

**TOWNSHIP OF LOWER MAKEFIELD  
FARMLAND PRESERVATION, INC**

**May 28, 2019**

The regular meeting of Farmland Preservation, Inc. was held on Tuesday, May 28, 2019 in the Lower Makefield Township Municipal Building. Mr. Blank called the meeting to order at 7:30 pm.

**Those Present**

**Farmland Preservation**

**Mike Blank**

**Doug Riblet**

**Dennis Steadman**

**Dan Bankoske – joined via phone while meeting was already in progress. He also joined mtg. in person**

**Eric Yeager – via phone**

**Others**

**Bob Colavita**

**John Lewis – BOS Liaison**

**Minutes**

Motion made by Mr. Riblet to approve minutes of March 26, 2019 as amended. Motioned moved and approved by the Board and carried.

**REVIEW OF ANNUAL FINANCIAL COMPLIATION**

This was tabled due to Mr. Bankoske absence.

**TREASURER’S REPORT**

Mr. Riblet commented on the Vanguard account which is showing a gain of \$94,000 from the end of the year until now. The only expenditure was paying Mr. Small, the accountant and the \$400,000 transfer to the new Fidelity Investments account.

Mr. Blank distributed a summary sheet along with an excel sheet from the Fidelity website showing a list of holdings with a 2.2% loss. Mr. Riblet asked how often he should generate a report showing comparison performances and the Board felt every six months is fine. Mr. Steadman asked if it would be possible to have just one report showing the totals from both Vanguard and Fidelity. The Board discussed and will consider this for the

**Farmland Preservation, Inc.**

**May 28, 2019**

future. Mr. Steadman stated between combining both accounts (Vanguard & Fidelity) on May 25<sup>th</sup> & May 28<sup>th</sup> totals are \$857,200 and \$23,000 cash.

**ACCESS TO FIDELITY ACCOUNTS**

Mr. Riblet asked if he would be able to access the Fidelity accounts. Mr. Blank will email the contact information to Mr. Riblet.

**LEASE RENEWALS**

Mr. Steadman stated the Board had a working session to review the current leases which expire December 31, 2019. There are no major changes to any of the leases but the Board would like to make a few changes. Mr. Blank will speak with each individual Farmer about these changes. Two Farmers (Mr. McGowan and Mr. Wright) want to stay with five (5) years and Mr. Stewart would like a ten (10) year lease. Mr. Colavita already has a ten (10) year lease.

**MAKEFIELD BROOK ISSUES: *Dumping, Erosion, Bamboo***

***Dumping:*** Mr. Steadman stated Mr. & Mrs. Beck picked up the tree trimmings which had been discarded onto Farmland's property. However, the other neighbor, as of tonight's meeting, has not taken care of cleaning up the debris discarded onto Farmland's property. Farmland discussed and decided that if it has not been taken care of by a certain date (to be determined) they will send a 2<sup>nd</sup> letter.

***Bamboo:*** Mr. Steadman cut down bamboo that was starting to re-grow and noticed Mr. Stewart mowed the buffer. Mr. Steadman stated that approximately 85% of the buffer area still needs to be mowed. Mr. Blank asked if someone could monitor the situation and let Mr. Stewart know when/if the buffer area needs to be mowed.

***Bamboo maintenance program-*** Mr. Blank asked if Corcoran Landscaping would be using Round Up along with mowing and trimming to help minimize re-growth and Mr. Yeager stated yes.

***Erosion:*** Mr. Steadman stated the DRJTBC construction project has cut away a lot of the new bank (facing I-295) which in turn has caused much of the erosion in that area. Mr. Bankoske will reach out to DRJTBC to discuss this issue and report his findings to the Board and cc: Mr. Lewis.

**ASSIGNMENT OF PARCELS FOR PERIODIC INSPECTIONS**

Mr. Blank distributed parcel assignments to each Board member (see Action Items below). The suggested assignments are for inspections of Farmland's properties and buffers. The Board discussed and decided they would do their assigned inspections on a quarterly basis or more often if necessary.

**Farmland Preservation, Inc.**

**May 28, 2019**

**BAMBOO REMEDIATION ON STACKHOUSE AND MAKEFIELD BROOK**

*Makefield Brook:* See above for details.

*Stackhouse:* Mr. Yeager will contact Corcoran Landscaping to recut and spray two areas of bamboo on Stackhouse.

**FENCE REPLACEMENT ON STACKHOUSE (2027 Leedom Drive)**

Mr. Blank stated he will contact Apex fence company and ask them to replace as much of the fence as possible without having to trim the trees. POST MEETING NOTE: Mr. Steadman and Mr. Blank cut back the trees and shrubs along our property line to enable Apex to repair and replace the fence.

**REVIEW OF ACTION ITEMS**

- Respond to Mr. Gary Melton's letter re: farming practices, specifically insecticide use on Heather Ridge – Mike Blank - completed.
- Add to next agenda: frequency of financial compilation. – Mike Blank – due by next meeting.
- Send follow up request to Corcoran Landscaping for Makefield Brook: 1) recut bamboo and spray on west side of field and 2) cut new bamboo on south side of field parallel to I-295. Also request verbal quote for limb cleanup behind 1379 Brentwood Rd (Rodney L. Parson, Jr.), but not included in quote. Inform Eric of outcome of request. Also, request that Corcoran recut and spray 2 areas of bamboo on Stackhouse. – Mike Blank – completed
- Let Apex know that fence can be installed behind 2027 Leedom Drive after 31 May. Mike Blank – Completed
- Send tax return and financial compilation report for 2018 to K. Ferguson, cc John Lewis. Mike Blank – Completed
- Ask Robert Small how he valued land for financial compilation. Dan Bankoske – due by next meeting
- Review and recommend a remedy for cars/trucks parking on Colavita's parcel. Dan Bankoske/Doug Riblet – due by next meeting
- Contact DRJTBC re: erosion on I-295 side of Makefield Brook. Dan Bankoske – due ASAP
- Following each of our assignments, determine where buffers need cleaning out: (due next 2 weeks)
  - Dan Bankoske- Leedom, Heather Ridge
  - Mike Blank – Stackhouse, Longshore
  - Doug Riblet – Farmview I/II
  - Dennis Steadman – Makefield Brook, Clearview
  - Eric Yeager – Bridle Estates

**Farmland Preservation, Inc.**

**May 28, 2019**

- Confirm with Mike Kirk that Mrs. Reinke on Sunnyside Lane has removed her bamboo. (post meeting note: she has not) – Doug Riblet – due by next meeting
- Gain access to Fidelity managed account. Doug Riblet – Completed.
- Ask Jim Majewski how close to roadway a fence may be placed. Doug Riblet – due by next meeting
- Cut and remove limbs on Stackhouse behind 2027 Leedom Drive. Dennis Steadman, Mike Blank & Dan Bankoske – completed

**OTHER BUSINESS**

There being no other business the meeting was adjourned.

Respectfully submitted,

Michael Blank, President