

TOWNSHIP OF LOWER MAKEFIELD
AD HOC PROPERTY COMMITTEE
MINUTES – AUGUST 5, 2021

A meeting of the Ad Hoc Property Committee of the Township of Lower Makefield was held remotely on August 5, 2021. Mr. McCartney called the meeting to order at 7:30 p.m.

Those present:

Ad Hoc Property Committee: Dennis Steadman, Chair
Fred Childs, Vice Chair
Bette Sovinee, Secretary
James Nycz, Member (joined meeting in progress)
Sarah Daubert, Member

Others: Kurt Ferguson, Township Manager
James Majewski, Director Planning & Zoning
James McCartney, Supervisor Liaison
Frederic K. Weiss, Supervisor Liaison

APPROVAL OF MINUTES

Mr. Steadman moved, Mr. Childs seconded and it was unanimously carried to approve the Minutes of July 13, 2021 as presented.

Mr. Ferguson stated he and Mr. Majewski will work after this meeting to start including on the Township Website the Committee's activities, materials they are reviewing, and the Minutes as a Record so that anyone can look back and see the discussions and decisions made through the course of the Committee.

Mr. Nycz joined the meeting at this time.

ZONING OVERVIEW

Mr. Majewski showed an aerial view of the Patterson Farm. He stated the Patterson Farm was acquired by the Township in 1998 and is located in the R-1 Residential Low-Density Zoning District. He stated there are two farmsteads on the property – the Patterson Farm that includes the Janney-Brown House and the Satterthwaite Farmstead which was purchased by the Pattersons in 1955. He stated approximately 170 acres of the land is leased as farmland.

Mr. Majewski stated the Patterson Farmstead has the Janney-Brown House which is leased by the Artists of Yardley. He stated there are number of out-building including a large barn, pack house, corn crib, hay loft, some garages, and a cottage. He stated the Satterthwaite part of the property is located closer to Mirror Lake Road, and includes the Satterthwaite House, a garage, a small barn/tractor shed, corn crib, a barn that was rehabbed in 2008/2009 by the Township, and a small garage that was built in the 1940s.

Mr. Majewski showed the area which is used by the Township for leaf mulch processing off of the driveway coming in off of Mirror Lake Road.

Mr. Majewski stated another property that the Committee was tasked with looking at is the Slack House at the Makefield Highlands Golf Course. He stated the Township purchased that property in 1996 and opened up the Course in 2004. He stated that is also located in the R-1 Residential Low-Density Zoning District. On that property is the Golf Course and the Slack House, which is currently unused. The house was shown on the graphic with the driveway leading in off of Woodside Road. The Golf Course Club House was shown as well.

Mr. Majewski stated the overall size of the Patterson/Satterthwaite property is 221 acres, and 183 acres of that is located within an existing Agricultural Conservation Easement. He added that originally 71 acres was preserved, and the remaining acreage of the 183 was preserved in 2017. Mr. Majewski stated the farmland is managed in accordance with a Conservation Plan that was developed by the Bucks County Conservation District, and that outlines the proper agricultural practices that are used by the farmer to make sure that the soil does not erode and that they maintain the farmability of the farmland.

Mr. Majewski stated there are 38 acres that contain the house and buildings that are free and clear of any Easement restrictions. A graphic was shown, and the unshaded area is the area that is not part of the Easement. The orientation of the map being shown has Mirror Lake at the bottom and Route 332 on the right-hand side.

Mr. Steadman asked if all of the shaded area is Agricultural Conservation Land, and Mr. Majewski agreed. Mr. Steadman asked about the constraints on that land. He asked if it is Deed restricted and can only be in agriculture or can it be in any other uses. Mr. Majewski stated he looked at the uses that are permitted within the Agricultural Easement, and it is primarily for the production of crops, equine, livestock, and livestock products. It also permits natural conservation

activities such as bird watching, nature study, and educational activities associated with agriculture. The construction of buildings/structures is limited to those things that would be accessory to a farm such as fences. Mr. Majewski stated it does include in the Agreement replacement of a residential structure; however, there are no residential structures within the Easement. Mr. Majewski stated greenhouses are permitted along with structures associated with energy production specifically for the farm if they wanted to put in solar or wind power to help the farming activities. Mr. Majewski stated also permitted are structures associated with irrigation, farm pond impoundment, etc.

