked the Board for their contribution.

Dan gave the Board a copy of the proposed 2023 library budget and stated they are asking the Board for \$18,000.00 from Williams Township for 2023. He further stated that beginning in January the library hours will be changing and they will begin to set up an automated member renewal.

**Manager's Report** - Mikal submitted his report of November 9, 2022 to the Board for review.

**Public Works** - Mike submitted his report for October 12, 2022 to November 9, 2022.

**1. Sewer Lateral Bid - 150 Pinehurst Lane** - Mike stated he has received three bids for the sewer lateral repair. He would recommend going with J.L. Bradley in the amount of \$14,475.00. He stated that this lateral was found to be broken during a video inspection and will be paid from the sewer account. Michael made a motion to accept the quote from J.L. Bradley in the amount of \$14,475.00, second by Ray. There being no comments, motion carried 3-0.

**Zoning Office Report** – None - There will not be a Zoning Hearing Board meeting on Wednesday, November 23, 2022.

**Planning Commission** – The report was submitted to the Board for October 19, 2022.

**Land Preservation Report**- Jim gave the report for October. He thanked Mike Strawn and the public works employees for the planting of the tree for Linda Heindel at the Municipal Office. Jim stated that they may need a revision to the previous Resolution that was approved because the survey came back with three additional acres which would change the dollar amount. He discussed the cost of \$76,214.00 which would include acquisition and project costs. He also asked how the Resolution should be worded if the County does not contribute their share.

Jonathan stated the Board would need to amend their agenda and then make a motion to approve Resolution 2022-35 to increase the amount to \$76,214.00 and if the County does not pay or get a grant then the total would be \$143,325.00. George made the motion to amend the agenda, second by Michael. There being no comments, motion carried 3-0.

Michael made a motion to approve Resolution 2022-35 for the Berger Road project to increase the amount to \$76,214.00 and if the County does not contribute then it would be in the amount of \$143,325.00, second by Ray. There being no comments, motion carried 3-0. Jim thanked the Board and Mikal. Mikal thanked Jim for his commitment on the Land Preservation Board.

**Recreation Board Report** – Report was given to the Board for their review.

**Engineer Report**- Ron Madison briefly reviewed his November 4, 2022 memorandum.

**Solicitor Report** – None

Jonathan asked the Board to adopt a motion to amend the agenda to consider Jonathan to execute the second memorandum amending the Stipulation regarding the Oakleigh Knoll project. George made a motion to amend the agenda, second by Ray. There being no comments, motion carried 3-0.

Michael made a motion to authorize Jonathan to execute the Agreement for the Oakleigh Knoll project, second by Ray. There being no comments, motion carried 3-0.

**Old Business**

**1. Public Hearing – Zoning Ordinance Amendment HOA Approval – Ordinance 2022-8** - George opened the public hearing. Jonathan stated this was advertised and sent to the Lehigh Valley Planning Commission and the Township Planning Commission. If the Ordinance is adopted, it would require as part of the zoning permit application that if the applicant lives in an HOA Community they would need to

submit a letter from the HOA approving their project. Lehigh Valley Planning Commission was not in favor of it being adopted and the Township Planning Commission was in favor. Jonathan stated that he would recommend the Township adopt the Ordinance. George closed the meeting. Michael made a motion to adopt Ordinance 2022-8, second by Ray. There being no comments, motion carried 3-0.

**2. Firework Sales Use Zoning Ordinance Amendment for Discussion and Authorization to Advertise for a Public Hearing** - Jonathan stated that last month the Board adopted a stand-alone fireworks use Ordinance that regulated the use in the Township. This Zoning Amendment would amend the current regulation of sales of fireworks and bring it into compliance with Act 74. It was stated the Lehigh Valley Planning Commission and the Township Planning Commission have recommended it for adoption. 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. Planning Commission Request for Board of Supervisors to Reconsider Accessory Dwelling Use** - Jonathan stated that at last month's Planning Commission meeting there was a conditional use application to put an in-law suite for when the parents visit. The property is in the agricultural district which allows for such use by special exception. Unfortunately, the Ordinance does not have any requirements for the special exception and the Township Planning Commission is concerned about that. The other concern is what happens to the use after the intended user is no longer there. It was stated there should be restrictions on who can use the accessory dwelling. Ron stated currently the zoning ordinance has a definition of an law-suite and points you to section 1403 for special exception but the use is omitted. Michael made a motion to have Jonathan and Ron to amend our current Ordinance to include the accessory dwelling by special exception, second by Ray. Ray asked if this is a separate dwelling. Jonathan stated it could be attached or detached and can be restricted to family and aids for elderly people. Specifics can be added that it cannot be used as an apartment for rent or to sell off separately. Eric Reiter asked if it is already restricted because he has a neighbor with a handicap child and he wanted to build but was told he could not. Can I tell him he could go for a special exception? Jonathan stated this could take up to three months. There being no further comments, motion carried 3-0.

**2. Approval to Advertise 2023 Budget** - Michael made a motion to advertise the 2023 budget, second by Ray. There being no comments, motion carried 3-0. Ray commented the good news is that the taxes are not increasing. Mikal commented the budget will be sent for advertising and be made available for review on the Township website and Municipal office.

**3. Approval of Jim Williams resignation from the Land Preservation Board** - Michael made a motion to accept Jim's resignation reluctantly, second by Ray. The Board thanked Jim and wished him success in Tennessee. Bob Schmidt added his personal thanks to Jim. There being no comments, motion carried 3-0.

George made a motion to amend the agenda to move Lori Cox, alternate Land Preservation member to member, second by Michael. Motion carried 3-0.

Michael made a motion to appoint Lori Cox as member of the Land Preservation Board, second by Ray. There being no comments, motion carried 3-0.

**4. Waltman Conservation Easement – Resolution 2022-32** – George stated this was part of the Host Municipal Agreement. The Resolutions are before the Board so that when we are ready, we are prepared with the Resolutions. Michael made a motion to approve Resolution 2022-32, second by Ray. There being no comments, motion carried 3-0.

**5. Wottrings Mill Conservation Easement – Resolution 2022-33** – Michael made a motion to approve Resolution 2022-33, second by Ray. There being no comments, motion carried 3-0.

**6. Chrin Sports Fields Fee Simple – Resolution 2022-34** – Michael made a motion to approve Resolution 2022-34, second by Ray. There being no comments, motion carried 3-0.

**7. Authorization to Revise Logging Regulations in Zoning Ordinance** – There have been some questions regarding logging permits and some provisions in the Zoning Ordinance that supersedes State law. Michael made a motion to have Jonathan revise the Zoning Ordinance, second by Ray. There being no comments, motion carried 3-0.

**8. Authorization to Advertise for Zoning Officer Position** – Ray made the motion to advertise for the position, second by Michael. There being no comments, motion carried 3-0.

### **Supervisors Remarks**

Ray asked if a person without a CDL can use Township equipment. He asked what training they would need, what does the insurance company say as he is trying to protect the Township. Mike stated that the law is if the Township declares a snow emergency, a non CDL qualifies to plow within the boundaries of Williams Township. Mike will get the information to Jonathan.

Michael commented that Veterans Day is rain or shine. He also stated if you are looking for positivity in your life, attend a Miracle League event.

### **Audience Comments - None**

There being no further business, meeting was adjourned at 8:09 p.m.

Respectfully Submitted,

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