

FARMLAND PRESERVATION, INC.
MINUTES – NOVEMBER 21, 2023

The regular meeting of the Lower Makefield Farmland Preservation, Inc. (Farmland) Board of Directors (Board) was held remotely on November 21, 2023. 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

Others: John B. Lewis, Supervisor Liaison

APPROVAL OF MINUTES: Mr. Heinze

Mr. Steadman moved, Mr. Carney seconded and it was unanimously carried to approve the Minutes of October 17, 2023 as written.

TREASURER'S REPORT: Mr. Bankoske

There was an expense last month of \$4,200 to Robert Small for the tax return and the financial statement preparation which has been prepared and filed. It has been shared on the OneDrive Account for the Board's review.

PARCEL RESPONSIBILITIES: Mr. Blank

Assignment of parcels for Board members are as follows:

Mr. Blank: Longshore, Farmview 1 (Mr. Carney back-up), Farmview II
Mr. Heinze: Stackhouse, Bridle Estates
Mr. Steadman: Clearview, Makefield Brook, Heather Ridge (Mr. Blank back-up)
Mr. Carney: Leedom

The document listing the Board responsibilities will be shared with the Board and put on the One Drive.

FARMLAND PRESERVATION, INC.
MINUTES – NOVEMBER 21, 2023

Mr. Carney asked if there is an update as to renaming some of these parcels to make more sense geographically. Mr. Blank stated he had asked Mr. Majewski to look into that, but he has not heard back; and he will follow up with him.

Mr. Steadman asked if a resident would be able to see these properties on a map on the Farmland Preservation Website. He stated the map we have from 2008 is not very informative. He stated Mr. Majewski has a better map than that which was used at Community Day and you can see the properties better. He asked that we ask Mr. Majewski to get that map electronically so that it could be put on our Website. He stated he feels this would help communications with the residents if it was better understood where these parcels are located. Mr. Bankoske stated he agrees that having the map put on the Website would be helpful, and there should be an indication that if there are any questions, residents should contact the Township. Mr. Blank will speak to Mr. Majewski about that map.

Mr. Heinze stated if we have the opportunity to change some of the names, we should first update the map with the names that are agreed on, and then it could be put on the Website.

PROPOSED WINTER SCHEDULE FOR BUFFER MAINTENANCE: Mr. Carney

The Board was provided a draft. We have ten Contracted days with Corcoran Landscaping to take care of our buffer areas, and this is maintenance that goes outside of the traditional cutting done by Corcoran during the crop season. During the winter the Board looks to limb up trees, take down dead tree branches that extend over the farming area, and do anything that is needed to be able to get equipment through.

What has been drafted includes work that has been requested by neighbors, general sweeps to clean up the buffers, and work related to feedback from the Board and Mr. Corcoran.

This year we only have nine days for the winter work because we did one additional buffer cutting because the grass grew at a much more rapid rate than last year.

Related to work to be done at Stackhouse there is a neighbor at 1578 Brookfield who has had Mr. Carney and Mr. Heinze out to look at their property. There are

FARMLAND PRESERVATION, INC.
MINUTES – NOVEMBER 21, 2023

one or two dead trees behind their property as well as some branches there, and Mr. Carney stated he feels some work can be done there.

Mr. Carney stated that very close to that at 2027 Leedom behind the home there is a small tree/large bush that is overgrown and growing into the Farmland fence and pushing on the fence. Mr. Heinze stated he walked that fence line today, and the buffer there is a little smaller because it is also the gas pipeline. He saw all of that growing through the fence. Mr. Heinze stated the rule has been that if something from the Farmland goes onto a neighbor's property, the neighbor can cut it. He asked if we would then be cutting whatever is growing onto our property. Mr. Carney stated this exists in more than one location, and he would like to have Mr. Corcoran trim everything he can from standing on our property, and we should then follow up with a letter to the neighbor that we did a clean-up of the area, and asked them to do that as well or have their landscaper trim those back and keep them trimmed back off of the fence.

