

LOWER MAKEFIELD FARMLAND PRESERVATION, INC.
MINUTES – SEPTEMBER 16, 2025

The regular meeting of the Lower Makefield Farmland Preservation, Inc. (Farmland) Board of Directors (Board) was held in the Municipal Building on September 16, 2025. Mr. Blank called the meeting to order.

Those present:

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

Absent: Dennis Steadman, Vice President
Matt Ross, Supervisor Liaison

APPROVAL OF MINUTES: Mr. Heinze

Mr. Bankoske moved, Mr. Blank seconded and it was unanimously carried to approve the Minutes of July 15, 2025 as presented.

TREASURER'S REPORT: Mr. Bankoske

Financial Updates – August through today about \$6,700 in expenses have been paid to Corcoran for both buffer management and jobs involving tree work on a number of different properties. \$11,456 was paid to Premium Excavating for work at Heather Ridge. That job is complete so that should be the final expense. \$2,325 has been received from Charlann Farms for Heather Ridge. They had not paid the full amount of rent on Heather Ridge because they were not able to access it, but now they have paid the full amount of rent there since they can now access it and plant crops.

OLD BUSINESS

Status update on Access to Heather Ridge Fields: While the Stewarts did not have access because they would have had to have gone over Tom McGowan's Sterling Farm to gain access which had not previously been allowed, a temporary agreement was reached by Mr. McGowan and Charlann Farm that allowed the Stewarts to plant; and they now have a permanent access by a different way. Mr. Blank stated

LOWER MAKEFIELD FARMLAND PRESERVATION, INC.
MINUTES – SEPTEMBER 16, 2025

the project, which was done under Mr. Steadman's purview, was for Premium Excavation to clear out the old driveway which has been completed satisfactorily. The ground has been seeded and straw-netted. Mr. Steadman and Mr. Tim Stewart inspected the work done with Premium Excavation, and they were happy with it. There is some question about getting the longest piece of equipment (planter) that will be needed to get across along the rip-rap rock next Spring. That will be tested in the wet season, and they have agreed to modify as needed.

Status update on Millings and Caution Signs for Leedom: Mr. Carney/Mr. Blank
The entry/exit way for Leedom is in a difficult spot; but given other priorities, the driveway/parking area/turn-around project was shelved. The Township was willing to deliver millings from roads they are ripping up during the paving season for the Stewarts to be able to spread in the area for firmer ground especially when they are entering or exiting with full trucks when it is wet. Two large dump truck loads of millings were delivered over the last two weeks, and the Stewarts are aware that they are there. This should help until a decision is made whether to move forward with the paving project that was shelved.

An inquiry was sent to PennDOT about putting up Farm Machinery Entering/Exiting the Highway caution signs, and they indicated it was within the authority of the Township to put up those signs. Mr. Fuller has indicated that there is a form he still needs to submit to PennDOT because it is the State Highway right-of-way that the signs go on, and there is also a cost as well that needs to be identified and included with the submission. Mr. Fuller did not have time to do it now, and asked that he be asked about this in the winter (November) when things are slower; and he will move forward with it then.

Status update on Deer Hunting: Mr. Blank/Mr. Carney
Mr. Blank stated Mr. Steadman advised that the Ag Tags (Agricultural Tags/formerly Red Tags) were received from the PA Game Commission for five Farmland properties including Heather Ridge for the first time. The tags have been distributed to the roster hunters. Mr. Carney was thanked for maintaining the roster. The season started August 1. **[Post-meeting correction:** The Ag Tag program has been expanded this year nearly doubling the number of days on which Ag Tags could be used. Now, antlerless deer can be harvested throughout the regular hunting seasons closing during the spring fawning season of approximately May - June.]

LOWER MAKEFIELD FARMLAND PRESERVATION, INC.
MINUTES – SEPTEMBER 16, 2025

Mr. Carney stated the tags were distributed to the hunters on a first-come/first-served basis. If they fill their tag and provide the details to the Board so it can be logged, they are welcome to have another tag on that property provided there are any available. Mr. Carney received notice of one harvest from BOWMA for Leedom's Farm.

Mr. Blank asked if there has been an increase or decrease in the hunter roster. Mr. Carney stated he and Mr. Steadman looked for every deer stand on every property and tagged it with a notification to contact the Board so that they could distribute legal tags. It is now known who is on each of the stands on Farmland property, and this information was also provided to the Township Police. When it was found that certain hunters were not following the practices of the Board, they were asked to leave, and other hunters who were on the roster waiting were allowed in. They make sure that there are not too many hunters on too few acres.

Mr. Blank asked about the Belden property (formerly called Longshore). Mr. Carney stated that property was shut down from hunting about a year and a half ago due to a few issues. This year, they invited three hunters to come back, but they have only heard from two. Both of those hunters are currently hunting there, and both of their stands are tagged, and they have Ag Tags. Any stands that were not being used were taken down.

Status update on Buffer Maintenance/Winter Work: Mr. Carney
Buffer maintenance is going well. Recent communications from neighbors indicate that they feel the buffers are well maintained and they have thanked the Board for that. Corcoran has done the third cutting, and there is one more cutting to go. They do not want to do that last cutting too early, and it will probably be done once it is colder or even when the harvesting is done on the farms.

