

Lower Makefield Township  
Patterson Farm Master Plan Implementation Committee (PFMPIC)  
Minutes – May 8, 2025

1. Call to Order – Mr. Steadman, Chair, called the meeting to order at 7:30 p.m.

A. Attendees – Dennis Steadman, Chair, Fred Childs, Secretary, Joe Camaratta, Member, Jennifer Stark, Member,

Absent – Peter Solor, Vice Chair, Ron Schmid, Member, Matt Ross, Supervisor Liaison

2. Review and Approval of April 10, 2025, Meeting Minutes – Mr. Childs

The Minutes of April 10, 2025, were unanimously approved.

3. Subcommittee Updates

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

Mr. Steadman and Ms. Stark noted that Mr. Solor has provided a proposed scope of work to the Township for procuring an asbestos abatement contract to address the identified asbestos containing materials in four of the buildings.

Mr. Steadman stated that the building painting and related repair work is expected to start within the next few days, weather permitting. This includes all the buildings except the Satterthwaite farmhouse and one of the garages.

No further information was available on the status of the proposed Phase II Environmental Safety Assessment.

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

Mr. Steadman met with the Township Manager, Mr. Kratzer, and the Township's attorney on the draft umbrella Lease Agreement, which was originally scheduled to be available by the end of the first quarter. The Township solicitor pledged to have the first draft by Memorial Day. Mr. Steadman stated that the lack of progress is very concerning and will only increase the deterioration of the structures, increase the costs of restoration, and decrease the probability of success of the Master Plan to bring this Township-owned asset into fuller community use.

C. Community Communications – Mr. Schmid

Mr. Steadman stated that he and Mr. Schmid and Mr. Camaratta will be attending the Lower Makefield Township's Historical Commission's Open House program at the Township building

on Saturday, May 10, from 10 am to 2 pm. They will be available to inform visitors about the Master Plan for the farm and the status of the projects underway to protect and preserve the buildings and make the property available as an asset to the community. Mr. Steadman invited the other committee members to attend and participate.

D. National Registry Submission – Mr. Camaratta

Mr. Camaratta provided an update on the status of the National Registry application process and some of the outstanding issues and required information needed. He noted that historical data on the farm's productivity has been identified and that he plans to speak with the current farmer to secure information on more recent data. Mr. Steadman stated that he would assist in setting up a meeting with the farmer.

4. Other Business

No other business was discussed.

5. Public Comment

No public comment was received.

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

A. Follow up with the Township Manager and solicitor on the Master Lease Agreement – Mr. Steadman

B. Follow up with the Township on soliciting proposals for addressing toxic materials and the status of the Phase II Environmental Safety Assessment – Mr. Solor

C. The next meeting of the Committee will be Thursday, June 5, 2025

There being no further business, it was unanimously carried to adjourn the meeting at 7:50 pm.

[It was later discovered that the meeting's video had inadvertently not been recorded.]

Respectfully Submitted,

Fred Childs, Secretary