

FARMLAND PRESERVATION, INC.
MINUTES – JUNE 21, 2022

The regular meeting of the Lower Makefield Farmland Preservation, Inc. (Farmland) Board of Directors (Board) was held remotely on June 21, 2022. Mr. Blank called the meeting to order at 6:00 p.m.

Those present:

Farmland Preservation, Inc.: Michael Blank, President
Dennis Steadman, Vice President
George Heinze, Secretary
Dan Bankoske, Treasurer
Sean Carney, Member

Absent: James McCartney, Supervisor Liaison

APPROVAL OF MINUTES: Mr. Heinze

Mr. Steadman moved, Mr. Blank seconded and it was unanimously carried to approve the Minutes of May 24, 2022 as amended.

TREASURER'S REPORT: Mr. Bankoske

\$50 was sent to LMT for Charlann Farms for Community Day. It was offered to all of the farmers who lease from Farmland Preservation if they wanted to participate at Community Day to have their Fee paid for, and Charlann took advantage of this offer. A reimbursement was sent to Dr. Strnad for \$464.17 for the expansion of the hives. A reimbursement was sent to Mr. Carney for \$149.16 for a number of "No Dumping" and "No Trespassing" signs, and the poles and hardware to install the signs.

UPDATE ON BUFFERS: Mr. Carney/All

A message was put in Teams that the second round of buffer cutting began on Wednesday of last week which included cutting by mowers and a weed whacker. If sticks were found that had been thrown into the Farmland property by adjoining property owners, the sticks were put back onto the adjoining property owners' property. Information was put on the Teams App if anything was found at a property that needs to be addressed. The neighbors and members of the Board were happy with the work that was done.

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There is still work to be done at certain areas, and similar to how a spring tour is done with the farmers, Mr. Carney would like to set up a late fall/early winter tour with Matt Corcoran and his son, Lance, to walk the buffers and have them help us prioritize areas that need to be addressed. Mr. Carney noted the area at Stackhouse and some areas at Farmview I. Mr. Carney stated any Board member who is available could attend.

Mr. Corcoran's mower broke, and the buffer at Stackhouse was not done. Once the mower is fixed, they will do Stackhouse; and when they do Stackhouse, they will also address the issue behind a few of the homes close to Woodside that need some work. Mr. Carney and Mr. Heinze had done some work in this area; but Mr. Corcoran will need to work in this area, and it will take half of a summer day to fix that problem. Once the mowing is done, this will be the second of four total mowings to be done of the buffer areas.

Mr. Blank stated this buffer update relates to the farms that are leased by the Stewarts. He stated we rarely have issues with Heather Ridge and Bridle Estates. Mr. Carney stated there is work to be done at Heather Ridge where a project was started which we made great headway on, and the neighbors are very happy about; however, there is still some work to be done, and if it is done proactively, it will cost a lot less than if we have to do it reactively. Mr. Corcoran will go there at the end of the year to retrieve a couple of trees which were laid there, and it would be worthwhile to use some of the winter hours cleaning up that same area.

Mr. Carney stated during the next round of mowing of the buffers, he believes Mr. Corcoran will do some limbing work. The last round of the season will include chipping and removal of anything that has accumulated.

Mr. Heinze noted a good job was done off of Dolington Road by Susan Circle, and Mr. Carney agreed.

Mr. Bankoske stated at 1620 Fairfield Road (Farmview I) the homeowner indicated they had to limb up the trees, and that was done without the Board's approval. He stated the homeowner was advised that was done without approval as well as the fact that they also left a lot of branches lying around which impacts the ability to mow in this area. Mr. Bankoske stated he and Mr. Blank spoke to the homeowner about this, and he also reached out to the homeowner in an e-mail asking that the remaining limbs be moved; however, he has not yet heard back from the homeowner. He agreed to follow up on this with the homeowner. Mr. Carney stated Mr. Corcoran did indicate that he would not be able to mow in the area as it is now. Mr. Carney stated he advised Mr. Corcoran about Mr. Bankoske's e-mail. Mr. Carney stated from the street it does not look like the material has been removed. Mr. Bankoske stated there are multiple piles there that would be in the path of where the mower would need to go.

