

WILLIAMS TOWNSHIP BOARD OF SUPERVISORS
July 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 Vice-Chairperson Raymond Abert. Others present were 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. Absent was Chairperson George Washburn.

Ray stated that an Executive Session was held on June 28, 2023 for Personnel Matters and July 5, 2023 for Land Preservation and Personnel Matters.

Ray asked Michael if he had any corrections to the Minutes of June 14, 2023 and June 28, 2023. There being none, Michael made a motion to approve said minutes, second by Ray. There being no comments, motion carried 2-0.

Melody presented the Expense Report of July 12, 2023 and the June Treasurers Report to the Board. Ray made a motion to approve the Expense Report, June Treasurers Report and pay the bills, second by Michael. There being no comments, motion carried 2-0.

Manager's Report - Mikal submitted his report dated July 12, 2023 to the Board for review.

Mikal commented that Frys Run is being considered for inclusion in the national wild and scenic river system. There will be a meeting on August 1, 2023 and they invited anyone from the Board. Ron commented that he is not sure if it ties into the MS4, but if the Board wishes he will attend.

1. Approval to Hire Hannah Warner to a Full Time Position – Michael made a motion to promote Hannah Warner from part-time to full-time at a rate of \$18.00/hr effective July 13, 2023, second by Ray. There being no comments, motion carried 2-0.

Ray asked that the agenda be amended because Forks Township asked for approval to use the Chrinerger Field for their baseball tournament. Michael made a motion to amend the agenda, second by Ray. There being no comments, motion carried 2-0.

Ray made a motion to let Forks Township use the field, second by Michael. There being no comments, motion carried 2-0.

Mikal asked Ray to add the condition that they will submit the appropriate paperwork. Judy asked if they were not going to charge them for the field. Mikal stated that they said they would make a donation. Ray made a motion to not charge them for the use the fields, second by Michael. There being no further comments, motion carried 2-0.

Public Works – Mike submitted his report dated June 14, 2023 to July 12, 2023 to the Board for review.

1. Approval for Line Painting on Select Roads – Mike asked the Boards permission to line paint two roads that were oil and chipped. He stated that it would be approximately \$2,000.00 for double yellow center line. Michael made a motion to approve painting with A-1 Line striping for \$2,000.00, second by Ray. There being no comments, motion carried 2-0.

Michael asked Mike for an update on the water leak to the back wall of the Public Works building and an update on Morvale Road.

Zoning Office Report – The report from Anthony, Zoning Officer was received for the Boards Review. There will not be a Zoning Hearing Board meeting on Wednesday, July 26, 2023.

Planning Commission – The June 21, 2023 report was received by the Board for review.

1. Tumble Creek Rd Major Conservation Subdivision – Resolution 2023-16 – Kevin Horvath from KCE, project Engineer and Phil Malitsch, Tuskes Homes Developer of the project appeared in front of the Board. Kevin stated this development is fifteen building lots with single family dwellings on a 38.5 parcel with two conservation lots totaling sixteen acres along Tumble Creek. Roadways and stormwater management will be owned by the Homeowners Association. Each home will be served by on lot well and septic systems. Applications have been submitted to PennDOT for low volume roadway. It was also stated that the retention pond will not hold water and will drain in less than four days. Michael made a motion to approve Resolution 2023-16, second by Ray. There being no comments, motion carried 2-0.

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

1. Contract with Heritage Conservancy Regarding Holder of Conservation Easements – Sean stated this Agreement was sent to the Land Preservation Board for review. This Agreement outlines certain prices for professional services and scope of work for Heritage Conservancy and also states that the Township and Heritage Conservancy will be coholders in easements moving forward. Mikal stated this is a three year Agreement, Michael made a motion to sign the contract for Heritage Conservancy holder of conservation easement agreement, second by Ray. There being no comments, motion carried 2-0.

2. Authorization to move forward with AOS on Steely Hill Road Property- This is tabled until next month. The property owner's attorney would like to make some changes. Michael questioned one paragraph in the Land Preservation minutes regarding preserved properties on Hexenkopf Road. Mikal stated the matter has been

resolved with the agencies that would have been affected by the agreement. He also stated that he sat down with Bob, Mrs. Mineo and Anthony to review the forestry program. Mikal commented that they have a remediation plan to restore the timber harvest back to what it was.

