

**WILLIAMS TOWNSHIP BOARD OF SUPERVISORS
DECEMBER 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 and Assistant Manager Melody Ernst.

George stated that an Executive Session was held on Wednesday, December 14, 2022 to discuss Legal Matters.

George asked Michael and Ray if they had any corrections to the Minutes of November 9, 2022. There being none, Michael made a motion to approve said minutes, second by Ray. There being no comments, motion carried 3-0.

Melody presented the Expense Report of December 14, 2022 to the Board. Ray made a motion to approve the Expense Report, November Treasurers Report and pay the bills, second by Michael. There being no comments, motion carried 3-0.

Manager's Report - Mikal submitted his report dated December 14, 2022 to the Board for review.

Public Works - Mike submitted his report dated December 14, 2022 to the Board for review.

Zoning Office Report - None

There will be a Zoning Hearing Board meeting on December 28, 2022 for the following:

PV Asset Management LLC - 140 Cedarville Road - Use & Dimensional Variances

1. Consideration by Board of Supervisors to Oppose the Application Scheduled for a December 28, 2022 hearing - Jonathan explained the difference between a Use and Dimensional Variance to the Board. He stated that this applicant is also coming before the Planning Commission on a Text Amendment to the Zoning Ordinance. The Lehigh Valley Planning Commission recommended the Township adopt the Text Amendment to the Zoning Ordinance and the Township Planning Commission will review the Twxt Amendment to the Zoning Ordinance next week at their meeting. Michael asked if it is premature to oppose the variances and George stated that the applicant is choosing to go two separate ways. Michael made a motion to oppose the application scheduled for December 28, 2022 on all variances, second by Ray. Jonathan commented he will be out of town and will send a colleague from his office. There being no further comments, motion carried 3-0.

2. 725 Berger Road MRT Easton LLC Zoning Enforcement - This matter is tabled until February. Jonathan stated he is going to negotiate an agreement to resolve the violations.

Land Preservation Report - Ron briefly went over the report for November.

Recreation Board Report - None.

Engineer Report - Ron briefly reviewed his December 12, 2022 memorandum.

1. Oakleigh Knoll Development Monitoring Well Abandonment and E & S Maintenance, Mud and Developers Agreement - Ron stated that several warnings have been issued regarding cleaning up the muddy site and well abandonment. It appears that the site has been cleaned up and is in much better condition than it was. The Developer is working with Joe Black on the well abandonments.

Solicitor Report - None

Old Business

1. Public Hearing - Fireworks Sales Use Zoning Amendment Ordinance 2022-9 - Jonathan stated that at an earlier meeting the Board amended the Ordinance regarding fireworks use. This amendment modifies Zoning which regulates the sales and bring it into compliance with Act 74. Michael made a motion to adopt Ordinance 2022-9, second by Ray. There being no comments, motion carried 3-0.

2. Authorization to Re-Advertise Revised 2023 Budget and Advertise for a Special Meeting on December 27, 2022 - George stated that the budget was revised due to the fact that a tractor purchase has not yet been received this year and is not expected until 2023. Michael made a motion to readvertise the Budget and advertise for a special meeting on December 27, 2022, second by Ray. Fred questioned the Landfill Tapping Fee and the extra dollar. George stated the extra dollar was when Chrin received approval for the last expansion. There being no further comments, motion carried 3-0.

3. Melchor Tract Park Right of Way Deed to PennDOT - Jonathan stated that the Deed is ready to be signed. Northampton County is four to six weeks behind in recording documents and the problem is a bring down must be dated within fifteen days of the date of the Deed. His recommendation is to sign the Deed and when the Title Search comes in the Deed will be dated.

New Business

1. Authorization to Send Draft ZO Amendment for Accessory Dwelling and Timber Harvest to Planning Commissions - Jonathan stated the Board authorized the draft amendment. He further stated that the accessory dwelling would remain the same as in the prior draft that the Board did not adopt except instead of by right requirement use it would be a special exception use. The timber harvest portion of the amendment would give the ordinance more guidance for review when a permit is received by the

Township. Michael made a motion to send the draft Ordinance Amendment to both Planning Commissions for review and comment, second by Ray. There being no comments, motion carried 3-0.

2. Authorization to Close the Books on December 22, 2022 - Michael made a motion to close the books, second by Ray. There being no comments, motion carried 3-0.

3. Accept Resignation of Ron Hineline – Land Preservation Board – Michael made a motion to accept the resignation with regret, second by George. Michael commented that he is sorry to see Ron step down and George thanked Ron for serving and commented that the Board does a great job with preserving land. There being no comments, motion carried 3-0.

4. Authorization to file Enforcement Action in MDJ Court or Court of Common Pleas – 75 Hilton Street -This matter is tabled.

5. Authorization to Draft No Parking Ordinance on Belmont Street Between Holly & Aspen Streets – Michael made the motion to draft the Ordinance, second by Ray. It was stated that the Township Manager and Public Works Director would be able to monitor and issue citations. It was stated that the no parking is currently on the North side and needs to also be on the South side. There being no further comments, motion carried 3-0.

Supervisors Comments

Ray wished everyone Happy Holidays and a Healthy and Prosperous 2023. Michael stated that the wreath laying ceremony will be this Saturday at St. Johns Church. He also wished everyone a Merry Christmas and a prosperous New Year. George wished everyone a Merry Christmas and a Happy New Year and thanked the people for coming to every meeting.

Audience Comments - None

There being no further business, meeting was adjourned at 7:30 p.m.

Respectfully Submitted,

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