

TOWNSHIP OF LOWER MAKEFIELD
PATTERSON FARM MASTER PLAN IMPLEMENTATION COMMITTEE
MINUTES – May 9, 2024

Committee members present: Dennis Steadman, Chair, Joe Camaratta, Ron Schmid and Jennifer Stark.

The Meeting was called to order at 7:32pm.

Due to lack of quorum, the meeting moved on to agenda items for informational updates without formal action:

- 1) The Township has instituted changes to future public meeting processes was discussed starting with the June meeting. Meetings will be held in person at the Township building, with a Two Zoom link available for members and the public that cannot attend in person.
- 2) The Township has instituted changes to the meeting minute-taking processes starting with this meeting. Meeting transcripts are not needed and instead, summary minutes of information and actions will be the responsibility of the committee secretary.
- 3) Nominations for the office of Secretary will be postponed until all members are present. Mr. Steadman agreed to be acting secretary in the interim.
- 4) Update from Non-Profit Search subcommittee:
 - a) Ron Schmid is in dialog with PANO, Pennsylvania Association of Nonprofit Organizations, of which Ron is a member to seek their counsel on finding/creating a nonprofit to manage Patterson Farm. That dialog is continuing.
 - b) Joe Camaratta has been in dialog with the PA State Historic Preservation Office (SHPO) to gain their guidance and assistance in identifying potential non-profits whose mission may fit the Patterson Farm opportunity. That dialog is continuing.
 - c) Approximately 6 other potential sources/resources have been identified and Dennis, Ron and Joe will divide those up for follow-up.
 - d) A Patterson Farm summary document has been drafted as a boilerplate summary that can be used as an informational resource and starting point for discussions with interested parties. This includes the broad-criteria for consideration and evaluation of potentially candidate organizations. Dennis Steadman will circulate this to the full Committee and the Twp for review and finalization.

-- Jennifer Stark joined the meeting and a quorum was established. --

- 5) Approval of minutes from April 11, 2024 meeting:
 - a) Upon request for corrections, or changes, duly motioned, seconded, and a vote, the minutes were unanimously approved as presented.
- 6) Update from Buildings Protection and Enhancement Subcommittee:
 - a) The google drive is setup with folders for each subgroup as was defined at the last meeting, as well as with folders for archived information from previous years, meeting minutes, reports, and budgeting.
 - b) The subcommittee has started visiting the site to evaluate the exterior conditions and will start investigating conditions interior to buildings.

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- c) Existing conditions vary widely between buildings, so a breakdown by building will be provided on the google drive.
 - d) Some buildings have significant structural and/or envelope issues that just painting will be insufficient to prepare the buildings to be shown. Thus, an analysis by building of what it takes to have buildings safe and weather resistant will be provided to allow the Committee to make effective recommendations. While some buildings have significant foundation or structural failures, other buildings will require minimal work.
 - e) It is planned that by the June meeting an overall outline of the building conditions and implications can be provided.
- 7) Other business
- a) Update from Historical Commission on preparation of National Register submission:
 - i) Joe Camaratta met with the Pennsylvania State Historic Preservation Office (SHPO) on site and received their input as to the best approach for this application. Confidential recommendations and information included:
 - (1) Seek registration as an historic district, not 2 separate farmsteads.
 - (2) Do not try to combine registration to Edgewood Village site.
 - (3) Designation on the National Register is an honorary designation and does not create any constraints on future uses, changes to the buildings including demolition. It will however, provide many advantages, including opportunities for tax credits and procurement of grants.
 - ii) Regulations on use or modification of buildings would need to be enacted by the township as part of a zoning ordinance.
 - b) Dennis Steadman raised an issue that the LMT Environmental Advisory Committee expressed interest in participating in this Committee’s work in some capacity, including potential roles as committee liaison, ‘invited stakeholders,’ of committee member. It was decided that Dennis would follow-up with the BOS to determine their desired approach.
- 8) Public Comment: There was no public comment
- 9) Upon duly motion, seconded, and a vote, the meeting was closed at 8:28pm

Respectfully Submitted,

Dennis Steadman, Chair & Acting Secretary