

Richland Township Preservation Board Meeting Minutes

December 11, 2013

Submitted by Kathy Fedorocsko

Members Present

In attendance were Kathy Fedorocsko, Dale Henninger and Rich Sadler. Staff member present were Neil Erkert and Rich Brittingham.

Note that this is Neil's last meeting, as he will be retiring at the end of December. He may be available to help the board with the properties that are getting close to settlement. Rich Brittingham will assume Neil's responsibilities with the Preservation Board.

A. Minutes

The approval of the September and November minutes was tabled until the January meeting.

B. Financial Report

As requested, below is a listing of all the funds and allocations as of August 29, 2013.

Please note that the refunds the Township receives from the BCMOSP for those projects cannot be put back into the original bond fund; they are put into their own separate CD funds, but still counted in the total available funds. Kathy will get updates in August.

Richland Township Open Space Funds		29-Aug- 2013	
Original Bond	\$321,528.43		
BCMOSP Refund I	\$202,462.96		
BCMOSP Refund II	\$121,802.63	THP Contrib.	\$245,796.75
Subtotal	\$645,794.02	Bond Total	\$891,590.77

C. Property Reports: Active

1. Dolores Devery (36-29-07-01), Brian Devery (36-29-07-03): 49-1/2 acres, 992 Cherry Rd

Carroll Engineering is completing the survey. We need to receive the final survey, check the exception areas and to get the legal language from Carroll Engineering. The baseline needs to be scheduled and completed and then we can schedule settlement.

2. Jim and Eileen Casey (36-29-73-01): 20.53 acres, Union Road

Laura Baird, Kathy and Neil presented the application to the Bucks County Open Space Board in December. We received approval to use the remainder (\$17,000) of our allocated county municipal funds. Carroll Engineering is completing the survey. We need to receive the final survey, check the exception areas and to get the legal language from Carroll Engineering. The baseline needs to be scheduled and completed and then we can schedule settlement.

3. Brad Gruver (36-9-87 & 88): 38 acres, Gross Road

Mr. Gruver has approached the township with a new plan for his property. He proposes to demolish his current home and replace it with a new home and septic system. The board feels that we do not have enough information concerning this plan to make any further decisions on the conservation easement for this property. Rich will advise Mr. Gruver to meet with him to discuss his proposal as demolition and new construction is a complicated process and we can

not conclude the conservation easement until the plans are officially drawn up as we do not know how the construction will affect the conservation value of the property. There is also the question of who will pay for any additional surveys, etc associated with the changes.

4. **John Keller (36-09-86, 115-2, 115) 88 acres on Gross Rd.** Our 90-day extended deadline with the county expires on December 28. The survey has been completed and the baseline scheduled, however, Laura informed us that the first appraisal was not adequate. Due to our time constraint, while we were at the County Open Space meeting in December, we approached them with this new problem, informing them that we probably would not be able to make the deadline. After some discussion, the Board decided to grant us another 90-day extension – the end of March 2014 – to get the 2nd adequate appraisal done. If we do not meet the deadline this time, we must withdraw our application and resubmit. Neil contacted Mr. Scanzillo to perform the appraisal as soon as he can do it and we have rescheduled our baseline walk with Erin due to the weather.

D. Property Reports: Pending Contact / Action

1. Rockhill Road Properties I:

Harry Kahn (36-39-83-1), 3.846 acres; William and Catharine Longacre (36-39-83-2), 10 acres; Harra (36-39-82-1), 16.959 acres(no response); Hess (36-39-82), 4.829 acres Wayne Snyder (36-39-83), 12 acres

2. Rockhill Properties II:

Edwin Knight (36-39-86) 19 acres and Steven and Lisa Siewert (36-39-55) 21 acres both on Rockhill Rd.

All properties fall into the Haycock/Nockamixon Landscape areas delineated by the updated Natural Areas Plan. Laura walked Snyder, Longacre, Knight and Siewert with Kathy and Neil and feels the properties have potential to possibly be preserved through a DCNR program. She will look into what may be available in 2014.

E. Maintenance policy on Township owned preserved properties

Joe presented a draft of the Maintenance Policy and we have begun to review it. Dale feels it is too complicated and makes too many provisions. We will revisit it in January.

F. PPL

Dale's letter was sent to Ms. Janet Schultz and we are awaiting a reply.

Open Discussion

Kathy has spoken with Sandy Yerger of Heritage Conservancy about the possibility of obtaining 1772 funds for the Gruver property, since it has some components of an active farm. We will wait to see what Mr. Gruver decides before further pursuing this grant.

We also need to have Dale schedule an ASA meeting next year to include the two new properties.

Motion to Adjourn- Rich Sadler motioned, Dale seconded, unanimous approval.

Next Meeting: Wednesday, January 8, 2014, 7:00 PM