Mr. Carney stated at the November meeting, he would like the Board to review any winter projects they would like considered. In the last two years all winter projects were able to be completed within the 10 days allocated. Once the jobs are identified, all Board members are welcome to walk the property with Mr. Corcoran to review the jobs identified, and Mr. Corcoran will determine the best time to do the work. The preference is to do the work when the ground is firm usually in February and March. Mr. Carney stated only 1642 Wexford Court (Heather Ridge) is currently on the list.

LOWER MAKEFIELD FARMLAND PRESERVATION, INC.
MINUTES – SEPTEMBER 16, 2025

Mr. Heinze stated he has received calls over the years about an area on Stackhouse against our fence where there is a stretch of wooded area and the fence is being overgrown. He stated when Mr. Corcoran cuts the buffer, he comes in from Woodside and goes along the farm field, and eventually gets to a point where he gets back to the fence line around the fourth house up. Mr. Heinze stated he has walked this area. He stated while he understands why we would not want to go through all of the treed sections and cut in there, he feels there is an opportunity to go along the fence line and cut a 10' swath that could be cleaned up this winter; and then on an ongoing basis Mr. Corcoran could easily maintain it. Mr. Heinze stated he believes that it is fine to leave everything in between in the wooded section.

Mr. Carney stated he, Mr. Stewart and Mr. Steadman looked at this area years ago when they took care of the buffers. He stated it is a very wet area where a pipe runs underneath. He stated he believes that one or two neighbors on the corner put up fences against the Farmland fences which resulted in a void area where there is overgrowth. Mr. Carney stated they will have Mr. Corcoran look into this and see if it should be put on the winter list. Mr. Carney stated one of the residents contacted them this year and indicated that they saw other properties being maintained better than behind their house, but he believes that resident is referring to a Township parcel across the street where there is a basin which is mowed often by the Township.

Mr. Heinze stated the fourth house up from the area he was discussing has complimented the job being done and how well the buffer along the fence line from his point out was being maintained. Mr. Heinze stated he feels we have an opportunity to improve the area behind the three houses down in the corner.

NEW BUSINESS

Trees - Bond Farm – 1939 Fairfield Road: Mr. Blank

A call was received about trees that had come down in a wooded area close to the fence line. Mr. Blank looked into this and saw that the trees that had come down were in the wooded area, so nothing needed to be done about that. Additionally, there were

LOWER MAKEFIELD FARMLAND PRESERVATION, INC.
MINUTES – SEPTEMBER 16, 2025

significant branches that had come down in the field and this is part of what we paid Mr. Corcoran extra to take care of. The resident was advised of what was observed and what was done.

Trees Bridle Estates – 1225 Bridle Estates Drive: Mr. Heinze

Following a call Mr. Heinze met with the resident at 1225 Bridle Estates about two trees about 10' to 15' in from the property line on Farmland property which were being whipped around during a storm, and the resident was concerned that they might come down into her yard. Mr. Corcoran looked into this and indicated that the trees were healthy. Mr. Heinze stated the trees are tall, and they do sway, but they are healthy. It is true that if they were to come down, they could hit the fence line; however when Mr. Heinze explained to the resident how often we do buffer maintenance and how often people are looking at the property, the resident was satisfied and appreciated that someone had come out and explained the situation.

Historic Structures Demolition Ordinance: Mr. Blank

Mr. Blank stated Mr. Steadman had updated the Board previously that the Historical Commission had put together a proposed Demolition Ordinance discussing demolition by neglect, what historical structure could be demolished, etc.; however, this has not been put on a Board of Supervisors' Agenda. Mr. Steadman has indicated that the Patterson Farm Master Plan Implementation Committee has been cooperating with the Historical Commission to raise awareness about this. Mr. Blank asked if the Board has any interest individually or as a full Board to join with the Historical Commission and the Patterson Farm Master Plan Implementation Committee to push for this Ordinance to go before the Board of Supervisors.

Mr. Heinze stated we do not have any structures on any of the Farmland properties. Mr. Blank stated we have expressed interest in the Patterson Farm where there are structures. Mr. Blank stated he personally has written to the Board of Supervisors about the crumbling buildings in Edgewood Village. He stated he did that as a private resident and not as a member of Farmland Preservation. He stated he would encourage others to write to the Board of Supervisors about the Historic Structures Demolition Ordinance.

LOWER MAKEFIELD FARMLAND PRESERVATION, INC.
MINUTES – SEPTEMBER 16, 2025

OTHER BUSINESS: Mr. Blank

Notice of Board Vacancy in Township Newsletter - Included in the fall Newsletter was a list of opportunities for volunteers to Township Boards and Commissions, and Farmland Preservation, Inc. was included on that list even though there are no vacancies on the Board. Mr. Blank stated he will let the Township know that we are not looking for new members.

November Meeting – Mr. Blank stated he may not be available for the next meeting scheduled for November 18, 2025. He will ask Mr. Steadman or, if he is not available, another Board member to run that meeting.

PUBLIC COMMENT

There was no public comment at this time.

REVIEW OF ACTIONS ITEMS: Mr. Blank

1. All Bring any winter projects to the November meeting to discuss
2. All Discuss the year-end social event date at the November meeting

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

Respectfully Submitted,

George Heinze, Secretary