

LOWER MAKEFIELD FARMLAND PRESERVATION, INC.
MINUTES – MAY 18, 2026

The regular meeting of the Lower Makefield Farmland Preservation, Inc. (Farmland) Board of Directors (Board) was held in the Municipal Building on May 18, 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 (joined meeting in progress)
Bob Colavita, Farmer

APPROVAL OF MINUTES – Mr. Heinze

Mr. Steadman moved, Mr. Carney seconded and it was unanimously carried to approve the Minutes of March 17, 2026.

TREASURER’S REPORT – Mr. Bankoske

Financial Updates

Financial updates were provided with no questions from the Board

OLD BUSINESS (Status Updates on Ongoing Projects)

Bridle Estates: Toll Bros (LMFP requests, easement) – Mr. Heinze

Progress of the new development on the Doug Wright Farm property was described including grading, infrastructure work, and temporary barriers. Mr. Heinze noted the need to contact a project manager from Toll Bros. to discuss the timing of key steps leading to the building of the development. The importance of reconciling the documents provided to the Township with the comments and requests made by the Board was noted. Mr. Blank stated he feels there is a need for a written acknowledgement

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from Toll Bros. regarding the Board's requests. Mr. Heinze will contact the project manager to set up a meeting.

Mr. Coyle joined the meeting at this time.

Stackhouse, Transco Pipeline Work – Mr. Heinze

Work has been completed.

Bond:

Trees Down in buffer area (1604 Fairfield Road) – This work has been put on the schedule to be done when possible.

Proposed pool installation (1775 Greenbriar Ct) – The letter of understanding with the property owner was discussed.

Belden, Poison Ivy on LMFP Fence (1516 Pownal Drive) – Mr. Blank

Poison ivy has been pulled out.

Heather Ridge - Access to Upper Fields, Dumping @1489 Heather Ridge Drive – Mr. Steadman

Farmer access to the back fields at Heather Ridge was noted and the work done to resolve this issue was discussed which is satisfactory to Charlann with some additional work to be done by Mr. Stewart.

Cost of damage repair from a fallen tree limb behind 1489 Heather Ridge Drive was shared by the homeowner and Farmland. Minor repairs will be done to the Farmland fence that was cut by the homeowners' fence company and some clean-up in the area was done by Mr. Steadman. Property will be monitored to make sure yard waste is not being thrown onto Farmland property.

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The Nursery, Broken Sign – Mr. Steadman

The new sign has been installed.

Leedom, Traffic Caution Signs – Mr. Carney

The signs were shipped on May 18, and should be installed by Public Works around the first week in June. Placement location will be determined by the Township.

Buffer Maintenance – Mr. Carney

Winter projects are almost complete and buffer maintenance went well.

Deer Hunting – Mr. Steadman/Mr. Carney

Deer hunting went well and the hunters are responsible and good communicators. Agricultural tags registration begins for the 2026-27 season, with new tags issued in June. Agricultural tag season is now all year round with a break for spring fawning in May/June.

NEW BUSINESS

Bridle Estates - Gap in Fencing Behind 1163 Ascot Ct – Mr. Heinze

The gaps in the Farmland fence were noted. The neighbor did not remove the fence and is concerned about the gap. Apex Fencing will be contacted for an estimate.

Stormwater Utility Bills – Mr. Blank

Once all the bills are obtained, they will need to be Appealed since the buffer areas were incorrectly determined by the aerial photographs to be impervious surfaces. The Township template for the Appeal will be provided by Mr. Steadman.

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The driveway at Leedom is the only impervious surface.

Mr. Blank moved, Mr. Steadman seconded and it was unanimously carried that Board members Appeal the Stormwater Fees individually for the parcels that they each manage with the bills being provided to each Board member for their parcels by Mr. Blank.

Adoption of Policy on Artificial Intelligence – Mr. Blank

Main points of the proposed policy were reviewed as to use of AI including use of AI for drafting, summarizing, and formatting, but not for making decisions or sharing confidential information.

Mr. Blank moved, Mr. Steadman seconded and it was unanimously carried to adopt the Board Policy on appropriate use of artificial intelligence.

OTHER BUSINESS

Announcements: Recognition of Service, Jim Majewski

Jim Majewski who recently retired was recognized for his years of service working with Farmland Preservation.

PUBLIC COMMENT

Mr. Bob Harman, Township resident, asked about the preservation of farmland and the role of the Board. He expressed interest in getting involved with the Board to help preserve farmland and discussed the challenges of preserving farmland in Lower Makefield. Board members provided information on the remaining active farms in the Township and the Board's role in preserving farmland. Mr. Harman shared his personal experience with farmland preservation and expressed a desire to get more involved. Board members discussed the importance of maintaining the Board's independence and the challenges of acquiring and preserving farmland. Mr. Harman's contact information will be provided to Mr. Blank

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Mr. Colavita expressed concern with the way PennDOT left the area where they had done work near his property. Mr. Carney stated while he agrees with Mr. Colavita, he was advised that no further work will be done in that area. Mr. Colavita was advised to contact Perry Warren about this issue.

REVIEW OF ACTION ITEMS

1. Mr. Heinze – Reach out to Toll Bros. project manager to set up a meeting time to discuss timelines and to make sure what was agreed to with DeLuca is agreed to by Toll Bros.
2. Mr. Blank – Provide contact at Apex Fencing to Mr. Heinze who will set up an appointment to get an estimate to repair the stretch of fencing along the Bridle Estates parcel.
3. Mr. Carney – Contact Mr. Fuller about sign placement at Leedom. Mr. Carney agreed to send an answer in Chat to the Board once received.
4. Mr. Coyle – Contact Mr. Kratzer to find out how Farmland Preservation plays into Stormwater Utility Fees.
5. Mr. Colavita – Contact Perry Warren's office.

There being no further business Mr. Heinze moved, Mr. Steadman seconded and it was unanimously carried to adjourn the meeting at 7:00 p.m.

Respectfully Submitted,

George Heinze, Secretary