Mr. Carney asked Mr. Heinze if he agrees that Mr. Corcoran would be able to take care of what is behind 1578 Brookfield and do the trimming behind 2027 Leedom all in one day, and Mr. Heinze agreed.

Mr. Heinze stated the only fence line he has not walked recently is where they are building the new house. Mr. Carney stated we are not going to do anything there until that house is done and settled. Mr. Heinze agreed adding that we have to determine where the fence line really is, and Mr. Carney agreed.

At Farmview I, Mr. Carney stated he and Mr. Bankoske received communication earlier in the year from 1776 Greenbriar Court on the corner of Woodside. He stated there is a dead tree on the corner of the farm that is behind their property. He stated whenever the branches fall, some fall on Farmland property and some fall on the resident's property, and they make a pile that is put in the buffer. Mr. Carney stated the tree also extends over the walkway, and he feels the tree needs to come down. Mr. Corcoran had reached out about doing work on Farmview at the Fairfield Road area where we know we have some trees that need to be limbed up so that they can bring their equipment through. Mr. Carney stated he feels there could be four days of work on Farmview which is a large area that abuts a lot of neighbors. He stated that would give Mr. Corcoran the chance to go down Fairfield, limb up and get rid of what he

FARMLAND PRESERVATION, INC.
MINUTES – NOVEMBER 21, 2023

needs to; and then go to 1776 Greenbriar Court on the corner, take down the dead tree, chip it up, and make that area look nice.

Mr. Bankoske stated there was a lot of work done south of that property, and Mr. Carney noted work was done at 1775 and 1777 Greenbriar where he and Mr. Bankoske met recently. Mr. Bankoske stated there is a similar situation where a lot of work was done, but there might be one or two other dead trees that should be removed. Mr. Carney stated he will put 1777 to 1776 Greenbriar so that Mr. Corcoran addresses the whole corner and do whatever needs to be done at Fairfield with the rest of his time.

Mr. Carney stated he walked Leedom's and he will have Mr. Corcoran work there for a half of a day to one day. Mr. Carney stated he will walk the property a few days before Mr. Corcoran works on the property, and he will take down a couple of limbs and create three or four brush piles along Leedom's so that Mr. Corcoran can pull in with the chipper truck, go down the buffer, and pick up the limbs and take them away. Mr. Carney added if there is anything that he cannot do himself, he will mark the limbs with an orange flag in the ground, and Mr. Corcoran can take care of those. He added he wants them to spend a little bit more of their time toward the end of Leedom's where we had one or two neighbors call.

Mr. Carney noted 1524 Pownal Drive at Longshore all the way to 1473 Merrick Drive which involves eight residences. He stated because that area has been very well cut, Mr. Corcoran should be able to see what he needs to do. Mr. Carney stated while he has one day allocated there, it might take a little longer than one day; and if he needs another half day, he will most likely have that left from Leedom's.

Mr. Carney noted Susan Circle at Farmview II. He stated when you come off of Dolington, you can look right down the buffer that was recently cut, and there are a few trees that need to be limbed up and there are some limbs that extend over into the farming area that need to be taken down. He stated there are also some sticks and branches that have been falling due to the type of trees that they are, and that area should be cleaned up. He stated Mr. Corcoran will be asked to go from Dolington Road and work all the way back along the fence line to the back of the property which he estimated is about 400 to 500 yards. He stated anything Mr. Corcoran feels the farming equipment would hit

FARMLAND PRESERVATION, INC.
MINUTES – NOVEMBER 21, 2023

should be limbed as well as limbing anything that extends into the crops. Mr. Carney stated he feels that should take no more than one day. He added that will give Mr. Corcoran time to go around the corner as well since he also keeps an eye on Sunnyside Lane where the bamboo is. Mr. Blank stated Mr. Corcoran had widened out toward the curb what he cut, and Mr. Carney stated he has moved that into the job now because the Township wanted that cut as well.

