

**Honey Brook Township Land Preservation Committee**  
**Re-Organization Meeting**  
January 17, 2012

Commenced: 8:05 am

Attending: John McHugh, Max Dobles, Chip Jones, John Stoltzfus, and Michael France.

There was a quorum present with only one member absent. Michael France stood in for Dave Rotelle.

**Announcement:**

John McHugh announced that this was his last meeting as a member of the Honey Brook Township Land Preservation Committee (LPC).

**Selection of Committee Chairperson:**

Selection of new chairperson did not result with the election of a new Chairperson. Max Dobles nominated Dave Rotelle and Chip Jones nominated Max Dobles. Max Dobles declined. Dave Rotelle was not present to accept or decline.

With John McHugh stepping down from the LPC, there is an opening on the LPC. Discussion on possible candidates and several names were offered.

John McHugh suggested designating an Acting Chairperson to open the next meeting when the Chairperson can be selected.

John McHugh suggested electing a Vice-Chairperson.

Discussed training opportunities for PLC members.

Adjourned: 8:35 am

Submitted,

John H. McHugh  
Chairperson - Honey Brook Township Land Preservation Committee

**Next Meeting:**

**Regular Meeting** - January 17, 2012, 8:35 am.

**Honey Brook Township Land Preservation Committee**  
**Regular Meeting**  
January 17, 2012

Commenced: 8:35 am

Attending: Max Dobles, Chip Jones, John Stoltzfus, and Michael France.

Guests: John McHugh and John Goodall.

Adoption of the 2012 Meeting Schedule – deferred to the next meeting.

Adoption of the November 2011 meeting minutes – deferred to the next meeting.

Financial Report – deferred to the next meeting.

John Goodall presented an opportunity for county matching grant easement.

Committee conditionally recommended the request pending a review of the updated financial report. A special meeting will be held when the Committee would review the financial impact before formally recommend the easement to the Board of Supervisors.

The subsequent meeting will occur next week assuming the financial report is updated to reflect the most current financial information.

With Heath Eddy's departure, who will take the meeting minutes?

**Announcement:**

John McHugh announced that this was the 50<sup>th</sup> meeting of the LPC.

Submitted,

John H. McHugh  
Vice Chairperson - Honey Brook Township Board of Supervisors

Adjourned: 8:55 am

**Next Meetings:**

**Regular Meeting** - March 20, 2012, 6:30 pm.

Special Meeting – TBD (possible date – Wednesday, January 25, 2012 at 6:30 pm)

HONEY BROOK TOWNSHIP LAND PRESERVATION COMMITTEE  
APPROVED MINUTES - January 25, 2012

The semi-monthly meeting of the Land Preservation Committee (LPC) was called to order at 6:32 pm. Chip Jones, Dave Rotelle, John R. Stoltzfus, Mike France, and Max Dobles were present along with John Goodall from the Brandywine Conservancy.

Motion by Dave Rotelle, seconded by Max Dobles, to formally accept John R. Stoltzfus and Mike France as members of the LPC. All in favor. The motion passes.

Motion by Dave Rotelle, seconded by Chip Jones, for Max Dobles to be secretary of the LPC. All in favor. The motion passes.

Motion by Chip Jones, seconded by Max Dobles, for Mike France to be chairman of the LPC and Dave Rotelle to be vice-chairman. All in favor. The motion passes.

Discussion of LPC finances.

Discussion of Haas/Falkner property: 22-8-8.4 and 22-8-8. Motion by Max Dobles, seconded by Chip Jones, to recommend that the Hass/Falkner property, 22-8-8.4 and 22-8-8, be preserved. All in favor. The motion passes.

Motion by Mike France, seconded by John Stoltzus, to approve the minutes from the January 17, 2012 meeting. All in favor. The motion passes.

Motion by Mike France, seconded by Chip Jones, to adopt the 2012 meeting schedule. All in favor. The motion passes.

Approval of the minutes from the November 2011 meeting was deferred to the next meeting.

Discussion of the Open Space Plan.

Meeting adjourned at 7:55 pm.

Respectfully submitted,  
Max Dobles, Secretary LPC

HONEY BROOK TOWNSHIP LAND PRESERVATION COMMITTEE  
APPROVED MINUTES - February 22, 2012

A special meeting of the LPC was called to order at 4:00 pm. Max Dobles, Mike France, Chip Jones, and Dave Rotelle were present along with John Goodall from the Brandywine Conservancy.

