

**TOWNSHIP OF LOWER MAKEFIELD
FARMLAND PRESERVATION, INC
APRIL 23, 2019**

The regular meeting of Farmland Preservation, Inc. was held on Tuesday, April 23, 2019 in the Lower Makefield Township Municipal Building. Mr. Blank called the meeting to order at 7:30 pm.

Those Present

Farmland Preservation

Mike Blank

Dan Bankoske

Doug Riblet

Eric Yeager

Dennis Steadman

John Lewis – BOS Liaison

Strategic Topics:

- **Lease renewals** – Mr. Steadman stated he feels the objective of the upcoming working session should be to review the farmers current leases, focusing on lease terms and conditions that would be most appropriate moving forward. Example: Five-year leases vs ten-year, condition of the land, wording on managing the berms, soil conservation etc. He feels the Board needs to take their time making sure everything is in place prior to Mr. Stewart, Mr. McGowan & Mr. Wright reviewing their new leases which expire at the end of the year. Mr. Colavita has already renewed and signed his lease for another five years.

- **Future Farmland Preservation (Solebury Township Forum)** – Mr. Blank distributed a summary of the meeting he attended in Solebury Township. Some highlights of the meeting: 60% of the soil in Bucks County was farmed in 1960 as compared to 16% today. Benefits of those who preserve farmland, owner gets outright cash, tax write off/charitable contributions, etc. Land trusts can also bring in extra money. Mr. Blank spoke about the possibility of Farmland Preservation considering purchasing land for future preservation which could benefit not only the Farmers but the community.

- **Decision on Investments Management** – Mr. Blank stated he feels it is time to decide on Farmlands’ allocations. After a brief discussion, Mr. Blank made a motion to move \$400,000 from Vanguard Mutual Funds to Fidelity Investments before the end of May (or sooner). Mr. Yeager seconded the motion and the

FARMLAND PRESERVATION, INC.

APRIL 23, 2019

- Board voted four (4) in favor and one against. Mr. Riblet voted against. Mr. Blank will contact Mr. Tim Wallin, of Fidelity Investments, to start the process of opening an account to be funded by the end of May.
- **Community Garden** – Mr. Yeager spoke with someone from Lawrence Township, NJ to see how they run their community gardens and discovered they are Township run/managed. The Board discussed the garden plots that are already available at the Garden of Reflection and are not fully being used by LMT residents. The Board decided, since there is not much of a demand for a community garden now, they are going to table this idea.

Tactical Topics:

- **Minutes** – March 26, 2019 – Tabled until next meeting.
- **Treasurer's Report** – Mr. Riblet asked how transferring \$400,000 from Vanguard Mutual Funds to Fidelity Investments is going to be handled.
Mr. Riblet stated investments are up \$104,000. The only disbursement was to Corcoran Landscaping. Mr. Riblet asked if it is necessary to keep \$40,000 cash available. The Board discussed and agreed \$10,000 cash would be sufficient and move the remaining \$30,000 from Vanguard into the new Fidelity Investments account.

SCHEDULING LEASE REVIEW MEETING

The Board will check availability with Ms. Holmes to see if there is anything available Monday, May 13th to hold their meeting.

BAMBOO REMEDIATION ON STACKHOUSE AND MAKEFIELD BROOK

Kaplan Property -Mr. Yeager stated there is bamboo re-growing on the property. The Board discussed and Mr. Yeager stated he will contact J & J Landscaping for a quote to recut and spray the area.

Farmview II (Sunnyside Lane)- Mr. Bankoske stated Mr. Majewski, Director of Zoning and Planning, was going to take care of this bamboo issue. Mr. Kirk, LMT Code Enforcement Officer, went to the site inspected the bamboo and sent a violation letter to the homeowner stating the bamboo must be removed within thirty (30) days. Mr. Bankoske asked that if anyone is in this area please report back their findings.

Makefield Brook – Corcoran Landscaping needs to level this area to make it easier for Mr. Stewart to mow. Mr. Bankoske will talk to Mr. Stewart about maintaining/cutting this area.

FARMLAND PRESERVATION, INC.

APRIL 23, 2019

LETTERS TO HOMEOWNERS ON MAKEFIELD BROOK RE: DUMPING

Mr. Steadman will set a date to check this area regarding dumping on Farmland's property and, if it has not been taken care of, another letter will be sent. Mr. Riblet suggested getting an estimate on what it will cost to remove the debris.

SIDEWALK SNOW REMOVAL STACKHOUSE & HEATHER RIDGE

Mr. Yeager stated Corcoran Landscaping charges \$50 a sidewalk for removal of snow. The Board agreed to ue them next season.

FENCE DAMAGE ON STACKHOUSE (2027 Leedoms Drive): Letter to residents

The Board decided to send a letter regarding fence damage to the homeowner of 2027 Leedoms and "cc" the surrounding neighbors.

TREE REMOVAL ON LEEDOMS (2062 Farmview Drive)

Mr. Blank, along with Mr. McGowan, went to the homeowner's property to inspect a tree that was leaning on her fence. Mr. McGowan removed the tree.

REVIEW OF ACTION ITEMS

- Send Doug Wright's lease to Dennis – Doug Riblet will handle by May 13th
- Provide Mike with additional addresses to send letter regarding vandalized fence – Doug Riblet responsible - completed
- Request update from Sam/Tim Stewart on erosion mitigation at Stackhouse – Mike Blank responsible– completed
- Inform Fidelity Investments of Board's decision to invest \$400K in a managed account – Mike Blank responsible – completed
- Reserve meeting room for May 13 lease review meeting: send calendar even to Board – Mike Blank responsible -completed
- Ask Mrs. Rosemary Reinke of 7 Sunnyside Lane if bamboo removal has been completed, and, if not, ask if she wants to use our landscaper (and get bamboo on our side removed) – Mike Blank responsible –due by - EO April (emailed 4/25)
- Send revised letter re: fence damage at 2027 Leedoms to Board and add additional addresses from Doug – Mike Blank responsible -completed
- Send Dennis letter regarding dumping on Makefield Brook – Mike Blank responsible -completed

FARMLAND PRESERVATION, INC.

APRIL 23, 2019

- Research LMT's experience with community garden (POC: Don Wood) – Eric Yeager responsible – due by next meeting.
- Ask Matt Corcoran for revised estimate on Makefield Brook that includes smoothing driveway area and planting grass seed (or ask Sam to plant grass). – Eric Yeager responsible – due by next week.
- Examine brush dumped on Makefield Brook and let Eric know if it has been removed. Dennis Steadman responsible – due by next week.
- Ask Sam to cut bamboo where it has been previously removed and arrange for J&J Landscaping to spray bamboo (Dennis to meet J&J on-site Friday afternoon) Eric Yeager & Dennis Steadman responsible– due by ASAP
- Inform Mr. Kaplan of our intent to spray bamboo on our property and ask permission to do so on his – Dan Bankoske responsible – due by - next week
- Send Patterson farm lease and EAC documents to Mike; Mike to forward to Board – John Lewis– due by - completed

OTHER BUSINESS

There being no other business, the meeting was adjourned.

Respectfully submitted,

Michael Blank, President