

FARMLAND PRESERVATION, INC.  
MINUTES – APRIL 19, 2022

The regular meeting of the Lower Makefield Farmland Preservation, Inc. (Farmland) Board of Directors (Board) was held remotely on April 19, 2022. Mr. Blank called the meeting to order at 6:00 p.m.

Those present:

Farmland Preservation, Inc.: Michael Blank, President  
Daniel Bankoske, Treasurer  
Sean Carney, Member  
George Heinze, Member

Absent: Dennis Steadman, Farmland Vice President and Acting Secretary  
James McCartney, Supervisor Liaison

APPROVAL OF MINUTES: Mr. Heinze for Mr. Steadman  
Mr. Blank moved, Mr. Bankoske seconded and it was unanimously carried to approve the Minutes of March 22, 2022 as written.

TREASURER’S REPORT: Mr. Bankoske  
Corcoran Landscaping was paid \$10,000 for the winter work they did and \$1,200 was paid to Corcoran for the tree work on Longshore. Robert Small extended the tax returns; and even though an engagement letter has not been received, Robert Small will be used again. Note for clarification that a Board vote would be required before proceeding with executing an engagement letter.

UPDATE ON CORCORAN LANDSCAPING WINTER JOBS AND GENERAL BUFFER MAINTENANCE PLAN: Mr. Carney  
As noted, by Mr. Bankoske, Corcoran billed for the ten winter days that had been contracted for. The spread sheet in the shared file has been updated, and all jobs were completed except for the Makefield Brook/Brentwood Road project which the Board decided to move to the 2023 winter projects and will be project 1A. This was not completed because partially through the winter projects, the Board was contacted about an issue on Trowbridge Drive (Heather Ridge) which was done, and that took up the final contracted hours for Corcoran. Corcoran also removed the tree on Longshore on March 29 at a cost of \$1,200. Mr. Corcoran has indicated that there is another day’s work to be done at the hedgerow at Trowbridge and this will be put on the 2023 winter project list.

FARMLAND PRESERVATION, INC.  
MINUTES – APRIL 19, 2022

All details with regard to general buffer maintenance have been gone over with Corcoran Landscaping, and a text message has been set so that they can be in constant communication with Mr. Carney about neighbor issues such as items being thrown over the fence. Mr. Corcoran was asked about being an advisor with regard to the Spring Tour if there are any issues the Board should be made aware of. Corcoran will begin the first round of buffer cutting in early May as they want to allow the farmers to be able to plant the crop first which has not yet started. The first round of buffer cutting will probably take two weeks to get around to all of the buffer areas that have been designated to Corcoran Landscaping.

In the Contract with Corcoran Landscaping it indicated that there would be ten winter days at \$1,000 each and two summer days at \$2,000 each. Mr. Carney stated the two summer days could be used if a tree falls down or if other work needs to be done.

Mr. Carney reviewed the work that was done at Trowbridge Drive (Heather Ridge) which was a joint project with one of the neighbors where trees were taken down on the Farmland side as well as work on the neighbor's side which was done at the neighbor's expense. This is the area Corcoran noted could use another day's worth of additional work. This is on the Farmland side of 2037 Trowbridge Drive.

DOWNED, LARGE TREE CLEANUP, MR. KEARNEY, 1473 MERRICK RD., LONGSHORE:

Mr. Carney/Mr. Blank

Mr. Kearney contacted Mr. Blank that during one of the recent wind storms a very large tree came down more in the farmland than in the buffer area. Corcoran Landscaping took it down. Permission had been given to Corcoran Landscaping to put some of the larger pieces taken down in the middle of the wooded area, but nothing can be seen from the road if they decided to leave some pieces in the island of trees.

