

Williams Township Land Preservation Board (LPB)
Minutes June 23, 2026

Williams Township Community Building
655 Cider Press Rd., Easton, PA 18042

Present: Ken Kodama, Tom Heilman, Michael Cortright, Lori Cox, and Alternate Matthew Little; 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 May 26, 2026 minutes. Heilman made a motion to approve the minutes, seconded by Cortright. The motion was approved 4-0.

Updates on Preservation Projects:

- 2025-1: Kodama reported that Matt Babbitt of Heritage Conservancy (Heritage) stated that the baseline site visit was completed and the report is being drafted. Babbitt heard from Met-Ed about the right-of-way (ROW) easement. There is one from the 1950's which is clear. However, there is one from 2023 which is ambiguous about its exact location, so it likely needs an amendment and their legal department is working on it. The project is still expected to close in September 2026.
- 2025-2: Kodama reported that Babbitt reached the landowner's assistant last month regarding scheduling the site visit, but there has been no further contact since then.
- 2025-3: Kodama reported that the draft Agreement of Sale (AOS) is with the landowner to review changes. Then the BOS will then review and vote on the final version before it can be signed. If signed in June, the anticipated closing would be November 2026. If signed in July, the closing would be December 2026; if signed in August, the closing would be January 2027. The landowner also had questions regarding taxes and is hoping to receive a copy of the appraisal. Kodama will reach out to the Township Manager again regarding the appraisal.

Old Business:

- Kodama reported that the BOS accepted Mineo's resignation, appointed Frieidl to the LPB, and appointed Cortright as Treasurer. Kodama also reported that the Township Manager will post the vacancy for the LPB Alternate position on the Township website.

New Business:

- Heilman attended a webinar hosted by the Lower Delaware Wild and Scenic Management Council, which is held every three months. Heilman requested that his webinar notes be posted with the LPB meeting minutes.
- Heilman summarized that the webinar included discussion of Hurricane Ida, which destroyed a canal lock in 2021 that the organization has since restored. There was also discussion about per- and polyfluoroalkyl substances (PFAS), synthetic chemicals that can accumulate in waterways. Their long-term environmental effects remain uncertain. Additionally, concerns were raised about data centers. Heilman noted that these topics relate to land preservation and its goals.
- A resident added that the organization had previously stated that it would contribute funding toward

land preservation projects.

Treasurer's Report:

- Cortright shared the May 2026 financial report: Checking account \$19,299.87, savings account \$393,690.66, EIT fund \$123,698.04, total \$536,688.57.

Announcements:

- None.

Comments from audience:

- A resident asked whether Northampton County had finalized its new model easement, and Kodama replied that it had not. The resident also asked about the status of the land preservation easement violation on Hexenkopf Road. Kodama responded that the Township Solicitor is working on the matter and that he will check on its status.

The meeting was adjourned at 7:42 PM, following a motion by Heilman, seconded by Cox. The motion was approved 4-0.

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

Submitted,

Lori Cox

Secretary

Lower Delaware Wild and Scenic
Management Council Meeting (06/18/2026 via Zoom)
Summary Notes

A. Lumberville Aqueduct (Delaware Canal) Repairs

1. Damage incurred from Tropical Storm Ida (2021)
 - a. Cost of repairs about \$3,760,492 from 7/12/22 - 8/31/23.
 - b. Some ancient timbers were found there during its reconstruction.
 - c. Ribbon cutting of the newly repaired opening of this section was held in May 2026.

B. Concerns about PFAS

1. PFAS are polyfluoroalkyl substances
2. PFAS (Per- and Polyfluoroalkyl Substances) are a large group of man-made "forever chemicals" that do not break down in the environment. Primary sources include industrial manufacturing facilities, fire-suppression foams, everyday consumer and household products, and waste disposal sites.
3. Concerns about PFAS, due to their chemical nature, include that they are very durable, difficult to remove from the environment, mobile and easily transportable in water, have numerous health effects that are difficult to treat, and originate from both point and non-point sources of pollution.
4. The upside about them is that their concentration increases downstream. More dangerous levels in the Delaware River have been found in tidal regions of the river and not in non-tidal areas, such as our immediate region of the Delaware and groundwater sources such as wells.
5. Twenty years of PFAS data collection indicate that the Easton area has very low levels.

C. Lenape Nation of Pennsylvania

1. Several topics regarding the continued and sustainable use of the Delaware River by the Lenape Nation were discussed and can be found at Lenape-Nation.org.

D. Junior River Rangers

1. This is a program for elementary-aged students and is available at several ranger stations along the Delaware River.
2. The program includes well-developed, fun workbook pages for elementary-aged students.

E. Concerns about Data Centers

1. Various environmental concerns related to the recent development of data centers were expressed.