

WILLIAMS TOWNSHIP LAND PRESERVATION BOARD MEETING MINUTES

Date of Meeting: January 27, 2026

Time: 7:00 PM to 8:00 PM

Facilitator: Kenneth Kodama

Locations: Secondary Building, Williams Township Community Center,
655 Cider Press Road, Easton, PA 18042

In Attendance:

Kenneth Kodama (Board Chair), Lorraine Mineo (Board Treasurer), Tom Heilman (Board Vice Chair), Bob Freidl (alternate), and Matt Little (alternate).

Also present were Williams Township Supervisor Raymond Abert, and several township residents.

Introduction:

The board meeting was opened by Kodama and began with all rising for the Pledge of Allegiance to the U.S.

Board Reorganization:

The board voted to amend the agenda so they could reorganize for the new year. With unanimous votes, the following was determined as the board's organization for 2026:

1. Board Chair remained Kodama
2. Board Vice Chair remained Heilman
3. Board Treasurer remained Mineo
4. Board Secretary remained Cox (in absentia and upon her acceptance of the position)
5. Alternate Board members are Bob Freidl and Matt Little

Approval of Prior Meeting's Minutes:

A motion to approve the December 23, 2025 meeting minutes was made by Mineo and seconded by Heilman. It passed with a unanimous vote (3-0).

Updates on Preservation Projects/Preservation Applications/Resident Show of interest in Preservation/Preservation Appraisals:

In-Process Parcel Application 2022 (year) -2 (sequence in year): (“South parcel”) (2022-2):

- Status of the Metropolitan Edison (Med-Ed) Right-of-Way (ROW) Title Search for this property:

Consultant to the board, Matthew Babbitt of Heritage Foundation, was not present, but Kodama indicated he spoke with Babbitt, and Babbitt reported to him that we are all still waiting for the final steps of documentation from Met Ed and the landowner’s bank to supply necessary documents. The target date had been the end of January 2026. It is not certain if that is still the case. The landowners are fine with a slight extension of a month or less.

In-Process Parcel Application 2023 (year) -4 (sequence in year): (“North parcel”) (2023-4):

- This property was closed on December 1, 2025. The owners have approved a sign be developed without their names on that sign. The signage process will move forward after the 2022-2 parcel has been settled.

In-Process Parcel Application 2023 (year) -3 (sequence in year) (2023-3):

- This property was closed on December 18, 2025. The owners have approved a sign to be developed with their names on that sign, as has been past practice. The signage process will move forward.

In-Process Parcel Application 2025 (year) -1 (sequence in year) (2025-1):

- This property has been approved by the Board of Supervisors and awaits a possible conservation easement donation of approximately \$30,000.

In-Process Parcel Application 2025 (year) -2 (sequence in year) (2025-2):

- Action on this property has been put off until spring, 2026, with a possible March site visit.

In-Process Parcel Application 2025 (year) -3 (sequence in year) (2025-3):

- Title search for this property has been completed and there were no issues raised. The appraisal for this property is to start in the near future.

Old Business:

- Some outreach to residents with previously preserved properties has begun by Mineo. She is waiting to hear back from one landowner about their wanting signage.
- Updates on the property evaluation score sheet have been completed, approved by the BOS, and entered onto the Township LPB page. This score sheet will be used for all future property considerations.

New Business:

- Kodama has been contacted by a representative of Natural Lands, Jack Sefferud. The organization is interested in acquiring land adjacent to Mariton Wildlife Sanctuary.
- Kodama is to arrange an executive session meeting with them at 6:30 PM on Tuesday, February 24, immediately before our February meeting.
- Some initial concern has been expressed about how much funding the land purchase would require from the township.

Treasurer's Report – Board Treasurer Lorraine Mineo:

Open space checking account, 11/2025:

• Beginning balance (October):	\$12,064.21
• Debit income:	0.00
• Earned interest:	16.18
• Income transferred from savings	<u>\$20,000.00</u>
• Total	\$32,080.39
• Expenses (property closings)	- <u>14,124.00</u>
• Ending balance (11/2025)	\$17,956.39

Open space savings account, 11/2025:

• Beginning balance (October):	\$1,514,172.92
• Debit income:	0.00
• Earned interest:	<u>2,203.29</u>
• Total:	\$1,516,376.21
• Transfer to checking:	- <u>20,000.00</u>

- Ending balance, 11/2025: \$1,496,376.21
- Checking account ending balance: \$17,956.39
- Savings account ending balance: \$1,496,376.60
- **New total, 11/2025:** **\$1,514,332.60**

Unofficial current 2025-26 data:	Checking:	\$25,637.39
	Savings:	<u>\$523,514.92</u>
Unofficial total:		\$549,152.31
Unofficial amount spent, 2022-23 projects:		\$965,180.29

Meeting Announcements/Audience Comments:

None

Adjournment:

Mineo motioned to adjourn the meeting at approximately 7:45 PM. Heilman seconded the motion, which was passed unanimously (3-0).

Our Next Meeting – February 24, 2026:

The next meeting will be held in the same location – the secondary building in the township's community complex with an Executive Session at 6:30 PM and the regular meeting to begin at 7:00 PM.