Behind 1489 Heather Ridge starts a stretch of trees that need to be limbed up, and Mr. Blank will go with Mr. Carney and Mr. Corcoran with to discuss this job. Mr. Tom McGowan had made comments to Mr. Blank about some trees that need to be limbed up so that he get his equipment in there. One work day on Heather Ridge has been listed starting behind 1489, which is the corner house. Mr. Blank stated he agrees the limbing of trees here will take one day at the most.

In the past Mr. Corcoran has done the one-day jobs first, and then works on the bigger focus project which this year will be Farmview I. Mr. Carney stated the final list will be provided to Mr. Corcoran before the winter sets in so that he and his son can start doing the work whenever they like.

Mr. Steadman stated he was at Heather Ridge today and he and Mr. McGowan rode the perimeter, and they found a couple other issues along Heather Ridge Drive. He noted an area where there are 8" to 10" trees that are on Farmland property but growing against the fence, and are pushing the fence over. He stated while the homeowners have not complained, they should be removed. There is one tree at 1469 and two at 1441, and Mr. Steadman showed their location on a slide. Mr. Carney stated he will mark those with orange flags and when Mr. Blank goes out to show Mr. Corcoran where the limbs need to be raised, he can point out those trees as well.

Mr. Steadman stated that Mr. McGowan does a great job on the buffers, and is a great tenant. Mr. Blank stated that line along Heather Ridge is one that Mr. McGowan had not done, and Mr. McGowan had indicated that he could not get his equipment in there because of the limbs. Mr. Steadman stated Mr. McGowan cannot mow that area because of the location of the trees, and that it needs to be done with a commercial riding mower. He stated the only "limbing" that would allow Mr. McGowan to mow there would be if we cut the tree down off at the ground level, (which we would do). Thus, this may be an area that we might want to consider for Corcoran to mow should there be any complaints, although he does not believe that there are any complaints at this time. Mr. Carney stated he will schedule one and a half days there.

FARMLAND PRESERVATION, INC.
MINUTES – NOVEMBER 21, 2023

Mr. Carney will put together the finalized list and provide it to the Board and Mr. Corcoran. He will set a date when he can go out with Mr. Corcoran to show him each of the jobs, and he will send that date to the Board if anyone else wants to attend.

UPDATE ON ADVERSE POSSESSION LETTERS: Mr. Blank, Mr. Steadman

Letters Sent: Hirko (Longshore), Patels (Farmview II), Worthington (Heather Ridge)

Three letters went out, which were received, but only two of the green receipt cards were received which are at the Township. Mr. Blank will find out which green receipt card was not yet received. No one on the Board has received any communication about those letters. Mr. Blank stated he feels the letters have served their purpose advising those individuals that the property is Farmland property and not theirs.

To Be Addressed: 1546 Wexford Ct. and 1550 Wexford Ct. (Heather Ridge)

Mr. Steadman showed a slide of 1546 Wexford Court and 1550 Wexford Court where the homeowners have cut trees on Farmland property. He showed a photograph of 1546 Wexford showing the property owners' fence. He noted the green Farmland post on the photograph. The property owner is cutting the grass up the line but also going several yards into the buffer cutting almost half the buffer. The three red circles in the picture are tree stumps where the trees were cut flush, but those are on the homeowners' property so that is not an issue. Mr. Steadman stated the issue is that they are mowing the Farmland property which is clearly inappropriate as it is trespassing, and we cannot have neighbors making use of our property. He stated there is no problem with them mowing their own land up to the bar shown, but after that, it should not happen.

Mr. Carney stated it appears that it has also been mowed down the line by others and not just behind this one property.

Mr. Steadman showed a photograph of 1550 Wexford Court, which is the property next to 1546, and they have cut a tree on the Farmland side of the line and a tree that was on the property line and mowed Farmland property as well. Mr. Steadman stated Mr. McGowan already had a discussion in the summer with the owner of 1546, but according to Mr. McGowan that conversation did not go so well.

