

**East Pikeland Township - Open Space Committee**

**May 15, 2012**

**1. Meeting called to order at 7:09 by the Chairman**

**2. Present: Rusty Strauss, Stock Illoway, Marilyn Randolph, George Irwin, Kersten Appler, Greg Harriman**

**Absent: John Schott, Frank Giardina, Lee Johnson**

**3. On a motion from Stock and a second by Kersten, the minutes of the April 17 meeting were approved with minor corrections from Greg Harriman.**

**4. Financial Report: Current balance in the Open Space Fund = 1.2 million**

**5. Appraisals: We have the Kayla Evans and Marilyn Randolph appraisals in hand. We will get an appraisal on the train station parcel by the end of May.**

**We chose to defer discussion on the Randolph property until the end of the meeting when Marilyn could be excused from the discussions due to a conflict of interest.**

**Evans property - The assessor arrived at a "dimuntion of value" for this property of \$160,000 for one lot. In our discussions, we felt that this was quite high when considering the property constraints including ability to access the back lot as well as the very steep slopes associated with this property. The discussion was closed with a request to Stock that he obtain from the appraiser a clarification of why such a high appraisal since it appears that only one lot could be added to the existing lot on this property.**

**6. O'Donnell will be requested to appraise the Kelly field property. A lawyer representing Don Dietrich, (Dick Dietrich's brother) has come forward with a potential "conservation" buyer. This buyer would be seeking a single house per 35 acres on the property. Brian is obtaining an appraisal.**

**7. Steimer property: We discussed the property next to the fire company. This land is essential for parking connected to the fair. The Open Space Committee could buy the development rights and keep this property available for parking.**

**Stock will talk to John Steimer as well as the fire company in connection with this property.**

**We discussed options for the handling of this property. Options will be discussed with Ron Graham and John Steimer. Apparently, there may be a potential buyer.**

**8. Marilyn Excused herself at this point.**

**After brief discussions associated with this property, it was decided to schedule another visit since Kersten, George, and Greg were not familiar with the property and it was difficult to visualize the lots that would be protected. The appraiser had arrived at a figure of \$215,000 as the diminution of value for two residential properties on one side of the road and one on the other. We wished to see what the property looked like and what the adjacent properties looked like that could be impacted by their owners also seeking the purchase of easements if we were successful with this first property.**

**We deferred any action at this time on the Randolph property and a visit was scheduled for May 21.**

**9. With no further business, Stock moved and Kersten seconded the adjournment of the meeting.**

**10. Respectfully submitted,  
George M. Irwin, Secretary**