

MINUTES OF PLUMSTEAD TOWNSHIP
LAND PRESERVATION EDUCATION AND ADVISORY COMMITTEE
December 11, 2025



The December 11, 2025 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, Jim Stark were in attendance. Ken Lichtenstein, Township Supervisor, and Liz Patrick, a concerned citizen, were also in attendance.

The November 13, 2025 minutes were reviewed. A few typographical errors were noted, and Michael May made a motion to accept the corrected minutes, and Chance Worthington seconded the motion. All approved.

Michael May reported that he tried to contact Marika Jones from 6496 Blueberry Lane but has not had any conversation with her. Chance produced a summation of the individual ratings on the property. Discussion followed and the committee felt that the Application should go forward to the Township Manager.

Since we received a third application, the committee felt it would be most beneficial to defer until the February Board of Supervisors meeting to follow up with the Histan Property and propose proceeding with 6496 Blueberry Lane and 7249 Tohickon Hill road Properties. The committee rated 7249 Tohickon Hill Road Property with a total score of 117 points. Since the Histan Property has public sewer and water available, it is most likely to be developed. Unfortunately, we have not heard of any progress towards preservation since the appraisal was presented to the Board of Supervisors meeting in June.

This lack of activity pointed out the need for a telephone meeting with the solicitor to answer some questions. Our January meeting will prepare the questions for the Solicitor. The questions will be forwarded to the solicitor so that in February he can answer the questions and provide guidance. The committee feels that the solicitor should draft a legal document describing the role of the LPEAC agents to gather information only. 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. 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.

Chance will discuss with the Township Manager both the activities carried out on the Histan Property and the form in order to ensure applicant's understanding of the process.

Gary Talbot presented the map coloration which was modified to show more earth tones. Michael May provided summation of the 4705 acres of preserved properties. No feedback has been heard from Bucks County Planning Committee member Jeremy Stoff's review of the omissions found by Michael May regarding the county's record of preserved properties documented on June 12, 2025 LPEAC minutes. It was felt that a separate map should exist to show properties where an application has been processed. An error in the map was discovered in that Veterans Park was not identified correctly, and questions exist on the Patriots Ridge Property. Michael will verify the accuracy of the map.

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The committee decided that Michael should retain the record of preserved properties as an excel worksheet, and pdf copies should be distributed to each of the committee members. When the Map has been verified, a copy should be on display in the township building.

Gary Talbot reported that the Comprehensive Plan needed to include the corrected map of preserved properties. He felt the Land Preservation Plan should be reorganized to include chapters, a table of contents, goals and purpose, statistics, sections on farmland and environment and funding references. Discussion followed and It was suggested that ChatGPT be used to create a rough draft. Jim was charged with working with that tool to see what can be done. The draft will be presented at the January Meeting.

Michael May was charged with creating a draft of the next newsletter due in January.

Ken questioned the committee to see if the committee wanted to be staffed to the level of 7 members. The committee felt that it would be good to add two people to the committee. The committee felt that 2026 would be a good time to put forth either a bond referendum or an earned income tax in November to gain a sense of the public's desire to preserve land.

At 8: 40 pm a motion to adjourn was made by Gary Talbot and seconded by Michael May and was unanimously approved. Our next public meeting will be **January 8, 2026 at 7:00** pm In the Township Building. Since this is the first meeting of the year it will include re-organization and the new members.