Recreation Board – Judy gave a brief report. Michael feels there should be some kind of ceremony for the Stouts Valley Park.

Engineers Report - Ron briefly reviewed his June 9, 2023 memorandum. Ray asked what seems to be the problem with so many of the properties that are getting a temporary CO. Ron stated that it has to do with the stabilization of the grass.

Solicitor Report – The report was submitted to the Board for review.

Old Business

1. Authorization to Advertise for a Public Hearing for the Timber Harvest

Ordinance Agreement – Sean stated that revisions were authorized several months ago by the Board. This draft Ordinance was sent to LVPC and the Township Planning Commission for review and comments. Both Planning Commissions approved the draft. Ray made a motion to advertise to hold a public hearing, second by Michael. There being no comments, motion carried 2-0.

2. Raymond – 1500 S Delaware Drive – Joint Motion for Judicial Approval of Settlement Agreement – Sean stated this went to the Zoning Hearing Board because of dimensional issues regarding where the chicken coops were located. The Zoning Hearing Board upheld the enforcement and the property owner requested a variance for relief which was granted by the Zoning Hearing Board. The Township sued the Zoning Hearing Board for the decision granting the variance and since that time this is a settlement agreement saying the enforcement notice is upheld still but allowing the variance requested to happen. Ray made a motion for approval of the Settlement Agreement for 1500 S. Delaware Drive, second by Michael. There being no comments, motion carried 2-0.

3. Authorization to Advertise No Parking Ordinance – Sean stated this is not just for no truck parking as it will fall under chapter 15 section 404 the vehicle and traffic ordinance section of the code. This would be on Hilton Street from Holly Street to Industrial North and on Belmont Street from Aspen Street to Holly Street. This would prohibit parking for any vehicle that is not a passenger vehicle. In addition, the Ordinance names certain staff members to enforce the parking regulations only under this Ordinance. Michael made a motion to advertise no parking Ordinance, second by Ray. Carried 2-0.

New Business

1. Accept Resignation of Katherine Faubert, Administrative Assistant – Michael reluctantly accepted the resignation after 24 years of phenomenal dedicated service, second by Ray. Ray commented that he always received good comments about Katie. There being no further comments, motion carried 2-0.

2. Authorization to Draft Ordinance Requiring Fire Marshall to Annually Inspect a; Commercial Uses - Mikal stated that Mike Strawn has presented concerns after the fire that took place in West Easton. Mikal feels it is in the Townships best interest to take a closer look at the industries and businesses operating within the Township to make sure that facilities that require state level fire marshal inspections becomes a requirement from the Township as well. Mike stated the state mandates currently that all the fireworks stores are state inspected annually for them to operate and there is no reason for the Township to do that. Mike feels this should be a part of the Zoning Office because you have businesses on Hilton Street with companies moving in and out without knowledge of who is in there. Mike feels when they get a permit it should state what is going into that building i.e.: hazardous materials, etc. Michael made a motion to require a fire marshal annually or Township personnel to conduct annual inspections with all commercial uses, second by Ray. There being no comments, motion carried 2-0.

Supervisors Remarks

Ray thanked Mel for providing a luncheon for Katie. He also reminded everyone that the Williams Township carnival is the last full week of July.

Audience Comments

1. Bryce Weedmark – Stated that his property has trees and ivy that are in the protected area. He would like to cut those trees down and plant trees that are more for this area. He is talking about approximately 20 trees and wanted to know if this could be looked at. He also stated he is trying to get a final CO so that he can have a generator installed.

2. Jason Rosati – Stated he is trying to grow grass so that he can get a final CO. Asked how they determine the percentage of grass growth and the means of how it is determined.

3. Tom Heilman – Stated he is trying to put a walkway and a deck on his property and he is also waiting for a final CO because of grass growth. He also talked about his driveway and how it needs a top coat before he can get a permanent CO.

There being no further business, meeting was adjourned at 8:40 p.m.

Respectfully Submitted,

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