

LOWER MAKEFIELD FARMLAND PRESERVATION, INC.  
MINUTES – JANUARY 20, 2026

The regular meeting of the Lower Makefield Farmland Preservation, Inc. (Farmland) Board of Directors (Board) was held in the Municipal Building on January 20, 2026. Mr. Blank called the meeting to order and called the Roll.

Those present:

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

Others: Colin Coyle, Supervisor Liaison

ELECTION OF OFFICERS – Mr. Blank

Mr. Steadman moved, Mr. Bankoske seconded and it was unanimously carried to elect Michael Blank as President for 2026. Mr. Blank did not take part in the vote.

Mr. Blank moved, Mr. Carney seconded and it was unanimously carried to elect Dennis Steadman as Vice President for 2026. Mr. Steadman did not take part in the vote.

Mr. Blank moved, Mr. Heinze seconded and it was unanimously carried to elect Dan Bankoske as Treasurer for 2026. Mr. Bankoske did not take part in the vote.

Mr. Steadman moved, Mr. Blank seconded and it was unanimously carried to elect George Heinze as Secretary for 2026. Mr. Heinze did not take part in the vote.

Introduction of 2026 Board of Supervisors' Liaison, Colin Coyle

Mr. Coyle was welcomed by the Board. He reviewed his background and his interest in the preservation of farmland in the Township.

LOWER MAKEFIELD FARMLAND PRESERVATION, INC.  
MINUTES – JANUARY 20, 2026

APPROVAL OF MINUTES – Mr. Heinze

Mr. Blank moved, Mr. Steadman seconded and it was unanimously carried to approve the Minutes of November 18, 2025.

TREASURER’S REPORT – Mr. Bankoske

Financial Updates

\$144 was paid for trail cameras installed for security reasons, the holiday party was \$1,720, and \$4,500 was paid to Robert Small & Associates for tax returns, financial compilation, and bookkeeping.

Review of Financial Compilation for 2024 Saved to SharePoint Site

The Board was sent an e-mail with the 2024 compilation which was finalized in the fall. This includes the welcome letter, the balance sheet for the year ended 12/31/24, and total assets at just under \$1.5 million with the land being valued at just under \$200,000. Mr. Bankoske stated he is unsure where that original value came from, although he believes it might have come from a valuation at the point of time that it was donated to the entity; but he will check into that. He stated there are very minor improvements including fencing on the balance sheet as well. The major asset are the investments which were just under \$1.3 million. There is a restrictive fund component which is equivalent to the land value – not the other investments. There were just under \$16,000 of rental income and \$23,000 of expenses which went to repairs and maintenance which included tree work, buffer maintenance, fencing, etc. There was also about \$7,000 in legal and accounting, and about \$8,000 in investment advisor fees. There was \$2,700 in other Administrative supplies. This equals total expenses of \$42,000. This is consistent with what has been seen over the last few years.

With regard to the investment strategy, initially the Board managed the investments themselves prior to current Board members. Eventually the Board was less comfortable with managing it themselves, and the value was going up, and it was decided to bring in a professional investment advisor. After reaching out to a number of local people, the Board decided to use

LOWER MAKEFIELD FARMLAND PRESERVATION, INC.  
MINUTES – JANUARY 20, 2026

the professional managers at Fidelity. They were given about half of the portfolio, and about a year later, they were given the balance of it; and they have been managing it since then. The Board checks in with them at least once a year to discuss strategy, goals, and objectives; and Fidelity makes recommendations on any changes to the overall portfolio strategy.

OLD BUSINESS

Caution Traffic Signs for Leedom Access – Mr. Blank

An extension of the current driveway had been considered so that Charlann Farms would be able to get their equipment in and out more safely; however, it could have cost up to \$40,000. As an alternative, signs indicating “Caution Farm Machinery Entering and Exiting the Highway” were considered, and PennDOT approved this. Mr. Fuller of LMT Public Works Dept. has contracted with an engineering firm to obtain the final approval from PennDOT since the signs will be in the PennDOT right-of-way. Post-meeting note: Mr. Carney will assume responsibility for the sign project going forward.

Mr. Carney stated some millings were dropped off by the Township so that the Stewarts could spread them and create more of a base for turning around. The Stewarts would like the Township to do this same thing next year, and Mr. Carney will follow up on that.

