

Lower Makefield Township
Patterson Farm Master Plan Implementation Committee (PFMPIC)
Minutes – March 12, 2026

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

A. Attendees – Dennis Steadman, Chair, Peter Solor, Vice Chair, Ron Schmid, Member, Jennifer Stark, Member

Absent – Fred Childs, PFMPIC Secretary, Joe Camaratta, PFMPIC Member
Colin Coyle, Supervisor Liaison

2. Review and Approval of the February 12, 2026 Minutes – Mr. Solor

Ms. Stark moved, Mr. Schmid seconded and it was unanimously carried to approve the February 12, 2026 Minutes.

3. Subcommittee Updates:

A. Structures & Environment, PA LSA Grant – Mr. Solor, Ms. Stark

There has been no update from the Township on the driveway or ESA Phases 2 and 3. The Committee has suggested investigating bringing out the stabilization painter again to potentially stabilize the Satterthwaite House. When the first 10 buildings were selected for paint stabilization last year, it was under the assumption that the non-profit would be in place and work could be undertaken at Satterthwaite by now. Since property management by the non-profit is being delayed, this structure needs attention by the Township.

The Patterson Farm Preservation non-profit group has created a presentation on their envisioned future vision of the Satterthwaite site as they anticipate. They will present their vision at the April 9 meeting.

B. National Registry Submission – Mr. Schmid

A Press Release was drafted announcing the submission to the National Register emphasizing its important role moving forward in order to

increase community awareness and shape community future expectation, and it was sent to Mr. Kratzer for consideration. Mr. Kratzer will be the contact on the release. A change in the street description in the release was suggested by Mr. Majewski. Mr. Camaratta will review the submission to double check the address whether to use Yardley-Newtown Road versus Yardley-Langhorne Road. The Committee approved that the Press Release will be provided to Mr. Coyle to advance the Release to the Board of Supervisors so the Township can issue it.

The Committee suggested it may be appropriate to expand the normal press release distribution to include a wider audience including Harrisburg, Philadelphia, and New Jersey along with the PHMC. Mr. Schmid will discuss with Mr. Kratzer.

If the Board decides to issue a Press Release it should be sent out as soon as possible.

4. Other Business

Charlann Farm has had the lease for the agricultural areas on Patterson Farm which expired on December 31, 2025. Charlann is interested in renewing the lease. The Township is required to put it out for competitive bid, and are in the process of doing that. Timing of this process is an issue since by this time of year Charlann has been securing agricultural inputs needed for the 2026 growing season. Thus, we hope the Township will move quickly to get bids out so that the land can be productive in 2026.

5. Public Comment

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

6. Review of Assignments and Future Schedule

- A. The next meeting of the Committee is scheduled for April 9, 2026
Mr. Steadman and Mr. Schmid are unavailable that evening, but Mr. Solor will be available.

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

Respectfully Submitted,

Dennis Steadman, Chair

