



LONDON GROVE TOWNSHIP

July 10, 2025
6:00 PM

OPEN SPACE MINUTES

MEMBERS PRESENT:

Stephen Rifici; Chairman
Brian Lee
Angie Brown
Alex Hundt
Erin Klotzbach

STAFF PRESENT:

Victoria Lichman; Director of Open Space
Rain Catoia; Secretary

Guests: 1

1. CALL TO ORDER:

Mr. Rifici called the meeting to order at 6:06 PM.

2. PUBLIC COMMENT (AGENDA ITEMS)

Mr. Rifici asked for public comment on any of the published agenda items. There were none.

3. CORRECTION / APPROVAL OF MINUTES

The members reviewed the minutes of June 18, 2025. A motion was made by Mr. Rifici to accept the minutes with corrections and a second was made by Dr. Davis Brown. Vote 5-0

4. FINANCIAL REPORTS

Miss. Lichman presented the current financials. Dr. Davis Brown questioned the wages coming out and asked for exact dollar amount of pay for Miss Lichman. Ms. Catoia will work with Mr. Battin to get the account balances to the members.

5. DIRECTORS OF OPEN SPACE REPORT

Miss. Lichman informed committee of updates regarding current properties, Webb & Crockett.

6. OLD BUSINESS

➤ Website Updates

Miss. Lichman stated changes such as interest form, texts and names from June 2025 meeting were added. Mr. Lee requested that Miss. Lichman's information on the Open Space portion of the website as well.

➤ Brochure/Expression of Interest Form (UPDATED)

Miss. Lichman sent out a draft of Brochure as well as an updated expression of interest form, with the agreed changes from the June 2025 meeting. Members will review and send updated/request changes to Miss Lichman to update. Mr. Rifici will assign potential land owners to a Open Space member for the member to contact.

➤ Landowner Data Base

Miss Lichman stated no updates to list aside from the 110 requested parcels from June 2025 meeting were added and the list sent the most up to date list out to the committee on 7/10. Dr. Davis Brown had an update to the list, which Miss. Lichman added.

➤ **By-Laws**

The committee reviewed the revised By-Laws. There was discussion regarding the amount of members needed in-person to have a quorum. Ms. Catoia will get a definite answer. The goal is to revise and review to vote for approval at the August Open Space Meeting. Then forward for the Board of Supervisors to approve in the September Meeting.

7. NEW BUSINESS

- Mr. Klotzbach stated that Jerry Yeatman's parents owned property on corner of Rt 1 and Rt 841 5 acres in front and 4 in rear, this was received in the estate and was recently appraised. Family who would be receiving it, is financially not able and wondering if the township would help with preservation. Property is all Agriculture. Miss. Lichman requested information from Mr. Klotzbach to contact land owner to potentially have Farm Preservation Application filled out. Miss Lichman will make contact.
- Mrs. Hundt stated she feels the 25% that is coming out of Open Space funds is not correct, due to the fact that they should have those funds available to purchase land, Dr. Davies Brown agreed. This is from a state law that was approved in 2023.
- Mr. Klotzbach got in touch with realtor for 2655 Gap Newport Pike and recommended that there is more money potential for eased property. No further contact was made.

8. PUBLIC COMMENT

Guest speaker, Wayne DiFrancesco stated there is a property on the corner of Rt. 10 at public auction, and it was a good comp, about 90-100 acres. Eased property with limited use, strictly agricultural, no industrial. Believes that it went for 42K per acre.

9. ADJOURNMENT

End: 7:52

NEXT REGULAR MEETING – August 14, 2025