



# THE COUNTY OF CHESTER



COMMISSIONERS:  
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AGRICULTURAL LAND  
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## CHESTER COUNTY AGRICULTURAL LAND PRESERVATION BOARD AGENDA

November 20, 2018 at 2:00 PM - GSC – Room 175

### 1. Call to Order

Chairwoman Melba Matthews called the November 20, 2018 meeting of the Agricultural Land Preservation Board (ALPB) to order at 2:30p.m., in room 170 Chester County Government Service Center.

The following Board Members were in attendance: Melba Matthews, Richard Abbott, Bill Covaleski, Duane Hershey and Eli Silberman.

Staff: Geoffrey Shellington, Mason Gilbert, Evan Martin, Caroline Fritschle.

### 2. Public Comment

There was no public comment.

### 3. Approval of Minutes – September 25, 2018

The board meeting minutes from September 25, 2018 were approved as sent. Motion made by Richard Abbott, seconded by Eli Silberman. Motion Carried.

### 4. Subdivision Requests (2)

The Chester County Agricultural Land Preservation Board has received a Subdivision Request from Glenville Farms. The Easement is a State funded project in the Commonwealth Program. The easement was recorded on November 2, 2007 and consists of several parcels, totaling 325.012 acres. A portion of the parcels associated with this easement were previously sold. The partners of Glenville Farms have retained ownership of 108.343 acres on the south side of Glenville Rd. They would like to split the 108.433 acre parcel into two separate lots. No additional house right exists on this parcel. The first lot (lot 1) would consist of ~80 acres and the original house and farm buildings. Approximately 25 acres of the 80 acre parcel will be within exception area while 55 acres will be under agricultural easement. The Laffey family intends to sell this lot. The second lot (lot 2) would consist of ~25 acres and the existing heifer barn. Approximately 8 acres of this lot will be within exception area, while 17 acres will be under agricultural Easement. The Laffey family also intends to sell this lot. Two smaller house lots will be created as part of this subdivision within existing exception areas which are not subject to the easement. . Motion made to approved the subdivision request made by, Duane Hershey seconded by Eli Silberman. Motion Carried.

Christian Fisher is the landowner of a 70 acre farm in Honey Brook Township. They would like to subdivide off 10 acres for a family member, his son Amos, who intends to allow the land to be farmed by his brother who is currently farming the entire property. The 10 acre subdivision would include Amos's home which currently sits in the existing exception area, 2 acres of pasture/grazing land, and 6 acres of tillable ground. The subdivision request meets program eligibility guidelines, as well as township zone regulations. Motion made to approved the subdivision request made by Duane Hershey, seconded by Eli Silberman. Motion Carried.

### 5. State Ag. Easement Program - Status Report

## 2015 Round

Hawthorne, Judson & Stayce – Offer Accepted – West Fallowfield Township

## 2016 Round

Esch, John – Settled Easement – West Caln Township

Fisher, Christian – Settled Easement – Elk Township

**Handy, William – Settled Easement – Valley Township**

Hutchison Farms – Offer Accepted – Penn Township

McElhenny, David – Offer Accepted – Honey Brook Township

Meister, Carl – Offer Accepted – West Bradford Township

Neal, Frank – Settled Easement – West Caln Township

Newswanger, Larry – Offer Accepted – Sadsbury Township

Schulz, Robert – Settled Easement – Franklin Township

Stoltzfus, Christian – Settled Easement – Honey Brook Township

Umble, Ken – Settled Easement – West Sadsbury Township

Walton Farms – Offer Accepted – West Fallowfield Township

Westlake Land Company – Settled Easement – Honey Brook Township

## 2017 Round

Astle, Arthur – Offer Accepted – Lower Oxford Township

Buchanan, Sherry – Settled Easement – Elk Township

**Gammon, Nora – Board Review – East Nantmeal Township**

Glenroy & Glenknochie – Offer Accepted – Lower Oxford, East and West Nottingham Townships

L & T Landholdings – Settled Easement – Penn Township

**Lehrer Family Trust – Offer Extended – Warwick Township**

Helfferrich, William – Settled Easement – Warwick Township

Martin, Christina – Offer Accepted – West Caln Township

Moore, James – Settled Easement – East Nantmeal Township

Reyburn, Holly #1 – Offer Accepted – Upper Oxford Township

**Reyburn, Holly #2 – Settled Easement – Upper Oxford Township**

Roberts, Ken – Offer Accepted – London Britain Township

Rohrer, Gerald – Offer Accepted – Upper Oxford Township

Stoltzfus, Benuel – Offer Accepted – West Caln Township

Stoltzfus, Henry & Sadie – Offer Accepted – Honey Brook Township

Stoltzfus, John et al. – Settled Easement – Franklin Township

Stoltzfus, Jonas & Lizzie – Offer Accepted – Honey Brook Township

Trzcinski/Camphill – Offer Extended – West Vincent Township

Tupitza, James – Offer Accepted – Newlin Township

Waltz, David – Settled Easement – West Fallowfield Township

Werner, John – Settled Easement – West Nantmeal Township

## **6. Challenge Grant Program –Status Report**

## **7. Updates and Other Business**

Melba praised Duane and Marilyn Hershey on their Farmer of the year award.

## **8. Executive Session**

**Real Estate: Appraisals (1)**

**Proposal/Approval for 2019 ALPB Meeting Dates**

## **9. Adjournment**

Meeting adjourned at 3:20 p.m. Motion to adjourn made by Eli Silberman, seconded by Duane Hershey. Motion carried.

## **10. Next Meeting – January 22<sup>nd</sup> at 2:00 PM in Room 250 – GSC**