

**TOWNSHIP OF LOWER MAKEFIELD
FARMLAND PRESERVATION, INC**

June 26, 2018

The regular meeting of Farmland Preservation, Inc. was held on Tuesday, June 26, 2018 in the Lower Makefield Township Municipal Building. Mr. Blank called the meeting to order at 7:30 pm.

Those Present

Farmland Preservation

Mike Blank

Doug Riblet

Ross Bruch

Dan Bankoske

***Eric Yeager joined the
meeting already in progress**

Others

Tom McGowan

Bob Colavita

MINUTES

Minutes from the May 22, 2018 meeting were not complete.

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TREASURERS REPORT

Mr. Riblet stated Farmlands investments have stayed the course for this month. There were no checks issued. All the buys are dividends from Farmlands various mutual funds.

Mr. Riblet stated Mr. Colavita would like to sign a ten (10) year lease starting January 2019 and expiring December 2028, the rent along with the language of the lease will remain the same for the duration of the lease. The Board discussed and agreed to the terms and conditions of Mr. Colavita's new lease.

INVESTMENT POLICY & MANAGEMENT OF INVESTMENTS, NEXT STEPS

Mr. Bankoske stated a decision was made at Farmlands' May meeting to table a decision on the management of their investments until September. In the meantime, Farmland will continue to conduct informal interviews and collect the names of investment managers they would like to have further discussions with.

In September, Farmland will decide who from this list the Board would like to meet with formally. A vote on the next steps can then be taken which could be to either continue with their current method of investing or use an investment manager.

Mr. Blank stated that since Mr. Riblet is unable to attend the September meeting, would it be okay to table this until October, the Board agreed. Mr. Bankoske suggested the Board could meet on a different night, other than their regularly scheduled monthly meeting to discuss their findings.

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INVESTMENT POLICY

Mr. Bankoske stated he feels Farmland already has an investment policy in place but feels there should be a new multi-page document stating Farmlands investment policy objectives. If an investment manager is chosen, Mr. Bankoske feels the manager should be included in the process of crafting a new statement policy. If not, Farmland should continue the process of writing a new investment policy.

TOWNSHIP CLARIFICATION OF BAMBOO ORDINANCE AND FOLLOW UP WITH NEIGHBORS

Mr. Riblet stated he sent an email to Mr. Majewski and is still waiting for a response.

Mr. Bankoske stated Farmland has been waiting over a year for clarification of the bamboo ordinance and they still have no answer.

Mr. Bankoske and Mr. Kaplan toured 1561 Dolington Road (behind the house) which is owned by Mr. Kaplan to assess bamboo growth. Mr. Bankoske stated that 2/3 of the bamboo is located on Farmlands property with the remainder on Mr. Kaplan's property. Mr. Bankoske also toured 1590 Brookfield Road (behind the house), which is owned by Mr. & Mrs. Wright to assess bamboo growth. Both properties adjoin the Stackhouse parcel.

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UPDATE ON PLANS FOR BAMBOO REMEDIATION

Farmland previously approved Corcoran Landscaping to remove the bamboo at a cost of \$3,000. Mr. Bankoske stated this is a onetime fee and Farmland will be responsible for any future issues concerning bamboo. Mr. Kaplan stated he is willing to share in the cost of removing the bamboo and is willing to pay anywhere between \$250 - \$500.

Farmland is ready to schedule a date and time to have it removed. Farmland will need permission from Mr. Kaplan to go onto his property to complete the job.

BUFFER CLEANUP ON LONGSHORE AND LEEDOM (and Stackhouse)

Mr. Blank stated he has a quote from Corcoran Landscaping for work that needs to be completed on Leedom and Longshore and was wondering if this work could be completed at the same time as the bamboo removal. Mr. Blank stated Corcoran Landscaping quoted \$1,300 for cleaning out the area of Stackhouse and Leedom. The Board discussed and approved this job.

Mr. Bankoske stated there are about nine (9) large trees located on Farmlands property, near Stackhouse and bordering Kaplan's property, that are dead and will need to come down at some point. Mr. Bruch feels, if there is any danger of the trees falling, it should be addressed sooner rather than later.

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Mr. Blank suggested that this project could be added to the list that Farmland takes care of once a year. Farmland will keep an eye on the trees and possibly add this to their “to do” list during their next Spring tour.

Mr. Bankoske asked Mr. McGowan his opinion about the buffer area located at 1590 Brookfield Road. The neighbors are concerned the area is not being maintained by the farmers. Mr. McGowan stated there should be a 25’ buffer area and whatever belongs to Farmland must be mowed.

Mr. Blank will ask Mr. Stewart to mow the area located over the gas pipeline right-of-way.

LONG-TERM STRATEGY, NEXT STEPS

Mr. Bankoske stated some of the next steps are:

- a) Come up with a game plan for Community Pride Day, which is being held on Labor Day. The plan is to create better awareness and receive feedback from the community to see what their interests are.

- b) The Board had a discussion on community gardens. Mr. Riblet feels the responsibility of maintaining and managing community gardens should be the responsibility of the Township and not Farmland’s. The Board decided there are many legal issues that need to be clarified before this discussion can be continued. Therefore, this issue was tabled until September meeting.

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OLD BUSINESS

- *Mr. Yeager to obtain a revised bamboo quote for Stackhouse.*
- **Mr. Yeager spoke with Mr. Stewart regarding BOWMA hunting Clearview and Makefield Brook – Mr. Stewart said no to the deer hunt on his property.*
- **Mr. Bankoske spoke with Mr. McGowan regarding BOWMA hunting Heather Ridge – Mr. McGowan said no to the deer hunt on his property.*
- **Mr. Blank was getting an estimate from Fidelity for asset management.*
- **Mr. Bankoske has contacted financial planners to prepare asset management proposals.*
- **Mr. Riblet walked Stackhouse property to survey the bamboo growth.*
- **Mr. Bruch is working on assembling documents from like-minded organizations for Farmland's "drop box".*
- **Asked Ms. Holmes for any updates on Dobry Road – waiting for response.*
- **Mr. Bruch finalized a letter to the property owner on Leedom's regarding the homeowner's tree that is tied to a tree on Farmlands property.*
- *Mr. Banksoke stated Brian Hartell Tree Service can be contacted to see if they handle bamboo removal.*

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ACTION ITEMS FOR THIS MEETING

- *Place the community garden discussion on the next Agenda.*
- *Talk about what other like-minded organizations are doing in the area.*
- *At the September meeting- define goals and objectives for Farmlands investments.*
- *The Board will hold a pre- meeting before the September meeting regarding Farmlands goals and objectives.*
- *Mr. Blank will re-circulate the investment policy statement for further review and editing*
- *Mr. Blank will contact Mr. Stewart asking him to mow the pipeline right away on Stackhouse off Brookfield Road*
- *Mr. Yeager will contact Corcoran Landscaping to make sure the trees are cut low enough on Leedom for mowers to pass over.*
- *Mr. Blank will contact Corcoran landscaping about payment.*

OTHER BUSINESS

There being no other business the meeting was adjourned.

Respectfully submitted,

Michael Blank, President