

Williams Township Board of Supervisors
May 8, 2019

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 Mark Ernst. Mark led the audience in the pledge to the flag. 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 Township Manager Melody Ernst.

Mark stated there was an Executive Session held on April 26, 2019 and May 8, 2019 to discuss security issues.

Mark asked Ray and Michael if they had any corrections to the Minutes of April 10, 2019. There being none, Mike made a motion to approve said minutes, second by Ray. There being no comments, motion carried 3-0.

Melody presented the Expense Report of May 8, 2019 and the April Treasurers Report to the Board. Michael made a motion to approve the Expense Report, Treasurers Report and pay the bills, second by Ray. There being no comments, motion carried 3-0.

Manager's Report – Mikal submitted his report of May 8, 2019 to the Board for review.

Mikal advised the Board that a Memorandum was received from Easton Area Joint Sewer Authority notifying the Township of the Borough of Wilson Conveyance and Treatment Capacity Sale. They have elected to sell up to 500,000 gallons of conveyance at the current rate of \$10.05/gallon. Mark asked Ron if there is a need to procure capacity for the Township. Ron commented that he would like to review the current allocation. Ron also advised the Board that it is not a good strategy to purchase allocation for a rainy day.

As a follow up to the water shut off program with Easton Suburban Water Company, Mikal is pleased to report that the Township has collected \$14,532.31 from past due customers. Going forward delinquencies will be reviewed on a monthly basis and any customer exceeding our past due policy will be sent to the Authority for shut off.

Public Works – Mike Strawn read the report for April 10, 2019 to May 8, 2019.

Ray stated that he received a compliment from Mr. Wagener of the Wilson Area School District on how nice the fields look and wanted to pass that along to Mike and Public Works crew.

Mike stated that he is having a problem in Raubsville with un-inspected vehicles parked in the lot. Mike asked for the Boards permission to post a “No Parking” sign at each entrance. He stated there is a camper that has been parked in the lot for over a month. Last year the same camper had a sign placed on it by the Township giving them two weeks to remove the vehicle or the State Police would be notified to have it towed. Ray asked if the vehicles could be towed. Jonathan stated you could add that to the township policies but he would recommend having an Ordinance in place for the towing. Ray made a motion to have Mike post no overnight parking at the Raubsville lot, second by Michael. There being no comments, motion carried 3-0.

Zoning Hearing Board - The report from April was received from Keller Zoning and accepted by the Board. There will not be a Zoning Hearing Board meeting on May 22, 2019.

Planning Commission Report - None

Land Preservation Report - Ron Hinline gave the report for April. Ron stated their next meeting is May 28, 2019.

Recreation Board - None

Landfill Advisory Committee Report - None

Engineer Report- Ron briefly reviewed his May 6, 2019 memorandum. Michael asked Ron if everything is remaining the same with Turkey Hill Sketch Plan as far as the carwash and truck stop. Ron stated that the square footage is being reduced.

Solicitor Report - None

Old Business

1. Approval to Advertise Proposed Well Ordinance - Ray asked why there is a minimum depth to drill. Ron stated that the casing is 50 feet minimum and the well depth is 80 feet based on American Water Association Standards. Ray also asked if the Developer is responsible for the cost. Which Ron stated yes. Michael asked if the 80 feet depth is set in stone. Ron stated these are the standards but anyone can ask for relief if there is just cause but an Ordinance waiver for that is a requirement. Mark made a motion to approve the proposed Well Ordinance for advertising, second by Michael. There being no comments, motion carried 3-0.

New Business

1. Grete Miller - Amend Record Plan – Ron stated in 2010 Myrus Pilkus submitted a minor subdivision plan to carve off a 2 acre building lot for a daughter. The sewage testing was done for the 2 acre lot but the remaining 23 acres was labeled as a non-building lot. Another child would like to build on the remaining tract and would like to amend the record plan. It is Masers recommendation that it be approved to remove the non-building lot conditional on satisfying the sewage planning module as the decision of the Sewage Enforcement Officer. Joe Black is also in favor and is in the process of reviewing the sewage planning module and the testing that was shown on the amended plan. Ron suggested a motion to approve the amended plan as soon as the planning module is approved by the Sewage Enforcement Officer and DEP. Michael made a motion to approve the conditional plan based on Masers recommendations, second by Ray. Ron stated for clarification a recommendation for conditional approval of the amended record plan per the Maser Consulting letter dated May 2, 2019. Michael amended his motion to read conditional approval of the amended record plan per the Maser Consulting letter dated May 2, 2019, second by Ray. There being no further comments, motion carried 3-0.

2. 735 Texas Road – Reverse Subdivision Request – Ron stated that the owners of 735 Texas Road are requesting that the two lots they currently own be merged into one tax parcel ID number, due to the fact that the septic system was placed on the flag lot several years ago. Maser Consulting has no objection if the Board wishes to approve to waive the subdivision application process and consent to the merger. Michael made a motion to have the Township Manager send a letter to the County Tax Mapping Office per recommendation of the Maser Letter dated April 12, 2019, second by Ray. There being no comments, motion carried 3-0.

