

MINUTES OF PLUMSTEAD TOWNSHIP
LAND PRESERVATION EDUCATION AND ADVISORY COMMITTEE
March 12, 2026



The March 12, 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 7:02 pm. A moment of silence was followed by the Pledge of Allegiance.

APPOINTED MEMBERS PRESENT:

Chance Worthington, Gary Talbot, Michael May, Liz Patrick, Kimberly Troup, Thomas Alvare and Jim Stark were in attendance. Ken Lichtenstein and Greg Bankos, Township Supervisors, Alison Kingsley Environmental Advisory Committee representative, Loyd Bush Jr, Veronica Kelly, Karen Kret, Michael Jonn concerned citizens, and Kelly McGowen, video recorder for “Plumstead Unfiltered (Facebook Live stream)” were also in attendance.

February 12, 2026 minutes were reviewed. A few typographical errors were noted. Gary Talbot made a motion to accept the corrected minutes, and Michael May seconded the motion. All approved.

Old Business

Review BOS meeting from Last Night

1. The Waiver presented by the Solicitor documents the role of LPEAC. The committee recommends that this be integrated into the application Packet on the website.
2. Need to improve the following:
 - a. Improve the application package to make it more complete,
 - b. Work with Steve Hick and Michael May to answer questions on various properties and update and finalize the preserved property map.
 - c. Improve questionnaires to understand the motivation for preservation, (Michael May will develop a list of questions)
 - d. Improve the list of funding sources,
 - e. Finalize a document of the process of land preservation,
 - f. Develop a glossary of terms that would be involved with Land Preservation. (Jim will provide),
 - g. Improve information regarding who is talking at the meeting.

Priority List for this year:

1. Work more closely with Office Manager and Board of Supervisors (BOS) to provide better information on what they need to preserve property efficiently (Quarterly meeting on status).
2. Get proposals from various conservancy groups to determine the cost and benefits of working with them.
3. Create a Land Preservation packet or information online to assist residents’ ability preserve land.
4. Work with Bucks County to secure a list of agricultural properties of 35 acres or more and determine the status of Plumsted Township farms preservation.
5. Develop a list of potential properties that could be preserved, present them to the BOS and have BOS determine what actions they want to take.
6. Develop a generic list of cost of development, cost per student and projected enrollment (contact school board representative), municipal cost for fire protection, police protection, snow removal, leaf collection, road maintenance etc.

Review of the summary of Land Preservation process. Suggestions were made and Jim will provide an updated copy for the next meeting.

Chance Worthington suggested the committee review all previously completed Property Evaluations to see if additional work was necessary prior to submission to Township Manager. The committee reviewed 6496 Blueberry

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Lane, and 7249 Tohickon Hill Rd evaluations. Chance made a motion to forward both evaluations to the Township Manager. Jim seconded the motion and all approved.

a) **Land Preservation Criteria –**

We reviewed the suggestions made by the Township Manager and Jim will adjust the valuation to have the total scoring to 100. Jim will work with Chance to finalize the form. Chance will submit the form to the Township Manager. Discussion will follow on how to deal with land size. Copies will be provided to all committee members.

b) **Comprehensive Plan**

The revised plan will be presented to the BOS by Bucks County on Wed. March 25, 2026 at 7pm BOS (New plan draft on website). Gary recommended that we review the comprehensive plan and advise him of any additional recommendations before the next Planning Commission meeting on 3-26-26.

2) **New Business**

Newsletter Article

Chance recommended that an article discuss in general terms the categories of costs that are involved with development. This would include education cost, fire, police, maintenance that are incurred by the public. Thomas Alvare offered to prepare a draft for the next meeting. The deadline for the next article is April 19, 2026.

Costs of Development

Statistics on Cost of Development– depending BOS priorities – we may begin research on cost benefit analysis of preserving land now and reducing tax burden later.

Application Package

Develop Info Package for new Land Preservation Applicants. All are to review the website and prepare a list of items that need to be included. This includes improved questions, funding sources, glossary of terms, Solicitor's waiver, process guide and other items to expedite the process.

General Discussion of LPEAC current or upcoming issues. Michael May presented a paper showing Plumstead Township growth and reasons for preserving land and the cost of inaction. Chanced suggested this be a topic for the next meeting.

3) **Public Comments**

Loyd Bush Jr. of Stump Road Pipersville Pa. commented that he thought we were on the correct path and appreciated the effort being made to preserve land. He believed that the public would support preservation.

Greg Bankos made a comment that monies are \$600,000 available and allocate monies for open space that we should not discuss bond issues because it is the purview of the Board of Supervisors. IF BOS wants assistance with a bond referendum they will ask for LPEAC help.

Alison Kingsley reminded all there is a great cost of not preserving land.

At 8: 36pm a motion to adjourn was made by Chance Worthington and seconded by James Stark and was unanimously approved.

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