

Lower Makefield Township
Patterson Farm Master Plan Implementation Committee (PFMPIC)
Minutes – March 13, 2025

1. Call to Order – Mr. Solor, Vice Chair, called the meeting to order.

A. Attendees – Dennis Steadman, Chair, Peter Solor, Vice Chair,
Fred Childs, Secretary, Joe Camaratta, Ron Schmid, Jennifer Stark

Absent – Matt Ross, Supervisor Liaison

2. Review and Approval of February 13 Meeting Minutes – Mr. Childs

Mr. Camaratta moved, Mr. Schmid seconded and it was unanimously carried to approve the Minutes of February 13, 2025.

3. Discussion of Potential Realignment of Budget Priorities – Mr. Solor, All

Mr. Solor stated he understands the Ad Hoc Committee had \$166,000 that was not utilized at the end of the Ad Hoc Committee's function which was set aside by the Township, and those funds were re-allocated to this project. In addition, the Ad Hoc Committee's request for \$533,000 was also budgeted resulting in a total Budget of \$699,000. As of December 31, 2024 zero had been spent out of that Budget, and all the Stage 1 work done in 2024 including the landscaping, the Township counsel's effort to develop a Master Lease Agreement, and electrical work done at the Satterthwaite farmhouse have not been charged against these funds. Last week the Board of Supervisors approved expenditures for Groups 1 and 2 priority buildings for painting and minor carpentry repairs in the amount of \$177,920, leaving a balance of \$521,080. Mr. Steadman thanked the Board of Supervisors for approving the painting project consistent with the Committee's recommendation.

Mr. Solor stated a significant number of environmental issues have been discovered which will need to be considered higher up in the priority list. He stated the first is a Phase 2 Environmental Safety Assessment (ESA) because of the unlabeled and labeled containers, 55 gallon drums, etc. and the underground storage tank on the property.

The Township is looking into whether the County could do the work as was done with the Phase 1 ESA. The Phase 2 ESA would just be removal of the tank and containers, and sampling of the soil to see if there is any contamination beyond that. There could then be potential costs for testing and soil removal. The Phase 1 report indicates a significant number of the containers are unlabeled and in deteriorating condition and need to be removed before they cause a pollution problem or more of a pollution problem. This is the same standard with regard to the underground storage tank. Mr. Solor will provide the Phase 1 Report to the Committee members.

Mr. Solor estimated that even if the work were done at prevailing wage, if there are no leaks and no soil contamination the underground storage tank could be removed and new soil put in for less than \$10,000. He stated if there is soil contamination, that will have to be dealt with. He stated the other issue is the storage drums as it is unknown what is in them. He stated those will be removed and treated as hazardous for disposal purposes, which should not be that expensive; however, the soils will need to be tested, and if contamination is found, it most likely will not have migrated too far. He stated they are going to do removal of the tank and the drums as part of the Phase 2 investigation. What would be left would be any remaining contamination as detected during the sampling as part of Phase 2.

Ms. Stark stated if the underground tank is not leaking, you can abandon it in place by getting all of the oil out and filling the tank with sand. She stated it would be Mr. Kratzer's choice whether he wants to do the expenditure of excavating it or waiting to find out if it is inert.

Mr. Steadman asked if there is a timeline; and Mr. Solor stated there was a meeting in early January with the agency that had done the Phase 1 test to see if they could help assist with this so that the Township was not paying the full cost for Phase 2. Mr. Childs stated Mr. Kratzer indicated recently that the consulting firm is drafting a proposal for Phase 2 for presentation to the Redevelopment Authority. It is not known how much the Township would have to contribute toward the cost. Mr. Steadman stated the Township should budget for the amount, but hopefully they will not have to spend it because the Redevelopment Authority will pay for it.

The south farm access driveway was a high priority item by the Ad Hoc Committee, and that is still shown as a priority.

The soil lead contamination was in the Remington Vernick Report from January, 2024 and is also referenced in the Phase 1 Report. The recommendation in both reports is to encapsulate or replace the soil as necessary. Total amount of estimated soil between all of the buildings is 977 cubic yards, and soil removal will need to be done in a number of locations as it relates to drainage because of how the grade relates to the building. He stated because of this there may be the need for design and survey costs.