3. Repository Sale – 60 Hidden Meadow Dr., Woodside Dr., 10 Woodside Dr. - Woodside – Jonathan stated previously the Township received a similar notice from the County that a person from Delaware was interested in purchasing the roadways in the Woodside Development. That repository sale never went through. Most recently the County has received bids from the Woodside Homeowner’s Association and the County intends to sell to them unless the Township has an objection. Jonathan stated that he recommends the Township not having an objection in the sale and that a letter be sent to the Tax Claims office. Ray made a motion to have the Township send a letter to the Tax Claim Office that the Township has no objection in the sale, second by Michael. There being no objections, motion carried 3-0. Mark thanked Ron for being instrumental and getting old issues completed.

4. James Hulett – Announcement of Agricultural Security District Application – Jonathan stated this is an announcement that James Hulett and Barbara Hulett have completed an application under the Agricultural Security Area for one parcel. Parcel Q8-11-16 is approximately 31.55 acres located in Lower Saucon Township. The next step will be to advertise that the application has been received and there will be a fifteen day comment period. After the fifteen day comment period, the application is sent to the Township, Lehigh Valley Planning Commission, Township Planning

Commission and the Township Agricultural Security Area committee for review and comments and then back to the Township for a Public Hearing.

5. Resolution to Amend RTK Law to Provide Relief from Vexatious Requesters

Discussion – Jonathan stated the Resolution in question is from West Easton and if the board wishes to approve a Resolution like this, he would suggest that the Resolution be rewritten. He stated there are provisions for denial in the RTK law for people who make the same requests for documents. West Easton has been subject to a problem with repeat requestors and it taking hours of their employee time to gather information. They are asking the State Legislature to amend the law to define the words harass and over burden which are currently in the RTK Law and have asked other surrounding Municipalities to adopt a similar Resolution. Michael asked if we have had this problem lately and Ray asked who is going to define the word harassed. Jonathan recommended that if the Township adopts such a Resolution it be stated in the Resolution that it be brought forward to NCATO to get behind it. If they endorse it then it would go to PSATS. PSATS would have the lobbying power to get something done. Mark’s recommendation is to be pro-active. Board consensus is to have Jonathan draft a Resolution.

6. PEPP Enrollment for Electronic Funds Transfer for FEMA – Resolution 2019-13 –

Mikal stated this form is to authorize the Township Manager to be the contact person to initiate transfers and coordinate all efforts between FEMA and PEMA for distribution of funds for the Coffeetown Road Project. Michael made a motion to accept Resolution 2019-13 for enrollment of electronic fund transfers for FEMA, second by Ray. There being no comments, motion carried 3-0.

7. Approval of Walter and Ligaya Russell Property Application to County –

Resolution 2019-14- This is for Heritage Conservancy to apply to the County’s Open Space and Natural Areas Program. Ray made a motion to approve Resolution 2019-14, second by Michael. There being no comments, motion carried 3-0.

8. Approval of Doris Nehoda Property Application to County – Resolution 2019-15 -

This is for Heritage Conservancy to apply to the County’s Open Space and Natural Areas Program. Ray made a motion to approve Resolution 2019-14, second by Michael. There being no comments, motion carried 3-0.

Supervisors Comments

Ray commented that he doesn’t see anything getting done at the Melchor Tract, but is seeing bills coming in. Ron stated that the site civil group at Maser has been finalizing the stream encroachment permit application stormwater management and the E&S applications to DEP. The last step will be PennDot resubmission for the driveway permit. Ray asked with the resubmissions if the Township is still on target to start the project. Ron commented that between DEP and the rain hoping to get started this summer when things dry out. He also advised Ray that the Township has received extensions for both grants.

Michael thanked Mikal for recovering \$14,000.00 for the outstanding sewer customers that has been outstanding for many years. Thanked Mike and the Public Works crew for installing the dugouts at the ballfield. Also thanked Mikal for putting the old computers to good use at the Public Works building. Mikal stated he could not take the credit for that as it was Mike Strawn's idea. Thanked Ron and Jonathan for the work that they did on the Well Ordinance. Lastly, Michael stated at the Allentown Fairgrounds there will be three days of music as well as a professional version of Bob Hope USO show from the Vietnam War Era. He asked the Board if it would be permissible to include the information on the email blast to Township residents. Mark commented as a public advertisement for the Veterans he is fine with it. Ray agreed with Mark. Board consensus is to send out in an email blast.

Mark commented that for the Well Ordinance he is not comfortable with the Chairman signing and the Secretary attesting. Jonathan stated that can be changed.

Mark commented that an application for donation was received from the LINCS asking for a donation amount of \$4,000.00 on May 2, 2019. Mark did have a chance to speak with George about the application as well as if any Williams children would benefit from the LINCS or just Borough children and feels that the application was forthcoming with very good detail. Mark made a motion to accept the application for the LINCS and to donate \$4,000.00 to the organization, second by Ray. Ray commented that when he drove bus there were bags placed in the bus for the elementary school kids. Michael he was also going to comment on the children benefit. There being no further comments, motion carried 3-0.

Michael stated that the Memorial Day program for Williams will be held on May 26th at 6:00 p.m. at the Municipal park.

Mark asked Sally not to procrastinate on the Library issue.

Audience Comments

1. Iggy Markow - He stated that he received a letter from the Township with regard to a tree that is leaning over Old Well Road from his property. He stated that he has tried on numerous times to have the tree taken down, but has been told that because of the location, it is too dangerous to remove. He came to tonight's meeting to ask the Board what he could do about the tree. It was stated that he would have to appeal to the Zoning Hearing Board or if not appealed in the thirty days he would be issued a fine.

There being no further business, meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

MELODY A. ERNST, Asst. Manager/Secretary
Williams Township Board of Supervisors