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Mr. Carney stated on May 29, we received a phone call from Tim Stewart who had driven by Leedom's Farm and noticed a truck in Leedom's dumping debris; however, by the time he turned around to head back, the truck had pulled out so he was unable to confront the driver. Mr. Carney stated that morning he and Mr. Bankoske drove over and saw tire tracks going in and evidence of dumping. Because the tire tracks were muddy, they saw that the tracks went two houses down the street and into the driveway. They took the material out to the road so the individual who put it there will see that it was found when he drives by. Mr. Carney stated a chain was found buried under the driveway which they pulled up and they re-chained the two posts that are there. They also put up a trail cam facing toward the Farm and another ADT-style camera facing toward the road so that they have video of any cars pulling into that area. A Farmland Preservation sign was also uncovered and re-installed as well as a "No Trespassing" sign that indicated video surveillance was underway. Mr. Carney stated the area has been cleaned up and Mr. Stewart was advised of that. Mr. Stewart was advised that he will have to take the chain down and put it back up for a time while we are monitoring the area. Mr. Carney stated he did not address the issue with the individual involved; however, he believes the individual was aware that they knew what he had done as he watched them drive past his home and saw what they were doing. Mr. Carney stated he took the sign from Stackhouse to put at this location; but subsequently made another sign and replaced the Stackhouse sign. Mr. Carney stated he has three other signs to be installed which he and Mr. Steadman will install when they have time to do so.

Mr. Carney noted the construction on the property at 1561 Dolington (Kaplan Subdivision) has become active recently. The driveway is in the process of going in. Mr. Carney stated he feels Mr. Heinze should make contact with Mr. Majewski as there will be a driveway that will be very close to Farmland property, and there will be a long stretch of macadam. Mr. Carney stated the fence post is not the property line; and because Stackhouse has had water issues that were paid for and dealt with, the Board should be kept advised as the project proceeds so that we do not have a water issue in the future.

Mr. Heinze asked given the statement made by Mr. Carney that the fence line is not actually the property line, what does the Board need to do to get that rectified. Mr. Carney stated he believes that the fence on that side of the farm is probably going to come down given the fact that it is decayed and that it will not be what the new neighbors will want to look at. As a survey was recently done, the lines will be kept intact; but he wants to make sure that we are involved since our property has had water issues in the past which we have rectified, and we do not want it to go backwards after having spent that money. Mr. Heinze asked if that means that at some point we need to do something with the Farmland fence. Mr. Carney stated the Farmland fence is not the fence in question; and the homeowner, Mr. Kaplan, put the fence slightly outside the property boundary at some point. There is a 6' deer fence that runs the property line that does not look like the Farmland fence.

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Mr. Bankoske stated the Farmland fence is almost entirely on the Farmland property, but the property line toward the back corner of the new property is about 10'. The Farmland fence could be moved up to the property line. He suggested that they contact the homeowner by way of Mr. Majewski. He added he does not feel they will encroach on our property as surveys were done and plans were approved by the Township. Those plans include how they are handling the water run-off, which was approved by the Township. It would be good to know the plan for the property line so that whatever is necessary can be done to the Farmland side as well. Mr. Blank agreed to introduce Mr. Heinze to Mr. Majewski. Mr. Steadman stated the homeowner and/or the contractor should be made aware that we are the neighboring property owner. There are fresh surveyor stakes there.

Mr. Bankoske stated the property owner on Trowbridge at Heather Ridge asked to put wildflowers in the buffer within the trees, not the grass buffer. The Buffer Ordinance does discuss grass or wildflowers in the grassy part of the buffer. Mr. Bankoske stated he needs to discuss this with Tom McGowan to see what he is comfortable with, and he will be in contact with him.

Mr. Steadman stated Mr. Corcoran has made great progress in improving the buffers and will be doing more limb work. Mr. Steadman stated the limb work should take into consideration the impact on the crops as when there are shade trees on the edge of a field, you do not get much of a yield as they block the sun; and we want to keep the fields as productive as possible. Mr. Carney stated he believes that Mr. Corcoran understands that, and he had indicated recently they would take care of limbs that would be overhanging the fields; and he will remind him of that as well as tidiness and ease of trimming with the equipment.

UPDATE ON WORTHINGTON EASEMENT REQUEST, 1491 HEATHER RIDGE DRIVE: Mr. Bankoske There is no further update on this, and it is currently with the Township and Township solicitor for review who will get back to the Board.

UPDATES ON MAKEFIELD BROOK: Mr. Steadman/Mr. Carney

Upgraded "No Trespassing" signs – The non-permanence of the last set of signs was discussed at the last meeting, and a more permanent solution had been discussed. With permission of the Board Mr. Carney ordered reflective, aluminum signs and bought posts and hardware as well. He and Mr. Steadman will install these. Mr. Carney stated on the other side of the fence a new sign stating "No Dumping \$300 Fine" has been installed, he assumes by the Township. Mr. Carney asked if once we are done with the trail cam at Leedom's, should it be put at this

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location from time to time as it is known that there is traffic back there. He stated the Police have been alerted to this area as well. Mr. Steadman stated he believes that Mr. Majewski was also aware of the issues in this area.

Cover on well pipe – Mr. Steadman stated he sent an e-mail to the Board this week that Barner Murphy Plumbing was hired to cap the well. The Township has used them before, and Mr. Steadman has used them personally as well. The cap was ordered and installed this past week by Barner Murphy at no cost as they indicated they wanted to make this contribution, and Farmland appreciates their support.

