

WILLIAMS TOWNSHIP BOARD OF SUPERVISORS
June 14, 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 Altimare, Township Manager, Mikal Sabatine and Assistant Manager Melody Ernst.

George stated that an Executive Session was held on Wednesday June 14, 2023 for Potential Litigation.

George asked Ray and Michael if they had any corrections to the Minutes of May 10, 2023. 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 June 14, 2023 to the Board. Ray made a motion to approve the Expense Report, May 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 June 14, 2023 to the Board for review.

1. Authorization to Approve Alternate Recreation Counselor if Needed - It was stated that when the counselors were hired the Township was unaware of their vacation schedules. Michael made a motion to authorize the hiring of an additional person to fill in for vacations, second by George. Ray stated if you want to work, then you need to show responsibility and you should be adjusting your vacation schedule around it. George agreed with Ray and said we did not issue the proper instructions regarding vacation when they were hired and going forward, we will need to make it clear. Mikal recommended that we remove recreation from the vetting and we ask if they are available for the entire program and make a decision internally and then make a recommendation to the Board. There being no further comments, motion carried 3-0.

2. Ropes & Rocks Amusement Tax Reduction Request - Mikal stated that Michael McCreary from Hangdog has submitted a written request to have the Board give consideration to our current Amusement Tax Ordinance. He is seeking some sort of relief from the current 10%. Both the request and the opinion memo from our Township Solicitor are part of the packet.

Public Works - Mike submitted his report dated May 10, 2023 to June 14, 2023 to the Board for review.

1. Municibid Results on Equipment - Mike Strawn submitted a list of the sold items and is asking for the Boards approval for the final sale of the items. Michael made a

motion to authorize Mike Strawn to sell the items that were placed on Municibid, second by Ray. There being no comments, motion carried 3-0. Mike stated that the rubber snow plow did not sell and asked the Boards permission to give it away or throw it out. The Board consensus is to have Mike take care of it.

Mike stated Kressman Road should be open by July and the tennis court at Raubsville is finished and we are in the process of getting pricing for redoing the surface.

Zoning Office Report – The report from Anthony, Zoning Officer was received for the Board Review. There will be a Zoning Hearing Board meeting on Wednesday, June 28, 2023 for the following:

PV Asset Management, LLC – 140 Cedarville Road – Application for Variances

1. Consideration by Board of Supervisors to Oppose the Application Scheduled for a June 28, 2023 hearing – No action taken.

Planning Commission – The May 17, 2023 report was received by the Board for review.

Land Preservation – Bob Schmidt gave a summary of the May 23, 2023 report to the Board.

Bob stated the appraisal for the Steely Hill property was received from Indian Valley and they are looking at \$15,000.00 an acre. The Land Preservation Board is looking for a recommendation to have Heritage Conservancy prepare the Agreement of Sale and the grant application to the County. Ray made that a motion, second by Michael. There being no comments, motion carried 3-0.

Recreation Board – No report was submitted.

Engineers Report - Ron briefly reviewed his June 9, 2023 memorandum. Ray asked if the Township is officially done with the Melchor project. Ron stated the PennDOT HOP has been closed.

Solicitor Report – No report was submitted but will be sent to the Board by the end of the week.

Old Business

1. Text Amendment to the Zoning Ordinance for Self-Storage Facility - George opened the public hearing – Attorney Nate Fox of Obermayer, who is advocates counsel PV Asset Management, appeared before the Board along with Greg Cerino from Poverni Sheikh Group and Kyle Slack Project Engineer from Bohler Engineering. Attorney Fox started by saying that the Board has before them an Ordinance that provides for a conditional use within the highway commercial zoning district. This is for a self-storage development highway adjacent which is a distinction from your existing self-

storage or self-storage facility that is collatable in the two industrial uses. In order for this use to be developed in accordance with the ordinance it has to be on property that butts the right away of a highway and takes access from another road so that it is a fully enclosed drive-up facility with no outdoor storage. Attorney Fox stated they feel the Highway commercial zoning district is the ideal place for self-storage and the Lehigh Valley Planning Commission also stated it was a good idea when they reviewed it last November. It was stated that Williams Township and the Lehigh Valley are under served by storage facilities and highly traveled corridors are the areas for the facilities. Greg Cerino walked the Board through the handout that was submitted. Greg explained some restraints to the parcel. He stated there is a 40-foot drop in the back and to the right various buffers with a stream running. He explained they are going to utilize the 21% of the parcel that is not in the riparian buffer and the other 25% they would slightly touch with the dimensions hugging the back corner as tightly as possible.

Attorney Fox thanked the Township professional staff and stated they have appreciated the Planning Commission listening to them. Ron Hine line asked if there will be parking for RV's or construction trucks stored on the property. Greg Cerino stated that will not be permitted. Bob Schmidt asked how much of the riparian buffer is going to be destroyed. Greg Cerino stated in certain areas 25 feet max. Attorney Fox went back to Bob and explained it from the handout. Robert Samra asked this is the parcel next to the existing self-storage facility and also asked what happened to page 16 of the handout. Greg Cerino stated yes and page 16 is a satellite image of a grade change from 2 different angles. George closed the public hearing.

Sean commented it is a conditional use drive up self-storage facility with no storage parking outside. Ray made a motion to approve the amendment to the self-storage Ordinance 2023-1, second by Michael. There being no comments, motion carried 3-0.

