

MINUTES OF PLUMSTEAD TOWNSHIP
LAND PRESERVATION EDUCATION ADVISORY COMMITTEE
September 10, 2026



The September 10, 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. The Pledge of Allegiance followed a moment of silence.

APPOINTED MEMBERS PRESENT:

Chance Worthington, Gary Talbot, Thomas Alvare, Liz Patrick and Jim Stark were in attendance. Ken Lichtenstein, Township Supervisor, Kelly McGowen, video recorder for "Plumstead Unfiltered" (Facebook Live stream) were also in attendance.

The August minutes were reviewed. Chance Worthington made a motion to approve the amended minutes and Liz seconded the motion. The motion was unanimously approved.

Chance Worthington reported that the 6496 Blueberry Lane and 7249 Tohickon Hill properties were in the hands of the Solicitor and our participation was over. Tom suggested that it would be useful for the committee to know the costs for the appraisal and all legal work involved with recording the easement. Chance will talk with Stacey to obtain that information. Ken reported that both parties accepted preservation offers from the Township. The township will cover the appraisal, survey, title and necessary closing costs and the property owners will pursue the tax credits for their property. Stacey will provide LPEAC the official notification when the process is completed. When completed, a report will go to the supervisors and the public stating "x" numbers of acres were preserved and identifying what area of the township is involved.

The informal farmers meeting was focused on what they need to do to keep on farming this year and next year due to the high prices. Gary said that he asked what we could do to assist them. No response was made at that time. There is a need to identify all farms that are actively farmed. An idea raised by Gary Talbot was to provide a map to the farmers group and request that they indicate what parcels are actively farmed.

Tom Alvare raised the point that our efforts to preserve land will face a challenge when land prices are high enough that a developer could buy the land and discontinue act 319 eligibility, pay rollback taxes for the last 7 years or the exact number of years in the program if less than 7 years plus 6 percent interest and still make money by converting the preserved land into parcels. This prompted the question of what happens if a farm is no longer farmed.

Jim Stark will contact Bryn Erin Kerr to advise her of our initiative with Del Val, and the desire to have multiple townships involved. Jim is to contact Bryn Erin Kerr to ask what happens if a preserved farm is not farmed and to provide information on our Del Valley initiative to connect farmers to future farmers.

Chance asked if there were any changes required on the website for the LPEAC forms. Jim suggested having a form section on the website listing all forms with links to each department or committee and any relevant instructions.

A suggestion was made to have the township manager request a list of all preserved properties including the appropriate address from Sherry Labs since she is the tax collector. This would allow the development of a mailing list to each owner of preserved property. The questions we need to ask each preserved property owner are:

1. Do you currently have or want a preserved property sign? YES / No
2. If you have a sign, is it in good shape and is it clearly visible? YES / No

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3. If it is not in good shape, would you be willing to have either Publics works provide maintenance or allow the Local Boy Scouts to reset the sign and provide enhanced visibility? YES / NO

The answers to these questions would provide direction to the Publics Works or Boy Scouts if permission would be granted by the Supervisors for Boy Scout involvement.

Chance Said he would contact John Ives of Solebury Township.

Tom Alvare volunteered to write the next newsletter draft on the tax advantages of preserving land. It is suggested that it be a half-page article. The due date of the next newsletter is mid-October.

A suggestion was made to have Gary add the title "Plumstead Township Preserved Land" to the map prior to putting it on the website. Liz Patrick volunteered to create a 24" by 36" frame that would allow for updates as they occur. Suggestions were made as to where the map should go. Chance suggested that an ideal location would be at the current location of the Plumstead School plaque. The suggestion was to move the plaque to the area above the rear door light switch since that was the original schoolhouse entrance area.

New Business

Action Items

The Board of Supervisors would like each committee to review the comprehensive plan and identify action items that fall within the committee's area of interest or expertise. The goal is to identify initiatives the committee would like to see advanced and where appropriate, determine how the committee may be able to assist with implementation. Each committee is expected to have 3 to 5 items. Jim is to download the Comprehensive plan and print off the preservation section, all maps and other areas that may be appropriate, so the Committee has a hard copy to reference.

Public Comments:

Regarding Fred Beans' property on Easton Road between Silverman's property and Bergey's Tire and Auto Service Center. We recommend that the land be preserved but owned by Fred Beans So that any issues with the land are the responsibility of Fred Beans.

At 7:45 pm Liz Patrick made a motion to adjourn and seconded by Jim Stark and was unanimously approved.

Next Meeting is scheduled for **Thursday October 8, 2026** at the township building.