Missing I-295 fence – Mr. Steadman stated the Delaware River Joint Toll Bridge Commission never replaced a portion of the fence along I-295 and the Farmland property. Mr. Majewski has contacted them, but has not heard anything back yet.

UPDATE ON OPEN UTILITY BOX ON CLEARVIEW: Mr. Steadman

Mr. Hucklebridge had been handling this; and since he has resigned, he had turned this over to Wayne Bechtel in the Public Works Department who indicated that he contacted the American Tower Company who is responsible for that. American Tower will investigate what is in the utility box; and when it is found what the utility is in the box, American Tower will reach out to the appropriate organization to rebuild or repair it.

FARMVIEW II – RE-SURVEY AND FENCING: Mr. Blank

During the spring tour it was seen that there was a need for some more fencing as well as buffer clean-up which was discussed earlier. PCS (Pickering Corts & Summerson) was chosen as the surveyor for the property because they had done it in the past and provided the best price. The homeowner on Susan Circle advised that PCS finished with the survey, and she saw stakes in the ground. The homeowner asked that they be kept involved, and Mr. Blank agreed to do so indicating that the Board needs to decide where fencing would go if it is decided to put up fencing. Mr. Blank wanted to walk the line with the surveyor, and he will advise the Board when that will take place so the Board can decide where a fence should go.

Three quotes were received for fencing from Hilltop, Apex, and Bob White. The entire property was walked with each, and Mr. Blank had asked that they provide a quote as if the entire property was being done minus the area that is already done behind Sunny-side Lane where there is a short segment of fence. The estimates were put on the Teams App. They were within 20 linear feet of each other. The prices ranged from \$18,400 to

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\$20,950, and Apex was the lowest. Once a decision is made on where the fence is to go, he would like to go out again with the fence company chosen. Mr. Steadman stated he feels once they make a decision on the fencing plan, it could change the estimates, and he recommended the fencing plan be decided on and then choose the fence company. He stated the plan could be described to the three fence companies and let each one revise their estimate. He believes the fence companies should be given the opportunity to bid on the final project before the Board makes a decision which company to award this to.

Mr. Carney agreed he would prefer waiting to see what the project scope is before deciding on a fence company. He stated he believes the Board needs to make a decision as to where the fence goes versus where posts go specifically because of how unique the fence line is. He stated we would not want to put our fence very tight to a newly-established vinyl fence which will create a void which will be unable to be cut and result in an overgrowth problem. He stated posts may be suitable for part of the line like they have at Heather Ridge, and this will be an up-front cost benefit as well as a cost benefit in the future.

Mr. Blank stated it would be very helpful to have as many Board members as possible on the walk with the surveyor. He stated some of the fencing companies did suggest that in addition to the green metal stake/posts that a more visible PVC pipe be installed to mark it in a better fashion; and possibly they could mark on there that it is Farmland Preservation property. Mr. Blank will advise the Board members when the surveyor is available.

Mr. Steadman stated in the case where there is no fence what he has seen that worked well and lasts forever on a farm field was rather than the green iron fence posts, that round galvanized corner posts with a cap be installed in concrete. He stated while they are visible, they are not intrusive, and they last forever. Mr. Steadman stated he had used those on his farm where he had a neighbor issue, and there was never another issue. Mr. Carney stated another effective procedure he has seen done is using posts which are u-shaped on the inside, buying pieces of re-bar, cutting them at 2' to 3' and spraying the tops fluorescent orange, and driving them down into the "u." He stated they cannot be taken out, they are visible, and it is less expensive than doing something similar. Mr. Steadman stated they want to do something that is appropriate, marks the line, and is also sensitive to the neighbors.

LONGSHORE VINES GROWING ON FARMLAND FENCE: Mr. Blank

Mr. Blank, Mr. Bankoske, and Mr. Lewis had worked on the vines at the first house on Pownal and Dolington, but they came back. Mr. Corcoran did a good job on a portion of the fence where vines were visible to the homeowner, and the homeowner was happy with the work

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done by Mr. Corcoran; however, there are still vines which the homeowner could not see as they were hidden by the shrubs and the shed on the homeowners' property. Mr. Blank had asked the homeowner to help with this clean up, and she indicated that she saw that the trunks of the vines were on the Farmland side for the most part. Mr. Corcoran will go out to the area this week, and the solution he thought might be to rip them out, and the leaves above will die off. The homeowner is happy with the plan although that has not been effected yet.

Mr. Carney stated the homeowner had indicated that her daughter was getting married in the yard next June, and we should make sure that our side is taken care of by that time next year.

