

# Williams Township Land Preservation Board

## Minutes, July 27, 2021 Meeting

Present: Jim Williams, Bob Schmidt, Ron Hinehline, Linda Heindel  
Supervisors: Mark Ernst, Ray Abert, Michael Bryant

Chairman Williams opened the meeting at 7:01 pm. He called for the pledge of allegiance, then a review of the June 22, 2021 minutes. Motion (moved Hinehline, 2<sup>nd</sup> Schmidt) to approve the minutes, passed 4-0.

### Updates

Russell – Laura Baird (Heritage) is working with Twp. Manager Sabatine to do year-end close-out for this project. Documents will be sent to the County.

Boss – still awaiting action by Boss's new attorney to review the documents (AOS, conservation easement). Chairman Williams called for action on the survey bids by Keystone (\$7250) and Cowan (\$6500).

Motion (Hinehline, 2<sup>nd</sup> Schmidt) to accept the Cowan bid and to ask the BOS to approve, Motion approved 4-0.  
O'Brien -- O'Brien had asked about installing solar panels (900 sq ft.) in the Standard Protection area (north of septic mound, out of viewscape). Zoning reported to Baird that "the installation of ground-mounted solar panels would be permitted by right at 850 Raubsville Road. They would be in compliance with the maximum impervious and building coverage under the ordinance." Owners will need to apply for a permit.

Heritage is working on the AOS.

BOS at their May meeting agreed to cover the appraised easement cost.

### Old Business

Discussion of Scoring revisions: LPB voted at the June meeting to recommend the revised scoring system to BOS. During Audience Comment period, Supervisor Ernst recommended that Schmidt, who had introduced the changes, prepare a chart and walk the BOS members through the changes, explaining why the changes were recommended. LPB had voted to approve the new scoring sheet and to present it to the BOS.

### New Business

Alerted that changes were coming in the Sunshine Law, LPB members were told by Supervisor Ernst (in Audience Comment period) that as an advisory committee, LPB was not held to the same strictures as the BOS or committees with decision making capacities. Sabatine had informed the team that he would be sending out models/templates of agendas and minutes to follow.

Coffield-Frank project – landowners agreed to follow Atty. Reiss's directives printed in the agenda.

Coffield and Frank would like to have LPB walk the property with them. Supervisor Ernst urged LPB to be present when the landowner of the tract in question gives permission to walk the tract that Coffield-Frank wish to obtain.

Schmidt will obtain dates in conference with Coffield-Frank to carry out the site walk and assure written permission of landowner.

### Outreach to prospective preservers:

(1) Schmidt: consulted with Lois Oleksa on Steely Hill Rd. (see map provided) regarding preservation of two tracts and a portion of a third. Oleksa expressed concerns about permission of extension of septic mound, if it should prove necessary; possibility of need to drill a well, all in the minimum protection area; could another parcel be added to an easement after the original preservation project is completed; can they continue to grow mushrooms (a business) on fallen trees in maximum protection area.

Schmidt to consult with Laura Baird for insights.

(2) Hinehline consulted with Walt and Maureen Henderson on Coffeetown Rd. He has arranged for a second contact.

(3) Heindel consulted with two prospects with 30 A. and 40 A., each bordering on preserved tracts. Both face some challenges involving distant children's interest, severe hearing difficulties, linguistic difficulties. Heindel has maintained contact with them and will try to arrange face-to-face meetings.

Treasurer's report: \$1,832,699.97 in the July 27, 2021 Open Space Account. Schmidt questioned why there is a discrepancy between totals of Heritage Conservancy payments and an amt. in Open Space Checking Account. Schmidt will ask Baird when the \$15,000 Heritage payment to the township is applied, what it covers.

Announcements – none

Audience Comments – Supervisor Ernst’s comments integrated into text where relevant above.

Meeting was adjourned at 8:20 pm.

Candidate for Supervisor Bryan Haas responded to questions about his philosophy regarding open space preservation.  
The meeting was adjourned at 7:55 (on motion by Hineline, 2<sup>nd</sup> Schmidt), approved 4-0.

Submitted

Linda Heindel, Secretary

Next Meeting: August 24, 2021, 7 pm