

Williams Township Land Preservation Board (LPB)

Minutes March 24, 2026

Williams Township Community Building

655 Cider Press Rd., Easton, PA 18042

Present: Ken Kodama, Tom Heilman, Lorraine Mineo, Michael Cortright, Lori Cox, and Alternates Matthew Little and Robert Freidl; Board of Supervisor (BOS) Ray Abert; and township residents

The meeting was called to order by Chairperson Ken Kodama at 7:01 PM. He called for the Pledge of Allegiance, then a review of the February 24, 2026 minutes. Cortright made a motion to approve the minutes, seconded by Heilman. The motion was approved 5-0.

Updates on Preservation Projects:

- 2022-2 (south parcel): Kodama reported that this project has been completed and closed.
- 2025-1: Kodama reported that Heritage Conservancy's Matt Babbitt stated there has been positive progress with Met-Ed regarding a right-of-way easement for a residential line. Met-Ed has indicated that they are willing to complete an amendment. Babbitt also noted that the project is projected to close by September 2026, possibly sooner if the amendment is completed earlier.
- 2025-2: Kodama is waiting to hear back from Babbitt to schedule a site visit. He did not receive a response from Babbitt regarding scheduling a March 2026 visit, as previously discussed.
- 2025-3: Kodama reported that the appraisal came in at \$18,000 per acre. The property consists of 11 acres, for an estimated total of \$198,000. The landowner, who was present at the meeting, stated that he has not yet received a copy of the appraisal, which he would like to have. Kodama will follow up with the Township Manager and Babbitt from Heritage Conservancy regarding this.

The LPB also discussed that the property includes a Met-Ed right-of-way easement. The LPB further discussed funding for this project. Mineo made a motion to recommend to the BOS, at their April meeting, that the Township move forward with the project. The motion was seconded by Heilman and approved 5-0. Kodama will attend the April BOS meeting to explain the LPB's recommendation.

- 2026-1: Kodama shared that the Township Manager informed him that the BOS does not wish to pursue this project. It was reported that, after reviewing the LPB budget, the BOS determined there may not be sufficient funds for 2026-1 once current projects are completed. LPB discussed the possibility of presenting the project to the BOS again in the future.

Old Business:

- Heilman shared with the LPB that the link to the map of preserved properties in the Township is now working on the new Township website.

New Business:

- None.

Treasurer's Report:

Mineo shared the financial reports for January and February 2026:

- January: Checking account \$20,706.11, savings account \$524,308.73, total \$545,014.84.
- February: Checking account \$11,671.57 and savings account \$525,026.80, total \$536,698.37.

Announcements:

- None.

Comments from audience:

- None.

The meeting was adjourned at 8:02 PM, following a motion by Cox, seconded by Heilman. The motion was approved 5-0.

Next meeting April 28, 2026 @ 7:00 PM, Williams Township Community Building.

Submitted,

Lori Cox, Secretary