

Lower Makefield Township
Patterson Farm Master Plan Implementation Committee (PFMPIC)
Minutes – April 10, 2025

1. Call to Order – Mr. Steadman, Chair, called the meeting to order at 7:38 p.m.

A. Attendees – Dennis Steadman, Chair, Peter Solor, Vice Chair,
Fred Childs, Secretary, Ron Schmid, Member

Absent – Joe Camaratta, PFMIC Member, Jennifer Stark, PFMPIC
Member, Matt Ross, Supervisor Liaison

2. Review and Approval of March 13, 2025 Meeting Minutes – Mr. Childs

Mr. Steadman moved, Mr. Solor seconded and it was unanimously
carried to approve the Minutes of March 13, 2025.

3. Subcommittee Updates

A. Building Protection & Enhancement – Mr. Childs, Mr. Solor, Ms. Stark

Mr. Steadman the Committee had requested the Township get proposals and estimates for doing the Phase 2 work, which could include some clean-up of some of the containers. Mr. Kratzer indicated that the Township wants input in writing from the Subcommittee on the scope of that work before requesting proposals. Mr. Solor stated he plans to put together a proposal for the hazardous materials abatement, primarily asbestos and potentially the animal waste in the Satterthwaite House; and he will do the same for the Phase 2. He stated the Subcommittee members walked the property, and given the grading issues at most of the building, they assume that there will be the need for the wholesale removal of the soil at all of the buildings where painting work is done as well as grading. Engineering will be needed for a Grading Plan. Grading and soil replacement to improve the drainage situation is needed.

Mr. Solor stated without the Phase 2 Assessment, they cannot remediate since they do not know what the materials are. He stated potentially the Phase 2 they were going with the Redevelopment Authority could deal with the small quantities of materials since then they would not

have to solicit the remediation of the materials later on. He stated that is separate from the asbestos. He stated under standard practice asbestos and lead paint are considered building environmental risks as opposed to the storage tank and the unlabeled containers which are considered under the environmental waste category. Mr. Solor stated the asbestos removal/remediation can go out for solicitation now because we have the reports and the scope, and he will forward that to Mr. Kratzer.

Mr. Steadman stated the third category would be the lead and soil remediation after the sub-set of buildings have been painted. Mr. Solor stated the buried fuel tank by the corn crib at Patterson would be a fourth one and would be after the Phase 2 investigation since they will take soil samples during Phase 2. He stated the tank could have been pumped clean and filled with sand and could be abandoned in place; but if there is leaking, it is a bigger issue. Mr. Solor will provide the Township with greater specificity in helping them issue the four RFPs.

Mr. Solor stated the fifth RFP was to try to move forward with the design component for the driveway from Yardley-Langhorne Road and around the Janney Farmstead. Mr. Kratzer has advised that they will lay out the property line and see if it might be possible to get street access. That would not interfere with the process of getting quotes for design since there are no sight line issues that would restrict where access would go on that section of road. Mr. Steadman stated they need to follow up with Mr. Majewski whether there is going to be a new access made in the area from the other side where two apartment buildings are proposed to be built near the corner of Edgewood and Yardley-Langhorne Roads. Mr. Solor stated if the Patterson access will be restricted to farm use only, he does not feel it will have a big impact from a Traffic Study perspective.

Mr. Solor stated he and Mr. Childs went through the Janney House, and the existing reports are close to the condition of the building.

Mr. Steadman stated Mr. Kratzer advised that weather permitting, the painting contractor intends to start on May 5.

Mr. Steadman stated the Township had asked for a proposal from Jeff Hirko for salvaging any usable historic timbers from the Satterthwaite corn crib and to dismantle and remove it. The estimate came in higher than what the Township had expected, and Mr. Majewski will contact Mr. Hirko to clarify the work involved.

Mr. Steadman stated the English yews have been pruned and this will need to be done for a number of years to get them properly shaped.

B. Non-Profit & Funding – Mr. Camaratta, Mr. Schmid, Mr. Steadman

Mr. Steadman will be meeting with Mr. Kratzer and the Township's attorney early next week to discuss what is holding up the draft umbrella Lease Agreement as it was anticipated that a draft would be available by now. He stated both parties have the goal of improving the Patterson Farm, implementing the Master Plan, get the community using the property, and having the property restored and preserved. He stated having a non-profit and a different cost structure will help implement the Master Plan.