Deer Hunting – Mr. Steadman and Mr. Carney

Mr. Steadman stated Charlann has rented the Heather Ridge property instead of Sterling Farms this year. Sterling had managed the hunters on that property in the past. The Board has now given permission to Matt and Lance Corcoran to hunt that property. They have reported that there are three deer blinds on that property that should not be there. Mr. Steadman will contact Tom McGowan to see if he can address this; and if he cannot, we will tag the stands asking the owner to contact us since the stands should be removed. The regular hunting season ends January 24, but there are Agricultural Tags (formerly called Red Tags) for the Heather Ridge property which allow for hunting off season for antlerless deer. No one is using these tags yet, and hopefully the Corcorans can use some. (Update post-meeting: Mr. McGowan responded positively and took action removing 1 stand. The other 2 are abandoned and not been used for a

LOWER MAKEFIELD FARMLAND PRESERVATION, INC.  
MINUTES – JANUARY 20, 2026

few years as the owner is now disabled. The Corcoran's were advised of this and they will decide to either remove or use the stands on Farmland property once weather conditions permit.)

Mr. Blank stated deer hunting is very organized on our properties, irresponsible deer hunters are not allowed, and more hunting is getting done through the Agricultural Tag Program, and he thanked Mr. Steadman and Mr. Carney for their continued efforts.

Winter Jobs – Mr. Carney/All

Two projects will be done by Corcoran including the area behind 1550 to 1559 Brookfield Road and 1542 Wexford Court where there are trees in the back yard behind the fence that are dropping limbs. This work needs to be done by the beginning of the farming season. Mr. Heinze stated he walked the property with the Corcorans; and while it was initially believed it would take three days to do the job, Matt Corcoran advised it could take up to four days. Mr. Carney stated a third project is also being considered.

Easement on Bridle Estates/Toll Bros. – Mr. Heinze

Mr. Blank stated this Easement on the Bridle Estates parcel is for water to the new development. DeLuca sold the property to Toll Bros. Mr. Heinze stated he understands that everything is transferring with the purchase of the property, and Toll Bros. will abide with what was agreed to by DeLuca. Mr. Blank stated he feels the Board should review with Toll Bros. the agreements we had with DeLuca as far as our boundary, where plantings would be installed which were to be on the developer's side of the development and not on the Farmland side, and some other things which would be worth reinforcing with the new owners.

Mr. Blank stated Mr. Majewski was going to organize a meeting with Toll Bros. representatives as to what the Farmland needs are. Mr. Heinze was asked to be involved in this.

Year-end Holiday Event Review – Mr. Blank

The event was a great success with good attendance. Next year it should be scheduled on a date other than when the Board of Supervisors are meeting. Stakeholders including farmers, suppliers and colleagues in the Township

LOWER MAKEFIELD FARMLAND PRESERVATION, INC.  
MINUTES – JANUARY 20, 2026

who help all year were in attendance and look forward to this event as does the Board. The event builds teamwork relationships, improves communications, and helps avoid conflict and misunderstandings.

NEW BUSINESS

Review of Board's Operating Principles – Mr. Blank/All

It was proposed that most of the review be done off-line through e-mail. Board members should look at Expenditures of Corporate Funds A and B to see what the spending limits are. Some other changes were made as far as moving from SharePoint to Drop Box. With regard to e-mails the Board should remember to have "Farmland" in the subject line. Board members were in favor of the changes that had been made.

Mr. Bankoske stated SharePoint and OneDrive are Microsoft products, and we have electronic copies of everything saved there; but he was also backing it up on Dropbox, which is a cloud-based digital storage set-up. He stated Microsoft is ending free service for the non-profit, so it was decided to just use Dropbox. Mr. Blank and Mr. Bankoske will work on shutting down the Microsoft account (SharePoint site) with one last back-up done before that happens. Mr. Blank stated Dropbox is very easy to log into.

Review of Board Policies – Mr. Bankoske

The Board was provided a new file which has been saved in the permanent folder and lists all of the Board's Policies and action required. Potentially for discussion at an Executive Session there should be a review of the By-Laws to see if any changes are needed, although there is no urgency for that at this time.

Biennial Letter to Neighbors – Mr. Blank

Every other year the Board sends a letter to bordering neighbors about Farmland Preservation, no trespassing or dumping onto Farmland property, etc. Mr. Blank made some minor edits to the letter which is ready to be sent out, and the Board was asked if there should be any other changes made.