FARMLAND PRESERVATION, INC.
MINUTES – NOVEMBER 21, 2023

Mr. Steadman stated he will reach out to these two property owners to discuss this with them before we send out letters. Mr. Steadman stated he does not know how long this has been going on and Mr. McGowan advised us about it this summer. Mr. Blank stated he does not believe that it has been going on that long since he was around when it was surveyed and the posts were put in, and we decided not to put a fence in. He stated he does not recall this area looking this clean.

Mr. Steadman stated on a practical level, the homeowners can cut the grass on their side of the line. He stated it is not possible for the farmer to cut the grass in an area like this maneuvering between trees. He stated he would not have an issue if the homeowner were to go say three feet into the Farmland property to clean up around the trees that the farmer cannot clean up around, but going deep beyond the line is off limits. Mr. Steadman stated Mr. McGowan has different capabilities to do the mowing than Mr. Corcoran, who is a landscaper. As our farming tenant, Mr. McGowan has very different equipment than a landscaper.

Mr. Lewis stated 1546 Wexford Court was sold in August so it is a new owner. Mr. Steadman stated it could be the new owner was not aware of the situation, and he hopes that having a discussion with the homeowners will go a long way.

Mr. Heinze asked if it is possible that we have too few stakes along the border so that the property owners might not know where the boundary is. Mr. Steadman stated they are probably about 20' apart, and he feels that they are close enough that an observer would know where the line is.

Mr. Carney stated in the past he worked with Mr. Bankoske and Mr. Blank on this exact same property line. He stated they went out and he brought fluorescent line with him and tied it around one stake to the next all the way down the line. He stated they had discussions with a neighbor who came out and advised that while we do not run a fence here, they should act like there was a fence on the line. He stated they discussed what could take place on either side of the line and provided their contact information, and it went pretty well.

Mr. Steadman stated he does have the names of the two property owners and will work with the Township to get their contact information. Mr. Carney stated he has the contact information and will send it to Mr. Steadman.

FARMLAND PRESERVATION, INC.
MINUTES – NOVEMBER 21, 2023

APPROVAL OF 'HOUPHT SIGN' ON LONGSHORE: Mr. Blank

A slide of the proposed Houpt replacement sign was shown. Mr. Blank stated he needs to let Mr. Shaw know where we want the screw eyes to go. He also needs for confirm with Public Works that they have the hardware that goes along with the posts which Public Works does have.

Mr. Steadman moved, Mr. Heinze seconded and it was unanimously carried to approve the sign in the amount of \$519 to be made by Bob Shaw Signs.

Mr. Blank stated the Township will be installing the sign, and there will need to be a discussion about the location so that it is viewable from both sides of the road similar to the Buster Doan sign. It is a two-sided sign.

DEER HUNTING MORATORIUM AT LONGSHORE: Mr. Carney, Mr. Steadman

Mr. Steadman stated there is a sizable patch of woods on the Longshore property. He stated Mr. Jeff Hirko owns about one-eighth of that woods which is surrounding three sides of the Hirko property. Mr. Steadman stated we had given permission to hunters to hunt there, but there have been some issues between the hunters. Mr. Steadman stated Mr. Carney has worked hard on this, and we have a roster of approved hunters, and we know where their tree stands are which have been identified and tagged. He stated we have all of their phone numbers and CID Game Commission numbers. He stated it has not gone well this archery season at this particular property. He stated that he, Mr. Blank, and Mr. Carney walked the property with Mr. Hirko a few weeks ago, and the Board members were very concerned with what they saw going on with some hunters not being respectful of our property. He stated he feels that some of the hunters who had our permission to hunt there were treating the property as if it were their own. Whereas when you are on someone else's property, the obligation is to leave it the same way you found it. He stated most of the hunters are very responsible; but because of a few who are not, we concluded that we needed to shut down deer hunting at that location for the rest of the year.