C. Community Communications – Mr. Schmid

Mr. Schmid stated once the non-profit Agreement is signed, we can launch the communications effort and get community involvement. Mr. Steadman stated we want to communicate any visible/tangible progress.

D. National Registry Submission – Mr. Camaratta

Mr. Steadman stated Mr. Camaratta and the Historical Commission have been working closely on this with the State. They have been advised by the State that a number of items in the Application are not necessary for this particular submission. Mr. Steadman stated it is still a much more complicated task than was originally contemplated.

Mr. Schmid stated once the Application is submitted, this should be communicated to the community. It is anticipated that it will be submitted by the third quarter of this year. Mr. Steadman stated getting approved to be on the National Registry will be fundamental to the Township's and the non-profit's ability to win Grants.

4. Public Comment

Ms. Bette Sovinee stated she has lived in the Township for over 40 years and is the Executive Director of AOY Art Center. She asked about the impact of the painting project when people are on the property. Mr. Solor stated the process has been built into the Contract, and they will be cordoning off certain sections, and have plastic up to about 10' from the ground of the building. They will remove loose paint and capture it and cover it over with new paint that will seal it in which is an accepted method. He added that there is lead contamination at every building at the perimeter. The soils remediation will be done after the paint work is done; and approximately the top 12" of the soil will be removed and replaced unless the grading requires going lower. Drainage grading will be dealt with at the same time.

Mr. Steadman asked if AOY will need to cease operations when work is being done at the Janney House, and Mr. Solor stated he believes that would only be an issue when the work is being done on the entrance/south side during the work day for the painters. He believes that it would be accessible for AOY after the painters' work day. Mr. Steadman will ask Mr. Fuller to coordinate when that work will take place on the south side so that Ms. Sovinee is aware. Mr. Solor stated he does not feel that access would need to be restricted when they are doing the work on the north side including the dormers. Ms. Sovinee asked Mr. Steadman to ask Mr. Fuller to give AOY at least 48 hours if they have to close.

Ms. Sovinee asked for an update on the Grant submissions, and Mr. Solor stated announcements for the smaller Grant that went in last month are anticipated in June with the award in September. He stated the larger Grant was part of a State program where the Township had other Grant Applications in, and that is under a rolling review. He stated the Township was approved for the tub grinders, and hopefully that will put a more positive light on the Application for the repairs.

Ms. Sovinee commended the Township on the work they did on the hedges and clean-up of the yard at the Janney House. She stated there is a corner which is not near the building which would benefit from beautification. She stated she discussed this with Mr. Dresser from the Environmental Advisory Council about their help along with

the Master Gardeners to beautify this area with native shrubs and flowers; and she asked if there would be an objection to proceeding with that. Mr. Steadman stated while a Landscaping Plan would not be considered until some point in the future, if the Township has no objection, he does not feel the PFMPC would have an objection. Ms. Sovinee stated she will work with the EAC on this.

Ms. Sovinee asked if they are waiting to communicate with the community until the National Registry is submitted. Mr. Schmid stated he feels the creation of the Non-Profit Agreement and the Agreements with AOY and the other group would launch the effort; and at this point there is not a lot of news to provide to the community. Ms. Sovinee asked if they could not talk about the painting, and Mr. Schmid stated they could announce that to the community.

Mr. Solor stated the painting will be spread over several weeks. He recommended that they suggest to Mr. Fuller that the Janney House be done first so that it is completed prior to Summer Camp which starts the third week of June. Mr. Steadman stated he feels it is important that any buildings in close proximity to the Summer Camp be done first.

Mr. Steadman stated the Township Newsletter comes out shortly and information on the painting was submitted to the Township for inclusion in that Newsletter. He asked the Committee to consider inviting the public to the property at a specific date and time with Committee members and representatives from the painting contractor to explain the process of what will be done. Pros and cons were discussed, and it was agreed to consider this further. Mr. Steadman suggested waiting until the work actually starts before any additional announcements are made.

5. Review of Next Steps, Assignments, and Future Schedule – Mr. Childs

- A. Meet next week with the Township Manager and solicitor on the Master Lease Agreement – Mr. Steadman
- B. Discuss with Mr. Fuller and Township staff about scheduling the painting – Mr. Steadman
- C. Work on scopes for the various potential RFPs that the Township will need to solicit proposals for – Mr. Solor

D. The next meeting of the Committee will be Thursday, May 8, 2025

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

Respectfully Submitted,

Fred Childs, Secretary