

WILLIAMS TOWNSHIP BOARD OF SUPERVISORS
Regular Meeting
October 9, 2024

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 Melody Ernst, Township Engineer Ronald Madison, Zoning Officer Suzanne Borzak, Public Works Director Michael Strawn and Township Secretary Hannah Warner.

George asked if there were any corrections to the minutes of September 11, 2024. 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 October 9, 2024 to the Board. Ray made a motion to approve the Expense Report, and to pay the bills, second by Michael. There being no comments, motion carried 3-0. Melody stated that the September Treasurers Report was not available.

Manager's Report - Melody submitted her report dated October 9, 2024 to the Board for review.

Melody stated that the Athletic Association has asked for permission to have a Tree Lighting Ceremony on December 7, 2024. They are asking to put lights on one of the big trees this year by the parking lot. WTAA is also asking to use some tables and the stage that was used for Fest o Fall. Santa will also be there in the Community Building for pictures. The consensus of the Board is to allow the event.

1. Approval of AIPP Manual - Melody stated that the AIPP manual is incorporated to meet the Township's safety policies within the SMT template for the Board's approval. Michael made a motion to approve the Safety Manual, second by Ray. There being no comments, motion carried 3-0.

Public Works - Mike submitted his report dated September 11, 2024 to October 9, 2024 to the Board for review.

1. Approval of Truck Purchase - Mike stated the 2012 Ford truck is in need of repairs, there is rust damage, needs new tires as well as inspection the end of December. The repairs are more than what he previously thought. Mike further stated that he looked at Fred Beans and Brown Daub and said that Fred Beans has a 2024 Chevrolet Silverado 2500HD 4WD Double Cab Work Truck in stock on their lot at a COSTARS price of \$52,675.03. Mike would like to get the Boards permission to purchase the truck from Fred Beans. He did not add the safety lights in the cost of the truck and stated that the lights could be purchased later. Ray made a motion to approve the purchase of a truck in the amount of \$52,675.03, second by Michael. There being no comments, motion carried 3-0.

George commented on the light purchase. Ray stated if we get it now and put it on that would eliminate the safety issue. Mike commented that he does have a portable light that he could put on the truck temporarily. Michael asked if it can be placed in the budget. Michael made a motion to budget for the lights with an approximate cost of \$4,000.00 to \$5000.00, second by Ray. There being no comments, motion carried 3-0.

Zoning Office Report - Suzanne submitted her report for August to the Board for review. There will be a Zoning Hearing Board meeting on Wednesday, October 23, 2024 for the following:

1. KINGS LAWN CARE - TYLER KING - 10 Tammy Lane - Variance Relief

Planning Commission - The September 18, 2024, report was received by the Board for Review.

Land Preservation Board - The September 24, 2024 report was received by the Board for Review.

Recreation Board - The report of October 2, 2024 was received by the Board for Review.

1. **Lining of Baseball/Softball fields** - This matter will be tabled until next month's meeting.

Engineers Report - Ron briefly reviewed his October 8, 2024 memorandum.

1. **Approval of 860 Texas Road Stormwater Agreements** - This matter was removed from the agenda because the Township Manager has the authority to execute the document.

2. **Approval of Security Release #2 for the Tumble Creek Major Subdivision** - Ron stated that Tuskes Homes has made a security improvements request. Ron further stated that it is the recommendation of Colliers Engineering and Design to release security #2 from the current amount of \$781,407.43 by \$333,129.08 and retain a balance of \$448,278.36. Ray made a motion to approve Security Release #2 in the amount of \$333,129.08, second by Michael. There being no comments, motion carried 3-0.

Solicitor Report - The report was provided to the Board for review.

Old Business

1. **Authorization to send MDR - Medium Density Residential Zoning District ZO Amendment to the Township and LVPC** - Jonathan stated the amendment will only allow two-family detached dwellings, apartments, and single family attached dwellings and single family detached dwelling as principal uses and not as accessory uses. It further tightens up garden apartments to be a minimum of 10 instead of 3 as listed in the current ordinance. Michael made a motion to send MDR to Township and LVPC, second by Ray. There being no comments, motion carried 3-0.

2. **Public Hearing - ZO Amendment Permits - Ordinance 2024-07** - The Public Hearing was called to order by Chairperson George Washburn. Jonathan gave an overview of the changes.

There were no public comments. George closed the Public Hearing. Michael made a motion to approve Ordinance 2024-07, second by Ray. There being no comments, motion carried 3-0.

3. Roth Farms Estates Approval of Completion of 18 Month Maintenance Period – Jonathan indicated Ron did a final inspection and all items were complete except for two dead trees on the property owned by Mr. Lule. Mr. Lule stated he does not want the trees replaced. The Township will hold the Letter of Credit until all invoices are in and paid. Michael made a motion to approve Completion of 18-Month Maintenance Period, effective November 10, 2024, and subject to payment of all outstanding professional service consultants' final statements for services rendered, second by Ray. There being no comments, motion carried 3-0.

4. Approval to appoint Ryan Pektor as a member of the Appeals Board – Michael made a motion to appoint Ryan Pektor on the Appeals Board, second by Ray. There being no comments, motion carried 3-0.

New Business

1. Well Waiver Isolation Distance Approval for 1060 Berger Road – Jonathan stated that Joe Black is recommending a well isolation distance waiver be granted for the above property address. Michael made a motion to approve Resolution 2024-18 well waiver isolation distance, second by Ray. There being no comments, motion carried 3-0.

Supervisors' Comments

Ray stated he would like to see everyone come out and vote this election year.
Michael stated Veterans Day is coming up on November 11, 2024 at 11am.
George stated he just wanted to thank Jennifer for putting on Fest o Fall once again.

Audience Comments

There being no further business, the meeting was adjourned at 7:40p.m.

Respectfully Submitted,

Hannah Warner, Twp. Secretary/Assistant Treasurer
Williams Township Board of Supervisors