

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

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

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

Absent – Dennis Steadman, PFMPIC Chair, Matt Ross, Supervisor Liaison

2. Review and Approval of June 5, 2025 Meeting Minutes – Mr. Childs

Mr. Schmid moved, Mr. Camaratta seconded and it was unanimously carried to approve the Minutes of June 5, 2025.

3. Subcommittee Updates

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

i. Carpentry/Painting/Lead Paint Remediation Project – Ms. Bette Sovinee (member of public in attendance) stated the work on the corn crib on the Patterson side is done. Carpentry repairs were seen on the side of the barn facing the Janney House.

ii. Phase II Environmental Safety Assessment Study – No update has been received from the Township on the status.

iii. Other – Asbestos abatement had been requested for all buildings, and the Township is putting together a package for solicitation to go out to bid on August 6.

Survey points were put in regarding the farm driveway access to Yardley-Langhorne Road to see what would make the most sense. Mr. Majewski will contact Mr. Solor to go out to the site with him at some point.

Mr. Steadman had sent an e-mail to Mr. Kratzer, the Township Manager, and Mr. Ross, the Supervisor Liaison, requesting an update on a number of issues including the Foundation. There was also a request that Mr. Kratzer or Ms. Carlton, the Township solicitor, attend tonight's meeting; however, neither were in attendance nor was Mr. Ross.

Some Committee members did receive an e-mail this afternoon from Mr. Kratzer indicating that the Township solicitor is working on the draft lease agreement between the Township and a private non-profit although no anticipated completion date has been provided. Mr. Schmid read the complete e-mail into the Record. Mr. Schmid stated the longer it takes to get the master lease agreement, the longer it will take to set up the non-profit to start raising money and start working on other lease agreements which is frustrating.

B. Community Communications – Mr. Schmid

Dino Ciliberti from the Patch did a story entitled “Patterson Farm Master Plan Improvements Begin,” and the article was inspired by Ms. Sovinee’s Facebook post of June 25 about the painting project.

There has been a re-commitment to the resident ambassadors to keep them informed.

An article will be included in the LMT August News Letter discussing the painting and carpentry, the status of the long-term lease between the Township and the non-profit, and the preparation for the National Register of Historic Places nomination for the full 231 acre site.

In response to being asked to expand on the resident ambassadors and their role, Mr. Schmid stated when the public hearings were held two years ago, there were a number of interested neighbors, two of whom provided a list of neighbors who would be interested in working with the Committee. The resident ambassadors provided input, and it is felt the group should be resurrected as they are a good advocacy group. Mr. Solor stated they could also be considered as members of the Board of the Foundation in the future. Additional names were obtained of interested neighbors when Mr. Steadman and Mr. Schmid attended the Historical Commission’s open house.

C. National Registry Submission – Mr. Camaratta

- i. Approval of Letter in Support of HARC Grant – Mr. Camaratta moved, Ms. Stark seconded, and it was unanimously carried approving Mr. Steadman’s letter in support of the Historical Commission’s application for a HARC Grant (Historical Archiving Grant).

- ii. Registry Submission – The Landscape Integrity Report was sent out. Mr. Camaratta and Mr. Steadman had met with Sam Stewart from Charlann Farms to understand how the farm evolved in the 20th Century particularly how the farm changed after Tom Patterson bought it. The Landscape Integrity Report establishes the historical significance of the farm in the period 1940 to 1960, which is one of the periods designated by the State for significance for Agricultural Districts. Mr. Stewart explained how Mr. Patterson changed the focus of the farm over the years. The Landscape Integrity Report also establishes that the farm still has historical integrity as a farm, and with Mr. Stewart’s help they have been able to show a continuity from the 1927 census to the Patterson years and to the present day. Aerial photos were provided. The Report is an important part of the National Registry submission.

A lot of research still needs to be done to complete the overall Application. Mr. Camaratta stated his goal is to do the research over the summer and do the writing of the submission in the fall. Dating the buildings is also important and a lot of work has been on this in the past by a number of different entities, and this all needs to be reviewed.

4. Public Comment

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

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

- A. the next meeting of the Committee will be Thursday, August 14, 2025

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

Respectfully Submitted,

Fred Childs, Secretary

