

**Williams Township Land Preservation Board**  
**Minutes February, 28, 2023**  
**Williams Township Community Building**  
**655 Cider Press Rd., Easton, PA 18042**

An Executive Session was held before tonight's meeting to discuss a potential recommendation to the Board of Supervisors

Present: Lorraine Mineo, Bob Schmidt, and Lori Cox, Alternate: Polly Clark, Supervisors: Ray Abert, George Washburn, and four residents.

The meeting was called to order by Chairperson Bob Schmidt at 7:01 PM.

He called for the Pledge of Allegiance, then a review of the January 24, 2023 minutes. Motion moved by Mineo, seconded by Cox. Approved 3-0.

***Updates on Preservation Projects:***

- **2021-1 Berger Road:** The property owner was present. Owner has been in contact with Matt Babbitt of Heritage Conservancy to discuss removal of dead ash trees. The owner noted there was recently some miscommunication with Mr. Babbitt; however, Mr. Babbitt will be at the owner's property on March 2, 2023. After the fifth tree comes down, the owner will be done removing dead ash trees and let the remaining marked dead trees fall on their own. The owner reviewed which trees were cut down with Mineo, referencing the map Mineo had previously made. Schmidt also discussed that the process is set to conclude. There will be a new closing date, which should be soon. As previously noted, the Heritage Conservancy will be the Holder of the easement and Williams Township will be the Second Holder.
- **2022-2-Morgan Hill:** The property owner was present. Property owners met with Mr. Babbitt of Heritage Conservancy who completed the protection area maps, and they went with agricultural use. The circle around each house was enlarged in case the owners want to build in the future, so it is not on the easement. There was discussion regarding the owner's request to retain the right to sell the north parcel after the preservation process. It was recommended that the owners meet with Mikal Sabatine, Sherry Acevedo, and the township's attorney to discuss this. Schmidt was going to get appraisals but cannot without price quotes. Schmidt has the letters written up for when he has this information.
- **2023-1 Steely Hill:** Mr. Babbitt of Heritage Conservancy completed the protection area maps. Schmidt and Mineo, who were present for site visit on January 23, 2023, reviewed the map and noted a .72 acre minimum protection area (MPA) which has wetlands and should be in the highest protection area (HPA). The Pennsylvania Natural Diversity Inventory (PNDI) report had a possible hit for something of interest on the

property. The Pennsylvania Fish and Boat Commission visited the property and will not be moving forward with surveys; therefore, funding through NORCO will be pursued. LPB has a site visit with Heritage Conservancy and NORCO on March 2, 2023. Owners also wanted to know about the possibility of other conservation organizations and Schmidt sent a right to know request to the township office. Further discussion needs to occur with Mr. Sabatine and the township attorney. Schmidt will keep the board informed of the outcome. The owners are looking for a conservation organization who can steward the land. Schmidt has been unable to find an organization that provides this. Additionally, Mr. Sabatine sent the owners the Heritage Conservancy Memorandum of Understanding (MOU).

**Old Business:** None

**New Business:**

- Mineo made a motion to recommend Tom Heilman as a member of the Land Preservation Board, seconded by Cox and approved 3-0. The second applicant withdrew his application.
- There are two potential land preservation residents. One property is on Echo Ridge Road and noted to be a small property. The resident had come to the February 28, 2023 meeting but stepped out prior to discussion and did not return. Due to the soft costs to preserve, it would be hard to justify the funds and the property likely would not score high. The other property is on County Line Road and also noted to be a small property. The owner wants to buy neighboring farm land. Schmidt will reach out to the residents with more information.
- Mr. Sabatine forwarded the Heritage Conservancy MOU to the LPB for review and discussion on February 28, 2023. The document outlines the agreement between the township and Heritage Conservancy. The LPB will review this document and discuss it at the March 28, 2023 LPB meeting.

**Treasurer's Report:** Reported by Mineo. Checking account: \$18,980.17, Savings account: \$397,344.16, CD: \$1.5 million, total: \$1,916,324.33.

**Announcements:** The Zoning Hearing Board application for Solar Renewable Energy LLC – Stouts School Road– Special Exception has been withdrawn.

**Comments from audience:** There was a question about whether LPB gets involved with farmland preservation, which it does and it is the resident's choice. Also, it was suggested that the LPB approach a property owner who is in close proximity to Stouts School Road, as this property would be ideal for preservation.

Meeting was adjourned at 8:00 PM Mineo Moved, Cox seconded. Unanimous approval.

*Next meeting March 28, 2023 @ 7:00 PM, Williams Township Community Building.*