Mr. Solor stated a priority list for removal may need to be considered, and buildings not being used may be able to have the soil replacement done at a later time. Mr. Steadman suggested that estimates be obtained for all of the buildings, and a decision could then be made whether it should all be done at once or done more selectively by building or priority group. Mr. Childs suggested that removal or encapsulation of the lead contained soils and drainage around the buildings could be looked at as a combined project. He stated he agrees they should look at all of the buildings and then similar to the painting project, pare it down in priority groups. Mr. Camaratta stated he feels there should be a multi-year plan; but he would want to avoid the potential of a non-profit finding a purpose for a building and it then takes years to do the soil remediation. Mr. Solor stated while there are some lower-cost alternatives as to the soil including storing the soil on site, if we have to remove and dispose of all of the soil at a licensed landfill it would cost a few hundred thousand dollars.

Mr. Schmid stated there was discussion about the urgency of doing a number of things this year including the National Registry, the 501C3, and the Lease Agreements with AOY and others; but after hearing the discussion about the soil remediation, those other items while still urgent, this year we should focus on the buildings or cut down on the total amount of building renovations and prioritize some of the things that the Committee wanted to move forward on.

Mr. Solor stated the Satterthwaite farmhouse was not in the painting that the Board was asked to approve, and that has soil contamination as well. He stated it is a high profile building, and the Board of Supervisors asked about it at their meeting; and he had advised them that we were trying to potentially work out other solutions for that building with the Patterson Farm group. Mr. Solor stated the building needs to be addressed or it is going to deteriorate. He stated soil renovation cannot be done until the building envelope is dealt with. This building is also the most visible one from the road

Mr. Steadman stated we need to have a Master Lease Agreement so that we can engage in discussions with Patterson Farm Preservation to determine what their plans and expectations are. He stated that organization would not take on the responsibility for the environmental work. Mr. Childs stated he does not feel the cost to establish the Master Lease and the other Sub-Leases and the National Registry are high dollar figures, and hopefully those can still continue forward.

Mr. Camaratta asked if soil renovation cannot be done until all of the buildings are painted, and Mr. Solor stated soil remediation cannot be done on a building that has not been painted. He stated PR Painting is painting everything other than Satterthwaite farmhouse and one other building. He stated part of the discussion was that the Patterson Farm Preservation group was potentially going to do painting as part of the envelope repairs of the building.

Mr. Solor stated another issue that should be a high priority are the costs involved with asbestos and the animal issues inside Satterthwaite farmhouse since Patterson Farm Preservation would not be performing that work. He stated that was listed as a priority item by the Ad Hoc Committee, and he assumes that would be a goal for this year. Mr. Steadman stated it would be difficult to put a timeline on that given all of the variables and the fact that we do not yet have a Master Lease Agreement. Mr. Solor stated we would not need that for the Township to solicit bids to deal with hazardous materials within the building. He stated he feels this would be a priority since the Patterson Farm Preservation group would not be able to utilize the building until that work is done. Mr. Camaratta asked if the work is done, but there is a delay with the Lease Agreement so that Patterson Farm Preservation would be delayed in having access, could the situation re-present itself or has the building been sealed so that animals cannot get back in. Mr. Solor stated the asbestos has to be removed regardless. Mr. Steadman stated in initial discussions with Patterson Farm Preservation, access to a small group of buildings was discussed and did not necessarily include the Satterthwaite House because of the long list of issues associated with the condition of that structure.

Ms. Stark asked if there is an asbestos survey for the Satterthwaite House, and Mr. Solor stated there is an asbestos survey for all of the buildings. He stated the Ad Hoc Committee used that survey to do a Budget for abatement and animal excrement removal at Satterthwaite. Ms. Stark suggested getting a proposal for the abatement, and Mr. Solor agreed to ask Mr. Kratzer for that.

Mr. Solor stated asbestos has been identified at about five other locations. He stated the asbestos at the Janney House is associated with the window glazing, and that would be dealt with when the windows are removed for restoration off-site. He stated there is a little bit of insulation associated with the furnace that has to be abated. He noted the location of asbestos in a number of other buildings. He stated if asbestos were to be done at Satterthwaite, we could probably pick up all of the other smaller abatement items that are inside the other buildings for not much additional cost.

Mr. Schmid asked if all of these items are things that the Township does or are they part of the Master Agreement with AOY and Farmland Preservation that could be farmed out. Mr. Solor stated he believes that the Township owns the liability at this point. Mr. Steadman stated he feels that these kinds of environmental issues need to be addressed by the property owner up front, and they are not something that a non-profit or a tenant would want to take on as their responsibility.

