1. Call to Order –
Chairman Melba Matthews called the December 16, 2014 meeting of the Agricultural Land Preservation Board (ALPB) to order at 6:30 p.m. in Suite 270, GSC.

The following Board Members were in attendance: Melba Matthews, Chairperson; Richard Abbott, Donald Cairns, John Diament, Mark Dunphy, Duane Hershey, and Amy McKenna Staff: Bill Gladden, Director, Tom Abrahamsen, Solicitor, Diana Hoopes, Geoffrey Shellington, Veronica Protesto, and Kimberly Gordon.
Absent: Judy Noyalas and Eli Silberman
Visitors: Robert MacMullen, Arborganic Acres Business Manager
           Chris Ryder, Stock and Leader, Attorneys At Law
           Alex Chiaruttini, Stock and Leader, Attorneys At Law
           Lynn Koster, North Coventry Township resident
           Richard Koster, North Coventry Township resident
           Betsy Douglas, North Coventry Township resident
           Kevin Kide, North Coventry Township resident

2. Public Comment -
Mr. Gladden introduced Ms. Protesto, Stewardship Coordinator, to the Board. The Board and visitors introduced themselves.

3. Approval of Minutes – November 18, 2014
The Board meeting minutes were approved as sent. Motion made by Duane Hershey, seconded by Don Cairns. Motion carried.

4. Report - Arborganic Acres Composting Operation – North Coventry Township
Mr. Shellington presented a Summary of Findings concerning the farm operation of Arborganic Acres. Seven compliance inspection site visits were conducted in 2014. No violations were observed during any of the visits. In response to a question from the Board, it was noted that by law, one compliance inspection site visit is required every two years.

Mr. Shellington walked the perimeter of the compost area with a measuring wheel and determined that the composting area inclusive of the buildings and materials used is 4.67 acres which is less than the maximum permitted area of 5 acres.

Lynn Koster (a neighbor of the farm) stated that PA DEP had determined that the area was measured at 5.0 acres, and requested clarification of the 4.67 acre measurement - whether it included access roads, and the area used to sell firewood. Mr. Shellington replied that the access road to the business is not relevant to the Agricultural Deed of Easement and therefore was not included in the measurement. The buildings used for the compost business and all materials used only in the compost business are subject to the restrictions in the Agricultural Deed of Easement.
and therefore were included. Mr. Shellington is not qualified to speak on behalf of PA DEP as to the methodology they used to reach their 5 acre size determination.

Richard Koster shared his concerns with the selling of firewood on the farm. He noted that he understood that farmers can have a business on the farm, but he objected to the composting businesses and firewood business because they are not operated by the owner of the farm, E. Kent High, Jr. Members of the County Agricultural Land Preservation Board (CCALPB) and the CCALPB solicitor, Mr. Abrahamsen, reminded Mr. Koster that incidental businesses are allowed anywhere on eased farmland, and that the land for the farming or incidental businesses is permitted by the terms of the farmland preservation program to be leased to others.

Mr. Koster then asked the Board for their reaction to a letter sent to Mr. Shellington from the attorneys of Arborganic Acres. There was additional input from various guests who shared their opinion that the farm should not have been permitted to go through the easement process.

CCALPB Chairperson, Mrs. Matthews, stated that the County ALPB members did receive a copy of the letter. She reminded the attendees that the ALPB’s responsibility is not related to their personal opinions, rather that their role and authority is to make sure that the eased farm is in compliance with the Deed of Agricultural Conservation Easement. Mrs. Matthews noted that the public concerns had been noted and all had been given an opportunity to speak. She thanked the guests for attending the meeting, for their input, and noted that they could contact the staff during regular business hours with any additional questions or concerns.

Mrs. Mathews also thanked Mr. Shellington, noting that he had fulfilled the Board’s request to provide a report on the issue of compliance. The Board then accepted the report as presented.

