

RESOLUTION NO. 11-2026

NORTH COVENTRY TOWNSHIP, CHESTER COUNTY

WHEREAS, Judilyn Arena and Gabrielle Fanucci, (“Sellers”) are the owners of real property partly located in North Coventry Township, UPI # 17-6-57 which is referred to herein as the “Property”;

WHEREAS, the Township’s Open Space Protection Priorities Plan (“OSPPP”) identifies portions of the Property for potential acquisition on the “Potential Open Space Network” published by the Open Space Review Board and the 2022 Open Space Review Board Priority Action List thereby justifying the use of Township open space funds to acquire an open space interest in the Property;

WHEREAS, the Board of Supervisors desires to appropriate open space funds to a land trust (“French & Pickering Creeks Conservation Trust, Inc.”) for the acquisition of an easement (defined herein as the “Conservation Easement”) for the conservation and preservation of interests in the Property in accordance with the Open Space Lands Act, 32 P.S. § 5001, *et seq.*;

WHEREAS, the Township has offered to acquire the Conservation Easement for \$130,000.00 and Seller have accepted the Township’s offer;

WHEREAS, the Township has obtained an appraisal of the Property that supports the offer, which values the proposed Conservation Easement at \$8,609 per acre, subject to verification of the actual size of the easement through a formal survey (with said survey subsequently having been performed);

WHEREAS, the North Coventry Township Open Space Review Board recommended the acquisition of the Property using open space funds at its August 2024 public meeting, and

WHEREAS, following public notice to Seller and publication of said notice in The Mercury on June 10, 2026 and June 15, 2026, the Board of Supervisors convened a public hearing on June 22, 2026 in accordance with 32 P.S. § 5006, at which time the Township set forth the interest to be taken and the proposed open space benefits, and all persons affected by the proposed acquisition of the conservation easement had an opportunity to present relevant evidence.

NOW, THEREFORE, BE IT RESOLVED, and it is hereby resolved, by the Board of Supervisors of North Coventry Township, on this 22nd day of June, as follows:

1. The Chairman of the Board of Supervisors is hereby authorized to schedule and attend settlement on behalf of the Township on a date mutually acceptable to the parties.
2. The funds to satisfy the Conservation Easement, in the amount of \$131,561.00, shall come from the North Coventry Township Open Space Fund in accordance with the Open Space Fund Act, Act 153 of 1996, inclusive of closing costs associated with the settlement as

more fully set forth on the HUD-1 Form substantially similar to the one attached hereto as Exhibit 1.

3. The Conservation Easement attached hereto as Exhibit 2 is approved and shall be executed and recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania.

ATTEST:

**NORTH COVENTRY TOWNSHIP
BOARD OF SUPERVISORS:**

Erica Batdorf, Secretary/Manager

By:

Bill Soumis, Chairman

Richard Scheler, Vice Chairman

Carrie Hipple, Member

Adrienne Houck, Member

Chad Dudonis, Member

Seal

EXHIBIT “A”
HUD-1 FORM FOR SETTLEMENT

EXHIBIT “B”
CONSERVATION EASEMENT