

Williams Township Land Preservation Board (LPB)

Minutes April 28, 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 7:00 PM. He called for the Pledge of Allegiance, then a review of the March 24, 2026 minutes. Heilman made a motion to approve the minutes, seconded by Cortright. The motion was approved 5-0.

Updates on Preservation Projects:

- 2025-1: Kodama reported that closing is still estimated to occur around September 2026. We are waiting for Met-Ed to provide the width and length for the right-of-way easement for the powerlines. If we receive an amendment from Met-Ed sooner, closing may occur earlier.
- 2025-2: Kodama reported that the site visit has not yet been scheduled. Matt Babbitt from Heritage Conservancy (Heritage) has been attempting to contact the property owner to arrange the visit but has not received a response.
- 2025-3: Kodama reported that he attended the Board of Supervisors' meeting and requested approval to move forward with funding for this project, which was granted. Heritage will contribute \$2,000 per acre toward the project cost. Heritage will now work with the Township Solicitor on the agreement of sale.

Old Business:

- None.

New Business:

- The Township Manager forwarded to the LPB a link to Heritage Conservancy's Monthly E-Newsletter, *Connections* (April 2026), which featured projects 2022-2 and 2023-4. Mineo and Cox summarized that 82 acres were preserved through these two projects by the same landowners, creating a 108-acre swath of contiguous preserved lands. The properties include wetlands, meadows, woodlands, ponds, and steep slopes. The landowner also shared photos, which are included in the article. (<https://heritageconservancy.org/82-acres-permanently-preserved-in-williams-township/>)

Treasurer's Report:

- Mineo shared the financial report for March 2026:

Checking account \$18,133.77, savings account \$392,768.63, total \$410,902.40. Mineo stated that she hopes to provide the full report next month, as not all data was available when she spoke with the Township office. As of April 27, 2026, the Township has received \$14,500 in Earned Income Tax (EIT) Funds from the recently approved referendum to support Williams Township land preservation projects. There was a discussion about potential delays in the Township receiving funds, as some employed residents file taxes quarterly or annually, and some may work out-of-state, which could delay inflows.

Announcements:

- Kodama announced that Mineo's last meeting on the board will be May 2026, as she is retiring from the LPB. An Executive Session will be held prior to the May meeting to discuss reorganization.
- Cox asked about how LPB projects have numbers, while presentations to the BOS use the street addresses. Cox was looking for clarification, and Kodama will check with the Township office.

Comments from audience:

- None.

The meeting was adjourned at 7:31 PM, following a motion by Cox, seconded by Mineo. The motion was approved 5-0.

Next meeting May 26, 2026 @ 7:00 PM, Williams Township Community Building.

Submitted,

Lori Cox, Secretary