LOWER MAKEFIELD FARMLAND PRESERVATION, INC.  
MINUTES – JANUARY 20, 2026

Mr. Steadman stated the letter also states that the Board Maintains our side of the fence to farm standards, not to the standards of a 'suburban yard.' We work very hard to keep the buffers clean. Our contact information is also provided.

Mr. Carney asked whether it needs to be sent out every other year given the time and expense required. Mr. Heinze stated he is unsure as to the frequency with regard to houses being sold in those areas, and he asked if there is a better way to reach out to just the new homeowners with this information unless there are significant changes to what needs to be included in the letter which should then go out to all homeowners in the areas. Mr. Blank stated this year there was a turn-over with regard to the farms and who was farming properties. It is also now just addressed to "neighbor" and the address as opposed to putting the name of the actual homeowner. Mr. Steadman stated sending out the letter does take time and money, and Ms. McVan from the Township does the mailing after being provided the Word document. Mr. Bankoske stated Farmland spends the money for the supplies and the stamps, and the Township spends the time.

Some minor corrections needed to be made were noted. It was the consensus of the Board that the letter be sent out this year, and the matter will be put on a future Agenda to consider a frequency going forward. (Update post meeting: as of 2/18/26 the letters have been sent out).

Mr. Coyle stated the Township is aware when a property is sold, and copies of the letter could be provided to the Township to provide to new property owners who purchase property that border Farmland property. Mr. Steadman stated the Township could be provided with a list of those properties. He agreed to discuss this with Ms. McVan. (Update post-meeting: Me Steadman met with Ms. McVan on this and learned that the Township does not get current, accurate records of property turn-over that could be used to send letters to new owners only.)

Trees Felled by July Storm – Bond Farm - Mr. Blank

Notification was received from a neighbor, Mr. Curran, that limbs were down at the Bond Farm in the woods behind his residence at 1602 Fairfield Road. A number of large trees and branches were in the farm field which Mr. Corcoran cleaned up; however, Mr. Curran was advised that nothing was going to be done in the woods where there were half fallen trees. Mr. Curran indicated he was displeased with that decision as it was unsightly, and he asked that something be done.

LOWER MAKEFIELD FARMLAND PRESERVATION, INC.  
MINUTES – JANUARY 20, 2026

There was discussion whether this area should be considered a woods. It was agreed that Mr. Corcoran will be asked to look at the area to determine what could be done and to give an estimate.

Trees at 1469 Heather Ridge Drive – Mr. Steadman

Mr. Steadman met with this neighbor on December 13 where there is a densely-planted double row of weak-limbed, large white pines. Two of the trees are dead, but are wedged in between other trees so that they are not present a significant fall risk. Mr. Steadman stated he explained to the neighbor that we cannot afford to cut down every dead tree in the buffer if it does not represent a risk. There are some large limbs hanging over her property, and the neighbor was advised that it is her right and responsibility to prune them, if desired. There is also a tree intertwined in the fence which would be a shared responsibility. Mr. Corcoran was asked to provide estimates for the tree trimming and removal of the two dead trees, which would also be the neighbor's responsibility if she wants to pay to have those removed.

OTHER BUSINESS – Mr. Blank

The Department of Agriculture sent an envelope for voting for the Farm Services Agency Committee. Tim Stewart is one of the four candidates, and Mr. Blank has voted for him on behalf of Farmland Preservation.

PUBLIC COMMENT – Mr. Blank

There was no one from the public wishing to make public comment at this time.

REVIEW OF ACTION ITEMS – Mr. Heinze

- 1 – Mr. Carney – Follow up with Mr. Fuller about dropping off additional millings at the access point off of Dolington Road (Leedom's)
- 2 – Mr. Steadman – Follow up with Tom McGowan regarding the deer stands on Heather Ridge that are not authorized by the Board
- 3 – Mr. Blank and Mr. Bankoske – Coordinate closure of SharePoint site

LOWER MAKEFIELD FARMLAND PRESERVATION, INC.  
MINUTES – JANUARY 20, 2026

- 4 – All - Look at the biennial letter draft and provide feedback before sent out and decide if being sent out this year and timing and frequency for future years
- 5 – Mr. Steadman – Follow up with Ms. McVan regarding the process for sending out potential letters to new residents who border Farmland property.

Mr. Blank stated he has some additional items for himself which he will add.

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

Respectfully Submitted,

George Heinze, Secretary