MINUTES OF PLUMSTEAD TOWNSHIP
LAND PRESERVATION EDUCATION ADVISORY COMMITTEE
October 8, 2026

The 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, Thomas Alvare, Liz Patrick 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 September minutes were reviewed. Liz Patrick made some corrections on the minutes on the date and to clarify the tax effects on discontinuing participation in Act 319 and Michael changed "receive" to "pursue" Since the tax credit does not automatically occur. Liz Patrick made a motion to approve the amended minutes and Michael May seconded the motion. The motion was unanimously approved.

New Business

No new Preservation applications have been received.

Jim Stark reported on his conversation with Bryn Erin Kerr regarding what happens if a farmer gives up farming his land. The farmer is required to mow the land 3 times a year. If the farmer does not meet the minimum requirements, our process of monitoring by Heritage Conservancy would detect the failure and report it to the Township for corrective action. If the Township is unable to cause compliance, the county would be notified, they would issue letters, fines and in the worst case, initiate court actions. Liz Patrick located information on ways a conservation easement could be extinguished. The conservation action is designed to be a permanent action on the deed. The State or County after 25 years can extinguish the conservation action if and only if the land is formally determined not viable for farming as determined by both the State Agricultural Land Preservation Board and the County Agricultural Land Preservation Board. The owner of the land must pay fair market value for the land.

Jim Stark reported that he has not pursued action with Del Val University. Bryn Erin Kerr stated that she was sole member of the County Agriculture Preservation department and would not be able to participate in any program. Gary Talbot suggested that we develop a vision to sell to the other townships. Michael May suggested contacting the various Conservation organizations. Jim Stark thought that this could be a statewide problem and will contact State Representatives and Senators to see if something can be done to assist in succession planning. Programs to assist young farmers working with existing farmers exist but have many hurdles. Improvement needs to exist to help preserved farms remain active farms. Liz Patrick produced an article from the Bucks County Herald September 23, 2026 issue where a younger farmer was working with an existing farmer leasing land, equipment and knowledge to preserve farming.

Gary Talbot reported that he did not understand his notes from the last meeting and did not add "Plumstead Preserved Land" as the map title. He said he would have it by the next meeting and he would work on cleaning up the key to better identify the meanings. Liz Patrick presented costs involved in framing the map under glass with and without a matt surrounding the map. Without a matt the cost could be $360 to $420 and with a matt $500 to $550 depending on the frame selected. The frame would allow easy updating of the map.

Submitted 2026-October 14, by James Stark, Secretary

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Gary Talbot reminded the committee that a map was to be forwarded to the informal Farmer Committee for them to indicate what parcels were actively farmed. Kelly McGowen suggested providing the farmer's committee with some questions that they could complete at their convenience and could allow for better communication between the groups. Chance Worthington said he would provide a map to allow the farmers to show all the farms that are actively farmed.

Action Items

Gary Talbot presents excerpts from the comprehensive plan to show the suggested action assigned where Land Preservation Education Advisory Committee was mentioned. Jim Stark said he would create a consolidated list of recommendations. See the attachment "LPEAC Action Items".

Chance Worthington stated that he had not contacted the applicable parties that have existing signs. The suggestion was to add a township logo to the sign.

Newsletter Article

Tom Alvare presented three versions of the article. One was too long, one was reduced and one was bullet pointed single page. It was decided that it was best to take the longer article and make it a series. Part One would be Federal and State taxes and Part Two would be County and Township taxes. A disclaimer statement would be added to each recommending talking to your tax advisor or attorney.

Chance Worthington asked if anyone could attend the township trick or treat on October 24, 2026. Jim Stark said he would provide the table. Chance said he had some display boards and some stickers. Liz Patrick stated she would be there and Gary thought he could be there. Jim will have handouts for those that are interested in preservation and guides for the preservation process. Chance will secure a plaque for display.

Public Comments:

No comments were received.

At 7:45 pm Michael May made a motion to adjourn and seconded by Tom Alvare and was unanimously approved.

Next Meeting is scheduled for **Thursday November 12, 2026** at the township building.

Submitted 2026-October 14, by James Stark, Secretary