Discussion of the Haas/Falkner property: 22-8-8.4 and 22-8-8. The owners withdrew their application to preserve their property due to the appraiser's estimation of the value of their preserved acres.

Discussion concerning the preservation of the Lester Stoltzfus farm: 22-6-36 and 22-6-34.1. Motion by Max Dobles, seconded by Chip Jones, to recommend that the Lester Stoltzfus farm, 22-6-36 and 22-6-34.1, be preserved. All in favor. The motion passes.

Motion by Mike France, seconded by Chip Jones, to recommend that the above farm owner take the township's payment over a 5- to 10-year period. All in favor. The motion passes.

Meeting adjourned at 4:55 pm.

Respectfully submitted,

Max Dobles, Secretary LPC

HONEY BROOK TOWNSHIP LAND PRESERVATION COMMITTEE  
APPROVED MINUTES - March 20, 2012

This meeting of the LPC was called to order at 6:35 pm. Max Dobles, Mike France, Chip Jones, Dave Rotelle, and John R. Stoltzfus were present along with John McHugh and Lew Wertley from the Board of Supervisors. John Goodall from the Brandywine Conservancy was also present.

Motion by Chip Jones, seconded by Max Dobles, to approve the minutes of January 25, 2012. All in favor. The motion passes.

Motion by Dave Rotelle, seconded by John R. Stoltzfus, to approve the minutes of February 22, 2012. All in favor. The motion passes.

Discussion of present and future finances and farms.

Open forum dealing with policies, preservation, and finances.

Discussion about signage for preserved farms.

Discussion about having a news release when a farm is preserved.

Meeting adjourned at 8:17 pm.

Respectfully submitted,

Max Dobles, Secretary LPC

## HONEY BROOK TOWNSHIP LAND PRESERVATION COMMITTEE

### APPROVED MINUTES - May 15, 2012

This meeting of the LPC was called to order at 6:32 pm. Max Dobles, Mike France, Chris Jones, Dave Rotelle, and John R. Stoltzfus were present along with John McHugh from the Board of Supervisors and John Goodall from the Brandywine Conservancy.

Motion by Chris Jones, seconded by Max Dobles, to approve the minutes of March 20, 2012. All in favor. The motion passes.

Discussion about finances and three committed farms: (22-3-33 and 22-3-37), (22-3-33.1 and 22-3-35.2), and (22-6-36 and 22-6-34.1).

Motion by John R. Stoltzfus, seconded by Max Dobles, to change the time over which payments from the Township would be made from 5 years to 3 years and changing the number of payments from 5 to 3. All in favor. The motion passes.

Discussion of the Wetland Reserve Program (WRP) which makes a onetime payment of \$20,000 to \$30,000 to a landowner for permanently removing from agricultural use bog turtle habitat.

Discussion of making roadside signage available for preserved farms.

Meeting adjourned at 7:55 pm.

Respectfully submitted,

Max Dobles, Secretary LPC

HONEY BROOK TOWNSHIP LAND PRESERVATION COMMITTEE  
APPROVED MINUTES - July 17, 2012

June 30, 2012  
Land Pres Fund  
Receipts                      \$77,415.04  
Land Pres Fund  
Expenditures                \$27,676.73

Annual revenue from Open Space Tax		<b>\$600,000.00</b>
annual pmts for loan		\$360,000.00
annual pmts for above commitments		\$164,451.70
tax collection fee annual		\$15,000.00
closing fees		\$20,693.90
<b>Bank Account</b>	<b>Remaining</b>	<b>\$39,854.40</b>

Current Balance uncommitted in Land Preservation account **\$1,249,700.00**

This meeting of the LPC was called to order at 6:35 pm. Max Dobles, Mike France, Chip Jones, and John R. Stoltzfus were present along with John Goodall from the Brandywine Conservancy.

Motion by Chip Jones, seconded by John R. Stoltzfus, to approve the minutes of May 15, 2012. All in favor. The motion passes.

Discussion of township farms and preservation finances.

Motion by Max Dobles, seconded by Chip Jones, to recommend to the Board of Supervisors that the 47-acre farm, tax parcel 22-10-9, be preserved.

Discussion ensues and after determining that after all other Township preservation commitments, the Honey Brook Land Preservation Program has a projected annual surplus of \$39,854.40 and using a development value of \$6,000 an acre (although the last 3 farms appraised in Honey Brook had development values below \$5,000) the projected Township commitment would break down as:

47 acres at \$6,000 per acre (approximate value of easement) = \$282,000/2 = \$141,000/5years = \$28,200 per year.