Mr. Majewski stated with regard to the Zoning of the overall properties, the property is Zoned R-1 – Residential Low-Density housing. He stated the uses permitted are agriculture, which is primarily the current use, and single-family detached dwellings, which is also a use at both the Patterson Farm and Makefield Highlands Golf Course. Nursery/horticulture/greenhouse is also permitted and there is that use on Patterson Farm. A public recreational facility is permitted, which is one of the uses of the Makefield Highlands Golf Course. Mr. Majewski stated those are the only activities permitted by right as a principal use.

Mr. Majewski stated there are a number of uses and structures accessory to permitted uses including auctions, garage sales, home occupation, livestock, pools, and residential accessory buildings such as sheds. He stated forestry/timber harvesting is permitted but would need to be in accordance with the Forestry Management Plan. He stated also permitted is an Open Space/Cluster Development if it were to be developed into homes; however, that is only for the part of the property that does not have an Easement, and that is not part of the plan for the Township.

Mr. Majewski stated there are also a number of uses that are permitted by Special Exception, which is a use that is permitted subject to certain criteria that needs to be met. He stated any approval of a Special Exception would need to be heard and approved by the Zoning Hearing Board. It would also have an advisory opinion from the Planning Commission on the suitability of any such use on a property. He stated those uses include: a cemetery, golf course, library and museum, nursing home, place of worship, public or private school, and utility.

Mr. Majewski stated a Conditional Use is a use that is permitted subject to certain Conditions being met, but that use would be subject to approval by the Board of Supervisors who would hear any Applications for that. He stated those uses would include accessory farm business, an example of which would be Shady Brook Farm where they have accessory farm activities such as hay-rides, pumpkin picking, etc. He stated also included under Conditional Use would be emergency services as well as a Farmland Preservation development although that would not apply here as we have already preserved most of the farm.

Mr. Majewski stated some of the uses that are permitted by right, Special Exception, or Conditional Use that would be possible on the property include a nursery/horticultural/greenhouse use or the growing of trees, shrubs, and plants with or without Retail sales and greenhouses. He stated the size limitation on that is a minimum Lot area of five acres, and the minimum setbacks from all Lot lines are 100'. He stated there are limitations on the amount of impervious surface. Other limitations were shown on the graphic. Mr. Majewski stated a Retail Garden Center is not included which would primarily be for selling of plants, and what would be permitted would primarily be growing with sales accessory to the actual use of growing crops.

Mr. Majewski stated a public recreational facility is allowed subject to there being a front yard setback of 50', side yard of 25', rear yard of 75', and impervious surface of 17%.

Mr. Majewski stated the other use outlined is a library/museum which would be open to the public or connected to the permitted educational use – not operated as a private, gainful business. He stated that requires a minimum Lot area of 2 acres and other requirements as shown on the graphic including a buffer that would be required when the use is located in a Residential District as both Makefield Highlands Golf Course and the Patterson Farm are.

Mr. Majewski stated places of worship are allowed with a minimum Lot area of 5 acres, a Lot width of 300', and setbacks of 100' from the front, 50' from the sides, and 100' from the rear.

Mr. Majewski stated a public/private school would also be permitted not including a Trade or Commercial school. He stated that would require a minimum Lot area of 5 acres, a Lot width of 300', and impervious surface of 17% or 18% depending on how big the Lot is. There would also be a requirement for a minimum yard area of 100' for the front, 50' for the sides, and 100' for the rear.

Mr. Majewski stated another use that is allowed as an Accessory Use in many Zoning Districts, although he does not recall if it was allowed here, is a Bed and Breakfast; and they may want to consider that for this property. He stated that would be using an existing dwelling to accommodate transient guests for rent. He stated this would be subject to a number of Conditions including that the property needs to be listed on the National Register of Historic Places, and currently none of the buildings that are at either location, the Patterson Farm or Makefield Highlands, are on the National Register. He added that the Janney-Brown House is eligible; and while the Township did start an Application that was submitted for approval, it was never followed through on all the way. He stated the Satterthwaite House is also possibly eligible for the National Register of Historic Places, and the Slack House also may be eligible although that would have to be determined by an historic expert.

