

LOWER MAKEFIELD FARMLAND PRESERVATION, INC.
MINUTES – MARCH 17, 2026

The regular meeting of the Lower Makefield Farmland Preservation, Inc. (Farmland) Board of Directors (Board) was held in the Municipal Building on March 17, 2026. Mr. Blank called the meeting to order and called the Roll.

Those present:

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

Others: Bob Colavita, Colavita Christmas Tree Farm

Absent: Dennis Steadman, Farmland Preservation Inc. Vice President
Colin Coyle, Supervisor Liaison (unable to access Zoom)

APPROVAL OF MINUTES – Mr. Heinze

Mr. Blank moved, Mr. Carney seconded and it was unanimously carried to approve the Minutes of January 20, 2026.

TREASURER'S REPORT – Mr. Bankoske

Financial Updates

\$20 was sent to Dumack Engineering to extend the period for PennDOT review of the Highway Occupancy Permit (HOP) for the Leedom driveway for a year. Rent checks have been received from Colavita Christmas Trees, Shady Brook, and Charlann Farm and have been deposited.

Document storage has been migrated to Dropbox rather than SharePoint.

Copies of insurance for Charlann Farms were picked up at the Township. Mr. Bankoske stated those are scanned in when received, and Mr. Blank agreed to do that.

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OLD BUSINESS

Wright Farm/Toll Bros (pre-construction meeting, utility easement) – Mr. Heinze

A Toll Bros. representative advised they have started the basin construction. Once that is done, they will have a better idea when they will start to work on the Easement and where they have to run the water line. Mr. Heinze will be contacted once they have that information. They are very knowledgeable of the growing season, and they do not see any conflicts with the work that has to be done.

Mr. Blank asked about the stipulations which the Board made and DeLuca agreed to as to the buffer area and where plantings would and would not be located. Mr. Heinze stated he understands that Toll Bros. is following what was agreed to by DeLuca. Mr. Blank stated it would be important to know if that was put in a formal document. He stated the Board made it clear that for this development, we did not want plantings on the Farmland side; and DeLuca agreed to do any tree or shrub planting on their side. The Farmland side is to remain clear and mowable. Mr. Blank stated there was also an issue about curb cuts. Mr. Blank stated he wants to make sure there are no issues in the transfer from DeLuca to Toll.

Stackhouse Transco Pipeline Work – Mr. Heinze

Mr. Blank stated the Williams pipeline has detected an anomaly in the gas pipeline that runs under Dolington Road across the Stackhouse parcel and continuing under Brookfield Road. They are proposing working on it near the Dolington connection. This should not affect any neighbors. The Farmland Board has provided approval. They also have to get an HOP from PennDOT. The work is proposed to start in early April. The neighbors and the Township should be notified that this work is going to happen. Mr. Heinze stated he feels either the Township and/or the Gas Company should have the responsibility of notifying the neighbors as they could provide more detail on the work to be done. Mr. Heinze will review this matter further. Mr. Blank will provide information about this to Mr. Heinze. (Update Post Meeting: The work was completed by Williams on 4/11/26 with no major issues identified.)

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Heather Ridge Trees (1469 Heather Ridge Drive) – Mr. Steadman

Mr. Blank stated Mr. Steadman advised that Matt Corcoran visited the site and agreed that the potential trimming is the neighbor's responsibility, and the dead pine tree in the buffer does not pose any risk so they consider the issue closed. Mr. Bankoske asked if that was communicated to that neighbor, and Mr. Blank stated he will check with Mr. Steadman about that.

Trees @ 1489 Heather Ridge Drive – Mr. Steadman

Based upon an email from Mr. Steadman, Mr. Blank reported that a large limb from our white pine fell into the neighbor's back yard during one of the February storms, and the Farmland fence and the neighbor's fence were damaged. The neighbor will approach his insurance company about his fence, and Mr. Steadman will look more closely at the Farmland fence and get a repair estimate. Corcoran estimates the limb clean-up would take about half of a day. Corcoran also reported that there are other limbs in that area to be cleaned up, which could fill out to a full day. Mr. Steadman has recommended that Corcoran bill us for one winter day (\$1,000), and we collect \$450 from the neighbor on the condition that this approach is agreed to by Mr. Bankoske as the Treasurer. Mr. Steadman has stated that the neighbor is very cooperative and has agreed to pay his share, which the neighbor expects to be up to \$500.

