

PROPOSAL FOR THE CREATION OR MODIFICATION OF AN AGRICULTURAL SECURITY AREA

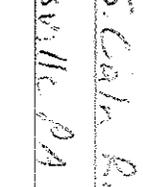
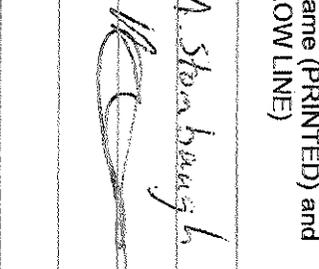
This form is to be completed by the landowner(s) who propose(s) to form an agricultural security area under the Agricultural Area Security Law (Act 43 of 1981). One copy of this form is to be submitted to the local unit of government in which the proposed agricultural area is located. If the proposed area is located in more than one local unit of government, the proposal shall be submitted to all governing bodies affected. The tax parcel number can be obtained from the property tax notice. In counties without tax parcel numbers, use account numbers. In cases of joint ownership, all owners must sign the proposal.

LOCAL GOVERNMENT UNIT USE ONLY	
DATE RECEIVED	11/9/09
HEARING DATE	
ACTION DATE:	
APPROVED W/O MODIFICATION	
MODIFIED, THEN APPROVED	
REJECTED	

1. Location of the proposed area: East Fallow Field (Township, Borough or City) \_\_\_\_\_ (County) \_\_\_\_\_

2. Total acreage in area: 13.3

3. Names and addresses of landowners proposing the area. Use additional paper with just columns if needed. Signers to this proposal give their consent to include the described land in the agricultural security area once it is approved.

Landowner's Name (PRINTED) and Signature (BELOW LINE)	Address (PRINT)	County Tax Parcel ID Number (PIN) & Account Number	Acreage
<u>Wend A. Spahnbaugh</u> 	<u>945 S. Cain Rd</u> <u>Cockeysville PA 19320</u>	<u>47-62571</u>	<u>13.34</u>
<u>Reason: To preserve right to follow standard agricultural practices,</u>			
			

# East Fallowfield Township

2264 Strasburg Road  
East Fallowfield, PA 19320-4437  
Phone (610) 384-7144 Fax (610) 384-7143

## **BOARD OF SUPERVISORS**

Mr. George Broadbent; Chairman  
Mr. Chris Makely; Vice Chairman  
Mr. Garth Monaghan; Member  
Mr. Chris Amentas; Member  
Mr. Gary Barach; Member

## **SECRETARY**

Denise Miller

November 16, 2009

Attn: Planning Commission  
Ms. Deborah Rush

Ms. Rush,

The Township's Agricultural Security Committee held a site visit today at the farm/ residence of Mr. Ned Stombaugh in order to consider his request for inclusion into this program. After speaking with Mr. Stombaugh and observing activities and practices on his 13.3 Acre property at 945 S. Cain Road, we recommend that parcel 47-6-25.1 be accepted into the program.

For the committee,

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Garth P. Monaghan; Chairman

Members;  
Mr. Arthur Deleo  
Ms. Paula coyne  
Ms. Jacqueline Colyer  
Dr. William Elkins

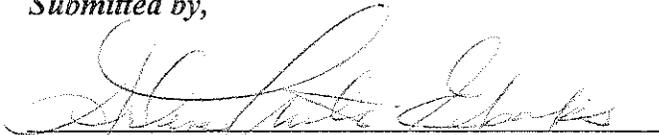
**Planning Commission Recommendations**  
**At the December 7, 2009**  
**Planning Commission Meeting**

December 8, 2009

To: The Board of Supervisors

*Agricultural Security Area: Ms. Rush made a recommendation to the Board of Supervisors to accept the inclusion of Mr. Ned Stombaugh's property at 945 S. Cain Rd. East Fallowfield, PA 19320 into the Agricultural Security Area. Mr. Ray 2<sup>nd</sup> – All in favor.*

Submitted by,



Arlene Miles- Eubanks

Planning Commission Secretary



# THE COUNTY OF CHESTER



## COMMISSIONERS

Terence Farrell  
Carol Aichele  
Kathi Cozzone

RONALD T. BAILEY, AICP  
Executive Director

## PLANNING COMMISSION

Government Services Center, Suite 270  
601 Westtown Road  
P.O. Box 2747  
West Chester, PA 19380-0990  
(610) 344-6285 Fax: (610) 344-6515

### REVIEW OF A PROPOSED ADDITION TO AN AGRICULTURAL SECURITY AREA (ASA)

RECEIVED  
DEC 09 2009  
BY: Denise Miller

TO:

George Broadbent  
Chairman, Township Supervisors  
East Fallowfield Township  
2264 Strasburg Rd.  
East Fallowfield, PA 19347

Date:

December 4, 2009

Parcel:

47-6-25.1

Acreage\*:

10.3

Owner(s)\*:

Stombaugh, Ned

\*According to County Tax Assessment Records

### Review Timetable

On,  the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by , representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by .