Mr. Majewski stated with regard to the Bed and Breakfast use, there are a number of limitations such as how many people can occupy a guest room, and the floor area that would be allowed. Mr. Majewski stated 3,500 square feet is the allowable size of the property, and he believes that all three houses do comply with that. Mr. Majewski stated you also need to have adequate bathrooms, and you are not allowed to put structural additions on greater than 25% of the gross floor area.

Mr. Majewski stated for that use, the owner needs to be a full-time resident of the property and not someone living off site trying to rent it out like an Airbnb or a hotel/motel. Mr. Majewski stated no kitchen facilities are permitted in the guest rooms. He stated there are other items listed on the graphic which he will share with the Committee and also post on-line.

Mr. Majewski stated there are additional restrictions including parking areas being buffered, and that there is adequate on-lot water and sewer to serve the number of guests anticipated for a Bed and Breakfast.

A photo was shown of the Patterson Farm. Mr. Majewski stated it is made up of two pieces of property. The main property is 216.23 acres, and that is the property that has the Janney-Brown farmstead with the house and barns, the location of which he showed on the photo. He showed on the photo the Easement that was discussed. He stated it comes along the edge of the five-acre outparcel that was subdivided out of the property several years ago, which was the property where the equine hospital was. proposed to be. He stated that went to the Zoning Hearing Board and was Denied. Mr. Majewski stated one

of the reasons it was made five acres when it was subdivided out it was because a lot of uses that are allowed in our Zoning Ordinance for the R-1 Zoning District are for a five-acres piece of property.

Mr. Majewski noted on the graphic a narrow area along Mirror Lake Road which is only 200' wide. He stated that was done on purpose so that some of the uses that require a 300' Lot width could only be used if they pushed the use back further on the property, further off the road, and away from the houses on the other side of Mirror Lake Road.

Mr. Majewski stated some of the Committee members went on a tour of the properties. He stated the names of the houses and buildings vary from one report to another. He noted the legend on the graphic of the Patterson Farm with the main farmhouse labeled as #1, a well house, which is closer to Mirror Lake Road, as #2, #3 is a garage, #4 has a number of different names including equipment storage garage and hayloft, and #5 is the main barn for the Patterson farmstead. He stated on some reports #6 is called the ice house, but other people call it the pack house or a garage. He stated there is also a corn crib on the property. He stated the cottage is #8, and #9 is a smaller garage that they call the tenant garage.

Mr. Majewski stated House #1 is the Janney-Brown House which is a four-bedroom, two-bathroom house estimated to have been built in 1837 with an addition put on in 1920. He stated this information was from the Bucks County Board of Assessment, but other people have indicated that this may be the wrong date so it is not known for sure. A picture of the front of the house was shown which is on the opposite side of the entry drive into the Farm. He stated the part that you see as you drive down the driveway is actually the back of the house. He stated the floor area on the ground floor is 1,365 square feet, and the total living area is 3,665 square feet which would meet the requirement for a Bed & Breakfast if that was ever a use to be contemplated.

Pictures were shown of the well house which is adjacent to the farmhouse and the small garage. He stated the dates they were estimated to have been built are noted. A picture was shown of the hay barn with the doors at top where hay would be loaded with farm equipment stored underneath. A picture of the main barn was shown, and it is about 3,300 square feet. He stated it was estimated to have been built in 1840 with some additions put on later.

A picture was also shown of the ice house/pack house of about 2,000 square feet of space. A picture of the corn crib was shown in which the Township currently stores a piece of equipment. A picture of the tenant cottage was shown, and the Board of Assessment estimates that it was built in 1840 with a small addition shown on the left side done in 1950. Mr. Majewski stated that it has been stated that this cottage may have been built much earlier than the 1840 date. A picture was shown of the tenant garage which is small one-bay garage with a slab.

A picture was shown of the BrightFarms greenhouse which he believes will be removed in the near future.

Mr. Majewski stated the other part of the Patterson Farm is the Satterthwaite farmstead. He stated the whole Patterson Farm used to have two farms on it, one farm that ran parallel to Mirror Lake Road which was in front of where the main Patterson farmhouse is and then the farm which was further in the back off of Mirror Lake Road and went across where I-95 is and is part of what is now the Prickett Preserve property. He stated that was all once part of the Patterson Farm.

