

MINUTES OF PLUMSTEAD TOWNSHIP
LAND PRESERVATION EDUCATION ADVISORY COMMITTEE
April 9, 2026



The April 9, 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 Township Supervisor, and Kelly McGowen, video recorder for “Plumstead Unfiltered (Facebook Live stream)” were also in attendance.

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

Old Business

Newsletter Article

Thomas Alvare prepared a draft for the next meeting. Some small changes were discussed, and they will be made by Chance Worthington prior to sending it to Stacey before the deadline April 19, 2026. Gary Talbot recommended that we develop actual cost figures for the cost of municipal services for developed land versus farmland. It was suggested that Chance get in touch with Stacey to see if she could contact the other neighboring townships or provide us with contact names and phone numbers so that we could find out their municipal costs of developed land versus farmland and who they used to develop the information. It may be worth the cost of hiring some organization so the township would have accurate information.

Land Preservation Application

Chance presented the township’s current application found on the website. The committee felt that it was appropriate for farmland owners but was not appropriate for lands as small as 10 acres. Jim presented a one-page application that could be used more easily to start the land preservation process. The current township form would be used for farmland only. Gary suggested that we have follow up questions asked by the LPEAC liaison after the person interested in preserving land signs the Solicitor’s waiver form. Chance suggested we develop a checklist that would be used by liaison to ensure all necessary information is gathered efficiently. This check list will be developed in future meetings. Jim suggested that the list of Land Preservation Terms and definitions be added to the land preservation section of the website. Michael May suggested that we add the Summary of Plumstead Township Land Preservation Process to the website. Jim will send to Chance the following PDF versions to be added to the website:

- **single page application form** to replace the current version.
- **Land Preservation terms**
- **Plumstead Township Land Preservation Process**

Comprehensive Plan

The revised comprehensive plan was presented to the BOS by Bucks County on Wed. March 25, 2026. Gary Talbot reported that the document is complete except for a few loose items that need to be finished prior to publication. The Map of parcels of greater than 30 acres was sent by the County to Gary. An email from Jeremy Stoff states that a farm of less than 35 acres, if it is adjacent to preserved property, can also be preserved. Bryn-Erin added a comment stating the parcel must be at least 10 acres. If any 10-acre farm produces crop unique to the area as listed in the county program it may be preserved even if it is not adjacent to a preserved property, provided the crop is

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in the county's guidelines. Michael May reminded the committee that the Tohicken Hill property is adjacent to preserved land so it might be useful to contact the County on this property.

Preserved Property Map

Michael May reported that he had a very successful meeting with Steven Hicks and the Map he created is 99% complete. Steve informed Michael that 2 additional properties were preserved by the Heritage Conservancy adding 30 acres to the preserved property. This makes the total preserved property 4820 acres or 28% of the township.

Chance Worthington reminded all to review the March 12, 2026 minutes **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 to 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.

1) New Business

Jim presented the Bucks County Preservation document as a guide and a reference. He also reminded the committee that now that the Comprehensive plan is complete, we should review the **Plumstead Township Open Space Plan Land Preservation Section** during the upcoming meeting. Jim will forward a copy with the 3/12/2026 minutes to all members.

Gary Talbot suggested the sustainability of farming may be in jeopardy as farmer's children lose interest in farming. Jim suggested that there are young farmers at Del Valley University that are looking for land to farm and it would be beneficial to the community to provide a way to connect old farmers with young farmers to sustain farming in Plumstead Township.

At 8:20 pm a motion to adjourn was made by Chance Worthington and seconded by James Stark and was unanimously approved.

Next Meeting is scheduled for **Thursday May 14, 2026** at the township building.