

CHESTER COUNTY AGRICULTURAL LAND PRESERVATION BOARD
January 28, 2014 MINUTES

1. Call to Order –

Chairman Melba Matthews called the January 28, 2014 meeting of the Agricultural Land Preservation Board (ALPB) to order at 6:35 p.m. in Suite 270, GSC.

The following Board Members were in attendance: Melba Matthews, Chairperson; Donald Cairns, Duane Hershey, Amy McKenna, and Eli Silberman

Staff: Bill Gladden, Director, Tom Abrahamson, Solicitor, Diana Hoopes, and Kimberly Gordon.

Absent: Rick Abbott, John Diament, Mark Dunphy, and Judy Noyalas.

Visitors: Brendan Barnes, Applicant, with Danielle Wasyluk

2. Public Comment –

The Board introduced themselves and welcomed Mr. Barnes and Ms. Wasyluk to the meeting.

3. Approval of Minutes – December 17, 2013

The Board meeting minutes were approved as sent. Motion made by Eli Silberman, seconded by Duane Hershey. Motion carried.

4. Applicant Brendan Barnes – Londonderry Township

Mr. Barnes indicated that he was the owner of a property on which an easement offer was extended (at the November 2013 meeting) for approximately 26% below appraised value. He expressed disappointment and asked the Board to reconsider the offer extended, noting that he had offered a 10% bargain sale. After explaining his plans for the farm, and his efforts to preserve it, he commented that he felt the appraisal was fair. Responding to a question from the Board, Mr. Barnes stated that he would be willing to consolidate the two tax parcels that make up the farm. The Board thanked Mr. Barnes for his input and said that his request will be considered and discussed in Executive Session.

5. State Agricultural Conservation Easement Program – Status Report

2011 Round

#17 Conway, Anne	----- Offer Accepted – Highland Township
#19 Underwood/Engle	----- Settled 12/19/13 – West Fallowfield Township
#33 Mangus, Anthony and Karen	----- Offer Accepted – Lower Oxford Township

2012 Round

#14 Horst, Nelson and Joanne	----- Offer Accepted – Upper Oxford Township
#18 Maule, Aaron	----- Commonwealth Approved – Penn Township
#20 Holmes, Ruth	----- Settled 12/19/13 – Upper Oxford Twp.
#21 McCammon Trust	----- Offer Accepted – Upper Oxford Township
#24 Hoopes, Naomi	----- Offer Accepted – Penn Township

#42 Strine, Derek	----- Offer Accepted – West Marlborough Township
#50 Stoltzfus, Benjamin and Katie	----- Offer Accepted – Sadsbury Township
#53 Stoltzfus, Nathan and Patricia	----- Offer Accepted – Honey Brook Township
#54 Mast, Keith and Melinda	----- Offer Accepted – Honey Brook Township
#59 Campbell, Brian and Linda	----- Commonwealth Approved -W Fallowfield Twp.
#62 Greenpoint Farm	----- Offer Accepted – Londonderry and Upper Oxford Townships
#63 Laffey Family	----- Offer Accepted – West Fallowfield Township

2012 Round – 50% Donation

#1 Pannell, Bootsie	----- Offer Accepted – Londonderry Township
#2 MPF Partners	----- Offer Accepted – Franklin Township
#3 Mark Family Trust	----- Offer Accepted – London Grove Township
#4 Pannell Revocable Trust	----- Offer Accepted – Londonderry Township
#5 McAfee Family, LP	----- Settled 12/19/13 – East Nantmeal Township
#6 Cooper, David and Sharon	----- Offer Accepted – Franklin Township

2013 Round

#2 Ledyard Farm #1	----- Offer Rejected – West Marlborough Township
#6 Pennsgrove Farm	----- Offer Rejected – Upper/Lower Oxford Townships
#7 Stoltzfus, Daniel and Rebecca	----- Board Accepted – Honey Brook Township
#10 SECCRA	----- Offer Rejected– London Grove Township
#11 Martin, Kevin and Robin	----- Offer Rejected – Lower Oxford Township
#13 Esh/Yoder	----- Offer Accepted – Highland Township
#19 Kloud, Suzanne	----- Offer Accepted – Londonderry Township
#20 Sellers, Kenneth	----- Offer Extended – East Marlborough Township
#22 Barnes, Brendan	----- Extension Granted – Londonderry Township
#37 Stoltzfus, Samuel and Ruth	----- Appraisal Status – Honey Brook Township

6. Challenge Grant Program – Status Report

2011 Round

#24 Armstrong, Stuart and Martha	----- Offer Accepted – London Grove Township
#47 Miller, Michael and Elizabeth	----- Offer Accepted – Elk Township
#38 Stoltzfus, Gideon and Rose Marie	----- Offer Accepted – Elk Township
#60 Oxford Gun Club	----- Offer Accepted – Elk Township
#61 Stoltzfus, Samuel and Susie Mae	----- Offer Accepted – Honey Brook Township
#64 Wilson Family	----- Offer Accepted – Lower Oxford Township
#70 King, Wilson	----- Offer Accepted – Elk Township

2012 Round

#26 BK Campbell #2	----- Offer Accepted – Elk Township
#50 Lofting Trust	----- Offer Accepted – West Marlborough Township
#58 McCummings, Shawn	----- Offer Accepted – Lower Oxford Township

2012 Round

#6 Hendriks, Richard and Cassandra	----- Board Review – East Fallowfield Township
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7. Updates and Other Business –

Bill Gladden led a discussion regarding the current \$500.00 Appraisal Deposit Policy in the guidelines. He suggested changing the designation to Administrative Deposit, increasing the deposit fee to \$750.00 and expanding the forfeit parameters to include applicants who submit substantive inaccuracies on their applications, participants who are not responsive to the staff such that they exceed program timelines, and if applicants do not proceed to settlement (as is currently the case).

After a discussion, the Board proposed adoption of the “Administrative Deposit Policy” as proposed. An applicant will forfeit the deposit if the guideline timelines are not followed, if there are substantial inaccuracies in the application, or if an offer is rejected. Motion made by Duane Hershey, second by Amy McKenna. Motion carried. The changes will be put in to effect, incorporated into the guidelines. The Commonwealth/County program guidelines will be submitted to the Commonwealth for the State ALPB approval. The change also applies to and will be incorporated in to the Challenge Grant Program.

8. Executive Session-

- Appraisal (1)
- Discussion of Brendan Barnes’ Request

9. Adjournment – Meeting adjourned at 7:30 p.m. Motion to adjourn made by Donald Cairns, seconded by Amy McKenna. Motion carried.

10. Next Meeting – February 25, 2014 at 6:30 PM