Mr. Majewski stated the Satterthwaite parcel has a number of building on it including the main house, a small building/shed, the front barn also known as the wagon shed, a back barn, the corn crib on the south side of the driveway, and a more modern garage in the back. He stated the picture also shows the Township's leaf-processing facility. Mr. Majewski noted the outline of the five-acre parcel adding that the narrower part can be seen which is about 200' wide and then it widens out at the back.

A picture of the Satterthwaite House was shown which is estimated to have been built sometime around 1760 to 1850. There are three sections to the house – the rear section, the middle section, and the larger front section. Mr. Majewski stated it appears that at one time the front section was two different buildings which he noted on the picture. He stated it is unique in how it was laid out. He stated the total square footage of the building is estimated to be 4,686 square feet. He stated there are three stories to the building, and the third-story is finished although the building is in disrepair.

A sketch of the room sizes was shown. Mr. Majewski stated that some of the rooms in the front of the house along Mirror Lake Road are 14' by 15' so they are a decent size for some possible use. He stated there are also smaller rooms.

A picture was shown of the bank barn. He stated a bank barn is one that you can drive into the upper level on the back side of the barn shown on the right side of the photo. He stated the other side of the barn is the lower level of the barn. The barn was built in 1900. He stated there was another part to the barn which was a later addition built around the 1930's/1940's; however, that was in such disrepair that it had to be torn down. He stated the pillars that can be seen in front along the driveway are the pillars of the old barn. Mr. Majewski stated part of the problem with the barn is that the roof is too flat, and the snow load and other issues with drainage destroyed the barn.

Mr. Majewski stated the Township did rehab the barn in 2008 to restore the main structural integrity of the old barn, and he feels they did a good job inside although there are some problems with animals undermining the foundation; and that needs to be repaired in order to utilize the barn in the future.

A picture of a small garage on the property was shown which was built in the 1940's that is out back a little away from everything, which is in very good condition. A picture was also shown of the wagon shed/small barn, which is in disrepair as the walls are leaning and the posts are just telephone poles on top of a small concrete pillar. Mr. Majewski stated the roof is sagging.

A picture was shown of the smaller shed which is in between the wagon shed and the house on the right side of the photo. Mr. Majewski stated that shed is 600 square feet, and the building is in good shape for some kind of use. He stated it does have an unfinished floor.

A picture of the corn crib on the south side of the driveway was shown. Mr. Majewski stated its foundation has been undermined a bit, and the building is leaning and in disrepair.

An aerial was shown of Makefield Highlands with the overall Golf Course outlined in blue. Mr. Majewski stated the house is on the driveway as you go in. The overall property is 181 acres. The Dalgewicz/Slack House was shown at 1418 Woodside Road. It is a five-bedroom, four-bath house which was built in 1700 with an addition put on in 1935 at the back of the house. Mr. Majewski stated the ground floor area is 1,750 square feet with a total living area of 4,269 square feet. All three floor levels are finished. A patio area at the back of the property was shown.

Mr. Majewski stated he provided the Committee with numerous reference, but the main references the Committee should review includes the Facilities Inspection done by Remington & Vernick in 2021 which is an analysis of several of the structures that were not covered by the 2014 Report by Clarke, Caton, & Hintz. He stated there is also a structural evaluation of the Satterthwaite House which outlines some of the repairs that need to be done. He stated there are also some reports which were done by the Heritage Conservancy fifteen years ago about some management strategies and a strategic vision for the Report. Mr. Majewski stated neither of those were followed through with in any great detail which is why this Ad Hoc Property Committee has been formed so they can look at what the properties can really be used for and what is the best way to proceed going forward.

Mr. Ferguson stated as the Committee is looking at potential uses, while the existing Zoning, Conditional Uses, and Special Exceptions can prove helpful as a guide, the discussion does not have to be limited to those uses. He asked Mr. Majewski to discuss how something could be developed that falls outside of the current Zoning. Mr. Majewski stated since the uses are limited because the R-1 is designed to be Residential, a lot of the uses may not be what would be best for these sites. He stated the Historic-Commercial District has a number of other uses including Retail uses which could be a craft shop, art/framing gallery, photograph studio, tailor, leather workshop, and iron workshop as shown on the graphic. Mr. Majewski stated those would be “historic-like” shops such as glass blowers, lace makers, and furniture refinishing. Mr. Majewski stated Office uses could be considered if there was an Overlay using the Historic-Commercial Zoning District or the Traditional Neighborhood Overlay District as a guide, and those uses could include a chiropractor, doctor, dentist, optician, psychologist, and teaching of cooking or crafts. He stated there is a list of uses for the Historic-Commercial Zoning District and the Traditional Neighborhood Overlay District which might be something that could be considered.

