1. **Call to Order:**
Chairman Melba Matthews called the April 27, 2021 meeting of the Agricultural Land Preservation Board (ALPB) to order at 2:01 p.m. via WebEx Video Conference.

The following Board Members were in attendance: Chairman Melba Matthews, Vice-Chairman Donald Cairns, Members Eli Silberman, Bill Covaleski, Amy McKenna, Nelson Beam, Duane Hershey and Richard Abbott. Absent was Member John Diament.

Staff Present: Dave Stauffer, Geoffrey Shellington, Sue Goughary and Evan Martin.

Visitors: No visitors attended.

2. **Public Comment:** No public attended.

3. **Approval of Minutes:** The Board meeting minutes from March 23, 2021 were approved as written. A motion was made by Amy McKenna, seconded by Eli Silberman. Motion carried.

4. **State Ag. Easement Program – Status Report:**

   ***2016 Round***

   McElhenny, David – Settled Easement – Honey Brook
   Newswanger, Larry – Offer Accepted – Sadsbury

   ***2018 Round***

   Angelo J. Zunino Limited Partnership – Settled Easement – New Garden
   Hendricks, Louise – Offer Extended – East Marlborough
   Kelsall, Virginia – Settled Easement – Newlin
   Martin, Thomas, Helen & Barbara – Offer Accepted – West Marlborough
   Morelli, Thomas – Revised Offer Accepted – East Nantmeal
   Petersheim, Christ & Martha – Offer Accepted – West Caln
   Smullen et al. – Offer Accepted – Lower Oxford Township

   ***2019 Round***

   Beiler, Elam & Lydia – Offer Accepted – West Sadsbury
Estate of Barbara A. Althouse – Board Review - West Fallowfield Township
Healy, James Jr. – Board Review - New London Township
Engle, Doug and Jessica – Offer Accepted – Londonderry & Upper Oxford Twps.
Martin, Craig & Crystal – Board Review – Lower Oxford & East Nottingham Twps.

5. Challenge Grant Program – Status Report:

CHALLENGE GRANT PROGRAM – STATUS REPORT

*2019 Round*
Lukas, Gregory & Patricia – Offer Accepted – Honey Brook
Nugent, Theodore and Timothy – Offer Accepted – Elk Township
Sheppard, Jonathan – Offer Accepted – London Grove
Springsteen, Susan – Offer Accepted – West Nantmeal and Honey Brook
Spring Hope Family, LP – Offer Accepted – East Nottingham

6. Subdivision (1)

Evan Martin presented the subdivision request of Amos Stoltzfus & Christ King on the property that was originally eased by Barbara Mast, located in Highland Township and being UPI 45-2-57.1. The property consists of 52.6 acres and is adjacent to land owned by Christ King to the north (UPI 45-2-57), and land owned by Amos Stoltzfus to the south (UPI 45-5-11). The subdivision request is to split the 52.6 acres into two lots. Lot 1 would retain the additional house right and consist of approximately 25 acres, to be joined with the existing land owned by Amos Stoltzfus (UPI 45-5-11). Lot 2 would also be approximately 25 acres and be joined with the existing homestead owned by Christ King (45-2-57). Additionally, the parties are also interested in doing a land swap. The land swap would entail taking approximately 3 acres
of the proposed Lot 2 and adding that to the existing land owned by Amos Stoltzfus (UPI 45-5-11) and in exchange, move approximately .75 acres of land located on the far eastern portion of Amos Stoltzfus’ existing land (UPI 45-5-11) to be joined with the proposed Lot 2 to be retained by Mr. King. It was explained that the reason for the land swap is to provide an access corridor for Mr. King to other land he owns (UPI 45-5-4) making all three of the parcels owned or to be owned by Mr. King contiguous.

There was some question as to whether or not the two lots would each meet Highland Township zoning requirements of a 25 acre lot minimum and it was determined that if the total acreage is 52.6 acres then each proposed lot would meet the requirements. It also meets the Farmland Preservation Program’s adjacency requirements.

Melba Matthews agrees that from a farming perspective, the proposed requests make sense and would allow for ease of access and continuity through the individual properties of each landowner in order to more effectively and efficiently farm the land. Don Cairns agrees, but also notes that a portion of the approximate 3 acres of Stoltzfus land that would be conveyed to King contains wetlands and that in order to put a road through that area, the construction of same would need to be done carefully. Several Members agree that the subdivision and land swap proposals make sense and are logical to the future plans of each farm. A Motion was made by Richard Abbott, seconded by Don Cairns that the ALPB approve the Stoltzfus/King subdivision request. Motion carried. It is important to note that this farm was preserved under the Commonwealth Program and funded 100% by the Commonwealth and will therefore need approval by the State Agricultural Board at an upcoming State Board meeting in order for the subdivision to move forward.

7. Executive Session

a. Real Estate: Appraisals (3)

8. Updates and Other Business. Chairman Melba Matthews attended the Chester County Agricultural Economic Development Council’s third Strategic Plan Meeting and noted that the Council has been able to tour numerous farms in the area and continue to look for more local farms to visit, including but not limited to equine, tobacco, and dairy farms. Any farm tour suggestions should be directed to Hillary Krummrich, Director of the Agricultural Economic Development Council.

9. Adjournment:
ALPB Meeting adjourned at 2:53 p.m. A motion was made by Don Cairns, seconded by Bill Covaleski. Motion carried.

10. Next Meeting – May 25, 2021 at 2:00 PM - Virtual via Zoom Video Conference.