

# Williams Township Land Preservation Board Minutes, November 24, 2020 Virtual Meeting

Present: Bob Schmidt, Ron HineLine, Jim Williams, Linda Heindel  
Supervisors: Ray Abert, Mark Ernst, Mike Bryant  
Township Manager: Mikal Sabatine  
Heritage Conservancy consultant Laura Baird

Chairman Schmidt opened the meeting at 7:01 pm. He called for a review of the October 27, 2020 minutes. HineLine moved to approve (2<sup>nd</sup> Williams); motion passed 4-0.

## Updates–

Russell-- Baird reported that the County Solicitor has approved the draft easement language, and the easement has moved to County Council Subcommittee regarding their role of co-beneficiary; Heritage will be holder of the easement, Williams co-holder, and County beneficiary.

Boss– at the virtual meeting with Jon Regan on November 18, Regan noted that 81 trees were proposed to be cut on the Boss property. The question arose: should logging occur before the placement of the easement on the property, or after, and what would be the impact on the natural resources. The resulting motion (moved Schmidt, 2<sup>nd</sup> HineLine) proposed that a request be presented to the Board of Supervisors for submission of an application to County for 50% of the easement cost (\$51,000); that the Township cover 50% (\$51,000); that the Township cover any difference that the County does not cover to meet the total cost of \$102,000; that the landowner be required to acquire a Forest Stewardship plan prior to timbering. The motion for the resolution passed 3-0, Williams having left the meeting.

Background: Boss plans to cut 81 trees. The property contains 13.6 A. of land in the Highest Protection area; 1.4 A. in Minimal (unfunded) area. Supervisor Ernst noted that the BOS needs to know the various protection-level acreages for the December 9 BOS meeting where the supervisors will discuss a resolution to set the purchase price (\$102,000), to fund 50% of the purchase price and to apply to the County to fund 50%. A second resolution would have the Township fund whatever portion of the County's 50% is not covered.

These resolutions would then be included in the AOS (Agreement of Sale). Sabatine will check with Atty. Reiss to see if the documents can be drawn up in time for the December meeting. A Forest Stewardship plan approved by the DCNR District Forester prior to the easement should be added as a contingency clause to the BOS resolutions.

HineLine called attention to the Township's standard timbering ordinance which sets its own calculations as to how much and what size of trees may be cut.

A second major topic for discussion was public access because initially the Bosses did not wish to have it. But we have used the following language in the approved *Russell* NORCO Application: "The Russell Property will provide for much needed opportunities for outdoor education. It will allow for pre-scheduled, pre-approved guided tours of the property for environmental education purposes." So Baird will talk with the Bosses about this limitation of access, since they could not attend this meeting.

O'Brien – Indian Valley is presumed to be at work on the appraisal.

Treasurer's Report – HineLine circulated the October report. Total \$2,021,674.74.

Old Business – BOS to adopt the AOS at the December meeting.

Announcements – none

Audience comments – none

The meeting was adjourned on motion (moved HineLine, 2<sup>nd</sup> Schmidt) at 7:45pm.

Submitted,  
Linda Heindel, Secretary

Next Meeting: December 22, 2020, 7 pm