Mr. Ferguson stated the reason he has brought this up was he did not want the Committee to feel “stifled.” He stated they could have speakers come in which would spark an interest, and the Committee could work with Mr. Majewski and the two Supervisor liaisons to get a sense of the reaction if there was to be some tweaking of the Zoning to allow for something that the Committee would feel is useful or a compatible use for the properties.

Mr. McCartney asked that Mr. Majewski’s presentation be shared with the Committee, and Mr. Ferguson stated it will be put on the Website as well.

Mr. Childs asked at some point that they be provided an understanding of what the current Leases/Agreements are for those using the properties now. Mr. Majewski stated the Farmland Lease was approved by the Board of Supervisors in May. Mr. Ferguson stated that Charlann Farms had that Lease for five years, and it was just renewed. Mr. Ferguson stated the Janney House is used by the Artists of Yardley. Ms. Sovinee stated she believes that Colleen Attara rents the cottage, and Mr. Ferguson agreed. Mr. Ferguson stated they can provide a listing of where the Leases are in terms of obligations of the Township and the tenants.

Ms. Sovinee stated she understands that AOY Art Center has a ten-year Lease that was signed in 2016 with an option to renew for another five years.

Mr. Steadman thanked Mr. Majewski for the presentation particularly the aerial photos showing the buildings and the ground view of the buildings. He stated he feels the Committee should adopt as its guide the image shown with the coding of #1 through #10 when they are referring to the buildings since if you look at various reports the buildings are called by different names. He stated for efficiency of communication, the Committee may be interested in adopting that map as the Committee's label/language so as to avoid confusion. Ms. Sovinee asked if he would like the other one for Satterthwaite as well, and Mr. Steadman agreed.

Mr. Steadman stated while the presentation and pictures were very helpful, they do not come closing to explaining the condition of the buildings. He stated he, Mr. Childs, and Ms. Sovinee toured most of the buildings recently, and it is important for the Committee members and any decision maker to see the buildings and understand their conditions. He stated they did not get a chance to go to the house at the Golf Course, and he would still like to do that. He stated physically seeing the building has a big impact on your impression of what the buildings might need. He asked that they arrange a second tour for those Committee members who were not able to attend last time, and he would be willing to go on that as well and also include the house at the Golf Course in that process. Mr. McCartney stated they can put some dates together again. He noted that Ms. Daubert and Mr. Nycz did not have an opportunity to go on the first tour.

Mr. Steadman stated there is wide variation in the buildings. He noted the large barn at the Satterthwaite parcel where the renovations were done look nice; however, the foundation "is a disaster." He stated one of the

recommendation has to be serious eradication of the woodchucks since most of the building foundations are being destroyed by woodchucks because the buildings are vacant.

Mr. Ferguson stated over the last few years, we have had an aggressive woodchuck-capturing operation that goes on year round. Mr. Steadman stated at this stage a professional exterminator is needed to eliminate the current population, and then there have to be steps taken to prevent them from re-populating or they will fill the buildings back up again. He stated this would be a combination of burying heavy iron fencing underneath the soil within the building and for a couple feet outside of the building so that they cannot burrow or using concrete. He stated as long as it is bare dirt and the buildings are vacant, no matter how many woodchucks you eliminate, they will come back.

Mr. Ferguson stated they will start an e-mail chain about scheduling another tour, and he added that those can be done after work hours or Saturday if necessary.

Mr. Nycz stated he spoke to Mr. Grenier; and while they have been talking about the historic properties that the Township owns, he has looked at the Resolution that created this Committee, and it did not seem to be limited to just historic properties. He asked when they will get a sense of what they need to do about Township properties as a whole and not just these twelve historic buildings. Mr. McCartney asked Mr. Nycz what other properties he is referring to, and Mr. Nycz stated he feels it would be all Township-owned properties. He stated this could include office re-organization or different uses for other Township buildings including whether the Municipal Building needs repair or re-organization. He stated it does not seem like the Resolution restricted it to this relatively small subset of all of the Township-owned properties.

