

**WILLIAMS TOWNSHIP BOARD OF SUPERVISORS
FEBRUARY 8, 2023**

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 Raymond Abert, Supervisor Michael Bryant, 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 Tuesday, February 7, 2023 to discuss Legal Matters.

George asked Ray and Michael if they had any corrections to the Minutes of January 3, 2023. 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 February 8, 2023 to the Board. Michael made a motion to approve the Expense Report, December and January Treasurers Report and pay the bills, second by Ray. There being no comments, motion carried 3-0.

Manager's Report - Mikal submitted his report dated February 8, 2023 to the Board for review.

Mikal introduced Anthony Altimare as the Townships Zoning Officer.

Mikal stated that at the request of the Board he has composed a letter to property owners addressing the Ash Tree issue within the Township. Consensus of the Board is to proceed and send the letters out.

Mikal stated that he received a petition from residents on Bougher Hill, Connard Drive and Highland View Court requesting that the speed limit sign be changed as well as painting lines on the road. It was discussed that the lines would be painted when the paint is available and that lowering the speed limit sign would not be taken into consideration. It was stated that the Township roads are not suitable to leisure walks.

Public Works - Mike submitted his report dated January 3, 2023 to February 8, 2023 to the Board for review.

1. Approval to Purchase two Steel Doors for Public Works Building - Mike stated that he received a quote for two doors in the amount of \$5,410.00 and that the installation would be done by Public Works. Ray made a motion to purchase the doors for the amount stated, second by Michael. There being no comments, motion carried 3-0.

Mike stated that he should have an updated list of items that he would like to place on Municibid at the April meeting.

Zoning Office Report – The report from the Zoning Office was received for the Boards review.

There will be a Zoning Hearing Board meeting on Wednesday, February 22, 2023 at 7:00 p.m. The following will be held:

1. George W. Hilbert, III and Linda E. Hilbert – Stouts School Road – Special Exception

1. Consideration by Board of Supervisors to Oppose the Application Scheduled for a February 22, 2023 Hearing – It was discussed by the Board to have Jonathan and Ron represent the Township to oppose the installation of the solar panels. Ray made a motion to have the professionals attend, second by Michael. Comments heard from: Douglas Seipt 1445 Raubsville Road stated that it is his understanding after the comment made that the Township is going to oppose. He also asked Jonathan what the definition of a Special Exception. Steve Foreman from 15 Woodland Circle stated that Mr. Reiss indicated that there are challenges to be met and asked if they failed to meet those. Kathy Vossough 20 School House Lane read from a statement that she prepared and thanked the Board for their consideration not to support the application. Dave Kempf 135 Stouts School Road stated this is prime farmland in Williams Township and he certainly appreciates the BOS opposition to the Special Exception. He also spoke about the flooding on the parcel. Clem Zajac 145 Stouts School Road stated that he is a lifelong resident and is concerned of the environmental impact and the runoff on the fields. Jon Tresslar 88 County Line Road East thanked the board with the position they are taking. Danny Longo 40 School House Lane commented that he is glad the Township is opposing the application. Motion carried 3-0.

Planning Commission – None

Land Preservation Board – January 24, 2023

1. Boss First Amendment to Agreement of Sale CE – Jonathan stated that there is an Agreement of Sale entered into between the Boss's and the Township dated November 10, 2021 for an easement on their property. In the Agreement Heritage and the Township would seek group funding through the County. The original Agreement of Sale would acquire a Conservation Easement for highest protection area. The closing date has expired and Heritage was slow in processing the grant application to the county and secondly a number of ash trees were found on property that needed to be taken care of. This Agreement Amendment allows the property owners remove the ash trees. This would extend the closing date to April 28, 2023 and a new baseline study would need to be obtained. Michael made a motion to approve and executive the

first Amendment of the Agreement of Sale, second by Ray. There being no comments, motion carried 2-1. George opposed. Mrs. Mineo member of the Land Preservation Board stated that there is no public access to this property because of the dangerous slopes into the waterways. It was preserved because of wetlands, ponds and streams.

Recreation Board Report – Judy gave a report for January.

Engineer Report – Ron briefly reviewed his February 5, 2023 memorandum.

Solicitor Report – Jonathan stated we are in the process of getting a tax exemption application from the Division of the Board of Appeals for the Chrin Sports Field. Once received then a hearing date will be scheduled.

Old Business

- 1. Accessory Dwelling/Timber Harvest ZO Amendment – Discussion and Possible Authorization to Send to Twp. PC and LVPC** – Jonathan stated that the Board previously authorized his office to draft an amendment and send to both Planning Commissions. In the meantime, comments were received for the Timber Harvest. Sean Duffy from Grim, Biehn & Thatcher researched the comments and made changes to the draft Ordinance and emailed to the Board for comments. Michael made a motion to send the draft Ordinance to the Township Planning Commission and the Lehigh Valley Planning Commission for review and comments, second by Ray. There being no comments, motion carried 3-0.
- 2. 95 Gaffney Hill Road** – Jonathan stated this is to authorize Jonathan to file a contempt petition of the property owner because he has let the condition of the property fall back again with trash, tires and unregistered cars. Michael made a motion to authorize Grim, Biehn & Thatcher to file a contempt of court in the Northampton Common Pleas unless property is cleaned up in a timely matter, second by Ray. There being no comments, motion carried 3-0.

NEW BUSINESS

- 1. Hangdog LV, LLC Inspection Fee Escrow Agreement Approval** – Jonathan stated under the MPC, once an applicant receives preliminary approval, they have the right to start installing public improvements. The Inspection Fee Agreement establishes an escrow for Colliers Engineering & Design. Ray made a motion to approve the Inspection Agreement, second by George. There being no comments, motion carried 2-1. Michael opposed.
- 2. Refund Authorization for 65 School House Lane – Interim Tax Bill** – Ray made a motion to authorize the refund in the amount of \$4.05, second by Michael. There being no comments, motion carried 3-0.
- 3. Approval of 725 Berger Road Settlement Agreement Approval** – Jonathan stated that this applicant filed a preliminary Land Development however, prior to filing the applicant started earth moving and clearing trees. The Zoning Officer issued an Enforcement Notice. This Agreement resolves the Enforcement Notice. The applicant

has paid a fine and has also established an escrow and Professional Services Agreement with the Township. Michael made a motion to approve the Settlement Agreement, second by Ray. There being no comments, motion carried 3-0.

4. Reduction Request for Oakleigh Knoll – Phase I and Phase II – Colliers Engineering has recommended a reduction in security in the amount of \$98,942.06. Michael made the motion for the reduction, second by Ray. There being no comments, motion carried 3-0.

Colliers Engineering made a recommendation in the reduction of Phase II in the amount of \$917,684.01. Ray made the motion for the security reduction, second by Michael. There being no comments, motion carried 3-0.

5. Appointment of Emergency Management Deputy – Melody Ernst – Mikal stated that Donald Hockman has stepped down. It is his recommendation that Melody Ernst be appointed as Emergency Management Deputy. Ray made a motion to approve that appointment, second by Michael. There being no comments, motion carried 3-0.

SUPERVISORS REMARKS

Ray and Michael both commented that they were glad to see residents appear at the meeting regarding the solar panels application. George thanked everyone for attending tonight's meeting.

AUDIENCE COMMENTS

1. Caden Kish -stated he is an energy solutions professional and offered assistance to the Township.

There being no further business, meeting was adjourned at 8:02 p.m.

Respectfully Submitted,

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