LEEDOM AND LONGSHORE: FENCE REPAIRS: Mr. Carney/Mr. Blank

At Longshore there is an issue where our fence has been cut. A letter was written to the homeowner at that location who advised that she had not cut the fence and had tried to put the gap in the fence back together with bungee cords and wrapping it with wire. Mr. Blank has been unable to connect with her to learn more about this situation.

At Leedom, there are three places where the fence has been cut. Mr. Carney stated they have only been able to address two of these, as he has not yet been able to walk to the area of the third location. He stated in response to the two letters sent, the homeowners stated that they had moved into the home with the fence already cut; and because they had access they admitted to cutting that area with their own lawnmowers. He stated they indicated they would stop doing that if requested. Mr. Carney stated now that the buffer looks as it does, he does not see that there is a need for the homeowners to go back in that area and continue doing that. He stated if the Board wants to replace or fix those fences, he does not feel there would be any push-back from the property owners. He stated he is concerned about breachability by animals and humans when there are cuts in the fences.

Mr. Blank stated once Mr. Carney is able to get to the fourth property and provides the address, Mr. Blank will send the homeowner a letter. Once all four areas are identified, the fence company that the Board decides to choose to do the work at Farmview II could be taken to these areas to see if they could include those areas as well. Mr. Carney agreed to provide the address this week.

Request to inform neighbors in advance of deer hunting – Mr. Blank stated when he spoke to the neighbor at Longshore, she advised that there was deer hunting on the farm field and that

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they had not been informed about it. Mr. Blank stated he advised that Pennsylvania Law protects the neighbors by the 50-yard rule. Mr. Blank asked the Board their thoughts on sending out general letters about hunting. Mr. Steadman stated he believes that most residents are in favor of the hunt although there are others who are against it; and he feels a generalized letter could create issues. Mr. Carney agreed since it would have to be a very generalized letter with little detail as each farm is hunted differently. Mr. Steadman stated generally, there has not been a lot of reaction, both positive and negative, to the hunting which takes place on the farmland. Mr. Carney stated he would recommend taking any questions/comments on this as they come in. Mr. Bankoske stated he believes we also follow the same protocol that the Township follows; and the Township is not sending out notifications but are discussing it at public meetings.

OTHER BUSINESS: All

Mr. Bankoske asked if a decision has been reached as to whether Farmland will be doing anything on Community Day on Saturday, August 27. Mr. Blank stated Mr. Steadman had asked if there was a volunteer to man Dr. Strnad's proposed presentation. Mr. Steadman stated he is almost certain that he will be able to commit to Community Day. Dr. Strnad will be asked what resources he would make available for that day. Mr. Blank stated other members may be able to come for a few hours as well.

Mr. Carney stated he was contacted by a neighbor of Stackhouse inquiring about what was going on the day the crops were planted when it appeared that they were spraying. He stated she had asked if the adjoining property owners should be staying inside on days when spraying is taking place. Mr. Carney stated he spoke to her about what was done, and sent her the standard letter we have about spraying. He stated she indicated that she would be in favor of informing the neighbors of the adjacent farms of a "loose plan." She had indicated that she and her family do not go outside when they are spraying at the farm. He suggested that this be discussed at some point in the future. Mr. Steadman stated only field corn or soybeans are planted on our properties, and it should be reasonably simple to generalize what the typical season would look like. Mr. Carney stated he feels it would be possible to work with the farmers on a general timeline and what is being sprayed. Mr. Blank stated this information could be included in the letter that is sent out to adjoining residents every two years.

Mr. Bankoske stated he understands that there is a set meeting date for July, and historically the Board does not meet in August. Mr. Blank stated the next scheduled meeting is Tuesday, July 19 at 6:00 p.m. to be held remotely. There will be no meeting in August. Mr. Heinze

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asked if the date is now set for the third Tuesday of the month at 6:00 p.m. via Zoom for the rest of the year, and Mr. Blank in the affirmative. Mr. Blank stated Ms. McVan has indicated that if something comes up, she would be amenable for looking for an alternate time.

PUBLIC COMMENT: Mr. Blank

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

REVIEW OF ACTION ITEMS: Mr. Heinze

1. Mr. Carney/Mr. Steadman – Put up new signs
2. Mr. Blank – Connect Mr. Heinze with Mr. Majewski so he can follow up on the new house being built off of Stackhouse
3. Mr. Bankoske – Follow up on the wildflower issue
4. Mr. Blank – Follow up with surveyor on dates to walk the property line and advise Board members of the date
5. Mr. Carney – Get the fourth address of the property off of Leedom's with regard to the fence repair issue
6. Mr. Steadman – Confirm that he will be available for Community Day and see if any other Board members are available

There being no further business, Mr. Steadman moved Mr. Heinze seconded and it was unanimously carried to adjourn the meeting at 7:01 p.m.

Respectfully Submitted,

George Heinze, Secretary