Mr. McCartney stated the reason they are focusing on what they have been discussing is because of the various stages of neglect that these properties are in versus the Township Building, the Pool, the Police Department, etc. so that there is a sense of urgency around the properties they have been discussing. He added he is not sure that the idea of the Resolution was to look at every property that the Township owns. Mr. Ferguson stated he does not believe so, and he believes that what Mr. McCartney has indicated is correct and those properties that information was provided on were the properties that the Board intended the Committee to look at. Mr. Ferguson

stated the Township Municipal Building was built in the 1970's and would probably involve its own case study with its own Committee at some point in the future.

Mr. Ferguson stated some of the properties that have been discussed could be Registered as historic properties, and that could be a recommendation of the Committee. He stated he believes the intent of the Board of Supervisors was that if the recommendation was that some of the properties should be Registered and others did not rise to that level, the Committee was free to make those recommendations. He stated he believes the hope of the Board of Supervisors was that the Committee would look as broadly at these properties as they could including use and whether they should be Registered, but not feel obligated that all of them had to fit under that umbrella.

Mr. Nycz stated he would like to double check with Mr. Grenier because he gave the impression that from his point of view this Resolution was more broad than just these historic buildings. Mr. Ferguson stated a majority of the Board of Supervisors wanted the Committee to focus on the buildings for which reports were provided. He stated if the Committee feels that there are other Township buildings that warrant consideration, that is within the purview of the Committee to make that determination. He stated as noted by Mr. McCartney, the buildings they were discussing had a different level of urgency with them.

Mr. Majewski stated in the Google drive that he had sent everyone there is an Asset Inventory Report that shows the properties and the buildings that the Township owns. Mr. Majewski stated one property that the Township does not own but leases is the Warren-Faringer House at the Giant Shopping. He stated they are still in the process of gathering floor plans, what the buildings are used for, and other information for either this Committee or for some time in the future so we can look at the whole overall space utilization.

Mr. Childs stated with regard to the Resolution it requires an initial report in September and a final report by the end of March of next year. He stated he feels the Committee has enough to consider with what they have been provided although he understands the concern that there may be other buildings as well.

Mr. Nycz stated he just wants to make sure that the Committee is fulfilling whatever the Resolution is requiring the Committee to do.

Mr. Ferguson stated he wants to reinforce to the Committee that the dates in the Resolution are meant to be more benchmarks than specific obligations. He stated he would not find it surprising if the dates have to be pushed back. He stated the Committee should not feel the need to rush discussions specifically because of those dates. Mr. Childs stated he feels the Board of Supervisors needs to make that clear in the Resolution. Mr. McCartney stated there are some things that the Committee will need more clarity on from the Board of Supervisors, and he will discuss this with the Supervisors as to the dates as well as what the consensus is to what the intention was of the Resolution with regard to whether it was specific properties or all Township assets. He stated he will comment on this at the next Committee meeting.

Mr. Steadman stated the properties they are discussing have well water and septic sewer systems, and he asked if it is felt it would be relatively simple to run public sewer and water to those properties. He stated for some of the uses that were discussed well and septic may not be ideal. Mr. Ferguson stated he feels they should consider public sewer and water.

FUTURE DISCUSSIONS

Mr. Ferguson stated he feels the discussion is leading to what he included on the Agenda as Future Discussions. He stated he would work to bring in a property broker since if the Committee comes up with certain ideas, a market specialist may be able to provide input as to what is viable and what would be needed for certain uses and also would know what clients are looking for.

Mr. Ferguson stated he would like certain members of the staff to come to a meeting as well as to have a financial presentation and information as to what Grant opportunities are available. Mr. Ferguson stated the Township engineer and Mr. Majewski could also provide more specific details as to the scope of the rehabilitations.

Mr. Ferguson stated he has participated in these discussions on large development projects, with non-profit groups, and Towns and communities; and oftentimes there are a lot of different ideas as to what they think would work. He stated he has seen efforts like this where Committees would make a recommendation to hire firms that specialize in giving reports and even do recruitment on these types of uses, and this Committee would act as the Steering Committee where they come up with a framework for the cost of rehab and how it would work with a firm brought in to assist with that.

