

MINUTES OF PLUMSTEAD TOWNSHIP
LAND PRESERVATION EDUCATION AND ADVISORY COMMITTEE
January 8, 2026



The January 8, 2026 meeting of Plumstead Township Land Preservation Education Advisory Committee occurred at Plumstead Township Municipal Building, 5186 Stump Road, Pipersville, PA. Chance Worthington called the meeting to order at 7:00 pm. A moment of silence was followed by the Pledge of Allegiance.

APPOINTED MEMBERS PRESENT:

Chance Worthington, Gary Talbot, Michael May, Kimberly Troup, Jim Stark were in attendance. Ken Lichtenstein, Township Supervisor, and Liz Patrick, a concerned citizen, were also in attendance.

Since this is the first meeting of the year it was decided that Chance would be the Chairman. Michael May will be vice Chairman and Jim Stark will be the secretary. We expect the new members will be available for the February meeting.

The December 11, 2025 minutes were reviewed. A few typographical errors were noted, and Chance Worthington made a motion to accept the corrected minutes, and Michael May seconded the motion. All approved.

Michael May reported that he heard from Marika Jones from 6496 Blueberry Lane and there was no change in their interest in preserving the property. The committee felt that all applications (4252 Dillon Road, 6496 Blueberry Lane and 7249 Tohickon Hill Road) should go forward to the Township Manager for a presentation to the board of supervisors for their February meeting. The urgency would be on 4252 Dillon Road property since it has water and sewers and could be developed most easily.

The committee feels that the Office Manager should request the solicitor to draft a legal document describing the role of the LPEAC agents to gather information only. This form should be signed by the landowner and the LPEAC representative. It was felt that this document should be signed by the LPEAC agent and the applicant prior to gathering information thereby facilitating the process of Land Preservation. The role of the Township Manager and the Solicitor should be defined clearly. The final decision on preservation rests solely with the Board of Supervisors. Ideally this form should be incorporated into the application process.

The appraisal should include fair market evaluation, and the value of the property once the land is preserved. The difference between the two is the value of preservation. The landowner should not have input to the appraisal.

Michael May discovered that some adjustments are required on the draft of preserved property. Gary Talbot will make corrections on the digital version of the map. Michael May provided summation of the acreage preserved.

3909 acres of preserved properties:
374 acres of parkland:
506 acres preserved as a part of the development:
4789 Total acres preserved (Approximately 28% of the Township is preserved)

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The committee recommends that the Board of Supervisors request from the Solicitor a timeline when the Board of Supervisors authorizes the Solicitor to proceed with negotiation so there is a commitment to proceed with the process in a timely manner. Jim Stark to update the flow chart to incorporate this requirement.

A preliminary review of the Open Space Plan as presented by Jim Stark was felt to be useful and will be discussed in the February meeting.

The draft of the next newsletter article presented by Michael May was approved.

The committee feels that a bond referendum should be placed on the ballot in November 2026. To determine if the public is interested in preservation. Gary Talbot suggested that statistics on the cost of development be assembled to help sell the idea of preservation.

At 8: 45 pm a motion to adjourn was made by Michael May and seconded by Gary Talbot and was unanimously approved. Our next public meeting will be **February 12, 2026 at 7:00** pm In the Township Building.