

Williams Township Land Preservation Board (LPB)
Minutes August 25, 2026

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

Present: Ken Kodama, Tom Heilman, Michael Cortright, and Lori Cox; Board of Supervisor (BOS) Ray Abert; township residents.

The meeting was called to order by Chairperson Kodama at 7:00 PM. He called for the Pledge of Allegiance, then a review of the July 28, 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 we are waiting to hear back from Met-Ed's legal team regarding the high-tension transmission lines on the property. Heilman asked for confirmation that the Met-Ed right-of-way (ROW) easement is on the radar for this and our other project, and Kodama said yes, it is actively being worked on.
- 2025-2: Kodama reported that Babbitt stated that we are still waiting to hear from the landowner or his assistant regarding scheduling a site visit.
- 2025-3: Kodama reported that, per Babbitt, the survey has started, we have a signed Agreement of Sale (AOS), and are waiting to hear back from Met-Ed's legal team regarding the high-tension lines and ROW easement on the property.

Old Business:

- Regarding the LPB Alternate vacancy, we have not received any letters of interest yet.

New Business:

- The LPB discussed landowner outreach ideas for new preservation projects. The LPB discussed asking the Township office if we can hold another workshop/town hall for residents, similar to the one held in October 2025, which Babbitt from Heritage presented. In discussing a date, it seemed November would be a good month to hold the workshop so that we have sufficient time to compile a list of resident addresses, draft the announcement letter, and allow LPB members time to mail. There was discussion about sending letters to all residents to have a broader reach, as last time we only sent the letters to property owners with 10 or more acres. If the Township Manager gives the okay to proceed, the LPB would need to determine when Babbitt is available. Kodama will also check with the Township Manager and see if the workshop can be advertised on the Township website and anywhere else that is appropriate.
- Heilman reported to the LPB that, in follow up to the July 2026 LPB meeting, he was able to connect with a contact from Delaware River Greenway Partnership (DRGP), who shared that they post resources on their Facebook page, such as grants offered by other organizations. The contact shared that Lower Delaware Wild and Scenic (LDWS) will have a mini-grant round opening in the fall, with announcements to come. Heilman will attend an open space summit on November 13, 2026, and will continue to look into the resources DRGP shared and report back to the LPB. Heilman noted that it appears Northampton County no longer has funding available to partner with Williams Township on preservation projects, and he hopes to find other avenues for funding partnerships. An audience

member shared that she had attended a meeting and was informed that Northampton County does not currently have the funds to partner with townships for the type of residential land preservation projects we are discussing. The audience member shared that the county is funding pocket parks and other small projects in areas with high populations.

Treasurer's Report:

- Cortright shared the July 2026 financial report: Checking account \$200,629.30, savings account \$404,866.68, EIT (Earned Income Tax) fund \$26,999.77, total \$632,495.75.

Announcements:

- Kodama will check with the Township Manager about how the LPB members can communicate on meeting days in the event of circumstances such as bad weather, power outages, etc.

Comments from audience:

- An audience member shared that she is a Trustee at Natural Lands Mariton Wildlife Sanctuary and that there may be interest in asking Williams Township again if it would help with a contribution for land adjacent to the sanctuary. It is their hope that, since the township residents voted for the EIT referendum to fund land preservation, the BOS may reconsider its previous decision.
- An audience member asked if there was any follow-up regarding a preserved property in Williams Township that was reported for violations, as it was felt that the new owners were not abiding by the agreement that was signed. Kodama shared that this is being addressed by the township.
- Another audience member asked about the Williams Township map of preserved properties and wanted to know, percentage wise, how much remaining property could be preserved. The LPB believes that this was listed in the brochure that was mailed to residents last fall and that there is a significant amount of acreage that could be preserved. The LBP can follow up at the next meeting with a specific figure.

The meeting was adjourned at 7:43 PM, following a motion by Cox, seconded by Heilman. The motion was approved 4-0.

Next meeting September 22, 2026 @ 7:00 PM, Williams Township Community Building.

Submitted,

Lori Cox

Secretary

