

Williams Township Land Preservation Board (LPB)

Minutes May 23, 2023

Williams Township Community Building

655 Cider Press Rd., Easton, PA 18042

Present: Bob Schmidt, Ken Kodama, Lorraine Mineo, Tom Heilman, and Lori Cox; Alternate Polly Clark; Supervisor Ray Abert; 2 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 April 25, 2023 minutes. Motion moved by Mineo, seconded by Heilman. Approved 5-0.

Updates on Preservation Projects:

- 2022-2-Morgan Hill: The property owners were present for the meeting. Schmidt reported that regarding the two parcels being on two separate deeds, Heritage Conservancy's attorney suggested Deed Consolidation. The owners will discuss this with their attorney. Schmidt also let the owners know that Matt Babbitt of the Heritage Conservancy is available to speak with them and the owners will contact Matt. The owners are leaning toward preserving the lower parcel first and the upper parcel in the future. If the owners opt to preserve just the lower parcel now, another site visit and scoring needs to be done.
- 2023-1 Steely Hill: Schmidt reported that MetEd did not record the width of the easement on the deed with Northampton County. The township attorney said that the LPB can proceed with this project; however, Heritage Conservancy's attorney said that the easement needs to be recorded. The two attorneys will work on this issue. The appraisal report was received from Indian Valley, which is \$15,000 an acre. Also, the township attorney believes the well box is the property owners' responsibility, not Heritage Conservancy's. If a well or new septic system are needed after preservation, they cannot be put in the High Protection Area (HPA). Schmidt suggested a site visit with the owners, LPB, and Township Sewage Enforcement Officer Joe Black to check distances to be sure the HPA boundary line does not need to be changed to accommodate a future well or septic. Schmidt will schedule and let the LPB know the date and time to join if they can.
- 2023-2 Raubsville Road: Schmidt noted that the township attorney said that the preservation process does not have to be started over, it can be restarted as if it has been two weeks, not two years, since the property owners applied. Mineo and Heilman met with the owners. They noted that the protection area boundaries need to be redrawn because there is now a substantial deer fence through the HPA. The owners shared some of their concerns following the 2020 appraisal, including the appraisal amount and language in the Agreement of Sale. The owners have some questions and the board will set up a site visit with the owners and Matt Babbitt of Heritage Conservancy. Matt can redraw the protection area map and the board can rescore the property. Mineo will outreach the owners to see if they can meet on June 13, 2023 at 1:00 PM. Schmidt will outreach Matt about his availability. The board also discussed the need for a new appraisal, which would need the Board of Supervisors' directive.

Old Business: N/A

New Business:

- The township was contacted by resident Michael Cortright, who is interested in joining a township board. Schmidt shared his contact information with Mr. Cortright and invited him to a LPB meeting.

- There have been ongoing concerns by the LPB regarding the preserved property on Hexenkopf Road, which did extensive logging and still has not been cleaned up. The township had previously stated that they do not have plans to pursue the matter further. The LPB discussed how to address the matter and avoid a recurrence. Discussed plan for the LPB to speak with the township's new Zoning Officer, Anthony Altimare, to inform him about which properties are preserved so blanket written permission is not automatically issued for logging of preserved properties. Schmidt plans to get in touch with Altimare about this. Schmidt will also ask the Township Manager, Mike Sabatine, if the LPB can contact Heritage Conservancy as a board or individually.

Treasurer's Report: Reported by Mineo. Checking account: \$15,031.93, savings account: \$258,020.52, CD: \$1.5 million, total: \$1,773,052.45. These numbers include the expenses for the Boss property preservation.

Announcements:

- Schmidt announced that a poster for Fry's Run Watershed will be hung in the Williams Township Community Building where the LPB has its meetings. Moravian College will borrow the poster, which will be on display through the summer with other posters of the local watersheds. Schmidt brought the poster to the meeting.

Comments from audience: None

Meeting was adjourned at 9:05 PM. Kodama moved, Mineo seconded. Unanimous approval.

Next meeting June 27, 2023 @ 7:00 PM, Williams Township Community Building.

Submitted,

Lori Cox, Secretary