Mr. Solor stated in addition to the driveway being a high priority item, the Ad Hoc Committee had also selected some buildings for repairs including the caretaker's cottage, some work at Janney, and some work at the Satterthwaite farmhouse; and he is not sure where they would fall in relation to some of the newer, potentially higher cost items.

Mr. Camaratta asked if the south farm access driveway is still there, and Mr. Solor stated the Township is having someone do an initial survey. He stated the driveway stops about 100 yards short of Yardley-Langhorne Road. Mr. Steadman stated the reason for this being a priority was because from an infrastructure perspective in order to have the site safely used by tenants and the public, it was important to not have farm machinery and equipment passing through the Janney homestead; and it made sense to correct that traffic access first. The work will involve not just the driveway but also creating a driveway behind and around the Patterson main barn so that equipment is not passing between the barn and garages. It would tie into the driveway that is currently being used between the two farmsteads in the middle of the fields. Mr. Camaratta stated he feels the logic is still sound, and they made the decisions based on what they felt was needed to prepare the property to have it turned over to a non-profit so that the non-profit could get tenants. He stated they are now finding out that there was

more than was anticipated that needs to be done with regard to the environmental issues as there was only limited information on that previously.

Mr. Childs stated while there are still some uncertainties, he would suggest that we go forward with the priorities that Mr. Solor has listed, and develop a more detailed timeline and budgeting as we get more information.

Mr. Child moved to use this as the basis going forward as the immediate priorities for budget and scheduling.

Mr. Solor asked if would make sense to indicate that we want to get proposals for design of the driveway since it is for agricultural use. Mr. Steadman agreed adding that there was previously some discussion about a design estimate but he is not sure how formal that request was. He feels we should get a design and construction estimate adding that it is needed for all of the priority items. Mr. Solor stated there was a Budget for design and construction of the driveway previously. He stated some of these items cannot be considered further until we get more information. He asked if we should ask Mr. Kratzer to solicit for design of the driveway. Mr. Steadman stated he would be in support of that recommendation.

Ms. Stark stated she feels it would be helpful to get more information, and then we can consider what we should proceed with first. She stated if we are going to be inviting volunteers in to do certain work, it needs to be made safe; and the abatement needs to be at the top of the list. Mr. Camaratta stated if we just go with design, nothing happens at the farm, and he would rather use the funds we have to make things happen at the farm so that we are in a position where we can bring in volunteers to help with some of this work. Mr. Schmid stated he agrees with Mr. Camaratta.

Mr. Solor stated he believes several things can be moved forward at the same time. He stated we need the Phase 2 Report in order to define all of the environmental issues, and we could make a priority list by the next meeting as to what buildings can be encapsulated, and what buildings require comprehensive re-grading. He stated if the roadway is really a priority, he feels getting a design would put us in a position to move forward with getting the road in.

He stated the big costs are going to be the Satterthwaite farmhouse and the soils, but we do not yet have the Phase 2 Report. Mr. Camaratta stated he felt the roadway was something we wanted to do when we were prepared to have visitors at the farm, but we are not close to that; and at this point we would like to get volunteers on the property to help with that so that we can get tenants who can get visitors. He feels the road could wait and instead use the money for things that will help us get tenants. Mr. Steadman stated he does not feel getting a Bid for design would cost any money. He stated while the driveway is now lower on the list after the environmental issues, and we need to see the Phase 2 Study progress, some of these items can move at the same time.

Mr. Solor stated we need to follow up with Mr. Kratzer on the Phase 2 and the follow-up tasks associated with that, ask the Township to start soliciting for all of the asbestos abatement, and ask for pricing for the design of the driveway. The Sub-Committee will go on site to look at the grading associated with the buildings in order to come up with a better sense of the scoping of soil replacement versus encapsulation and how items might be grouped priority-wise in order to deal with the lead contaminated soil. He stated the Sub-Committee dealing with the Lease needs to determine how Patterson Farm Preservation fits in with the Group 3 buildings that are not being painted at this time.

Mr. Schmid stated when we started this process, we discussed fixing the buildings and getting people on the farm to show them that there is progress. Mr. Solor stated other than the driveway, the other items are environmental issues, and that is before we get to the structural issues. He stated with regard to the Satterthwaite farmhouse other than the abatement, nothing else has been decided as to what to do there. Mr. Steadman stated once the abatement is done, we can have volunteers in there to help clarify and decide what to do with that building. He stated if there is a tenant who can help with that building, we should try to move forward with them.

