Chester County
Agricultural Land Preservation Board
Public Minutes

October 26, 2021 at 2:00 PM – GSC Room 250

1. Call to Order:
Chairman Melba Matthews called the October 26, 2021 meeting of the Agricultural Land Preservation Board (ALPB) to order at 2:03 p.m.

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

Absent was Member John Diament.

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

Public Visitors: George Asimos, Esquire on behalf of Glenroy Farm, LP, and Laura DiFrancesco.

2. Public Comment: Held for subdivision discussion.

3. Approval of Minutes: A motion was made by Richard Abbott, seconded by Duane Hershey to approve the meeting minutes from August 24, 2021 as written. Motion carried. (There was no September 2021 meeting held).

4. State Ag. Easement Program – Status Report:

*2016 Round*

McElhenny, David – Settled Easement – Honey Brook
Newsanger, 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 – Settled Easement – East Nantmeal
Petersheim, Christ & Martha – Settled Easement – West Caln
Smullen et al. – Offer Accepted – Lower Oxford Township

*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 – Settled Easement – East Marlborough
High, Corrine – Offer Rejected – North Coventry

King, Daniel & Rachel #2 – Settled Easement – Lower & Upper Oxford

King, David & Katie – Settled Easement – Lower Oxford
Martin, Phillip – Offer Extended – Lower Oxford

Miller, Benuel & Hannah, et al – Settled Easement – E. Nantmeal
Ramsey, Stewart & Wendy – Settled Easement - Upper Oxford
Stauffer, Terry & Nancy – Settled Easement – West Fallowfield
Stoltzfus, Daniel F. & Sadie – Offer Accepted – Honey Brook
Stoltzfus, Emanuel & Fannie – Settled Easement – West Nantmeal
Stoltzfus, Jonas & Deborah #2 – Settled Easement – Honey Brook
Stoltzfus, Jonas & Annie – Settled Easement – West Nottingham

Wickersham, Earle – Settled Easement – Newlin & East Marlborough
Wickersham, George – Settled Easement - Pocopson
Wickersham, Sam – Settled Easement – Newlin & Pocopson

*2020 Round*

Anderson, Kathleen – Offer Accepted – Elk Township
Estate of Barbara A. Althouse – Offer Accepted - West Fallowfield Township

Bergstrom, Gaye – Board Review – Upper Oxford Township
DeBonaventura, Neal & Alice – Board Review – West Fallowfield
Emerson, Gail – Board Review - West Fallowfield
Engle, Doug and Jessica – Offer Accepted – Londonderry & Upper Oxford Twps.
Healy, James Jr. – Offer Accepted - New London Township

Hershey, Matthew & Carmela – Offer Accepted - West Fallowfield Township

Lantz, Jacob – Offered Accepted- Honey Brook Township
Lester, Laura – Offered Extended – New London Township

Mackey Trust – Offered Extended (Verbal Acceptance) – Penn Township
Martin, Craig & Crystal – Offer Accepted – Lower Oxford & East Nottingham Twps.

Miller, Liam & Colman, Tim – Funding Discussions – East Marlborough Township

Neilson, Arthur – Offer Accepted - Pennsbury Township

Null, Sam & McBerty, Mary Ann – Offer Extended – Elk Township

5. Challenge Grant Program – Status Report:

CHALLENGE GRANT PROGRAM – STATUS REPORT

*2019 Round*

Lukas, Gregory & Patricia – No Longer Moving Forward – Honey Brook
Nugent, Theodore and Timothy – Offer Accepted – Elk Township
Sheppard, Jonathan – Offer Accepted – London Grove

Springsteen, Susan – No Longer Moving Forward – West Nantmeal and Honey Brook
Spring Hope Family, LP – Offer Accepted – East Nottingham
6. **Subdivision (1)**

A subdivision request was presented by George Asimos, Esquire, attorney for Glenroy Farm, LP.

For background, 219.65 acres (more or less) located in East Nottingham, West Nottingham and Lower Oxford Townships and comprised of 13 parcels were preserved in 2018 by Glenroy Farm, LP and Glenknockie Family Limited Partnership. In December 2020, Glenknockie Family Limited Partnership sold their parcels (56-7-70, 56-7-78, 56-7-79 and 69-5-3) consisting of approximately 110.70 acres to Moses and Emma King. The remaining eased parcels remain owned by Glenroy Farms, LP and retained the house right.

Today, Glenroy Farms LP would like to sell a portion of the land to Ms. Laura DiFrancesco. The subdivision request focuses specifically on a 20-acre parcel (56-12-1) wherein it would be split into a 7-acre tract and a 13-acre tract. The 7-acre tract would go with the lands that Ms. DiFrancesco would purchase, and the 13-acre tract would remain owned by Glenroy Farm, LP. However, the current subdivision guidelines adopted by the County and the Commonwealth do not allow for any subdivision that would result in a parcel that is less than 10 acres in size. Another concern the Board has is that the remaining lands to be retained by Glenroy Farm, LP may not meet the program requirement of at least 50% tillable land once they split off the proposed 7 acres which would not only affect the viability of the remaining lands but also the accessibility to same as there is currently no access road in place. Additionally, forming a standalone 7-acre parcel that can be sold independently in the future is not ideal or conducive to the overall purpose of the preservation program. It is the opinion of the Board that parcel 56-12-1 be purchased in its entirety without being subdivided, or that Mr. Asimos and Ms. DiFrancesco consider reworking the proposed subdivision lines to meet the program’s criteria for subdivisions while taking into account the qualification and viability of remaining lands and come back to present at a future meeting. It is important to note that this request would also need to go before the State Board for approval, which is likely to get denied as is.

7. **Executive Session**

    a. **Real Estate Appraisals (5)**

8. **Updates and Other Business**

Geoff Shellington gave the Board an update on the Rawle bridge widening/condemnation work on Watermark Road and asked all Members to sign a Resolution permitting the condemnation.

It was also mentioned that County Administrator Robert “Bobby” Kagel is still seeking volunteers to be interviewed on camera to discuss why it is important to volunteer their time to serve on boards and what difference they feel being on said board has made. Anyone who is interested should reach out to Geoff so that he can pass their information on to Bobby by October 28, 2021.

Geoff also shared that he is hoping to present a breakdown of the financial figures for 2021 and 2022 and a list of proposed meeting dates for the 2022 ALPB meetings.
Dave Stauffer, Director of Parks + Preservation, reiterated the need to fill the open Stewardship position in the department and that we will once again be advertising in the hopes of receiving applications from qualified candidates. On a similar topic, Board Member Bill Covaleski owns Victory Brewing Company and mentioned briefly that they have started to implement exit interviews roughly 90 days post exit in an effort to better understand what makes an employee want to move on, and to perhaps keep good employees from leaving in the first place.

9. **Adjournment**
ALPB Meeting adjourned at 3:31 p.m. A motion to adjourn was made by Duane Hershey, seconded by Eli Silberman. Motion carried.

10. **Next Meeting – November 16, 2021 at 2:00 PM – GSC Suite 250** (no September Meeting was held)