2. Approval to Dissolve Recreation By-Laws – Resolution 2023-12 – Michael made a motion to approve Resolution 2023-12, second by Ray. Ray asked if the Township is dissolving the Ordinance or just the By-Laws. George stated just the By-Laws. Mikal said the decision was to dissolve the By-Laws and accept the Second-Class Township Code as the By-Laws. Mikal further stated the Township will adhere to the Second-Class Township Code which does organize the formation of the recreation board itself. Sean stated the Resolution just eliminates the By-Laws and the Ordinance that created by the Recreation Board will stay in place. There being no further comments, motion carried 3-0.

3. Approval of Development Agreement for Rocks and Ropes for Township Signatures – Ron reviewed the cost estimate and recommended it be included as an exhibit and the Township Solicitor drew the Development Agreement. Sean stated everything has been reviewed and signed by Mr. McCreary. Michael made a motion to sign the Agreement, second by Ray. There being no comments, motion carried 3-0.

4. Approval to Send the Draft Accessory Dwelling Ordinance to LVPC and Township Planning Commission – Sean stated this is an in-law suite and would not be an accessory dwelling. It also provides for things that were not included in the last

draft Ordinance. The in-law suite would be attached to the existing dwelling and not separate from the house. It is already provided for as a special exception use and the draft Ordinance expands upon the definition and the use variance. Michael made a motion to send to the LVPC and Township Planning Commission amending the definition of a law-suite for comments and review, second by Ray. There being no comments, motion carried 3-0.

New Business

1. Accept Resignation of Alan Kirby – Planning Commission – Michael reluctantly made a motion to accept Alan’s resignation, second by Ray. There being no comments, motion carried 3-0. Mikal would like to send something to Alan for his years of service.

2. Authorization for Solicitor to Prepare No Parking Ordinance – Sean stated this would be for no truck parking on Belmont and Hilton Streets. In addition, it will provide for an enforcement mechanism for certain staff to issue citations. Michael asked if other streets in that area have no parking signs. Mike Strawn stated yes and this will alleviate the numerous tractor trailers that are parking on the streets. Ray asked if this Ordinance will authorize for wherever there are no parking signs for staff to enforce. Sean stated yes. Michael asked if we need specific Township personnel to enforce. Sean stated it will be by title wherein the administration section will name certain staff. Michael made a motion to have the Solicitor prepare the No Parking Ordinance, second by Ray. There being no comments, motion carried 3-0.

3. Morvale Road Approval of Sewage Module – Resolution 2023-13 - Ron stated a recommendation letter was received from Sewage Enforcement Officer, Joe Black and the Planning Commission made a motion to recommend the sewage module be endorsed. This lot is very small lot on Morvale Road and there is a cesspool and a small shallow cistern. The cesspool has failed so they have put into place a mini package treatment plant with a stream discharge which is all governed by PA DEP. Ray made the motion to approve Resolution 2023-13, second by Michael. There being no comments, motion carried 3-0.

4. 40 Weiss Avenue Well Waiver Approval – Michael made a motion to approve the well waiver, second by Ray. There being no comments, motion carried 3-0.

5. 700 Buttermilk Road Well Waiver Approval – Michael made a motion to approve the well waiver, second by Ray. There being no comments, motion carried 3-0.

6. Approval of Large format Scanner/Printer Purchase – Mikal stated this equipment will allow the administrative staff to scan and copy large plans. Mike Strawn stated it is under Costars. Michael made a motion to purchase the scanner/printer, second by Ray. There being no comments, motion carried 3-0.

7. Approval of Heritage Conservancy Agreement of Sale – Mikal stated this agreement has been revised and reviewed by the Land Preservation Board. Mikal further stated that we are also ready to move forward to make Heritage Conservancy our conservation easement holder and the Township as co-holder. Ray made a motion to approve the Agreement of Sale, second by Michael. Bob Schmidt commented that the Land Preservation Board did not review the Agreement of Sale just the Memorandum of Understanding. Mikal stated this did not change and is the same that was agreed upon a three years ago. He further stated that the Township signed and

Kris Kern and the president signed but it was never exchanged during covid and the contract has expired. Mikal stated we are looking to get the contract back into place. Bob stated that is the contract not the agreement. Sean stated that it should be changed and vote to amend the agenda to reflect it is not the Agreement. Mikal stated that he feels it should go in front of the Land Preservation Board because he sent the wrong document out. George voted to remove the initial motion off the table, second by Michael. There being no comments, motion carried 3-0. The Board Consensus is to send it to the Land Preservation Board for review. Item is tabled.

8. Approval of Heritage Conservancy Monitoring Agreement - Mikal commented this was just updated and will enable them to conduct conservation easement annual monitoring that is due. Michael made a motion to approve Heritage Monitoring Agreement, second by Ray. There being no comments, motion carried 3-0.

Supervisors Comments

Michael commented there were 150 plus in attendance at the Veterans Memorial service and thanked everyone that was there. Stated that the donations will go to a camp for veterans. George commented as a Vietnam Veteran thank you for attending. The committee did a fabulous job.

Audience Comments

1. Mike McCreary - Asked the Board to consider a reduction in the Amusement Tax which is currently set at 10%. He commented there is only one other business in the township that pays the tax and they are paying less. He stated he is looking for something a little more reasonable.

There being no further business, meeting was adjourned at 8:14 p.m.

Respectfully Submitted,

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

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