

**EAST BRADFORD TOWNSHIP**  
**Agricultural Security Area Advisory Committee**  
**February 7, 2023 Minutes**

The East Bradford Township Agricultural Security Area Advisory Committee met on Tuesday, February 7, 2023 at 1:00 pm, in the East Bradford Township Building, 676 Copeland School Road, West Chester, Chester County, Pa., 19380.

**MEMBERS PRESENT**

John Snook, Chair     Joseph Armstrong     Mark Bedwell     Bea Duffy     Betsey Mehl

**MEMBERS ABSENT**

None

**STAFF/PROFESSIONALS PRESENT:**

Mandie Cantlin, Township Manager

Rich Phifer, Directory of Property & Recreation, Acting Secretary

**OTHERS PRESENT:**

None

**CALL TO ORDER:**

The regular meeting of the ASA Advisory Committee was called to order at 1:05 p.m. by John Snook, Chairperson.

**PUBLIC COMMENT:** None

**7-YEAR AGRICULTURAL SECURITY AREA INVENTORY REVIEWS**

The Agricultural Security Area Advisory Committee (the “Committee”) convened to undertake the 7-year review process and make recommendations on proposed modifications to East Bradford Township’s Agricultural Security Area (the “Area”). Mr. Phifer provided a synopsis of the proposed modifications under review, noting that most of the modifications being proposed are minor in nature, having to do with correcting for new property ownership information, acreage, and/or boundary lines. Mr. Phifer indicated that three parcels, each the subject of recent subdivision projects, are being reviewed for possible removal: parcels 51-4-42, 51-7-115, and 51-7-2.1.

The Committee began by reviewing parcel 51-4-42 against the ASA eligibility criteria. Noting that the parcel is largely developed and that the undeveloped portion of the property falls within floodplain and features floodplain soils, the Committee felt that the parcel no longer met the “viable agricultural land” criterion. Mr. Bedwell made a motion recommending that parcel 51-4-42 be removed from the Area. Ms. Mehl seconded the motion. The motion carried with all voting in favor and no further discussion.

The Committee next reviewed parcel 51-7-115 against the ASA eligibility criteria. Noting the extensive nature of the new Darlington Ridge residential improvements to what was formerly the Tigie Farm, and the lack of substantive unimpacted acreage, the Committee felt that the parcel no longer met the “viable agricultural land” criterion. Mr. Bedwell made a motion recommending that parcel 51-7-115 be removed from the Area. Ms. Duffy seconded the motion. The motion carried with all voting in favor and no further discussion.

The Committee next reviewed parcel 51-7-2.1. Noting that the request to remove this parcel from the Area was made directly by the current property owner and that it no longer contains viable agricultural land, the Committee concurred that removal was appropriate. Ms. Mehl made a motion recommending

that parcel 51-7-2.1 be removed from the Area. Mr. Armstrong seconded the motion. The motion carried with all voting in favor and no further discussion.

Being that all other modifications are minor in nature, Mr. Snook made a motion recommending that the proposed ASA map and inventory be accepted, subject to the additional modifications that concern correcting property ownership information, acreage, and/or boundary lines. Ms. Duffy seconded the motion. The motion carried with all voting in favor and no further discussion.

ADJOURN: On motion of Mr. Snook and seconded by Mr. Bedwell with all in favor, the meeting adjourned at 1:24 p.m.

Respectfully submitted,  
Rich Phifer  
Acting Secretary