5. Approval of 2015 Meeting Schedule -
Mr. Gladden reminded everyone present that the Board meetings will be held at 2:00 PM in Room 170, unless otherwise noted on the schedule. If the Board realizes that evening meetings are preferred or an alternative time might work better for the Board, then the schedule can be revised. He commented that Board Members will be able to attend by speakerphone, if unable to attend in person. After a discussion, the 2015 Board meeting schedule was approved as sent. Motion made by Rick Abbott, seconded by Duane Hershey. Motion carried.


**2011 Round**

#33 Mangus, Anthony and Karen ------ Settled Easement 11/24/14 – L. Oxford Township

**2012 Round**

#24 Hoopes, Naomi ------ Settled Easement 12/12/14 – Penn Township
#38 Lofting Trust ------ Offer Accepted – West Marlborough Township
2012 Round – 50% Donation

#1 Pannell, Bootsie
#4 Pannell Revocable Trust

Offer Accepted – Londonderry Township

2013 Round

#5 A Stoltzfus, John and Priscilla #2
#37 Stoltzfus, Samuel and Ruth
##51 Stoltzfus, Benuel and Emma
#53 Castaldi, LP
#54 Yoder, Daniel and Hannah
#55 King, Levi and Emma
#56 King, Abner and Mary
#58 Shantz Family
#62 Gawrys Family

Offer Accepted – Honey Brook Township
Offer Accepted – Honey Brook Township
Settled Easement 11/24/14 – W. Nottingham Twp
Offer Accepted – West Brandywine Township
Offer Accepted – East Nottingham Township
Offer Accepted – West Sadsbury Township
Offer Accepted – Honey Brook Township
Offer Accepted – East Vincent Township
Offer Accepted – South Coventry Township

2014 Round

#1 Tigue Family
#3 Umble, Kenneth and Marilyn
#4 Martin, Noah and Rachel
#5 Kolle, John
#7 Beam, Nelson and Marilyn
#9 Suback, Beth
#10 Herr Foods, Inc.
#11 Brown Partnership #1
#12 Miller Family
#14 Lapp, Samuel and Barbara
#16 Miller, Jeffrey and Mary Rita
#22 Cuprill, Charles and Luisita
#24 Brown Partnership #3
#25 Mowrer, Cory and Megan

Offer Accepted – East Nottingham Township
Under Appraisal – W Sadsbury/W Fallowfield
Under Appraisal – Honey Brook Township
Board Review – Warwick Township
Offer Extended – West Nantmeal Township
Under Appraisal – West Nottingham Township
Board Review – West Nottingham Township
Board Review – New London Township
Under Appraisal – West Nantmeal Township
Under Appraisal – Honey Brook Township
Under Appraisal – West Nantmeal Township
Under Appraisal – Elk Township
Board Review – Lower Oxford Township
Under Appraisal – North/South Coventry Twps

7. Challenge Grant Program – Status Report

2011 Round

#70 King, Wilson
#78 Stoltzfus, Emanuel and Emma

Settled Easement 11/19/14 – Elk Township
Offer Accepted – Honey Brook Township
8. **Updates and Other Business** –
   - Mrs. Hoopes announced that the combined program totals for both Commonwealth/County and Challenge Grant programs are 405 farms eased for 34,260.548 acres preserved in Chester County.
   - Mr. Gladden reported that four more farms are expected to settle by the end of the year. If that happens, 38 farms will settle, with over 2,600 acres preserved – a record setting year. He thanked Mr. Diament and Ms. McKenna for their willingness to review and report complete appraisals, and the Board for their regular attendance, thoughtful consideration of offers made to landowners, and promotion of the easement programs. In response to a question from the Board, he noted that open space preservation has both residents and elected officials’ support, and that this information will be put forth to the Commissioners for press consideration.

9. **Executive Session** –
   - Appraisals (4)

10. **Adjournment** – Meeting adjourned at 7:35 p.m. Motion to adjourn made by Duane Hershey, seconded by John Diament. Motion carried.

11. **Next Meeting** – January 27, 2015 at 2:00 PM.