This leaves a remainder projected annual collect surplus of \$11,654.40 and a surplus of \$1,200,000.00 in savings.

After considering the project meets current fiscal receipts the motion unanimously passed.

Discussion of making roadside signs available for preserved farms.

Discussion of a new power line installation by PPL.

Meeting adjourned at 7:35 pm.

Respectfully submitted,

Max Dobles, Secretary LPC



HONEY BROOK TOWNSHIP LAND PRESERVATION COMMITTEE  
APPROVED MINUTES - September 18, 2012

August 2012  
Land Pres Fund  
Receipts                      \$76,549.35  
Land Pres Fund  
Expenditures                \$27,698.20

Annual revenue from Open Space Tax		<b>\$600,000.00</b>
annual pmts for loan		\$360,000.00
annual pmts for commitments		\$192,451.70
tax collection fee annual		\$15,000.00
closing fees		\$20,693.90
<b>Bank Account</b>	<b>Remaining</b>	<b>\$11,654.40</b>

Current Balance uncommitted in Land Preservation account as of August 31, 2012  
**\$1,271,651.62**

This meeting of the Land Preservation Committee (LPC) was called to order at 6:30 pm. Max Dobles, Chip Jones, Mike France, Dave Rotelle, and John R. Stoltzfus were present along with John Goodall from the Brandywine Conservancy. The Board of Supervisors (BOS) - Lew Wertley, Joe Fenstermacher, and John McHugh - also attended the meeting along with Township Administrator, Toni Antonini.

Motion by Chip Jones, seconded by John R. Stoltzfus, to approve the minutes from July 17, 2012. All in favor. The motion passes.

Discussion of the Farmers' Breakfast. 2013's annual Farmer's Breakfast is scheduled to take place January 15, 2013.

Discussion of finances, farms, and our loan for the preservation of farms.

Motion made to not recommend to the BOS that the first \$5000.00 of earned income be exempt from 0.5% land preservation tax. All in favor. The motion passes.

Motion by Max Dobles, seconded by Dave Rotelle, to recommend to the BOS that tax parcel 22-10-1.1, be preserved. This farm is 73.3 acres at an estimated \$5,000 per acre,

totaling  $\$366,500 / 2 = \$183,250$  of Township commitment. All in favor. The motion passes.

Motion by Chip Jones, seconded by Max Dobles, to recommend to the BOS that tax parcel 22-7-9.3, be preserved. This farm is 47.9 acres at an estimated \$5,000 per acre totaling  $\$239,500 / 2 = \$119,750$  of Township commitment. All in favor. The motion passes.

Discussion of signage for preserved farms.

Motion by Max Dobles, seconded by Chip Jones, to recommend to the BOS to allocate \$250,000.00 to \$500,000.00 to the Brandywine Headwaters Preservation Program. All in favor. The motion passes.

Motion by Mike France, seconded by John R. Stoltzfus, to recommend to the BOS to continue the Township's land preservation program by utilizing tax revenues and borrowed money. Four in favor; one abstention. The motion passes.

Commentary by the BOS on the land preservation program.

Meeting adjourned at 8:50 pm.

Respectfully submitted,

Max Dobles, Secretary LPC

HONEY BROOK TOWNSHIP LAND PRESERVATION COMMITTEE  
Approved Minutes - November 20, 2012

Sept 1-- October 31, 2012

Land Pres Fund	
Receipts	\$75,977.17
Land Pres Fund	
Expenditures	\$55,338.47

Annual revenue from Open Space Tax		<b>\$600,000.00</b>
annual pmts for loan		\$331,997.00
annual pmts for commitments		\$253,801.70
tax collection fee annual		\$15,000.00
closing fees		\$33,110.24
<b>Bank Account</b>	<b>Remaining</b>	<b>-\$33,908.94</b>

Bank balance uncommitted in Land Preservation account as of October 31, 2012  
**\$1,292,361.10**

This meeting of the LPC was called to order at 6:33 pm. Max Dobles, Chip Jones, Mike France, and John R. Stoltzfus were present along with Joe Fenstermacher from the BOS.

Motion by Chip Jones, seconded by Mike France, to approve the minutes from September 18, 2012. All in favor. The motion passes.

Discussion of the unique challenge grant from Chester County to Honey Brook Township.

Discussion of the January 15, 2013 Farmers' Breakfast at 9 am: food, presentations, etc.

Further discussion of signs for preserved farms.

Meeting adjourned at 7:26 pm.

Respectfully submitted,

Max Dobles, Secretary LPC