

WILLIAMS TOWNSHIP BOARD OF SUPERVISORS
April 12, 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 Sean Duffy, Township Engineer Ronald Madison, Public Works Director Michael Strawn, Zoning Officer Anthony Altmare and Assistant Manager Melody Ernst. Township Manager, Mikal Sabatine was absent.

George stated that an Executive Sessions were held on April 4, 2023, April 11, 2023 and April 12, 2023 for Personnel Matters.

George asked Ray and Michael if they had any corrections to the Minutes of March 8, 2023 and March 16, 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 April 12, 2023 to the Board. Michael made a motion to approve the Expense Report, February and March Treasurers Reports and pay the bills, second by Ray. There being no comments, motion carried 3-0.

Manager's Report - Mikal submitted his report dated April 12, 2023 to the Board for review. Mel read the report in Mikal's absence.

Mel stated that Senator Boscola's office reached out to request the Township Supervisors provide support to Senate Bill 1058. This would change the compensation of Township Auditors from \$10.00/hr. established in 1999 to an amount not to exceed \$18.00/hr. The consensus of the Board is to complete the memo and have Mikal respond.

- 1. Contribution Request – Fry's Run** – Ray made a motion to approve the contribution in the amount of \$350.00, second by Michael. There being no comments, motion carried 3-0.
- 2. Appointment of Summer Recreation Positions** – Michael made a motion for the appointment of the summer recreation positions, second by Ray. There being no comments, motion carried 3-0.
- 3. Appointment of Holly Schultheis to the Recreation Board** – Michael made a motion to appoint Holly to the Recreation Board, second by Ray. There being no comments, motion carried 3-0.
- 4. Award Raubsville Park Tennis Court Fencing** – Michael made a motion to award the fencing to Anchor Fence Company, Inc. in the amount of \$21,597.00, second by Ray. There being no comments, motion carried 3-0.
- 5. Field Usage Request for Wilson Youth Softball** - Melissa Rosati stated that they would like the use of one field for the major's program for 5th and 6th graders. She stated that she will work closely with the WTAA and any accommodation is

appreciated. George stated he is fine with it and asked that she coordinate with the WTAA and the Township. Ray mentioned that they will need the proper insurance. Ray made a motion to allow the use of the field for softball, second by Michael. There being no comments, motion carried 3-0.

6. Field Usage Request for Wilson Youth Football – Jason Buckman stated they would like to use the field for a game on a Friday or Saturday night as an outreach event. The one night would consist of 2 flag and 2 tackle games. George commented that it was discussed at Recreation Board that they would take one day and play all four games. No date has been picked. George stated that it would need to be coordinated with the WTAA so not to interfere with soccer and field hockey. George further stated that there is a fee for the use of the fields and lights and advised Jason to have the president call Mel or Mikal for the specifics of the insurance. Ray stated keep in mind that Fall Festival is September 30th. Ray made a motion to allow the Wilson Youth Football the use of the field to play a weekend game when the field is available and when the insurance is satisfied with the office staff, second by Michael. There being no comments, motion carried 3-0.

Public Works – Mike submitted his report dated March 8, 2023 to April 12, 2023 to the Board for review.

1. Award 2023 Road Project – Michael made a motion to award the 2023 Road Project to Asphalt Maintenance Solution in the amount of \$229,396.86, second by Ray. There being no comments, motion carried 3-0.

Zoning Office Report – The report from Anthony, Zoning Officer was received for the Boards review. It was stated that there will not be a Zoning Hearing Board meeting on Wednesday, April 26, 2023.

Planning Commission – The report was received by the Board for review.

Land Preservation – Bob Schmidt gave the report.

1. Authorization for 130 Steely Hill Road Appraisal – Michael made a motion to approve the spending for the appraisal in the amount of \$2,600.00 from Indian Valley, second by Ray. There being no comments, motion carried 3-0.

Mike thanked all the people that showed up. Listen to video

Engineer Report – Ron briefly reviewed his April 6, 2023 memorandum.

1. Ropes & Rock Climbing Adventures 410 Cedarville Road – Sewage Planning Module Approval – Resolution 2023-10 – Michael made a motion to approve Resolution 2023-10, second by Ray. There being no comments, motion carried 3-0.

2. Cedarville Associates, LLC Minor Modification Request – A letter was received by Cedarville Associates requesting minor modification of their record plan. The plan included two narrow island medians at both entrances to the property that served as a

barrier for snow plowing equipment. It was confirmed by PennDOT that it was not a requirement for their highway occupancy permit. Colliers Engineering recommends that their request be approved. Ray made a motion to accept the request, second by Michael. There being no comments, motion carried 3-0.

