

Williams Township Land Preservation Board (LPB)

Minutes November 25, 2025

Williams Township Community Building

655 Cider Press Rd., Easton, PA 18042

Present: Ken Kodama, Tom Heilman, Lorraine Mineo, Michael Cortright, Lori Cox and Alternate Bob Freidl; Board of Supervisor (BOS) Ray Abert; and township residents

The meeting was called to order by Chairperson Ken Kodama at 7:00 PM. He called for the Pledge of Allegiance, then a review of the October 28, 2025 minutes. Mineo noted that the minutes incorrectly mentioned a debit instead of a debit income. Heilman made a motion to approve the edited minutes, seconded by Mineo. The motion was approved 5-0.

Updates on Preservation Projects:

- 2022-2 (south parcel): Kodama reported that Matt Babbitt of Heritage Conservancy (Heritage) said that he received the needed paperwork from Met-Ed, and closing is scheduled for the end of January 2026.
- 2023-4 (north parcel): Kodama did not have any updates, but the landowner was present and shared that Babbitt contacted him and asked for another two weeks, extending the closing date to later in December 2025. Kodama will reach out to Babbitt for more information.
- 2023-3: Kodama reported that the team recently completed the Baseline Report. The landowner was present and said that the visit occurred last week. He reported that an encroachment by his neighbor was found. He was also told to move two tires, which he will do. He stated that if the survey reveals anything additional, he will address that as well. He also reported that Babbitt told him closing should occur before December 25, 2025.
- 2025-1: Kodama reported that he does not have any updates on this donation project.
- 2025-2: Kodama reported that this project will be delayed until spring 2026. Babbitt will outreach the landowner in March 2026.
- 2025-3: The LPB conducted a site visit and completed the Williams Township Open Space Criteria Evaluation. The property scored 130/205 based on the criteria evaluation sheet used (which LPB plans to update, see New Business). This score is considered favorable for recommending it to the BOS for preservation. Heilman made a motion to recommend to the BOS that an appraisal be scheduled, seconded by Cox, approved 5-0.

Old Business:

- Regarding the Earned Income Tax (EIT) referendum, Kodama announced that it was approved overwhelmingly by Williams Township residents. Heilman reported being at a polling location on Election Day and noted that the residents expressed their support for preservation.
- Mineo updated the board on contacting landowners about installing signs for past preservation projects. She is still waiting to hear back from some residents.

New Business:

- LPB discussed the Williams Township Open Space Criteria Evaluation, recently used to score a property interested in preservation. When the form was updated, some of the possible points a property can score were changed. LPB discussed edits for points, adjusting language for clarity, and adding back a category in which a property can earn points. Kodama will make these edits.

- LPB welcomed the new Land Preservation Alternate Board member, Bob Freidl. The BOS had approved the LPB's recommendation to accept his application.

Treasurer's Report: Mineo shared the October 2025 LPB financial reports: checking account \$12,064.21 and savings account \$1,514,172.92, total \$1,526,237.13

Announcements:

- Mineo announced that she was informed Mariton Wildlife Sanctuary purchased property adjacent to the nature preserve and plans to place a conservation easement on it. They will submit an application to LPB for this.

Comments from audience:

- An audience member asked Kodama if he was able to reach out to the landowner of a property on Coffeetown Road to see if they were interested in preservation. Kodama had hoped for a casual meeting, which did not occur, so he will call them. Kodama also shared that he reached out to the real estate agent for a property on Durham Road but has not heard back.

The meeting was adjourned at 7:41 PM, following a motion by Cortright, seconded by Heilman. The motion was approved 5-0.

Next meeting December 23, 2025 @ 7:00 PM, Williams Township Community Building.

Submitted,

Lori Cox, Secretary