Minutes of the Regular Meeting of the Open Space
Advisory Committee on July 28, 2026

In attendance:

Donna Delany
Barbara Mako
Pamela Brown
Kenneth Alan
Jim Wendelgass

No minutes were available for approval.

Old Business:

Stonecroft HOA easement update: Ken Alan provided an update.

Trails and Open Space in Toll Brothers Subdivision: There was a discussion on who should own the open space within the subdivision. Donna Delany made the following motion which was seconded by Pam Brown:

That the Committee recommends to the Board of Supervisors that it pursue with Toll Brothers to have the greenway created by the development be dedicated to the Township as opposed to being held by the Homeowners Association; that the greenway be protected from further development by the placement of a conservation easement or easements on those properties, including the conservancy lot; and that the farmette be a separate parcel from the conservancy lot.

The Committee discussed the motion, and members expressed their concern that the homeowner association may not be happy with the expense of maintaining the greenway land. Existing HOAs in the Township have raised such concerns. It would also guarantee public access. Conservation easements would protect the lands in perpetuity. The Committee is concerned that addition 20 acres of land to the farmette would hurt its marketability. The farmette seems to work fine with its existing acreage.

The motion was adopted unanimously.

Status of Draft Letter: Sean Clark presented a draft to the Committee. The members will review it and submit comments, suggested changes.

Wallace Trail: Pam Brown has a copy of the 82-page easement. Natural Lands does not like either the existing or proposed location of the trail. Pam will contact Natural Lands about a potential site visit.

New Business:

Jim Wendelgass raised concerns about forever chemicals in sewage sludge which has been applied to land within the Township.

Pam Brown reported that the closing on the 17 Years Project should happen next week.

Public Comment:

Chris Peeples expressed his concern that the former Bryn Coed properties do not allow equestrian access to the trails. He also expressed concern about the overgrowth on the stone wall on South Chester Springs Road near Horseshoe Trail.

Meeting adjourned at 8:45 P.M.