

**West Vincent Township
Board of Supervisors
Special Meeting
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September 6, 2022 7:01 PM

Attendance: Bernie Couris, Chair, Sara Shick, Vice Chair, Dana Alan, Member, John Granger, Township Manager, Mark Thompson, Township Solicitor, Kathy Shillenn, Township Secretary;

Chairman Couris called the Meeting to order at 7:01 PM

New Business:

Public Hearing:

Consider Acquisition of Transfer of Development Rights (TDRs) for Open Space Benefits under the Open Space Lands Act, for the property located in West Vincent Township identified as Tax Parcel No. 25-10-4.1

Mr. Thompson, Township Solicitor opened the public hearing on this acquisition. Under the Open Space Lands Act, to expend funds that are collected by tax under the Open Space Lands Act, the township must have a public hearing for public comments on expenditure of funds. The township is considering purchasing three transferrable development rights from the property identified as 25-10-4.1 which is 10.1 acres. The amount is \$32,000 per transferrable development right for a total of \$96,000.

Barry DiLibero, 1012 Pottstown Pike asked for more information about this acquisition. Mr. Thompson stated that this is part of the Ewing Tract in which one TDR was purchased by the township in 2004, with three TDRs remaining. The township is purchasing the three TDRs. Mr. DiLibero asked why this property. Ms. Shick stated that it is a good corner to preserve. Mr. DiLibero asked what other open space is in that area; Ms. Shick stated right next door. Mr. DiLibero thinks this is a lousy space for preserving open space. Mr. DiLibero feels this is squandering money.

John Eldridge, Hilltop Road asked if it is an R2 or R3 area and asked if the TDR work was done recently. This was done in 2004. Mrs. Alan asked when the township took the one TDR was that all that was offered to the township. Mr. Thompson stated the township did not take it; it was offered to the Byers Group in 2004.

George Dulchinos, 1415 Hollow Road stated as a refresher, there were four TDRs on the property, with one transferred and three remaining. A TDR implies a building unit, so on that location they

could potentially build three additional units on the property. Is the TDR assessment public knowledge? Ms. Shick stated there is legal documentation, but the township does not have it.

Matt Shelkopf, 2619 and 2647 Chester Springs Road supports acquiring TDRs for this property for the preservation of open space. Is the township aware that the property is for sale? Is there any intention for the township to use this property in any kind of sewage agreement with Upper Uwchlan Township? Yes, the township is aware the property is for sale, and no the property will not be used for any type of septic use.

Wendy Butendieck, 906 St. Matthews Road stated that she knows that the township was building a police building for seven million dollars; she does not think it will improve the quality of life here in the township. She thinks that there is a much cheaper way to get things done with the police and have everyone feel safe and deal with the amount of crime the township has and keep people safer. We should have a strategy for purchasing TDRs.

Public Meeting closed.

Mrs. Alan asked if in this process do we go through the Open Space Board before the township decides to purchase? Does the Open Space Board have an opportunity to hear about the purchase before the decision is made. Ms. Shick stated not in every case. What is the protocol? Ms. Shick stated that the Open Space Board is an advisory board. The property owner came directly into the township.

MOTION by Ms. Shick to approve Resolution No. 24-2022 to acquire three (3) transferrable development rights for tax parcel 25-10-4.1 in the amount of \$96,000; second by Mrs. Alan.

Public Comment

George Dulchinos, 1415 Hollow Road asked if there is a time constraint? It seems rushed. Ms. Shick stated yes, the owners want to sell the TDRs before they sell the property. He does not think the public in general knows this is a public meeting. He feels the public should be aware of an expenditure like this.

Barry DiLibero, 1012 Pottstown Pike wants to remind the Board that these are the same people who had the property that became part of Byers Station. This is the same family that when the township tried to put in a cul-de-sac, they did not cooperate with that. He thinks it is disgusting.

There being no further comments, *Motion carries unanimously.*

There being no further discussion, the **MOTION** to adjourn was brought forward by Ms. Shick; second by Mrs. Alan. *Motion carries unanimously.*

Meeting adjourned at 7:21pm

Respectfully Submitted,
Kathy Shillenn

Township Secretary