He stated the Ad Hoc Property Committee would be the Committee that the firm would report to and take direction from, and assist with that report. He stated the most difficult part is considering what are the uses that will be the best. He stated the Committee could provide a report with recommendations to the Board of Supervisors, and the Board of Supervisors would then make a decision about budgeting for such an endeavor and keep the Ad Hoc Property Committee on and use it as a Steering Committee.

Mr. Ferguson stated with regard to Mr. Steadman's questions about public sewer and water, he feels that should be considered. He stated infrastructure and utilities are going to be critical to make these properties viable.

Ms. Sovinee stated when they are looking at the costs from \$600,000 to \$1 million for the Satterthwaite House, she would like to know if that amount is invested, what is the expectation; and would they need to have a return on investment back to the Township or are they only looking to save the property and get a minimal income use. Mr. Ferguson stated while he is not an elected Official, he has done these restoration projects in other areas, and the answer is "it depends." He stated there are some projects that can be restored and considered a "display piece," but there are others that could have a marketable, financial opportunity for re-use that makes sense. Mr. Ferguson stated he feels part of what the Committee should consider is what those opportunities may be. Mr. Ferguson stated he would be in favor of a restored, historically-significant structure that brings back Revenue to the Township which could offset future costs and allow it to be maintained. He stated there are also Grants which may provide the opportunity to do substantial rehab regardless of the economic impact that comes back after they are restored.

Ms. Sovinee asked if there a difference between "historic and old." She stated there are a lot of stone farmhouses and 1840 center hall Colonials around. She asked if something historically-significant happened at any of these properties. Ms. Sovinee stated there is a home across Mirror Lake from the Janney House that was built by the same builder as well as a house on Lindenhurst Road. Dr. Weiss stated he understand that for the building to be historic, it is required to have some significance. He stated at one point the Historical Commission was discussing the Edgehill Gardens neighborhood, which is now one hundred years old and is the first-developed neighborhood in the Township; and as such, the neighborhood would be eligible for historic status. He stated he understands that the Satterthwaite House is the oldest

wood structure in the Township, and Ms. Helen Heinz indicated that the original building may date to the 1600's so with research, he feels that would be eligible for historic status.

Ms. Sovinee stated when she was working with Ms. Heinz when the Artists of Yardley first got into the Janney House, the original portion which they used and was called the dining room, was from 1730. She stated while she does not know why that did not show up on the Assessment, it did show up in Ms. Heinz's research so there are differences in the research. Dr. Weiss stated historic status does not really protect the building and it is more something that the community may desire to do, and the Committee could make recommendations on this in the future. Dr. Weiss stated he feels the Committee has plenty to deal with; and since it is not a short-term Committee, as time goes by and they tackle certain structures, if the Committee wants to, they can then consider other buildings. Dr. Weiss stated he feels that if the Committee tries to deal with too much at one time, they will not get anything done; and he feels they should be more focused. He stated he believes that it was the consensus of the Board of Supervisors that the Committee should consider those properties most in need and get a recommendation to the Board of Supervisors so they can move forward. He stated he hopes that in the next few months, they will have a preliminary report to provide to the Board of Supervisors.

Mr. Nycz stated with regard to the National Registry of Historic Place, there are a couple criteria that can get a property on it; but he feels it is whatever the case is that you can make for a particular building is what makes it historic, and it is not that one of the Founding Fathers was in a particular building. He stated it could be historic because it was lived in by someone who was important to the Township.

Mr. McCartney asked if it has ever been pursued to have any of these buildings designated as historic places, and he asked the outcome. Mr. Majewski stated Lower Makefield Township submitted an Application for the Janney House to be listed on the National Register; and that Application was reviewed with comments sent back to the Township, but apparently it was not followed through with. He stated information on this was included in the packet. He stated it may be as simple to following through with that Registration if that is what the Board of Supervisors wishes to pursue. He stated that nothing was done with the Satterthwaite House to pursue National Registry. He stated he believes that when they did the I-95 expansion, that House was evaluated, and it was indicated that possibly it would be eligible. Mr. Majewski stated with regard to the criteria it could include the age, a famous architect, a famous

owner, or that a Founding Father was there. He stated another criteria could be the integrity of the home in its setting; and if there is an original farmstead that is intact, that could lend itself to getting on the National Registry.

