

Williams Township Land Preservation
Board (LPB)
Minutes March 26, 2024
Williams Township Community Building
655 Cider Press Rd., Easton, PA 18042

Present: Bob Schmidt, Lorraine Mineo, Lori Cox, and Tom Heilman; Alternate Michael Cortright, Nurit Baron; Supervisor Ray Abert; township residents

The meeting was called to order by Vice-Chairperson Bob Schmidt at 7:04 PM.

He called for the Pledge of Allegiance, then a review of the February 27, 2024 minutes. Motion to approve the minutes made by Mineo, seconded by Heilman. Approved 4-0.

Updates on Preservation Projects:

- 2022-2 Morgan Hill (south/lower parcel) and 2023-4 Morgan Hill (north/upper parcel): Property owner was present. Matt Babbitt of Heritage Conservancy (Heritage) had outreached Sherry Acevedo of Northampton County (NORCO) to ask if NORCO is still interested in the north/lower parcel being that the township's Board of Supervisors (BOS) voted to fund the south/lower parcel 100%. Babbitt has not received clarification from NORCO yet. Mineo will call Acevedo to check in on this. Also, NORCO's new model easement is still not available.
- 2023-1 Steely Hill: Closing is set for April 5, 2024. Heritage did baseline study and is writing up the report, which is the last step before closing.
- 2023-3 Morvale Road: Babbitt sent an email to LPB to set up another site visit with Acevedo. Schmidt will coordinate a date/time and let LPB know when it will be. Babbitt has asked the township solicitor if the Agreement of Sale can move forward without NORCO's new model easement language and he said no.
- Show of interest for Cider Press Road: Property owner was present and shared that once she knows the intentions of a family member who is also on the deed, she will contact the LPB. Schmidt shared that Babbitt is happy to meet with them during an evening as they requested. Babbitt also thinks there is a chance that the USDA may be interested in doing the preservation project and if so, they would fund it 100%. The next step is an inventory of natural resources and Schmidt will see if he can get a date for when they would do the inventory. He also noted there are a lot of wetlands on the property.

Old Business:

- For the Russell property preservation sign, the date to go out to the property has been moved from today to April 29, 2024 and the township Manager will go in place of an LPB member. The annual walk through was also supposed to be today and has been rescheduled. Heilman shared that the funds from the township for the sign have been approved by the BOS (which is being split 50/50 with Heritage).
- Schmidt will coordinate with the township office for the map of preserved properties to be mounted on board and displayed in the township building.
- As previously noted, LPB has not received the new model easement language from NORCO yet.
- Regarding the BOS commitment for 50% for preservation projects, this was clarified in the last LPB meeting. Schmidt expressed concern that if we have to wait for funds from NORCO, property owners will have to wait 1.5 years. There was also discussion about NORCO backing out on one project after saying they were on board. Additionally, LPB noted that they always thought that when we have

interest from NORCO, the township pays the initial full amount and gets reimbursed later.

New Business:

- Treasurer's Report: Mineo shared the LPB Financial Report. Based on the data available, checking account \$7,552.02, savings account \$464,717.91, and CD \$1,350,804.90 total \$1,823,074.83. Schmidt asked Abert who at the township office asked LPB to carbon copy the township solicitor everytime Heritage is included on an email, as the solicitor then bills LPB. Abert said BOS did not request this. Mineo shared that the solicitor's charges are not too much.

Announcements:

- None.

Comments from audience:

- None.

Meeting was adjourned at 8:00 PM. Heilman moved, Cox seconded. Unanimous approval.

Next meeting April 23, 2024 @ 7:00 PM, Williams Township Community Building.

Submitted,

Lori Cox, Secretary