Mr. Carney stated he understands that Matt Corcoran will spend a half day at the neighbor's and a half day cleaning up buffer, which would split a \$1,000 winter day approximately 50/50. Mr. Blank stated he believes that Corcoran estimated that it would be less on the neighbor's side.

All Board members were in favor of this approach, and Mr. Blank will advise Mr. Steadman to proceed with the idea of splitting the cost as recommended. Mr. Bankoske stated that Farmland will be responsible for \$550, and the neighbor will be responsible for \$450; and Mr. Blank agreed. Mr. Carney stated they should have Matt Corcoran bill it that was as well - \$450 to the neighbor and \$550 to Farmland; and Mr. Bankoske agreed since that is the preferred billing method correcting Mr. Steadman's suggestion that Farmland be billed \$1,000, and we would collect the reimbursement from the neighbor. This was acceptable to all Board members.

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(Post Meeting Notes: (A) Mr. Steadman has determined that he can repair the damage to the Farmland fence without expense. (B) Corcoran did invoice both parties separately (Farmland \$550 and Neighbor \$450), but made it clear this is a one-time exception. He considers Farmland his client with whom he has an agreement, and he does not want to take on the added risk of collections from neighbors with whom he has no history nor relationship.)

Bond Farm Tree/Woods (1604 Fairfield Road) – Mr. Blank

During a summer wind storm a lot of limbs were knocked onto Farmland property which were taken care of by Corcoran or it would have prevented planting on the field. At the same time Mr. Blank looked at a dead tree which had snapped in a wooded area in the buffer area which was about 25' from the neighbor's boundary. It was not threatening the neighbor and it did not prevent the farmer from getting to the field, and Mr. Blank had proposed leaving it; and the Board agreed. Mr. Blank stated after Christmas he received an e-mail from the owner of 1604 Fairfield that he did not agree with the Board as it did not look good, and his visitors over the holiday had offered to help him pay to have it corrected. Mr. Corcoran looked at it again, and an estimate was provided of \$2,000 to have the entire area cleaned up with anything unsightly being removed.

Mr. Blank stated there is a similar area in Stackhouse as it goes out to Woodside. Mr. Heinze stated at that location there is a fence line there and they bring the buffer down slightly, but they do not connect the rest of the way out to the other buffer where they have been cutting. He stated the proposal was they wanted to clean up along the fence line so that there was a clean buffer so there would not be any complaints. To the left of that going toward Dolington Road, it is a wooded area, and they were not going in there to clean that up.

Mr. Blank stated that on the Bond Farm, the trees down in the wooded area are not threatening the neighbor's fence or the neighbor's yard; and Mr. Carney agreed. Mr. Carney stated at Stackhouse, it is a very wet area where farming does not take place; and because of that, there was a lot of growth over the years. He stated today was their third day of working on that area so it will be easier on future buffer cuts. He stated there is a large area of about 200 yards long from Woodside up that is a wooded area. He stated at the Bond Farm, there is not that wooded area. He stated each of the neighbors to the right and left of 1604 Fairfield Road and several more on each side all have very clean buffer areas. Mr. Carney stated cleaning up the area would become more consistent with the line.

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Mr. Blank stated he has a concern with setting precedence that if we clean up that area with this tree, there are more trees in this wooded area on the Bond Farm that could come down in the future. Mr. Carney stated it is up to the Board how they feel in each circumstance and our financial situation at the time. Mr. Carney stated he does not feel that by cleaning up this area we are opening ourselves up specifically on the Bond Farm to several more of these situations since there are not really a lot of similar instances.