BUFFER CLEANUP, MRS. BUCKLEY, 1582 BROOKFIELD RD., STACKHOUSE: Mr. Carney When Corcoran Landscaping was doing work during the last buffer cleanup of Stackhouse in 2021, Mrs. Buckley had spoken to the workers and pointed out some different issues behind her residence. Mr. Carney was contacted and he went out and introduced himself to Mrs. Buckley. He stated the Township recently received notification from Mrs. Buckley about her back fence line, and Mr. Carney went to the property and took care of it himself which took a little more than an hour. He documented it with pictures. He stated the issue is not really a Farmland Preservation issue. He stated in the letter to the Township Mrs. Buckley asked if she could take down the Farmland fence. He stated years ago that

FARMLAND PRESERVATION, INC.  
MINUTES – APRIL 19, 2022

a white picket-style fence was put up on Mrs. Buckley's property approximately 10 inches in front of the Farmland fence, and that leaves a void area where plants and bushes are growing and climbing up both fences. Mr. Carney stated this is going to continue to happen. He reached out to Mrs. Buckley with a detailed message, but he never received a call back from her. He stated he also followed up with a letter with information about Farmland Preservation and how she could contact them with any issues directly rather than going to the Township.

There was no one from the public wishing to speak on any matters up to this point in time.

UPDATE ON WORTHINGTON EASEMENT REQUEST, 1491 HEATHER RIDGE DR.: Mr. Bankoske The property owners reached out inquiring about an Easement across the Farmland property to run sewer and water. Mr. Truelove, the Township solicitor, spoke to Mr. Majewski and considered what the options could be for Worthington. The Board had asked if they could take it down the sidewalk in the public easement area and then up their driveway, but nothing further has been heard about this issue.

Mr. Carney asked about the grass cutting in the area since it has not been mowed to date. Mr. Bankoske agreed to talk to the property owner as there had been an agreement that the property owner was going to mow the area in front of his property and some of the back as well. It should be considered how this will be handled in the future once the property is sold. Mr. Carney stated Corcoran Landscaping advised that the grass had not been cut.

ISSUES ON MAKEFIELD BROOK: Mr. Carney for Mr. Steadman Upgraded "No Trespassing" signs – An e-mail had been circulated from Mr. Steadman on why some "No Trespassing" signs were necessary in the wooded area of Makefield Brook near Dolington Road. Mr. Steadman and Mr. Carney installed three "No Trespassing" signs along Dolington Road approximately 10 feet off of the road at three different sections of the woods that looked like there had been heavy traffic going through. There had been fresh dumping taking place there including wood from a deck. There is a paved pull-off area that allows vehicles access to the area. There are also a number of tree stands in these woods. The Township has been made aware of the amount of activity in the area so hopefully there will be less activity on that Farmland property. Part of the area is owned by Farmland and another part is not so if Farmland were to install a fence on their property down Dolington, people could just walk around the fence. The pull-off and woods should be made less inviting for trespassing.

FARMLAND PRESERVATION, INC.  
MINUTES – APRIL 19, 2022

Cover on well pipe – Mr. Steadman had advised that there was an open well pipe, and it is very deep with water at the bottom. The Township has no record of the well and recommended that the Board hire a plumber to cap it. Calls were placed to a plumber but no action has been taken at this point other than temporarily covering it.

Other Makefield Brook Issues – There is a 30 yard gap of fencing at I-295 which was removed during construction for the installation of crushed stone. Mr. Steadman contacted the Township, and Mr. Hucklebridge has reached out to the contractor and is waiting to hear back on a resolution; and hopefully fencing will be put back up in that section.

Mr. Blank stated the tree stands have been an issue since he joined the Board. Mr. Carney stated there is a lot of deer in the area as well as a lot of tree stands. He had suggested to Mr. Steadman that tags could be made and tied to the deer stands with a note that Farmland Preservation be contacted. This would help with the roster of hunters. Mr. Carney stated this was also suggested for Clearview since Mr. Steadman recently found multiple tree stands there as well. Mr. Carney stated if the hunters do not contact them, the tree stands could be taken down. The Board was in agreement with this.

OPEN UTILITY BOX ON CLEARVIEW: Mr. Blank for Mr. Steadman

When Mr. Steadman walked Clearview, he found a collapsed fiberglass utility box east of the American Tower structure. It is about 3' by 3' by 2' and part of it is crushed in and could present a risk. Mr. Steadman reached out to Mr. Hucklebridge who has contacted American Tower although no response has been received back yet. Mr. Steadman has temporarily covered the utility box with a wooden pallet and plywood and flagged it to prevent other people from driving over it.

There was no one from the public wishing to speak on any matters up to this point in time.

