1. **Call to Order:**
   Chairman Melba Matthews called the May 25, 2021 meeting of the Agricultural Land Preservation Board (ALPB) to order at 2:02 p.m.

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

   Staff Present: Dave Stauffer (via Zoom), 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 April 27, 2021 were approved as written. A motion was made by Don Cairns, seconded by Richard Abbott. 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 Accepted – 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
### 2019 Round

- Beiler, Elam & Lydia – Offer Accepted – West Sadsbury
- Buchanan, John S. – Settled Easement – Elk
- Brown Partnership – Offer Extended – Penn
- Cole, Mark & Claudia – Settled Easement - Penn
- DiPierro, Joseph & Sonia/Schofield, Michelle – Settled Easement - West Fallowfield
- Donze, George & Jane – Offer Accepted – East Marlborough
- High, Corrine – Offer Rejected – North Coventry
- King, Daniel & Rachel #2 – Offer Accepted – Lower & Upper Oxford
- King, David & Katie – Settled Easement – Lower Oxford
- Martin, Phillip – Offer Extended – Lower Oxford
- Miller, Benuel & Hannah – Offer Accepted – E. Nantmeal
- Ramsey, Stewart & Wendy – Settled Easement - Upper Oxford
- Stauffer, Terry & Nancy – Offer Accepted – West Fallowfield
- Stoltzfus, Daniel F. & Sadie – Offer Accepted – Honey Brook
- Stoltzfus, Emanuel & Fannie – Offer Accepted – West Nantmeal
- Stoltzfus, Jonas & Deborah #2 – Settled Easement – Honey Brook
- Wickersham, Earle – Settled Easement – Newlin & East Marlborough
- Wickersham, George – Settled Easement - Pocopson
- Wickersham, Sam – Settled Easement – Newlin & Pocopson

### 2020 Round

- Estate of Barbara A. Althouse – Offer Extended - West Fallowfield Township
- Engle, Doug and Jessica – Offer Accepted – Londonderry & Upper Oxford Twps.
- Healy, James Jr. – Offer Extended - New London Township
- Lantz, Jacob – Board Review - Honey Brook Township
- Miller, Liam & Colman, Tim – Board Review – East Marlborough Township
- Neilson, Arthur – Board Review - Pennsbury Township

### 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
- Sheppard, Jonathan – Offer Accepted – London Grove
- Springsteen, Susan – Offer Accepted – West Nantmeal and Honey Brook
- Spring Hope Family, LP – Offer Accepted – East Nottingham

### Subdivision (1)

Evan Martin presented the subdivision request of Susie Halladay on property that was eased in 2002 by David Halladay, located along Street Road in Upper Oxford Township and being Chester County UPI Nos.
57-2-1 and 57-2-4. The property consists of approximately 150 acres, 145+/- acres of which is eased land with the remaining 6+/- acres being an exception area to the easement and contains the main dwelling and barns. The landowner is looking to sell the property, and it’s worth noting that the property recently went to auction in late April of 2021, though ultimately did not sell. The landowner is proposing the subdivision result in a total of three lots, in order to have the option to sell the land as separate parcels. Lot 1 would consist of 40+/- acres with the 6+/- acre exception area containing the main dwelling and surrounding barns being part of Lot 1. There is not currently an access point from Street Road for proposed Lot 1, so an access road or driveway would need to be put in place. Lot 2 would consist of the remaining 90+/- acres of UPI 57-2-1 and retain the additional house right. Lot 3 would consist of the entire 20+/- acre parcel known as UPI 57-2-4 and located on the other side of Street Road. Lot 3 would ultimately be sold to Mr. Jesse Holmes as he owns and farms the adjacent parcel, UPI 57-2-5 and is hoping to acquire the additional 20+/- acres to join with his existing adjacent farm. It was noted that there would need to be clear language in the transfer deed for Lot 3 stating that no house right is granted to any part of that acreage and no dwelling would ever be permitted on the parcel. Therefore Lot 3 being a standalone parcel is impractical and should be combined with a parcel that has an existing dwelling.

Evan stated that many of the prospective buyers or interested parties expressed the intent to ultimately subdividing the property if purchased, so some discussion was had as to whether subdividing the land prior to a sale is in the best interest of Ms. Halladay, or if it would be more advisable to let a buyer choose the lot layouts and allow them to make the request to the ALPB. Ultimately the Board decided that their duty is to review the landowner’s request as presented and determine if meets the program criteria and whether or not the request would harm the overall economic viable of the farm. In this case the Board felt overall that the request does meet the subdivision criteria without harming the economic viability of the farm. A motion was made by Richard Abbott, seconded by Bill Covaleski, to allow the subdivision request of 3 proposed lots, as presented. The Motion carried. It was clarified that the subdivision request was approved under the Preservation Program but that the landowner or prospective landowner must proceed with obtaining any and all necessary approvals by Upper Oxford Township (or any other governing body), as may be required.

7. Executive Session

a. Real Estate: Appraisals (3)

8. Updates and Other Business. The Board congratulated Vice Chair of the Board, Mr. Don Cairns, on being appointed to the Board of Trustees of Penn State University. Don expressed his excitement over the appointment and his work ahead, and reiterated his commitment to the Agricultural Land Preservation Board and preserving the agricultural land in Chester County.

Chairman Melba Matthews attended the Chester County Agricultural Economic Development Council’s fourth Strategic Plan Meeting and was joined by Geoff Shellington. Melba advised that during the meeting, the attendees were presented with the initial information that has been collected by the numerous groups and organizations who have taken part in visiting with and touring the local farms. She mentioned the American Rescue Act, which along with several other funding sources, contains a great deal of money for allocation, and the Council is hoping to procure funds through the
Act in order to invest in projects that will help improve the farming industry in Chester County, not just for today’s farmers but for the next generation of future farmers here in the county.

9. **Adjournment:**
   ALPB Meeting adjourned at 3:07 p.m. A motion was made by Richard Abbott, seconded by Eli Silberman. Motion carried.

10. **Next Meeting – June 22, 2021 at 2:00 PM – GSC Room 250.**