

Lower Makefield Township  
Patterson Farm Master Plan Implementation Committee (PFMPIC)  
Minutes – June 5, 2025

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

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

Absent – Jennifer Stark, PFMPIC Member, Matt Ross, Supervisor Liaison

2. Review and Approval of May 8 Meeting Minutes – Mr. Childs

Mr. Schmid moved, Mr. Camaratta seconded and it was unanimously carried  
to approve the Minutes of May 8, 2025.

3. Subcommittee Updates

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

- i. Carpentry/Painting/Lead Paint Remediation Project – The project is presently underway with four buildings mostly completed and one to be started all at the Janney Homestead portion of the site. The primary focus of the project is lead paint remediation and painting, and the carpentry is ancillary to that.

The committee received an e-mail that the contractor had exhausted the carpentry allowance after only four buildings. During the proposal review phase, the carpentry allowance was very small relative to the volume of work that could occur. Mr. Steadman stated he assumes that at some point we will ask the Township if they intend to increase the project allowance to allow more carpentry work to go on. Mr. Solor stated he feels we would need to have a proposal from the contractor in order to discuss that.

Once the loose lead paint is removed, they apply paint heavily. There is warning tape to keep the public away from the buildings. There will be a site visit report generated by Mr. Solor which he will provide to the Township by the end of the weekend with more specific details regarding the work.

Mr. Childs stated there were questions from the public on social media about the work being done. He stated all building but the Satterthwaite Farmhouse and an outbuilding on the Satterthwaite side are expected to be painted. The only buildings on the Satterthwaite side being painted are the main barn and the pump house.

Mr. Schmid stated he feels it is important for the committee to be very specific as to where exactly we are on painting and fixing up the buildings. He stated one of the questions he saw was who owns the buildings; and despite significant discussion by the Township, some of the constituents are still asking basic questions as to ownership, the number of buildings, and which ones will be fixed. He stated he feels we should have a one-sheet Fact Sheet and decide how that should be made available.

Mr. Solor stated the project taking place at this time was meant to remediate the lead paint and apply new paint not for building repairs. He stated any carpentry repairs were secondary to that. He stated this project does not include windows or structural repairs. Mr. Steadman stated minimum carpentry work is being done that is necessary to facilitate the lead remediation and painting.

Mr. Steadman and Mr. Schmid will discuss a clear tactic on responding to social media comments.

- ii. Phase II Environmental Site Assessment Study - There is a scope for asbestos which was derived from the two engineering reports, but there has been no feedback from the Township on where they are on that. There have not been any e-mails as to where the Township is with regard to getting the Phase II Environmental Site Assessment completed. Mr. Solor will contact the Township about the status of the asbestos issue and the Phase II Environmental Site Assessment.
- iii. Other - Mr. Steadman stated there was a proposal to take down the collapsed corn crib on the Satterthwaite Farmstead. He stated a month ago he heard the Township had a proposal but felt it was higher than expected, and he has heard nothing since. Mr. Steadman will follow up on this with the Township.

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

- i. Janney Foundation Lease Agreement – It was promised that the Committee would have a draft by Memorial Day. Mr. Steadman was advised that the Township attorney is working on this, and it will be available in a few weeks; and he has asked for a more firm deadline. The Township would be leasing the buildings and surrounding yards to a to-be-formed nonprofit, the Janney Foundation. The Janney Foundation nonprofit must be created to enter into the lease. Nothing has been done with regard to the creation of the Janney Foundation since the lease Agreement is a gating item. Mr. Steadman stated the Supervisors were recently reminded that turning the property over via a lease to a dedicated non-profit for the property was at the core of the Master Plan recommendations that the Board of Supervisors unanimously approved in December, 2023; and he understands that there is no debate as to what the Board of Supervisors have to do, it is just that they are taking time to do so.

C. Community Communications – Mr. Schmid

- i. Communications – An article was submitted to the Township which was published in May which discussed the building restoration and painting. On May 2<sup>nd</sup> it was announced that the official submission for the National Register would be to name it the Thomas Janney Homestead Historical Agricultural District. There was an articulation of objectives for 2025 including the creation of the Janney Farmstead Foundation.

In a recent submission provided which will be published in August, it was noted that there was a start of the carpentry repairs and exterior in the spring which is now underway. The recent submission also addressed the preparation of a National Register of Historic Places Nomination for the full 231-acre site which Mr. Camaratta hopes to submit by the end of the year. The submission also addressed the progress toward a long-term lease, although this has not been achieved yet.

- ii. LMT Historical Commission open house, May 10<sup>th</sup> – Mr. Schmid and Mr. Steadman attended this open house which offered to residents access to historic resources and expertise and welcomed community input. The Patterson Farm Master Plan Implementation Committee had a booth and the props that were presented that day were shown by Mr. Schmid. Mr. Schmid stated a woman with a Troop in Morrisville indicated she would like to do story on it and get her Troop involved working on this. Mr. Steadman stated they spoke to about 25 people, and he thanked the Lower Makefield Historical Commission for inviting their committee to participate in their open house.
- iii. Other – Mr. Schmid stated they submitted for publication in August another story with the headline: “The Patterson Farm Historic Legacy Takes Root.”

#### D. National Registry Submission – Mr. Camaratta

Data from the agricultural censuses had been gathered to see the output of the two farms versus those of the Lower Makefield Township averages which compared very favorably. They are now working on the writing of the submission itself particularly with regard to the statement of significance which is very important. This requires having a certain historical context around what agriculture in Lower Makefield was like during the four periods starting in the 18<sup>th</sup> Century going through the 20<sup>th</sup> Century. The challenge is during the first period and the last period. For the first period they need to determine which buildings were there in the 18<sup>th</sup> Century noting that there are conflicting resources; and he will continue to work on that. With regard to the 20<sup>th</sup> Century when the Pattersons bought the farm, Mr. Steadman has offered to help, and there is a meeting set up with Sam Stewart next week to look at aerial photography starting in 1938 to see what was produced on the Farm during that time. Mr. Camaratta stated they do not know if there are any records from the Pattersons that discuss the output at the Farm.

Mr. Steadman stated he believes that there is additional information that will help answer some of the agricultural production questions. They will also discuss with Mr. Stewart how the buildings were used over the time when the Pattersons owned the property, and that will help with dating the buildings as well.

#### 4. Other Business

Mr. Schmid stated he recalls that we had previously reached out to Congressman Fitzpatrick and some of the local Legislators, and there was talk of potential grant opportunities. He asked for an update on that. Mr. Steadman stated two grants were submitted by the Township, and we are awaiting answers – one by the fall, and the other by the end of the year.

Mr. Solor stated he will follow up with Mr. Majewski for an update about re-establishing the corners near Yardley-Langhorne Road and reaching out to the state about getting an opening permit on that side for the agricultural drive.

#### 5. Public Comment

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

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

- A. Send a report to the Township on the painting/site review and ask if the Township will be adding any additional repair costs for the remainder of the building – Mr. Solor
- B. Check with the Township on the asbestos and environmental analysis status – Mr. Solor
- C. Check with the Township on the status of the bids for the corn crib – Mr. Steadman
- D. Follow-up with Mr. Majewski on the driveway access – Mr. Solor
- E. The next meeting of the Committee will be Thursday, July 10, 2025

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

Respectfully Submitted,

Fred Childs, Secretary

