

FARMLAND PRESERVATION, INC.  
MINUTES – JANUARY 21, 2025

The regular meeting of the Lower Makefield Farmland Preservation, Inc. (Farmland) Board of Directors (Board) was held in the Municipal Building on January 21, 2025. Mr. Blank called the meeting to order.

Those present:

Farmland Preservation, Inc.: Michael Blank, President  
George Heinze, Secretary  
Dan Bankoske, Treasurer

Others: Matt Ross, Supervisor Liaison

Absent: Dennis Steadman, Farmland Preservation, Inc. Vice President  
Sean Carney, Farmland Preservation, Inc. Member

APPROVAL OF MINUTES: Mr. Heinze

Mr. Bankoske moved, Mr. Blank seconded and it was unanimously carried to approve the Minutes of November 19, 2025.

ELECTION OF OFFICERS FOR 2025

Mr. Heinze moved and Mr. Blank seconded to elect Michael Blank as President, Dennis Steadman as Vice President, Dan Bankoske as Treasurer, and George Heinze as Secretary. Motion carried with Mr. Bankoske and Mr. Heinze voting in favor of Mr. Blank as President, all voting in favor of Mr. Steadman as Vice President, Mr. Blank and Mr. Heinze voting in favor of Mr. Bankoske as Treasurer, and Mr. Blank and Mr. Bankoske voting in favor of Mr. Heinze as Secretary.

TREASURER'S REPORT: Mr. Bankoske

Income/Expenses for December, 2024 – January, 2025 – There were two invoices for Dumack Engineering which went out the middle of December, one for \$2,520 and one for \$4,200 which were previously approved by the Board. There were some other small expenses/reimbursements which had been preapproved. Rent was received from Bob Colavita and Shady Brook Farm Market.

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New Leases for 2025 – Bridle Estates was leased to Shady Brook Farm Market, and the signed Lease was received along with their rent check. A copy of the fully-executed version of the Lease has been circulated to the Board. Mr. Heinze will handle the relationship going forward.

There was a modification to the Lease with Colavita last year for the extra acreage.

It was agreed to send a letter to Tim Stewart summarizing what he owes as there have been some modifications, one of which was the Heather Ridge Lease. It was agreed that he would not be charged for the northern part of the parcel for this year and this will be re-assessed next year. If it were a particularly dry season and they would be able to access that part of the parcel, the Lease would be modified if everyone is in agreement, and the Stewarts would then pay accordingly. Mr. Blank will discuss with Mr. Steadman the need to send a letter to Tim Stewart summarizing the Leases and what he owes.

Mr. Blank stated with regard to Heather Ridge, the long-term solution to access those northern fields is an old “sunken” road that comes off the area near the old Heaney residence. A bulldozer will need to clear this area out, and then they need to find a way to get across the dry creek bed with a bridge which Mr. Steadman is looking into. Mr. Sam Stewart is looking into getting an estimate from someone who has a bulldozer.

Legal Review of LMFP, Inc. Structural Documents – At the next meeting it was recommended that the Board vote on the final versions of the Conflict of Interest Policy, Document Retention Policy, the Investment Policy Statement, and Public Inspection Disclosure. The final versions of those documents will be circulated to the Board prior to the next meeting. Any modifications to the By-Laws will be held for a future discussion.

UPDATE ON WRIGHT FARM DEVELOPMENT PLANS: Mr. Blank

New Plans are in the Township files, and copies were sent to various Committee heads asking for comments. Neither Mr. Blank nor Mr. Dresser from the EAC could find direct comments on their prior review of the documents that had been sent to Mr. Majewski. They have both requested that the developer put those comments in writing point by point. Mr. Majewski indicated that a number of the issues that the LMFP, Inc. had been taken care of in the new Development Plan.

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The open space for farming is shown and is basically unchanged from the second round of changes which were made. If a farmer feels that it is farmable, the Board should put in a request that the Township transfer that open space to Farmland for farming. The Board should also request that the approximately .3 acres where Surrey Lane comes in should be transferred to Farmland. The Planning Commission is meeting February 10, and the Board should make it clear that Farmland is requesting that if the land is farmable, the open space should be transferred to Farmland along with the .3 acres by Surrey Lane.

Patterson Lane now shows gates at the Route 332 end and also at the point where the new Patterson Lane is on the Development Plan, although that is an awkward turn which needs to be straightened out; and a comment will be made on that. Curb cuts are shown.

The new Plans show the buffer in the back. There is a split-rail fence. While the 25' buffer is not showing on the Plans, from the new fence to where we crop, there is an old road which act as the buffer. Mr. Heinze agreed that would be on the Farmland side of the fence. No plantings are shown on the Farmland side.

Mr. Majewski has been advised that the Board would like point-by-point responses to their comments before the Planning Commission meets in February.

UPDATE ON LEEDOM DRIVEWAY ACCESS PROJECT: Mr. Blank

The check that PennDOT wanted did not sync up with the Plans that were submitted; however, that has since been corrected. The new date to hear back from PennDOT is February 13. The Bucks County Conservation District will then need to approve it, and it will then go to the Township.

UPDATE ON HEATHER RIDGE SURVEY: Mr. BLANK

The survey is in, and no comments were received from the neighbors.

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LETTERS TO THE NEIGHBORS: Mr. Blank and Mr. Heinze

Heather Ridge – Mr. Blank stated Ms. McVan was helpful in getting the letters out. Mr. Kratzer asked that the Lower Makefield Township seal be removed from the letterhead because of Farmland’s status as a non-profit, and that has been done.

Bridle Estates – Mr. Heinze will work on the wording of the letter and will use the Heather Ridge letter as a starting point.

OTHER BUSINESS: All

Parcel assignments were reviewed as follows:

- Mr. Heinze. – Bridle Estates, Stackhouse
- Mr. Blank. – Bond Farm (previously Farmview 1), Stackhouse 2 (previously Farmview 2)  
Belden Farm (previously Longshore)
- Mr. Steadman – Clearview, the Nursery (previously Makefield Brook), Heather Ridge
- Mr. Carney – Leedom

Mr. Blank advised that Mr. Carney indicated that there is no update on winter projects since Mr. Corcoran has not started on those yet.

Next meeting of the Board will be on Tuesday, March 18, 2025.

It was agreed that Mr. Bankoske, Mr. Blank, and Mr. Steadman will meet in Executive Session at some point to discuss the By-Laws and then discuss them with the entire Board.

REVIEW OF ACTION ITEMS:

1. Send follow-up letter to Tim Stewart regarding the parameters of the Heather Ridge lease regarding the northern section of the property. Mike & Dennis to discuss.
2. Include on the March meeting agenda the topic of review & approval of updated Farmland Preservation Legal documents – Mike
3. Circulation of finalized Legal documents ahead of March meeting – Dan
4. Draft new neighbor letter for Bridle Estates – George

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There being no further business, Mr. Heinze moved, Mr. Blank seconded and it was unanimously carried to adjourn the meeting.

Respectfully Submitted,

George Heinze, Secretary