

# HONEY BROOK TOWNSHIP

## Resolution 10-2005

### Land Preservation Committee

A Resolution of the Board of Supervisors of Honey Brook Township establishing an advisory body to the Board to preserve land within the Township.

**BE IT RESOLVED** by the Board of Supervisors of Honey Brook Township that an advisory committee of five (5) citizens shall be established with the mission of recommending and implementing a plan to preserve land within the Township. The Committee shall be known as the Land Preservation Committee and shall conduct its business as set forth in this Resolution, as modified from time to time by the Committee and the Board to accomplish the overall purpose.

- A. Term of appointment. The term of appointment is five (5) years. Initial appointments shall be staggered such that one appointment expires each year. The Board shall appoint/reappoint in January of each year, and the Board may make mid-year appointments to fill vacancies to serve unexpired terms. Appointment and terms shall be at the pleasure of the Board of Supervisors. The Chairman of the Board of Supervisors and the Chairman of the Planning Commission shall be ex officio members of the Committee.
- B. Scope of work. The Committee shall make recommendations on a plan for the following work items:
1. Preserving the core of the Township's farmland, with emphasis on creating a critical mass of protected lands that link to currently protected land and will—in time—form an oasis of farming activity against development pressure. The plan shall include identification and prioritization of targeted preservation properties, and a mapping/management system to ensure continuity and succession through changes in Boards of Supervisors.
  2. Identifying and evaluating land not necessarily in active agriculture, but that has value to the Township in the form of natural resource protection such as wetlands, flood hazards, steep slopes or forested areas.
  3. Integrating the Township's preservation effort with the Chester County Agricultural Land Preservation Board and adjoining municipalities.
  4. Analyzing expected costs to effectively and efficiently utilize dedicated funding for land preservation approved by the voters. The plan shall explore long term and short term spending strategies and the impact on taxpayers. The plan shall establish appraisal criteria for property evaluations. The plan shall recommend a cap or limit on per unit payments consistent with available funds and the goals of the plan.
  5. Reviewing current zoning and land development ordinances to identify inconsistencies in the ordinances that work at cross purpose to the goals of land preservation, and those aspects of the ordinances which contribute to preservation. The plan shall specifically address the integration of

Transferable Development Rights into the identification and assessment of targeted properties.

6. Identifying best practices and recommending methods to enforce easements on preserved ground.
- C. Implementation. Once the plan is approved by the Board of Supervisors, the Committee shall be authorized to implement the plan by meeting with individuals, groups, landowners, and other stakeholders to achieve the plan's objectives.
- D. Landowner meetings. The results of meetings with individual landowners may be kept confidential until such time as the Board of Supervisors is prepared to vote for action and commit funds to preserve a specific parcel.
- E. Meetings. All meetings of the Committee shall be public meetings and comply with the open meetings laws of the Commonwealth, except the Committee shall have the authority to meet in executive session when discussing a specific parcel, lot or tract with the intention of entering into private discussions with the landowner. The authority to meet in executive session shall be narrowly construed to limit these sessions to sensitive discussions with landowners, and shall not be used for general discussions about policy, concepts, objectives, goals, areas of interest, funding and fiduciary matters related to the purpose of the Committee. Public meetings shall be recorded in official minutes.
- F. Authority to enter into contracts. The Committee shall have no authority to enter into contracts, appropriate funds or otherwise make financial commitments for the Township without the express consent of the Board of Supervisors.
- G. Consultant services. The Committee shall be assisted by one or more consultants recommended by the Committee and approved by the Board of Supervisors on a fixed price contract. The Committee may seek legal counsel as necessary.

RESOLVED, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Attest:

\_\_\_\_\_  
Michael J. Brown, Township Manager

\_\_\_\_\_  
D. Weston Darby, Jr., Chairman

\_\_\_\_\_  
Gregory M. Cary, Vice Chairman

\_\_\_\_\_  
Donald E. Johnson, Member