

**Open Space Review Board
Meeting Minutes
Tuesday, July 26, 2022 –7pm
In PERSON at West Vincent Township Building**

- Jim Wendelgass (Term expiring 12/31/24)
- Jessie Miller, West Vincent Planning Commission (Term expiring 12/31/22 or until his term expires 12/31/24)
- Donna Delany, (Term expiring 12/31/26)
- Nick Rotoli (Term expiring 12,31/26)
- Jim Bergey (Term expiring 12/31/25)

WVT Open Space Account Balances as of June 24th, 2022			*CASH BASIS
Accounts		Balance	Notes:
S&T Bank - OSR Checking		\$ 11,117.82	
S&T Bank - OS Maintenance Fund		\$ 65.50	
Victory Bank - OSR Checking		\$ 1,822,023.20	
Victory Bank - OS Maintenance Fund		\$ 686,330.31	
Victory Bank - O/S Capital Reserve Fund		\$ 112.38	
	YTD Cash Balance Total:	\$ 2,519,649.21	
Open Space Expenditures Paid 6/1/2022 - 06/24/2022	Acct #	Amount	
LTL Consultants, Ltd.	461.371 · Open Space Maintenance	1,162.33	
Petersheim Bros., Inc.	461.371 · Open Space Maintenance	901.00	
Reclaim Company LLC	461.371 · Open Space Maintenance	37,708.96	
West Vincent Township	404.310 · Legal Services	1,659.75	
	YTD Expenditure Total:	\$ 41,432.04	
Outstanding Open Space Commitments			
Debt Service Principal		\$ 433,000.00	Do not have updated 2022
Debt Service Interest		\$ 33,487.00	Do not have updated 2022
	2022 Outstanding Commitments Total:	\$ 466,487.00	
<i>Open Space revenue is budgeted at \$850,000 for Fiscal Year 2022. As of today, West Vincent Township has collected \$564,806.01 so far this year in Open Space</i>			

- Bernie Couris, Board of Supervisor Liaison (non-voting)
- Sara Shick, West Vincent Township Manager (non-voting)
- Dana Alan, West Vincent Township Manager (non-voting)

Call to Order by Jim Wendelgass – 7:04

Members present – James Bergey, James Wendelgass, Donna Delany, Jesse Miller
Absent – Nick Ro

Approval Minutes of June 28, 2022

Review Open Space Funds Report:

Report of ongoing business:

Continued discussion about reviewing and possible update of the Ranking Model, update the "wish list", and send letters to landowners about ways to preserve their properties. Discussed targeting appropriate landowners to send letters.

Bennett-McKee Group – several people in attendance continued to express concern about the possible development of the Bennett Farm. Steve Frame asked about TDRs (transferable development rights) which Jim Wendelgass explained in detail.

Jim Wendelgass also explained how the Open Space Advisory Committee functions, its objectives (preservation of open space via TDRs (transferable development rights) and its limitations. Open Space provides recommendations to the BOS with respect to stated goals and in line with landowners expression of interest in preserving their land via TDRs whose values are determined by professional appraisers. Open Space or BOS do not grant conservation easements. These are provided via land trusts such as Natural Lands, French & Pickering Creeks Conservation Trust, etc. Some conservation easement associated costs might be shared.

Further, with respect to the Bennett property, Sara Shick stated that the Bennett-McKee Group has not made a formal proposal the West Vincent BOS so there is no concrete issue that can be currently addressed. Further discussion included that interested parties should attend meetings of the Zoning Review Board for public comment and concerns regarding township development.

Public Comment:

John Eldridge requested that the township to expedite the matter regarding the TDRs under consideration for his land

Meeting Adjourned: 8:45 pm.

Next meeting: September 27, 2022