



Minutes

The Open Space Advisory Committee of West Vincent Township
Regular Meeting on June 24, 2025
Meeting at 7:00 P.M.

Attendees: Jeff Butler, Pam Brown, Dawn Fryer, Nick Rotoli

The meeting was called to order by Jeff Butler at 7:04 PM EDT

The Review board approved the minutes of the meeting of May 27, 2025. The minutes were approved unanimously.

Summary: The meeting focused on challenges and strategies related to the township's Transfer of Development Rights (TDR) program and conservation easements. Key topics included legal and administrative hurdles with TDRs, financial support for landowners, and improving committee engagement and record-keeping.

Key Points

- The TDR program faces legal complexities, especially regarding title insurance and mortgage subordination, making transactions difficult.
- Other townships have limited or no active TDR programs; Honeywell is a notable exception with active administration and receiving zones.
- Conservation easements are preferred for land preservation due to better funding options and clearer legal frameworks.
- Proposal to set financial guidelines for conservation easement payouts to balance appraisal values and township budget caps.
- The committee plans to enhance engagement through better landowner outreach, automated parcel scoring, and improved documentation storage.

Action Items

- Develop and implement automated scoring criteria for township parcels to prioritize conservation efforts.
- Prepare content for the township newsletter by August 4 to increase public awareness.

- Increase budget request for 2026 to cover marketing, and events related to open space preservation.
- Create and distribute a landowner packet explaining conservation easement processes and costs. Leverage French and Pickering Creek existing assets.
- Establish a secure digital folder for committee documents to ensure continuity and accessibility.

Open Questions

- How to best manage the appraisal delta and township payout caps to satisfy landowners and budget constraints.
- How to maintain consistent committee knowledge and documentation across changing membership.

Adjourn: The meeting was adjourned at 8:34 PM

The next meeting is scheduled to be held on Tuesday, July 22, 2025

