

**TOWNSHIP OF LOWER MAKEFIELD  
FARMLAND PRESERVATION, INC  
OCTOBER 24, 2017**

The regular meeting of Farmland Preservation, Inc. was held on Tuesday, October 24, 2017 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**

**Ross Bruch**

**Eric Yeager**

**Others**

**Bob Colavita**

**MINUTES**

Motion made by Mr. Blank to approve minutes of September 26, 2017 as amended. Motion moved and approved by the board and carried.

**TREASURER’S REPORT**

Mr. Bankoske stated he is working on the investment objectives and the asset allocation reports and will have them available at the next meeting. A decision was made to hold off on any changes with the Vanguard account until Mr. Bankoske finishes with these reports.

**Farmland Preservation, Inc.**

**October 24, 2017**

Mr. Riblet signed Farmlands tax return today, at Mr. Small's office. Mr. Riblet has copies of both the return and the compilation report if any Board members would like. Mr. Small submitted his bill for \$2,300.00. The Board approved and agreed to pay this amount.

**FOLLOW-UP ON MR. J HIRKO'S REQUEST FOR FENCING ON LONGSHORE**

Mr. Blank spoke about Mr. Hirko's request to install an electric fence onto the property located adjacent to Longshore so that his two Nigerian Dwarf goats could graze. After much discussion, the Board decided they will continue to investigate the insurance liability issue. Mr. Bruch is going to contact Mr. Hirko to see if the fence could be non-electrified. Mr. Hirko had confirmed previously that his homeowner's insurance would not cover this as it is not on his property. Mr. Bruch will report back to the Board with these results.

**TOWNSHIP CLARIFICATION OF BAMBOO ORDINANCE & FOLLOW-UP WITH NEIGHBORS**

Mr. Riblet stated that during a recent BOS meeting there had been a discussion that referenced a conflict a Township resident was having with bamboo. Mr. Riblet stated he will email Mr. Majewski, Director of Planning and Zoning for the Township, to discuss if there was a possible adoption of a resolution and report back to the Board.

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**UPDATE ON PLANS FOR BAMBOO REMEDIATION (Kaplan, Makefield Brook and Stackhouse)**

Mr. Bankoske asked if it is the sole responsibility of Farmland to pay for the removal of bamboo that is located on Farmland's property. Mr. Riblet stated that once notice is provided to the neighbor(s), Farmland can require them to remove and maintain their own bamboo but the neighbor(s) are not responsible to pay for removal of bamboo which is located on Farmland's property. A first notice was sent, which gave the neighbors the opportunity to cooperate and remove their own bamboo. Two neighbors are okay with the notice. The neighbor off Makefield Brook, who has the majority of the bamboo, is still waiting on clarification of the ordinance before he attempts to remove his own bamboo and prevent further encroachment of the bamboo onto Farmland property.

Mr. Bankoske stated Farmland does not want to remove bamboo too quickly. Reason being, if the neighbor(s) do not put up a barrier, the bamboo will continue to grow back onto Farmland's property.

Mr. Bankoske and Mr. Yeager will get bids for bamboo removal at Stackhouse and Kaplan. Once they have the bids, Mr. Bankoske will get in touch with Mr. Stewart to let him know when the work can start. Mr. Blank suggested to start with this portion of the project and then come back to Makefield Brook later, once the Township clarifies the bamboo ordinance to the neighbor's and Farmland's satisfaction.

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## **FENCING ON FARMVIEW II**

Mr. Blank will touch base with both the Landscaper (for clearing the area) and Apex Fencing since the crops have been harvested and the fencing project can begin. Mr. Riblet suggested Farmland notify the neighbors, as a courtesy, to advise the fence project is going to start and when it will begin.

## **UNCLAIMED PROPERTY (CD)**

Mr. Riblet and Mr. Blank thanked Mr. Colavita for bringing to the Boards attention that Farmland Preservation had unclaimed property, for which they have received payment.

## **MEMORIALS FOR DUANE “BUSTER” DOAN**

- Patterson Farm sign – Mr. Blank stated the sign has arrived. A few Board members will meet Saturday, October 28<sup>th</sup> to look for a place to install the sign, possibly along Mirror Lake and Route 332.
- Community Center plaque – Mr. Blank stated this issue has been placed on the Historical Commission’s agenda for November 13<sup>th</sup> and he invited the Board members to attend.

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## **PLANS FOR STRATEGY-SETTING DISCUSSION**

Mr. Bankoske suggested the Board have an Executive Session to discuss a five (5) year plan.

Mr. Bruch stated that possibly before this meeting they should attend other Municipalities meetings to see how their preservations Boards plan.

## **OTHER BUSINESS**

Mr. Bruch spoke regarding the nonprofit handbook from the Attorney General of Pennsylvania regarding the conflict of interest issue. Mr. Bruch will circulate a proposed draft for a conflict of interest disclosure form for the Board. Mr. Riblet will also contact Mr. Small's office regarding this issue.

Mr. Yeager spoke about the "community garden" idea that was discussed at last month's meeting. Mr. Stewart told Mr. Yeager, that because of the increased amount of deer eating his crops, he would not be able to donate any land for this project. Mr. Bruch discussed possibly asking the community if anyone would be interested in donating land for this project.

Mr. Bankoske and Mr. Blank spoke about Community Pride Day and felt there were ways they could improve for next year. This will be discussed at the Executive meeting.

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Mr. Riblet spoke about the area near Woodside and Taylorsville Road. He felt that it would be beneficial to hire a surveyor once the DRJTBC project is complete to make sure Farmland's property easement has not changed.

Mr. Bruch stated he spoke with Mr. Stewart regarding the car accident near Dolington and Woodside. Mr. Stewart stated there was not any damage to his crops.

**Meeting Summary**

Mr. Bruch will follow up with Mr. Hirko regarding the electric fencing issue. He will also circulate the conflict of interest documents in keeping with the State handbook.

Mr. Riblet will follow up with Mr. Majewski on clarifying the bamboo ordinance and will check with Mr. Small about the conflict of interest document.

Mr. Bankoske will get bids on Kaplan and Stackhouse and will also inform Mr. Stewart about starting this project.

Mr. Blank will notify the contractors about clearing and fencing on Farmview II and will also notify the residents once he has a timeline.

Anyone who is interested can meet at the Patterson Farm on Saturday, October 28, 9:00 am to look for an area to install the sign for Mr. "Buster" Doan.

Mr. Riblet is going to research other Farmland Preservations groups to see if the Board can attend their meetings. He will also review the easement on Clearview.

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Mr. Yeager is going to check with Mr. Stewart about Black Farm to see if he is still able to plant and harvest the area due to the construction by the DRJTBC. Mr. Riblet brought up the point that if Mr. Stewart is unable to farm on part of this land his rent should be reduced. The Board agreed to consider this matter.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Michael Blank, President