

WILLIAMS TOWNSHIP BOARD OF SUPERVISORS
Regular Meeting
July 9, 2025

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

George stated an Executive Session was held on June 17, 2025 for Personnel Matters.

George asked if there were any corrections to the Minutes of June 11, 2025. 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 July 9, 2025 to the Board. Michael made a motion to approve the Expense Report, June Treasurers Report, and to pay the bills, second by Ray. There being no comments, motion carried 3-0.

Manager's Report – Melody submitted her report dated July 9, 2025, to the Board for review.

1. Donation Request from Referendum Committee for Postage - Melody stated that Bob Schmidt would like to use the township meeting room on September 18, 2025 at 7pm for a workshop. They also asked if the Township would be willing to help with the cost of postage for the pamphlets. The pamphlets would be mailed to 2,378 residents and the cost would be \$1,759.72. Michael made a motion to donate the postage for the mailers, second Ray. Ray stated he would like to see the pamphlets before they get sent out in the mail. There being no further comments, motion carried 3-0.

Public Works – Mike submitted his report dated June 11, 2025 to July 9, 2025 to the Board for review.

1. Update on Generator Quotes – Mike stated he received a quote from Albarell Electric, a Costar's company, to furnish a 38kw generator, transfer switch installation and permits. The Public Works Department would do the pad digging, trench and concrete pad in-house. The generator will be for the main building. They stated the generator is in stock and an approximate time frame would be 2-4 weeks for the installation. The complete price is \$37,763.20. Michael made a motion to approve the generator purchase, second by Ray. There being no comments, motion carried 3-0.

Zoning Office Report – Suzanne submitted her report for June to the Board for review. There will not be a Zoning Hearing Board hearing on Wednesday, July 23, 2025.

Planning Commission – The June 18, 2025 report was received by the Board for review.

1. Approval of Lot Line Adjustment for 2920 Morgan Hill Road – Resolution 2025-16 – Michael made a motion to approve Resolution 2025-16, second by Ray. There being no comments, motion carried 3-0.

2. Approval of Minor Subdivision for 355 Royal Manor Road – Resolution 2025-17 – Michael made a motion to approve Resolution 2025-17, second by Ray. There being no comments, motion carried 3-0.

Land Preservation Board – The June 23, 2025 report was received by the Board for review.

Recreation Board –None

Ray stated the Summer Recreation Program has approximately 205 children registered this year.

Engineers Report – Ron briefly reviewed his July 3, 2025, memorandum.

1. Approval of 860 Texas Road-Stormwater Release – Michael made a motion to approve the Stormwater release in the amount of \$18,400.00, second by Ray. There being no comments, motion carried 3-0.

2. Recommendation – Oakleigh Knoll Phase I – Security Release – Ron stated Oakleigh Knoll Phase I made a security improvements request. Ron further stated that it is the recommendation of Colliers Engineering and Design to release security from the amount of \$198,975.86 by \$135,789.51 and to retain a balance of \$63,186.35. Michael made a motion to approve the Oakleigh Knoll Phase I security release in the amount of \$135,789.51, second by Ray. There being no comments, motion carried 3-0.

3. Recommendation – Oakleigh Knoll Phase II – Security Release – Ron stated that Oakleigh Knoll Phase II made a security improvements request. Ron further stated that it is the recommendation of Colliers Engineering and Design to release security from the current amount of \$558,691.25 by \$142,943.00 and to retain a balance of \$415,748.25. Michael made a motion to approve Oakleigh Knoll Phase II security release in the amount of \$142,943.00, second by George. Motion carried 2-1. Ray opposed.

Solicitor Report – The report was provided to the Board for Review.

Old Business

1. Public Hearing – EIT .25% Referendum General Election – Ordinance 2025-02 – The public hearing was called to order by Chairperson George Washburn. Colby gave a brief overview on the EIT referendum. There were no public comments. George closed the public hearing. Ray made a motion to approve Ordinance 2025-02, second by George. After a brief discussion the motion carried 3-0.

New Business

1. Authorization to Draft an Amendment to the TWP ZO for Regulating Data Centers – Colby indicated that data centers are a large consumer of energy and water. He is suggesting the Township amend the zoning ordinance to determine where in the Township the use would fit. Michael made a motion to authorize Colby to draft an amendment to the zoning

ordinance to regulate data centers, second by Ray. There being no comments, motion carried 3-0.

2. Well Waiver - 55 Raubsville Road - Resolution 2025-18 - Colby stated that Joseph Black is recommending a well isolation distance waiver be granted for the above property address. Michael made a motion to approve Resolution 2025-18 well waiver isolation distance, second by Ray. There being no comments, motion carried 3-0.

Supervisors' Comments

Ray mentioned the Williams Township Carnival will be held on July 21st - July 26th. There will be fireworks on Friday night.

Michael Bryant stated for everyone to stay safe out there.

Audience Comments

1. Ashley Siedt - 55 Browns Drive has expressed concerns about a neighboring property.

2. Brian Boudreau - 225 Stouts Valley Road thanked the Manager for her help and the Township Zoning Officer for all her hard work.

3. Jack Keiter - 77 Browns Drive has also expressed concerns about a neighboring property.

There being no further business, the meeting was adjourned at 7:48p.m.

Respectfully Submitted,

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