UPDATE ON SPRING TOUR OF FARMS: Mr. Blank

Annually the Farmland Preservation Board has toured the farms to look for maintenance issues that need to be done. This will be done this year on April 30 beginning at Sterling Farm on Twining Road at noon. This is the property owned by Thomas McGowan, and he also farms a section at Heather Ridge that is Farmland property. Sam and Tim Stewart will also be coming and asked that the Tour be limited to two hours. Mr. Blank will be unable to attend, and Mr. Steadman has agreed to moderate things. Mr. Blank suggested that they limit the Tour to the problem areas that need to be looked at.

FARMLAND PRESERVATION, INC.  
MINUTES – APRIL 19, 2022

Mr. Carney stated while Leedom's is not a problem area, since it is going to be fully farmed this year, he would like to walk that area with Mr. Stewart as conservation work was done at the recommendation of the Bucks County Conservation District. Mr. Carney stated he also advised Mr. Colavita about the Spring Tour. He stated if it is going to be limited to two hours with travel between farms included that could limit them to just two farms and Leedom's would not have to be one of them if they are just going to look at problem areas.

There was discussion on which farms should be included on the Tour. Farmview 1 was noted; however, Mr. Bankoske stated he did not feel that would be a high priority. Mr. Blank stated there is the area at the back away from Dolington Road on that property where a lot of neighbors have cut or taken down the fence as well as a salt lick that a neighbor put out behind their house to attract deer. Mr. Bankoske stated they could look at the ravine piece again.

Mr. Heinze asked if we have to put a two-hour limit on the Tour, and it was noted that the Stewarts could leave after two hours if they wish, and the Tour could go on. Mr. Heinze stated he would like to walk Bridle Estates and meet the farmer, and that would be his priority. Mr. Carney stated covering Bridle Estates with Doug Wright may have to be a separately-scheduled event as he does not generally participate in walking all of the other properties. Mr. Carney stated Mr. McGowan will walk some of the other properties with the Board and is very helpful with conservation, etc. Mr. Blank stated he will provide Mr. Heinze with Mr. Wright's contact information. Mr. Bankoske stated that information is also in the Share Drive. Mr. Blank stated he will also introduce Mr. Heinze to Mr. Wright by e-mail and advise him that Mr. Heinze would like to walk the property with him. Mr. Blank stated Mr. McGowan is very amenable to giving the Board advice on all of the properties.

Mr. Carney suggested that over the new week, the Board members use Teams to try to prioritize where the Board will go so that there is a plan in place when they meet at Sterling Farm on April 30. Mr. Carney stated with buffers being maintained by a third party, it takes a little of the onus off of the Board of going to problem areas as those areas have already been pointed out to Corcoran Landscaping.

Mr. Blank will update Mr. Steadman on what was discussed.

FARMLAND PRESERVATION, INC.  
MINUTES – APRIL 19, 2022

SPONSORING LMT FARMS & HONEYBEE KEEPING, COMMUNITY DAY, SATURDAY,  
AUGUST 27: Mr. Blank

Last year all farmers were offered the opportunity to display their wares at Community Day and the Stewarts took advantage of the Board's offer and were sponsored by the Board. The Registration Fee is \$50, and the Board was in favor of offering this to all of the farmers again. Dr. Strnad had also previously been asked if he would be willing to do a demonstration about his honeybee keeping. Mr. Blank stated he assumes the Stewarts will want to do this again, and he would ask them if they would be willing to provide space in their tent to Dr. Strnad; and this was acceptable to the Board. Mr. Blank will send out the invitations by e-mail to see who is interested, and he will coordinate with Dr. Strnad.

PUBLIC COMMENT: Mr. Blank

There was no one from the public wishing to speak at this time.

REVIEW OF ACTION ITEMS: Mr. Heinze/Mr. Blank

1. Mr. Bankoske – Follow-up on mowing at Heather Ridge with Chance Worthington
2. Mr. Carney – Discuss tagging of deer stands with Mr. Steadman
3. Mr. Blank – Send Mr. Heinze contact information for Doug Wright
4. All – Use Teams software to prioritize the April 30 Tour
5. Mr. Blank – Update Mr. Steadman on his items which were discussed
6. Mr. Blank – Send invite to farmers and Dr. Strnad about Community Day

There being no further business, Mr. Heinze moved, Mr. Carney seconded and it was unanimously carried to adjourn the meeting at 6:50 p.m.

Respectfully Submitted,

Michael Blank, President