Mr. Camaratta asked if the Phase 2 Environmental Study will be done on the whole farm; and, Mr. Solor stated Phase 1 identified where the Phase 2 needed to occur, and it is very localized. He stated we know about the lead paint and the asbestos as those reports have been finalized. He stated Phase 2 is focused on whether there is a any leaking from the underground storage tank, and if there is any contamination from the containers that are in the farm buildings.

Mr. Camaratta asked if there is a way to get one or two structures to a point where volunteers could come in to work on those or do we have to do all of the soil remediation at the same time for all of the structures. Mr. Solor stated the Phase 2 issues will have to be dealt with as there are liability issues. He stated if no contamination is found, it may not have a big impact on the Budget. He stated there are a lot of ways the rest of the items could be tackled, and the entirety of the Budget could be spent on just one building.

Mr. Solor stated the Committee can discuss building priorities at the next meeting. He stated from the Ad Hoc Committee the priorities were the Satterthwaite farmhouse, Janney House, and the Caretaker's Cottage. He stated we need to consider what the approach is with regard to the Satterthwaite farmhouse and how other parties play into that. He stated the Caretaker's Cottage needs work as it has significant building envelope problems more than was indicated in the previous report. He stated that might be a building to start with since it is in use.

Mr. Childs withdrew his Motion.

Mr. Camaratta moved, Mr. Childs seconded and it was unanimously carried to adjust the priorities from the Ad Hoc Report to incorporate new found information; and the current prioritization will be to continue the Phase 2 Environmental Study that the Township is already working on having performed, seek solicitation of asbestos abatement numbers for all of the asbestos abatement that was previously identified at Satterthwaite Farmhouse and that needs to be abated at the other properties that were recently identified in the Phase 1 Report, and any Phase 2 identified contamination items be addressed. The Sub-Committee will take a look at the soil grading issues at the different buildings to provide options at the next Committee meeting to go over what priorities and what solutions would make sense for dealing with the soil contamination at the various buildings from the lead. The remainder of the Committee is going to seek more clarity on what we are doing with the Satterthwaite Farmhouse moving forward, and we will ask for design solicitation for the driveway.

4. Subcommittee Summary Updates

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

Mr. Steadman stated the Keystone Historical Preservation Grant Application went in before the deadline of March 3. It is for \$100,000 and would have a matching requirement and would therefore support a project of \$200,000 if granted. The project was focused on the Janney House exterior of dormers as well as handicap access restroom inside the facility and some other projects as potential add-ons or back-ups. Mr. Camaratta stated he believes that the announcements are made in June, and the money is available in September.

Mr. Schmid asked if there is an update on the attorney who is drafting the Non-Profit Master Plan. Mr. Steadman stated Mr. Kratzer advised him that the attorney understood that the priority was that it needed to be done this quarter. Mr. Steadman stated he advised Mr. Kratzer that we needed to see a draft well before the end of the quarter if something was going to be finalized by the end of the quarter.

B. Community Communications – Mr. Schmid

Mr. Schmid stated we are committed to communicating with the community our priorities and progress and seek input from our constituents. He stated there are a number of platforms including the Township Website, Township Newsletter, Zencity, Facebook, Twitter, LinkedIn, and YouTube. He stated we could also consider news releases as was done during the development of the Master Plan. He stated it is important to get input from the community, and for that there are surveys, public hearings, and resident advisors as was done previously.

Mr. Schmid stated he feels much of the communication effort will be driven by the Master Agreement with the Township and moving forward with the 501C3 that will provide an outreach to the community. He stated he feels surveys to the community are premature at this time. He stated he feels identifying and beginning to recruit Board members is premature from a communication point of view, but not premature from a personal point of view, and those on the Committee could have discussions with some people who have been identified to see their level of interest. He stated we have already talked to some experts who, while they may not serve on the Board, could be expert advisors.

Mr. Schmid stated he feels there are four major platforms that could be considered which are finalizing the Master Lease Agreement and initiating the Lease discussions with AOY and PFP, formation of the Non-Profit and

installation of a Board, the announcement of a Capital Campaign, and National Registry designation. He stated after tonight's discussion he feels the first thing we should be discussing via the Township vehicles or a news release is building protection and enhancement including Phase 2 and the asbestos activities, and what our objectives are in terms of getting the community on the site.

