

MINUTES OF PLUMSTEAD TOWNSHIP
LAND PRESERVATION EDUCATION ADVISORY COMMITTEE
August 13, 2026



The August 13, 2026 meeting of Plumstead Township Land Preservation Education Advisory Committee occurred at Plumstead Township Municipal Building, 5186 Stump Road, Pipersville, PA. Michael May 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, Kimberly Troup and Jim Stark were in attendance. Ken Lichtenstein, Township Supervisor, Kelly McGowen, video recorder for “Plumstead Unfiltered” (Facebook Live stream) and Tracy Walter Stunja from Hearthstone Farm were also in attendance.

The June and July minutes were reviewed. A motion was made by Kim and seconded by Gary to accept the June minutes. Liz made a motion to accept the July minutes and was seconded by Kim. Both motions were unanimously approved.

Chance reported that the township manager presented 6496 Blueberry Lane and 7249 Tohickon Hill to the board of supervisors. 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 receive the tax credits for their property. Stacey will provide the official notification, and Chance will provide the narrative for Tohickon Hill Road.

Chance asked what the next steps would be in working with Del Val University. Jim suggested that we meet with the farmers first to ensure that we are on the same page. Jim suggested that Bucks County should be involved in bringing all townships together in a meeting with Del Val University. Jim is to contact Bryn Erin Kerr to start the process rolling. Kelly McGowen informed the committee that the farmers were holding a nonpublic but open meeting on 25 August 2026 at 7:00 pm. They ask that all attendees be respectful of the group and not try to take over the meeting. Dan has organized a meeting with farmers, and it was announced at the last Supervisors meeting. The committee was urged to attend the meeting. Gary suggested that we use a map to show all the farms that are actively farmed. Kim presented the map of the HPEAC showing the lands that are preserved, the lands that are over 30 acres that are not preserved, the lands that are between 10 and 30 acres, and the buildings that are on the Historical Inventory list. Jim suggested the properties that are on the Historical inventory list could be candidates for preservation. The items on the agenda 2) ii) (1) should be resolved at the farmers meeting.

Chance reported that Stacey does not have a list of all farms that have preserved signs on their property and would like a hand in developing such a list. Michael May may be the best source for developing the list of preserved properties and the township will send a letter asking if they have a sign or would want a sign. Tracy Walter Stunja stated that she would like a sign indicating their farm is preserved. She explained she has a very small sign and would like a larger sign. Tom reported that when the signs were approved there was not a big push for big signs. They wanted to keep them modest. Ken suggested adding a logo to the sign, and if we wanted to address the signage issue we should do it soon so that it could be added to next year's budget. The recommendation for the larger sign should be the same wording as the current sign and be 18" by 24". Chance stated that Stacey thought there were one or two signs in public works.

Next agenda item was reaching out to other townships. Stacey asked Chance what would we want to talk to them about. Chance said that he reached out to John Ives is now the planning and zoning administrator of Solebury Submitted 2026-August 14, by James Stark, Secretary

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Township. His office is responsible for land preservation. Stacey asked for a list of topics we would like to discuss with the other townships. Chance lead a brainstorming session for topics:

- 1) Assisting farmers without succession plans to ensure preserved farms are farmed.
- 2) Tracy Walter Stunja said that she attended the watershed meeting in Tinicum and their participants said the preserved land that is not being farmed has left the land impervious to water penetration. Almost as hard as a parking lot.
- 3) What more should we do?
- 4) The flow chart,
- 5) What problems are they dealing with?
- 6) What has been working for them?
- 7) Sharing Ideas and not reinventing solutions.

Tom presented an AI assisted inquiry on land preservation benefits for Federal, State, Bucks County, and Plumstead Township. Most tax accountants know the benefits for federal taxes: you have an easement on land and you get a tax deduction. Some other benefits are less well known such as: Special benefits for ranchers, Estate tax deduction, Intergeneration land transfer benefits, and defer capital gains on the land if sold to a qualified organization.

Pennsylvania has programs: Clean and Green act, Act 319 program, the Resource Enhancement and Protection program which provides State tax credits while providing sustainable land use practices.

Bucks county has an easement purchase program. Plumstead Township has a conservation easement and purchase program. The township encourages easement donations with contributions to transaction cost (survey and appraisal costs) or purchase below market value to preserve preservation funds when threatened by development.

Chance suggested that he create a half page article for the newsletter and distribute to all and ask Stacey for her input.

Chance had presented three properties that appear on the county agriculture preservation list: Carrol Farm (#8), Keller Farm (#18), and Good Point LLC (#20).

Chance advised the committee that Jim provided Stacey with the Application, Flow documentation, Terms used in land preservation and Interest forms. Jim reported that they are now on the website.

There are three copies of the preservation lands map: One Map for Michael May, One map for Stacey to be displayed in the Township building and One for our records.

Public Comments:

New activities for the next meeting: Sign – get a sample; Meeting with farmers – ensure we are working in sync with farmers; How do we use of the HPEAC Map and get Stacey's comments. Change the key to work for color blind people.

At 8:15 pm Gary Talbot made a motion to adjourn and seconded by Liz Patrick and was unanimously approved.

Next Meeting is scheduled for **Thursday September 10, 2026** at the township building.