

MINUTES OF PLUMSTEAD TOWNSHIP
LAND PRESERVATION EDUCATION ADVISORY COMMITTEE
June 11, 2026



The June 11, 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, Michael May, Gary Talbot, Liz Patrick, Kimberly Troup, Thomas Alvare and Jim Stark were in attendance. Ken Lichtenstein, Township Supervisor, and Kelly McGowen, video recorder for "Plumstead Unfiltered" (Facebook Live stream) were also in attendance. The following citizens were in attendance: Chip Bunch, Nick Lykon, and Lloyd Bush

May 14, 2026 minutes were reviewed. A typographical error was noted by Liz Patrick. Kimberly Troup made a motion to accept the corrected minutes, and Liz Patrick seconded the motion. All approved.

Old Business

Criteria evaluation form. The changes recommended by the Board of Supervisors and Stacey were made to the form and two drafts were presented to the committee. The Environmental section was clarified. Michael May recommended that the bottom two sections be changed from "willing to sell" or "willing to gift" to "willing to consider a". Chance recommended that Jim make the above changes to the form and Chance would forward it to Stacey for comment. The committee could review any modifications at a subsequent meeting.

Chance asked to vary the agenda to let our citizens convey their information. Nick Lykon stated that the Municipal Partnership Agreement is designed to assist in preserving agricultural land. If a Township pledges money to Bucks County by December 31 of a year, Pennsylvania will provide the County and Township with additional money in the following year. For every dollar pledged, 50 cents would be added to the pledged money. Since this is a partnership agreement, Bucks County would match the funds that are pledged. This would allow Plumstead Township to request that the county move up Plumsted properties appearing on the Bucks County potential preservation list. Also, since the county and state are involved, the county would cover the appraisal, survey work and legal work. Nick recommended that we invite Bryn Erin Kerr (Director of Bucks County Agricultural Preservation) to better explain the program. Nick Lykon also explained that when properties are preserved, the county and the school district must also be notified to ensure the tax advantage is conveyed to the property owner. His experience was that the school district was not notified when his property was preserved and he requested a rebate on his school taxes. Chance asked Nick Lykon and Chip Bunch to write up a summary of this discussion and send it to Chance for submission to the administration and the Board of Supervisors for their information and action.

REEVALUATION OF 7249 Tohickon Hill: Since the Board of Supervisors requested a reevaluation, Gary will contact the owners and will create a written narrative for this property. Chance provided a sample created by Michael May to use as a guide for creating the narrative. The narrative and the scoring sheet will be submitted to Stacey for presentation to the Board of Supervisor. Michal May reminded the committee that this property adjoins other preserved property and is a size that may be eligible for funds from the county.

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Jim presented several forms that he felt should be on the web site for public use. Jim was directed to provide Chance the following forms in word format for submission to Stacey and ultimate approval by the Board of Supervisor:

- Preservation Interest Form.
- Land Preservation Terminology Guide.
- Funding Sources for Land Preservation in Pennsylvania as of March 2026.
- Land Preservation Application modified to include question recommend by Gary Talbot
- Summary of Land Preservation Process.

Preserved Property Signage: Michael May suggested that the committee could develop a list of preserved properties that do not currently have signs. This list would require input from the landowners since the landowner has the right not to display the sign. This modified list could be provided to the Roads Department for delivery and installation of the signs.

Connecting with Neighboring communities: Gary asked what are the goals of this proposal? Chance said it was to find best practices used in the preservation process. Since Chance knows the appropriate people in Solebury Township, the committee would like to start with Solebury.

Future farmers connecting with current farmers. Jim Stark contacted Dr. Broc Sandelin of Del Val University, and he will be available to meet with the committee on July 9, 2026 to discuss options available. The committee was directed to provide questions to Jim Stark by June 18 for submission to Dr Sandelin by our next meeting to get a better handle on what this could be and how it might work. Nick Lykon indicated that there are several programs available by the county and state that could help the farmers. Ken Lichtenstein conveyed that the Township was interested in creating a forms group to gain education and share ideas. Gary suggested that this would be a multiple step process to see what resources are available and find out the need of the farmers so that farmers can continue to farm in Plumstead Township. The public should be requested to attend the meeting.

Chance requested Stacey to contact Bryn Erin Kerr (Director of Bucks County Agricultural Preservation) to find out if there are any Plumstead farms that are currently on the county's list for preservation. Also, a second request need to be made of Jeremy Stoff at Bucks County Planning Commission for a list of 10 acre parcel adjacent to preserved land. If there are, there may be ways to improve the possibility for preservation.

Preserved Property Map This 24" by 36" map of preserved property will be updated by Gary showing creation date. As a living document, changes will occur as more land is preserved. The committee felt that this should be a document on display for the community as a display board either in a protected spot outside or within the Township building. The exact location of the map will be determined by Chance and Stacey or the Board of Supervisors.

Public Comments

Liz Patrick brought forward a list provided by William Kunze of Heritage Conservancy (215-345-7020 ext 158), of Land Trusts operating in Bucks County. The four are Heritage Conservancy, Land Trust of Bucks County, Tinicum Conservancy and Natural Lands.

At 8:40 pm a motion to adjourn was made by Liz Patrick and seconded by Michael May and was unanimously approved.

Next Meeting is scheduled for **Thursday July 9, 2026** at the township building.

Submitted 2026-June 14, by James Stark, Secretary