Mr. Blank stated the options are that the Board could decide that they do not want to do anything about this because of our finances, etc. or we could see if the neighbor would pay for half of the cost which would be \$1,000. Mr. Carney noted this job was not included in the winter work. This was estimated as a job for Mr. Corcoran to do at any time. Mr. Carney stated he feels that the job would take more than one day but less than two days.

Mr. Carney stated they could advise the neighbor that we have an estimate but it is not in the Board's scope of work; however, if they want the work done and pay for it this is an estimate from an insured person to work on their property who is licensed, and they could contact them to have the work done. He stated they could also advise that while it is not fully in scope, the Board is in a financial situation where they would be willing to split the cost with them if they want to move forward. The third option is that there is an estimate that is more than the Board is willing to pay; however, the Board does winter jobs, and as of today there are open days on the winter list. While there is no promise that other issues may come up and the days could get filled, this could potentially be done as a winter project.

Mr. Bankoske stated that he feels this land is a grey zone since it is closer to a buffer than a woods. He stated while he did not see an issue with trash, if that is the case, he feels we should be cleaning that up on a timely basis. He stated if it is determined to put this on the winter list, the trash component should be addressed in a timely manner. Mr. Carney stated if nothing is going to be done in the near term, either the Board should go out and remove the trash or they should have Corcoran go out and do it. Mr. Blank stated he will look at the area including the trash aspect. Mr. Carney suggested Mr. Blank speak to the neighbor to see which direction they would like to go.

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Mr. Blank stated that there are three options – (1) that the fully-insured, licensed crew do it for \$2,000 to be paid by the neighbor, (2) split the cost with the neighbor, or (3) that it be put off until next winter. Mr. Bankoske stated he feels Mr. Blank can make the decision as it seems that the Board is comfortable with any of those outcomes.

Leedom Millings – Mr. Carney

The Township dropped off a couple truckloads of millings at Leedom at the driveway area where it is very wet and there is a need for a turn-around area. Because the plan for a turn-around plan was shelved, the millings were very much appreciated by Charlann, and they have asked for another load this year. Mr. Carney contacted Mr. Fuller who agreed they would do that when they are out paving. Mr. Carney stated he will reach out again to Mr. Fuller at the appropriate time.

Winter Projects – Mr. Carney

Winter projects are going well although the weather was a hindrance due to snow and the soft ground. At Stackhouse, the fence line at the first three houses, 1550 to 1559 Brookfield Road, were assigned for three days, and today was their third day there. Mr. Heinze will visit that farm when he returns to the area. Filling holes in the buffer area still needs to be done, and Corcoran knows where the holes are. One day was assigned at 1542 Wexford Court for the dead/dying tree behind the fence line, and that will be taken care of in the next few days.

Mr. Blank stated the pipeline also goes through the area between Leedom Drive and Brookfield Road where the corner is, and he asked if they are maintaining that area. Mr. Heinze stated the last time he was there before he left the area, it had been cut down and was okay.

Mr. Carney stated while Corcoran was on Brookfield doing work, they saw that the fence had been cut down at 1558 Brookfield (the third house up off of Woodside). He stated it seems that they put up a split rail fence and on the inside of the fence had fencing put up to keep a dog in or animals out, and it was tacked to the inside of the fence; but the Farmland posts are very visible on the back side of it, and there is no longer any fence there. He stated he is not sure if it is the entirety of the property which is about 50' yards long or if it is just a portion of it. Mr. Heinze

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will look into that. Mr. Bankoske stated the historical fence line has not matched the actual property line for a couple of the homes in that area; but he is not suggesting doing anything differently. Mr. Carney stated the third and fourth home at Brookfield both split a piece of vacant property in between them so that instead of being half acre lots, they each have three-quarters of an acre. Mr. Carney stated he has walked the property many times, and he has never noticed a split in the fence. Mr. Heinze stated when he and Matt Corcoran last walked it in January, the fence was there.