Mr. Solor stated if there is not already information out to the community about the painting of the buildings to be starting soon, that should be announced since that is the first highly-visible item. Mr. Steadman stated that will be covered in the Township Newsletter, and he feels the news that the Board of Supervisors approved that proposal will generate interest. He stated once the weather warms and the work begins, that would be another threshold for an announcement as well. Mr. Schmid stated we need visuals with someone from local news showing pictures of the buildings being painted. Mr. Steadman stated he agrees with the priority of the environmental issues so that we can get the public on site. He also stated that the establishment of the 501C3 is a high priority.

C. National Registry Submission – Mr. Camaratta

Mr. Camaratta stated there are State requirements for showing the significance of a Historic Agricultural District. He showed the draft that he put together which is currently before PA SHPO who were asked for comments. He stated he previously discussed with the Committee work that he and Ms. Heinz were doing with the census data. He stated they then worked on information about agricultural censuses to show the productivity of the two farmsteads since that is one of the requirements for significance. He stated additional work needs to be done around the latter period which includes oral interviews. He stated there are also several worksheets they need to complete.

Mr. Camaratta stated one of the things that they have always said is significant about the farm is that it has been continuously farmed for 300 years, and they are trying to make the case that it has a period of significance for over 300 years, which is not something that is normally done in a National Register submissions as usually it relates to a building being significant for a certain period of time of such as 10 to 50 years. Mr. Camaratta stated we have to demonstrate against the State's criteria for significant that Patterson Farm or the two farmsteads individually were significant across all four periods that the State has

established. He stated usually you only have to do this for one time period, but in this case, they have to do it across all four time periods so it is like doing four National Register submissions. Mr. Camaratta stated they next have to do an inventory spreadsheet of the buildings, and there is a first draft completed because Seiler+Drury did this with their Master Plan. Some additional items are needed which the State wants to see. Mr. Camaratta stated they then have to write the Submission itself. He stated they hope to get the Application submitted by the end of the year.

Mr. Steadman asked the role of the State in the process. Mr. Camaratta stated being on the National Register does not necessarily mean that the property has National significance, and it could have National significance, significance to a State, or be significant to a local region. He stated it is sent to the State Historic Preservation Office; and only when they are satisfied with the document and believe that it is significant will they send it on to the National Park Service for their review and approval. He stated the Heritage Conservancy did this previously on the farmsteads individually; and the State indicated that they needed more information, but nothing further was done at that time. He stated he hopes that by working with the State and having them review some of the documents in advance, he will have their input on the data submitted so that he can then write the narrative using data that the State was in favor of.

Mr. Schmid asked if there is anything that could be shared publicly before just announcing we have submitted to the National Registry, and Mr. Camaratta stated he could provide some information. Mr. Steadman asked if it would be helpful to solicit community input from those who might have information about farming on the property. Mr. Camaratta stated there is a time period they are working on, and they need to do oral interviews; and Donna Doan could be helpful with that. Mr. Steadman asked if they have reached out to Sam Stewart for that more recent period, and Mr. Camaratta stated he and Ms. Heinz were discussing that. Mr. Camaratta stated he needs to do an analysis of the farm landscape, and he was going to reach out to Mr. Stewart about that once he has some additional data.

Mr. Camaratta stated the age of the farm buildings is also an issue, and what Seiler+Drury used in their Report was what was in the National Register submission by the Heritage Conservancy. He stated the Heritage

Conservancy was trying to make a case that the farm was significant from 1800 to 1850, and they indicated that all the buildings were built at that time; and we know that is not true. He stated unfortunately Seiler+Drury just used that data in the Master Plan, so it is not useful for writing the submission.

Mr. Schmid stated perhaps we could get information out through one of the Township vehicles and start to interview people about their experience with agricultural heritage in the Township which could start a branding campaign. He also noted arts and how art has enhanced the community. He stated we would take both of the 501Cs that we will be dealing with and start to build the brand.

Mr. Steadman thanked Mr. Camaratta and the Historical Commission for all of the work they are doing.

Mr. Solor stated the Environmental Phase 1 Report pulled documentation going back to 1890 from USGA maps.

5. Public Comment

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

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

- A. Reach out to Mr. Kratzer for an update on the Master Lease Agreement
- Mr. Steadman
- B. Reach out to Mr. Kratzer for an update on the Phase 2 Study, the asbestos, and the driveway – Mr. Solor
- C. Look at the buildings for grading and soil mitigation before the April meeting so that prioritization can be considered at the next meeting – Building Sub-Committee
- D. The next meeting of the Committee will be Thursday, April 10.

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

Respectfully Submitted,

Fred Childs, Secretary

