

Williams Township Land Preservation Board (LPB)

Minutes June 25, 2024

Williams Township Community Building

655 Cider Press Rd., Easton, PA 18042

Present: Ken Kodama, Bob Schmidt, Lorraine Mineo, Lori Cox, Tom Heilman, and Alternates Michael Cortright and Nurit Baron; Supervisors Ray Abert, George Washburn, and Michael Bryant; township residents

The meeting was called to order by Chairperson Ken Kodama at 7:02 PM.

He called for the Pledge of Allegiance, then a review of the May 28, 2024 minutes. Mineo noted that it was not noted in the May minutes that the property owners of 2022-2 and 2023-4 shared that if Northampton County (NORCO) does not fund half of the preservation project for 2023-4, they will withdraw their application to preserve both parcels. Motion to approve the amended minutes made by Heilman, seconded by Mineo. Approved 5-0.

Updates on Preservation Projects:

- 2022-2 (south/lower parcel) and 2023-4 (north/upper parcel): Property owners were present and reiterated that if NORCO does not fund half of the cost of preserving their north parcel, they will withdraw their applications for both parcels. They do not want to impose on the township and have them fund both of the projects. The property owners also shared that Matt Babbitt of Heritage Conservancy (Heritage) contacted them to say they need to test their well. Owners said that they have a spring which has been tested. They feel like Heritage may be complicating things. Kodama reported that Babbitt informed him that there are still issues with the title company getting the right-of-way (ROW) easement information from Met-Ed which dates back to 1941. The next step is to ask Met-Ed directly but Babbitt is unsure how long it will take for them to respond. Meanwhile, the owners will go through their records to see if they have this documentation. Additionally, Kodama will ask the township office if our solicitor can contact Met-Ed about the ROW easement.
- 2023-1: Heilman shared that the preservation sign will be installed on July 10, 2024.
- 2023-3: Property owner was present and shared that Babbitt had contacted him about having his well water tested, which the owner said was tested about 35 years ago and he will look for the results. NORCO still has not finalized their model conservation easement. Babbitt had shared that a site visit is needed with Sherry Acevedo from NORCO, a step required for NORCO's grant application process. Kodama had sent an email to Acevedo at the end of May to set up the visit but LPB has not heard back yet. Kodama will email the LPB dates for availability and then email Acevedo again. If need be, Mineo will then call Acevedo. LPB discussed that we have not been able to move forward on the project. Previously, the township solicitor had told the LPB that he cannot write the agreement of sale (AOS) without NORCO's new model easement language. Bryant said that he had a meeting today with Acevedo and Lamont McClure of NORCO and Bryant said to move forward with the preservation project. Bryant suggested that the LPB contact Acevedo about it as the LPB shared that they received conflicting information.
- Show of interest: LPB previously discussed that PA Fish and Boat Commission went out to the property but was unable to complete the survey. LPB has not been successful in setting up a meeting with one of the property owners. Schmidt will outreach the owner that he has been in contact with to see if it is okay to connect with someone else in the family to explain the preservation process.

Old Business:

- The Russell property preservation sign was installed on June 10, 2024.
- Schmidt will work on the block style map to be displayed in the township building this week. He will outreach Heritage to get an updated map with the property that was just preserved.
- Currently, NORCO's new model easement language is not available yet. The final draft of NORCO's new model easement was to be reviewed with NORCO executives at their upcoming May/June committee meetings.

New Business:

- Treasurer's Report: Mineo shared the financial reports from April and May:

-Based on the data available for April:

Checking account \$3,602.40, savings account \$124,138.85, and CD \$1,379,639.51 total \$1,507,380.76

-Based on the data available for May:

Checking account \$1,550.96, savings account \$124,347.24, and CD \$1,379,639.51 total \$1,505,537.71

No Announcements:

- None.

Comments from audience:

- None.

Meeting was adjourned at 7:54 PM. Schmidt moved, Heilman seconded. Unanimous approval.

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

Submitted,

Lori Cox, Secretary