Mr. Bankoske stated that property line is an angle, and he recalls that the fence was built as a straight line rather than the angle. He stated the property was surveyed many years ago, and the neighbor had called because he saw a stake in his back yard. He stated he feels that when the home was built, the fence was put in different from the actual property line. He stated we removed the stake and left it with what had been the fence line for forever. Mr. Carney stated the Farmland posts can still be seen in the ground.

Deer Hunting – Mr. Steadman and Mr. Carney

There have been no issues. Mr. Carney stated he hears from the hunters either for another Red Tag or that they harvested something. All of the hunters are friendly and trustworthy.

PUBLIC COMMENT

Mr. Colavita stated on the back side of the farm where Tim Stewart farms, they dug a trench; and it is a “mess,” and he does not know how they are going to cut that. Mr. Colavita stated it is on Dolington Road where Tim Stewart starts farming. Mr. Colavita stated he believes he was told that the State did it, and he asked if they are going to fix it. Mr. Carney stated he knows a lot of work has been done in that area with the gas pipeline and vehicles have been parked on the Farmland side and vehicles have backed up and turned around in that area causing some damage, but he did not know of a trench. Mr. Colavita stated it goes 50’ or more. Mr. Carney agreed to look at it with Mr. Colavita, and he does not feel Mr. Stewart would have done any work like that without reaching out to the Board on this leased property. Mr. Carney asked how far it is off of the road, and

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Mr. Colavita stated it is right off the road. He stated where the shoulder starts, they went close to the shoulder at least 50'. Mr. Carney stated he believes that the Township may have done this in a bad rainstorm when there was a lot of run-off, and the water was ponding and pooling very badly there; and they dug there to relieve the water. He stated he will research this.

REVIEW OF ACTION ITEMS – Mr. Heinze

1. Mr. Blank – Follow up regarding 1469 Heather Ridge Drive with Mr. Steadman (Post meeting note: Mr. Steadman reported that the neighbor was informed and no further follow-up is needed. Item closed.)
2. Mr. Blank – Confirm with Mr. Steadman the proposal for handling the clean-up behind 1489 Heather Ridge.
(Post meeting note: Mr. Steadman reported that he asked Matt Corcoran to invoice as the Board stated, and he will visit the site to inspect the fence.)
3. Mr. Blank – Look at the area behind 1604 Fairfield Road regarding the potential for trash clean-up and other issues in that area and approach the neighbor regarding the Board's discussion. (Post meeting note: Mr. Blank offered the neighbor the middle option which the neighbor declined. The project will be put on the list of projects as a low priority.)
4. Mr. Heinze – Follow up with Toll Bros. about making sure that there are no plantings in the buffers, the curb cuts are done, and all other items agreed to by DeLuca are carried out by Toll Brothers.

(Post meeting note: Mr. Steadman stated he agrees there should be a follow-up with Mr. Majewski and Toll Bros to reinforce our understanding of the comments previously agreed to by DeLuca. The key point is that backyard boundaries must be configured so that any buffer plantings installed by the developer are located entirely on the developer's property. No development-related activity should occur on our land. It is important to note that our existing preserved fields, established in the 1980's, were originally donated by the developer with the expectation that visual buffer trees would be planted on that donated land to support adjacent residential development. Today's situation is fundamentally different: the farmland is already established and preserved, and therefore any required buffer plantings must be accommodated

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on the developer's property. There were a number of comments and/or requests we had on this development beside our land that ought to be part of this follow-up with Mr. Majewski and Toll Bros. A few that come to mind include: Curb cuts requested on the extension of Surrey Lane so farm equipment could cross over from our land to Sharon Kimmel's land, a request for language in the Homeowners' Association Agreement regarding respecting bordering preserved farmland, and confirmation that Toll Bros. will erect a fence on their land bordering the field at their expense as agreed to by DeLuca Homes.)

5. Mr. Heinze – Go out to the site at Wright Farm and look at Bridle Estates and get a progress report.
6. Mr. Heinze – Evaluate a follow-up on the missing fence issue behind 1558 Brookfield to see what is missing and what is still there and advise the Board.
7. Mr. Carney – Go out with Mr. Colavita to look at the ditch at Dolington and Leedom

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