

Williams Township Land Preservation Board (LPB)

Minutes November 28, 2023

Williams Township Community Building

655 Cider Press Rd., Easton, PA 18042

Present: Bob Schmidt, Ken Kodama, Lorraine Mineo, Lori Cox, and Tom Heilman; Alternate Michael Cortright; Supervisor Ray Abert; and township residents

The meeting was called to order by Chairperson Bob Schmidt at 7:04 PM.

He called for the Pledge of Allegiance, then a review of the October 24, 2023 minutes. Motion to approve the minutes made by Heilman, seconded by Mineo. Approved 5-0.

Updates on Preservation Projects:

- 2022-2- and 2023-4 Morgan Hill: Property owners were present. For both parcels, the owners stated that Ann Gorman of Indian Valley Appraisal Company came out today for the appraisal and spoke with them. Gorman expects it to take about two weeks to finish appraisal. Gorman suggested to the owners to preserve the two parcels together and that the deeds can be kept separate. Gorman said she will reach out to Heritage Conservancy and Schmidt will also contact Gorman.
- 2023-1 Steely Hill: Per Matt Babbitt of Heritage Conservancy, regarding the Med-Ed easement, the attorney for Northampton County (NORCO) objects to the language in the right of way easement which says it is to the center of the pole. NORCO's attorney noted Met-Ed could move the pole. Babbitt told Schmidt to hold off so Schmidt will wait to get quotes for the survey (quotes are only good for 30 days). NORCO meets on the 13th and nothing will happen on the project until at least January 2024.
- 2023-3 Morvale Road: Property owner was present and shared that Ann Gorman of Indian Valley Appraisal Company came out to do the appraisal on November 9th. Appraisal report is not ready yet.

Old Business:

- LPB discussed the preservation sign for the Russell property. Heilman had updated design drafts from Fast Signs. There was a discussion about making the type larger. Also discussed the need for a pole to post the sign. Cox had concerns about the appearance of the sign which will be aluminum and asked if signs similar to Heritage Conservancy's have been considered (a vinyl sign). Some cons of a vinyl sign included cost, about \$1,000, and vinyl being able to hold up to the elements. An aluminum sign would be much less, the quote was \$265.75. Schmidt has to get the approval from the township office to spend funds on the aluminum sign. Heilman will send Schmidt the quote from Fast Signs.
- Schmidt is working on getting the map of preserved properties mounted on board, which can then be displayed in the township building.
- The Board of Supervisors (BOS) voted to appoint Nurit Baron for the LPB alternate position and Schmidt informed Baron of this.
- Schmidt has not received the new model easement from NORCO yet.
- For the Earned Income Tax (EIT) referendum, the township solicitor said that if LPB formed a committee to work on this and had a quorum, we cannot do it. We cannot have 3 members of our own board members at any of the meetings because of the Sunshine Laws. Previously, we had to form a PACT and file paperwork with Williams Township. Schmidt got the paperwork from a previous board member from the last time this was worked on and shared some of the pamphlets, door knob hangers, minutes,

ect. One of the next steps would be choosing a voting day to have the referendum on the ballot. It may be better to wait until some of the LPB's funds have been spent down. LPB also needs to start finding residents to ask to be on the committee. Cortright asked if this is something that can be put on the township website and Schmidt will check. Some options to also consider are lowering the tax amount proposed on the referendum, asking the township to take out a 30-year bond, or asking the BOS to put money in a budget to fund preservation projects.

New Business:

- Treasurer's Report: Mineo shared the LPB Financial Report for November 2023. Mineo noted that the October report is incomplete at this time because the Treasurer's Report was not approved by the BOS at their November 8th meeting. Mineo also noted that the totals do not appear to account for interest from the recently reinvested \$1,000,000 CD. Based on the data available, checking account \$1,709.50, savings account \$476,639.27, CD \$1,300,000.00, total \$1,778,348.77.

Announcements: Next meeting is scheduled for the day after Christmas, December 26, 2023, and the LPB would like to move it up or cancel. Motion made by Mineo to move the meeting to December 19, 2023 and it was seconded by Kodama, approved 5-0. Schmidt will ask the township office to publicize it.

Comments from audience: None

Meeting was adjourned at 8:14 PM. Mineo moved, Kodama seconded. Unanimous approval.

Next meeting December 19, 2023 @ 7:00 PM, Williams Township Community Building.

Submitted,

Lori Cox, Secretary