Mr. Steadman stated it is unfortunate since we would like to be able to harvest more deer for the sake of the farmer's crop, but we were not comfortable with what was seen. He stated if the deer hunters are not responsible, and they are not following our policies that are given to every hunter that has permission, they cannot hunt the

FARMLAND PRESERVATION, INC.
MINUTES – NOVEMBER 21, 2023

property. He added it is unfortunate that the good hunters are now not able to hunt here either, but we felt it was the right thing to stop hunting this property in order to hit a “re-set”.

Mr. Carney stated once we reconstitute hunting on that property, we will bring the good hunters back maybe three at a time. He stated he is sorry that this had to happen because he knows that the hunters like to hunt and the farmers like them there as a line of defense. He stated once they saw what was happening, they knew that the hunting had to be stopped on this property. He stated on October 29 all hunters on the roster were sent the message that hunting was ceasing at the property, and that they should come to the property and collect their cameras, stands, etc., and to let him know when that was done. He stated all hunters responded to him within two to three days. He stated a hunter who was not a rostered hunter there showed up, and we were able to give that hunter the message as well. Mr. Carney stated we will invite hunters back in a smaller group to what we feel is a good number for that property and allow the hunters who were doing the right thing to come back and hunt.

Mr. Steadman asked Mr. Carney if he has been back to the site to confirm that everyone has removed everything. Mr. Carney stated while he did not, all the hunters contacted him to let him know that their stands were removed. He stated we will eventually go back and walk the site before we invite hunters back.

Mr. Blank stated we were originally out there to look at the property line as Mr. Hirko had some equipment that was on Farmland property. He stated a letter was sent asking him to remove that equipment and let us know within a couple weeks that the equipment had been removed. Mr. Blank stated he will follow up with Mr. Hirko to make sure he has moved the equipment off of our property.

APPROVAL OF UPDATED BOARD OPERATING PRINCIPLES: Mr. Blank

A slide was shown of the Operating Principles with some sections highlighted. Mr. Blank stated some sections were modified one of which was “Expenditure of Corporate Funds” and another was “Communications With Other Board Members.” He asked if anyone wants to discuss these or change anything.

FARMLAND PRESERVATION, INC.
MINUTES – NOVEMBER 21, 2023

Mr. Steadman asked with regard to the out-of-pocket Farmland expenses if we want to make some reference to receipts. He stated he understands that it has to be approved by the Treasurer, and he assumes the Treasurer would require a receipt. Mr. Bankoske stated it could be added that we need copies of receipts. Mr. Steadman stated because of our public, non-profit status, it would make sense to include that. Mr. Bankoske stated this is not a binding document, and it is an understanding between the Board, but it could be added. Mr. Blank agreed to add that.

Mr. Blank stated we discuss the Microsoft Office SharePoint site and Mr. Bankoske uses OneDrive, but it is all the same; and he asked what we would prefer to call it. Mr. Bankoske stated it could be whatever Mr. Blank prefers.

The Board was satisfied with the Operating Principles as shown.

OTHER BUSINESS: All

Mr. Steadman asked if we know when the end of our terms are, and he asked if Ms. McVan would be tracking this; and Mr. Lewis agreed. Mr. Bankoske stated historically the Township Manager would reach out if your term was up to see if you wanted to renew or not; and then the Board of Supervisors would formally vote on the re-appointment. Mr. Carney stated his term is up December 16, 2024. Mr. Lewis stated Mr. Steadman was re-appointed in March of this year, and no one else on the Board is coming due soon

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. Blank – Follow-up with Mr. Majewski around any issues as to name changes for the parcels.
2. Mr. Blank – Follow-up with Mr. Majewski regarding the electronic version of the map; and if there are no issues, Mr. Carney and Mr. Heinze will discuss name changes where appropriate after which we will see about putting any changes on the digital copy of the map.

