

WILLIAMS TOWNSHIP BOARD OF SUPERVISORS
Regular Meeting
December 10, 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, 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. Supervisor Michael Bryant was absent.

George stated Executive Sessions were held on November 25, 2025 for Personnel Matters, November 26, 2025 for Legal Matters, and December 10, 2025 for Personnel Matters.

George asked if there were any corrections to the Minutes of November 12, 2025. Ray made a motion to approve said minutes, second by George. There being no comments, motion carried 2-0.

Melody presented the Expense Report of December 10, 2025, to the Board. Ray made a motion to approve the Expense Report and to pay the bills, second by George. There being no comments, motion carried 2-0. Melody stated the Treasurers Report was not available for November.

Manager's Report - Melody submitted her report dated December 10, 2025 to the Board for review. Melody stated that she applied for the Local Share Statewide Grant for the purchase of a new backhoe and Hannah applied for the Act 101 904 Recycling Grant for 2024.

Public Works - Mike submitted his report dated November 12, 2025 to December 10, 2025 to the Board for review. Mike mentioned the generator was installed at the Township Building. He also stated that work was completed at the old school, including the chimney repairs and relining as well as the radio antenna was removed to be repaired.

Zoning Office Report - Suzanne submitted her report for November to the Board for review. There will **not** be a Zoning Hearing Board hearing on Monday, December 22, 2025.

Planning Commission - The November 19, 2025 report was received by the Board for review.

Land Preservation Board - The November 25, 2025 report was received by the Board for review.

1. Kutz CE - 2155 Morgan Hill Road - Colby stated the property was transferred and closing happened. Tom Heilman also stated that there is another property going into Conservation Easement next week, with several additional projects currently in development.

Recreation Board – There was no meeting in December.

Engineers Report – Ron briefly reviewed his December 10, 2025 memorandum.

1. 160 Fox Run Rd – Security Reduction Request for Stormwater Agreement – Ron stated that it is the recommendation of Colliers Engineering & Design to release all Development Improvements Agreement Security in the amount of \$12,754.50. Ray made a motion to approve the security reduction, second by George. There being no comments, motion carried 2-0. Once all fees are paid, all other escrows will be released to the owner.

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

Old Business

1. Approval of 2026 Budget – Ray made a motion to approve the 2026 budget, second by George. There being no further comments, motion carried 2-0.

2. Public Hearing- Subdivision SALDO Ordinance Amendment- Ordinance 2025-04 – The Public Hearing was called to order by Chairperson George Washburn. Colby gave a brief explanation on the Subdivision SALDO Ordinance Amendment. There were no public comments. George closed the Public Hearing. Ray made a motion to approve SALDO Ordinance Amendment, second by George. There being no comments, motion carried 2-0.

3. Public Hearing- EIT .25% Land Preservation- Ordinance 2025-05- The Public Hearing was called to order by Chairperson George Washburn. Colby briefly discussed EIT .25% Ordinance 2025-05, which was recently passed on the ballot this past November. There were no public comments. George closed the Public Hearing. Ray made a motion to approve Ordinance 2025-05, second by George. There being no comment, motion carried 2-0.

4. Authorize Execution and Approval of Development Agreement, Stormwater Agreement, Declaration of Covenants, Conditions and Restrictions and Declaration of Easement (Ultimate ROW)- 220 Wassergass Road- Colby gave a brief overview of the four agreements for the Wassergass Meadows Subdivision Plan. He stated that 220 Wassergass is now complete and he is seeking authorization for approval. Ray made a motion to authorize the execution of the Development Agreement and the approval of the Stormwater Agreement, Declaration of Coventants, Conditions and Restrictions and Declaration of Easement. second by George. There being no comments, motion carried 2-0.

New Business

1. Approval of 2026 Real Estate Tax Millage Rates- Resolution 2025-26 – Ray made a motion to approve Resolution 2025-26, second by George. There being no comments, motion carried 2-0.

2. Approval to Close Books December 30, 2025 – Ray made a motion to approve closing of the books, second by George. There being no comments, motion carried 2-0.

Supervisors' Comments

Ray wished everyone a safe and Merry Christmas.

George also wished everyone a safe Happy Holiday season.

Audience Comments

There being no further business, the meeting was adjourned at 7:16p.m.

Respectfully Submitted,

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