### Soils

1. Will the existing ASA continue to contain 50 percent soils in NRCS Capability Classes 1 through 4 if this parcel is added to the ASA? Yes  No

Comments:

**Local Planning**

1. Does the municipal zoning for the parcel allow agriculture? Yes  No   
Comments: **R1 – Low Density Residential District permits agriculture.**

2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes  No   
Comments: **The 1999 Municipal Comprehensive Plan, which is the most recent available, indicates that the future land use on this parcel is Large Lot Single Family Detached.**

3. Does the proposed agricultural use of the parcel comply with *Landscapes2*, the Chester County Comprehensive Plan? Yes  No   
Comments: **The parcel is located in a “Suburban” Landscape.**

**Agricultural Lands**

1. Is the parcel enrolled in a farmland protection program? Act 515  Act 319  None

2. What is the Chester County Real Estate System land use code?

3. Is the parcel “viable farmland” as defined by Act 43? Yes  No   
Comments:

The CCPC finds that the proposed addition of this parcel  consistent with the criteria of Act 43. The above comments are provided to assist in your decision toward adding this parcel to your ASA. If you have any questions, please call the CCPC at 610-344-6285.

Thank you for helping to preserve Chester County’s farmlands.

Form reviewed by:   
  
Ronald T. Bailey, AICP  
Executive Director

cc: Denise Miller, East Fallowfield Township  
Jake Michael, CCPC

**THE BOARD OF SUPERVISORS  
EAST FALLOWFIELD TOWNSHIP,  
CHESTER COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2009-**

WHEREAS, East Fallowfield Township established an Agricultural Security Area pursuant to the Agricultural Area Security Law (Act of June 30, 1981, P.L. 128, No. 43)(3 P.S. §§ 901-915), to conserve and protect and to encourage the preservation and improvement of its agricultural lands and farming operations;

WHEREAS, on or about November 4, 2009, the Township received an application from Ned A. Stombaugh requesting a modification to the Agricultural Security Area to include one parcel of land owned by the applicant located at 945 S. Caln Road identified as Tax Parcel No. 47-6-25.1 comprised of approximately 10.3 acres.

WHEREAS, on November 6, 2009, the Township advertised in Daily Local News its receipt of the application for inclusion of the parcels in the Agricultural Security Area;

WHEREAS, on December 8, 2009 the application was forwarded to the Township Planning Commission for its review;

WHEREAS, on November 16, 2009 the East Fallowfield Township Agricultural Security Area Committee recommended to add the proposed application to the Agricultural Security Area;

WHEREAS, by letters dated December 4, 2009, the Chester County Planning Commission found that the proposed addition of the parcels was consistent with the criteria of the Agricultural Area Security Law;

WHEREAS, during its regular meeting on November 24, 2009, the Board of Supervisors of East Fallowfield Township held a public hearing pursuant to a hearing notice placed in the Daily Local News in compliance with the Sunshine Act, the act of July 3, 1986 (P.L. 388, No. 84), 65 P.S. § 271 et seq., to consider the application of Ned A. Stombaugh requesting a modification to the Agricultural Security Area, after which, the Board voted to resolve as follows:

NOW THEREFORE, The Board of Supervisors of East Fallowfield Township HEREBY RESOLVES to approve application Ned A. Stombaugh for a modification to the Agricultural Security Area to include Tax Parcel No. 47-6-25.1, comprised of approximately 10.3 acres, identified in the Deed recorded at Book 4871 page 1483 attached hereto as Exhibit "A", in the East Fallowfield Township Agricultural Security Area and hereby makes the following findings:

1. The parcels proposed for inclusion in the Agricultural Security Area are comprised of soils which are conducive to agriculture and are viable agricultural land.

2. The use of the parcels proposed for inclusion in the Agricultural Security Area complies with the future land use of the parcels as mapped in the East Fallowfield Township Comprehensive Plan.

3. The parcels proposed for inclusion in the Agricultural Security Area comply with Landscapes, the Chester County Comprehensive Plan.

BE IT FURTHER RESOLVED that this Resolution shall be effective immediately upon adoption.

ADOPTED this \_\_\_\_\_ day of December, 2009.

**BOARD OF SUPERVISORS OF  
EAST FALLOWFIELD TOWNSHIP**

\_\_\_\_\_  
**George Broadbent, Chairman**

\_\_\_\_\_  
**Chris Makely, Vice Chairman**

\_\_\_\_\_  
**Garth Monaghan, Member**

\_\_\_\_\_  
**Chris Amentas, Member**

\_\_\_\_\_  
**Gary Barach, Member**

**ATTEST:**

\_\_\_\_\_  
**Denise Miller, Secretary**

COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF CHESTER :

ON THIS, the \_\_\_\_\_ day of \_\_\_\_\_ 2009, before me, a notary public in and for the aforesaid Commonwealth and County, the undersigned officer, personally appeared \_\_\_\_\_ who acknowledged himself (herself) to be the \_\_\_\_\_ of the BOARD OF SUPERVISORS OF EAST FALLOWFIELD TOWNSHIP, a body corporate and politic, and that he (she) being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of EAST FALLOWFIELD TOWNSHIP by himself (herself) as \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

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\_\_\_\_\_  
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\_\_\_\_\_  
Notary Public

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\_\_\_\_\_  
Notary Public