Ron stated the Shops at Cedarville parking lot never received the final layer of pavement. After researching, it was determined that it was not Cedarville Associates responsibility as it was excluded from the 2005 Developers Agreement. Therefore, Ron is recommending the owner of the Shops at Cedarville should be notified by the Board of Supervisors that they must complete the improvements, repairs, pave and re-stripe the parking lot within ninety (90) days.

Ray made a motion to amend the agenda to add the Shops at Cedarville, second by Michael. There being no comments, motion carried 3-0.

Michael made a motion to authorize the Township Manager to send a letter to the owner of the Shops at Cedarville to complete their improvements of the parking lot within ninety (90) days, second by Ray. There being no further comments, motion carried 3-0.

Old Business

1. Authorization for Township Solicitor to send to Lehigh Valley Planning Commission and Williams Township Planning Commission an Amendment to the Wind Energy and Solar – Sean stated that the amendment was to exclude as special exception wind and solar in the agricultural area. Michael made a motion to send the draft amendment to both Planning Commissions, second by Ray. There being no comments, motion carried 3-0.

2. Roth Farms Improvements Close Out - Jeff appeared before the board and stated that he is willing to plant the trees as suggested by Ron during a stake out meeting. George stated that it is his understanding that you had a lengthy meeting with the Township Solicitor and the Township Manager and that there are two options discussed. Mr. Strauss stated at last month's meeting he agreed to plant the trees and the maintenance period would be waived. It was stated that initially the Township said they would waive the maintenance period. However, this is a new month and the township is not willing to waive the maintenance period. The options on the table are to pay a fee in lieu of the amount of financial security that is being held by the Township minus the professional services fees that are currently outstanding and accruing. Or, plant the trees per the Developers Agreement and supply the Township with security in the amount of \$16,819.00 for the entirety of the 18-month maintenance period. After back and forth with Mr. Strauss and the Board, Sean stated that Mr. Strauss signed a Developer Agreement that he does not want to abide by. Ray commented this has been going on since 2015. Mr. Strauss stated he will take the second option. Sean stated that means that Mr. Strauss will comply with the Developers Agreement and Colliers Engineering letter dated April 6, 2023 to plant the trees. Financial security currently being held by the Township will be released after all invoices are paid and another letter of credit is received by the Township.

New Business

- 1. Approval of 2022 Audit** - Michael made a motion to approve the 2022 audit, second by Ray. There being no comments, motion carried 3-0.
- 2. 65 Canal Road Well Waiver Request** - It was stated that Joe Black is not recommending that a well waiver be granted per his letter dated April 3, 2023. Ray made a motion not to grant the well waiver, second by Michael. There being no comments, motion carried 3-0.
- 3. Boss Property Conservation Easement Close-Out - Resolution 2023-11** - This is the acquisition of the Conservation Easement close-out. Michael made the motion to approve Resolution 2023-11, second by Ray. There being no comments, motion carried 3-0.

It was stated that the agenda would need to be amended to add the 225 Industrial Drive Sewage Service Agreement. Michael made the motion to amend the agenda, second by Ray. There being no comments, motion carried 3-0.

- 4. Sewage Service Agreement - 225 Industrial Drive** - Michael made a motion to approve the agreement and to have it signed by the property owner and Township, second by Ray. There being no comments, motion carried 3-0.

Supervisor Remarks

Ray commented about the fire in West Easton and the group effort of the fire fighters. We should all be very thankful for their service and dedication. Mike Strawn thanked the supervisors for providing the service. George thanked the group of volunteers who fought the fire. Michael thanked everyone involved as well as the fire department.

Audience Comments

- 1. Sally Hixson** - Expressed concern that the Accessory Dwelling and the Timber Harvest Ordinance should not be together as they are two very important issues. She also stated that she would like to see a little more thought to go into the Accessory Dwelling Ordinance because of having 2 dwelling on one property.
- 2. Eric Reiter** - Commented that he noticed the stone clean-up has started and asked if it going to be continued.

Mike Strawn commented that the 33 evergreen trees for the Stouts Park will be delivered on Tuesday. There will also be stone delivered to be stocked at the Raubsville parking lot.

There being no further business, meeting was adjourned at 7:53 p.m.

Respectfully Submitted,

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