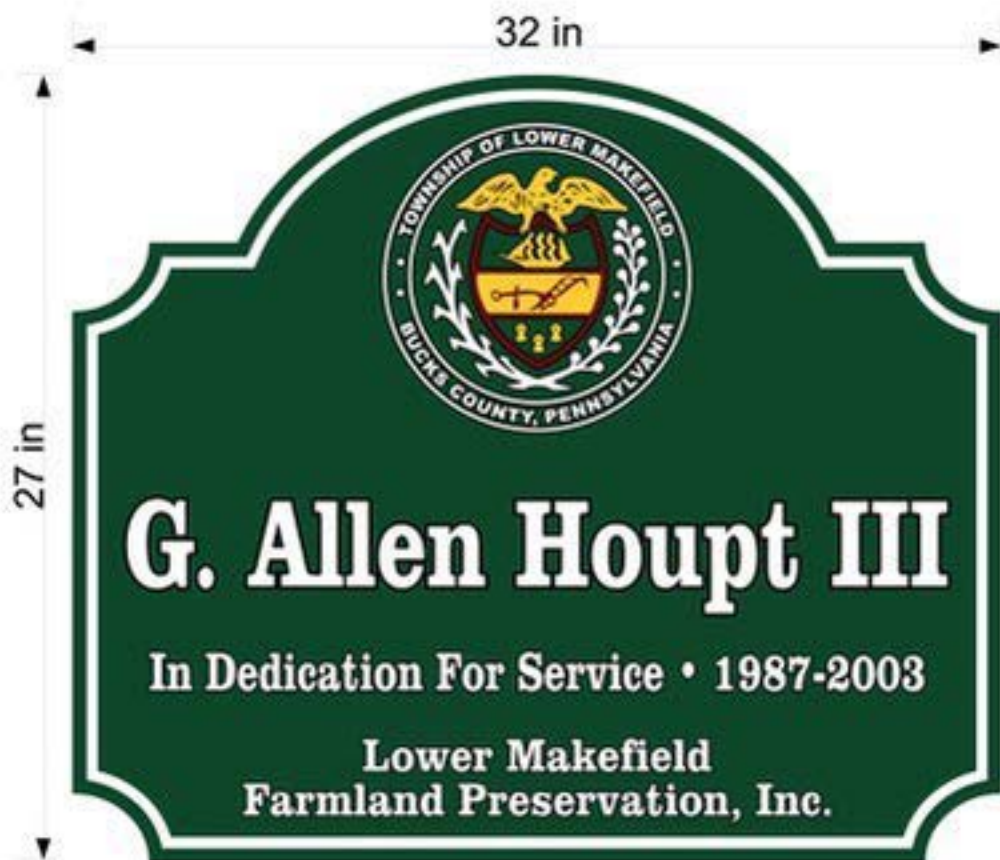
FARMLAND PRESERVATION, INC.
MINUTES – NOVEMBER 21, 2023

3. Mr. Blank – Order the Houpt sign.
4. Mr. Blank – Follow-up with Mr. Hirko regarding removal of his equipment from our property.
5. Mr. Carney – Finalize the Winter Project Plan and share it with the Board and Mr. Corcoran. Notify the Board of the dates he and Mr. Corcoran will be going to the sites if any Board members want to attend.

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

Respectfully Submitted,

George Heinze, Secretary



©BobShawSigns.com

Sign designs are property of Bob Shaw Signs unless finished art files are supplied by customer.
Sign designs can be purchased separately as a logo for use on websites/t-shirts/stationary, etc.



BELLO PATRICK J & KENDALL

ON X HUNT

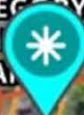
30°
4 NW

RYAN ANN KAPLAN LAWRENCE S

Susan Cir



WOZNIAK GREGORY T & A



LOWER MAKEFIELD FARMLAND PRESERVATION I



SEPE PAUL M & SHANNON M



Fairfield Rd

MURETIC DAVID B BALLANCE MARY E

BLOCK TODD G & JULIE A F

Bridle Ct

Hyb
2D



Hunt Map
Layers



Offline Maps



My Content



Tools



Trail Cameras



Tracker