Ms. Sovinee asked how that relates to Zoning and potential end use. She asked if a property is designated on the Historic Registry does that limit the abilities and how it has to be re-habbed and maintained. Mr. Majewski stated the use could be changed and usually it deals with the exterior of the home although there are limitations.

Mr. Ferguson stated he was involved with a Town that got a train station that was re-habbed on the Register, and it is used as an architect's office. He stated there were certain rules that they had follow. He stated the nature of being on the Register could limit the type of use you would want in that space, and the Committee could evaluate this.

Mr. Steadman stated the Committee was charged in part with coming up with potential uses and looking at the re-hab as well as whether they want to make filings for the Historic Registry. He stated he feels a recommendation from the Committee on whether they should apply for a property to be on the Historic Registry should be made after they consider how they would want to use a property and the cost for rehabilitation, and this would be at a later stage once they see where they are going with some of these properties.

Mr. Steadman stated with regard to Mr. Ferguson's proposal of bringing in experts, he would be very much in favor of that; and he feels the Committee should take full advantage of any resource like that. He stated he feels that we need that expertise.

SELECTION OF COMMITTEE CHAIR, VICE CHAIR, AND SECRETARY

Prior to considering this matter, Mr. Childs asked Ms. Daubert to introduce herself as the other Committee members had done at the prior meeting.

Ms. Daubert stated she has lived in the Township for over twenty years. She stated she is excited to be on the Committee.

Ms. Sovinee moved, Mr. Childs seconded and it was unanimously carried to elect Dennis Steadman as Chair.

The meeting was turned over to Mr. Steadman.

Mr. Steadman asked for nominations or volunteers for Vice Chair.

Ms. Sovinee moved, Mr. Nycz seconded and it was unanimously carried to elect Fred Childs as Vice Chair.

Mr. Steadman moved, Mr. Childs seconded and it was unanimously carried to elect Bette Sovinee as Secretary.

Mr. Ferguson advised Ms. Sovinee that as Secretary she will not personally have to take Minutes as there is a Township Recording Secretary doing that. He stated as Secretary, Ms. Sovinee would be reviewing the Draft Minutes to make sure she feels they are accurate. Mr. Steadman stated he is the Secretary of Farmland Preservation Inc. and the Minutes come to him, he reviews them, and he then sends them onto the rest of the Committee for their review before they are typed in Final form.

PUBLIC COMMENT

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

NEXT MEETINGS

Mr. Steadman stated there had been discussion about deadlines for the Committee to make reports, but Mr. McCartney had indicated that the Board of Supervisors would be flexible about that. Mr. Steadman stated since there is a lot of work to be done, he feels it is important that the tours be completed. Ms. Sovinee stated she feels they should get the tours done within the next two weeks and try to have another meeting sometime in August.

Mr. Ferguson stated while they have discussed the possibility of having multiple meetings a month because of the timeframe, he would like them to pick September dates now if possible since he has the September schedule. He stated tomorrow he could have his Assistant provide the Committee members with some dates that would be available in August since the August schedule is already set. He stated they could pick the September dates this evening so at least they know that they would have those dates.

After discussion it was agreed that the Committee would meet on September 9, 2021 and September 28, 2021 at 7:30 p.m. Mr. Ferguson stated these would be virtual meetings.

Mr. Ferguson stated he will send out an e-mail chain tomorrow for dates for tours and for a possible second meeting in August. Mr. Steadman suggested that they try to do the Golf Course house the same day that Mr. Nycz and Ms. Daubert are going to tour the properties that the other Committee members saw already.

Ms. Sovinee asked Mr. Ferguson if he feels he will be able to have a property broker come to a meeting in September to discuss re-use, and Mr. Ferguson stated he will try. He added that he wants there to be discussion about Grants, etc. as well.

Mr. Steadman stated while there is a lot to be done, he feels they have a good Committee and great support from the Township. He stated Mr. Hucklebridge and Mr. Majewski were very information on the tour. He stated with the Township and the Supervisors behind them, he feels the Committee will come up with some good ideas.

There being no further business, Ms. Sovinee moved, Mr. Childs seconded and it was unanimously carried to adjourn the meeting at 8:56 p.m.

Respectfully Submitted,

Bette Sovinee, Secretary