

**RICHLAND TOWNSHIP  
BOARD OF SUPERVISORS  
BUSINESS MEETING  
August 8, 2016**

Chairman, Timothy Ritter called the Richland Township Board of Supervisors Business Meeting to order. Those present are as follows: Timothy Arnold, Supervisor; Timothy Ritter, Supervisor; Paul Stepanoff, Township Manager, and Mike Kisthardt, Township Police Department, Linc Treadwell, Solicitor, Mike Schwartz, Gilmore & Associates, Mike Shinton, Gilmore Assoc. Traffic Engineer, Mike Beuke, Boucher & James Planner.  
Absent was Richard Orloff, Supervisor

**I. OPENING**

- A. The meeting was called to order.
- B. The Pledge of Allegiance was recited.
- C. Mr. Arnold gave an Invocation.
- D. The Roll Call was taken.
- E. Board and Staff Appointments:

**II. PUBLIC HEARINGS**

**III. PUBLIC COMMENT**

- 1. Mr. Clyde Gano of 72 Walnut Bank Road. He is concerned about the truck traffic coming in Walnut Bank to make deliveries to Shelly's. He believes they have the incorrect address for Shelly's. The delivery address for Shelly's should be 1030 Heller Road instead of Walnut Bank Farm Road.  
Mr. Gano also complained about the speeding in the development. Speed limit in the development is 25. He stated that maybe the yellow lines would help with speeding. After staff discussion on the speeding in development Supervisors will make a motion.

**MOTION: Tim Ritter made a motion authorizing Gilmore and Associates traffic engineer to do a traffic study on Walnut Bank Farm Road, with the cost not to exceed \$2500. Mr. Arnold seconded the motion. All in favor. Motion carried unanimously.**

Staff also recommended that the Township Manager send a letter to Shelly's to ask them to change their address from Walnut Bank Farm Road to Heller Road.

**IV. PRESENTATIONS – Not applicable this meeting**

**V. BOARD AND STAFF REPORTS**

Paul Stepanoff, Township Manager:

- 1. The road crew had a failure on the flail mower head. The public works would like approval to purchase a mower and new brush cutter which will eliminate the need to swap the attachments and saving several hours of mowing the cost would be \$15,300.

**MOTION: Mr. Ritter made a motion approving the purchase of a mower and new brush cutter for mowing. Mr. Arnold seconded the motion. All in favor. Motion carried unanimously.**

2. Paul would like to budget for a catastrophic failure on equipment. Paul stated this would change the format adding to the capital plan.
3. Paul is requesting a meeting with the Board of Supervisors to discuss changes in the office and personal issues. Paul will meet with Linc after this meeting.
4. Boucher & James proposed an ordinance relating to the B1 single family detached and B1A single family detached exemption uses. This will be tabled the ordinance has to first go to Planning Commission and then BCPC and QAPC for reviews and then advertised and then will go to the Board of Supervisors for approval.

Tim Ritter, stated that there is a movie this Friday. The Good Dinosaur

Tim Arnold thanked Tim Ritter reporting on the movie night. There will also be another movie on Friday August 26<sup>th</sup> Hotel Transylvania II.

Mike Kisthardt, had no reports at this time.

Linc Treadwell, Solicitor had no report at this time.

Mike Shinton, Traffic Engineer Gilmore Assoc.

1. Mike reported that he received 3 bids on the traffic signal at Pumping Station Road and Route 309. The lowest bid was from Armor & Son Electric at \$8200.

**MOTION: Mr. Arnold made a motion granting Armour & Son Electric to do traffic improvements on Pumping Station Road and Route 309 with the cost of \$8200. Mr. Ritter seconded the motion. All in favor. Motion carried unanimously.**

Mike Schwartz, Engineer Gilmore Assoc., had no reports at this time.

Mike Beuke, Planner Boucher & James, had no reports at this time.

## **VI. DEVELOPERS' ISSUES**

### **A. Clarification of Edgewater recreation/facilities/contribution issue.**

The applicant's Final Plan Approval was granted at the June BOS meeting; however, the provisions of that approval were not reviewed at that meeting and included a \$50,000 fee plus a \$2,000/unit recreation fee. Edgewater is not contesting the \$50,000 fee in lieu of some sidewalk and roadway improvements, but was under the assumption that the \$2,000/unit recreation fee was offset by their contribution of the Lake, Trails, and Parking Lot for recreational use. Township's agreement passed in June included the \$2,000/unit fee, with no credit for the contribution by applicant of the Lake, Trails, and Parking Lot. Board needs to decide if the contributions to recreation of the Lake, Trails, and Parking lot are sufficient to offset the entire \$2,000/unit recreation fee.

**MOTION: Mr. Ritter made a motion to reapprove the final plan for Edgewater with the removal of the \$2000 recreation fee per unit. Mr. Arnold seconded the motion. All in favor. Motion carried unanimously.**

B. Zoning Hearing Board Scheduled for September 1, 2016.

1. Fredrick and Susan Calabrette, 41 Tohickon Road (Tax Parcel No. 36-017-078-002)

The applicant is seeking an appeal from the determination of the Zoning Officer's Notice of Violation dated May 26, 2016 with regard to the additional G7 Truck Terminal Use and the G10 Outside Storage Use in addition to existing G6 Contracting Use. Should the Zoning Hearing Board not reverse the Zoning Officer's determination, the applicant is seeking variances from 27-404 G7, G10 and 27-402 (6). Additional Information about this issue is provided under Tab VI.

The Board of Supervisors has no comment they will trust the Zoning Hearing Board.

Mr. Treadwell stated that he will be attending the Zoning Hearing Board meeting for support to Richard Brittingham.

C. Requests for Escrow Releases:

1. Secant Medical. Escrow Release #2.

The developer has requested escrow release #2, and Boucher & James, by their letter dated August 3, 2016, has recommended release of \$85,478.00, with a remaining balance of \$69,709.50.

**MOTION: Mr. Ritter made a motion approving the escrow release #2 for Secant Medical in the amount of \$85,478.00 as stated in the Boucher & James letters dated August 3, 2016, subject to any outstanding monies owed to Richland Township. Mr. Arnold seconded the motion. All in favor. Motion carried unanimously.**

2. Northfield Lot #5. Escrow Release #2.

The developer has requested the release of the Maintenance Bond, and Boucher & James, by their letter dated August 3, 2016, has recommended release of \$53,450.31.

**MOTION: Mr. Arnold made a motion approving the escrow release #2 for Northfield Lot #5 known as McSquizzys in the amount of \$53,450.31 as stated in the Boucher & James letter dated August 3, 2016, subject to any outstanding monies owed to the Township. Mr. Ritter seconded the motion. All in favor. Motion carried unanimously.**

3. Richland Green. Dedication and Release of Escrow #3.

B&J letter of June 27th indicates that all punch list items have been completed. The developer has requested Dedication and release of Performance Bond. Boucher & James, by their letter dated August 3, 2016, has recommended release of the balance of the professional escrow account in the sum of \$57,540.44.

**MOTION: Mr. Ritter made a motion approving the escrow release #3 for Richland Greene in the amount of \$57,540.44 as stated in Boucher & James letter dated August 3, 2016, subject to any outstanding fees out to Richland Township. Mr. Arnold seconded the motion. All in favor. Motion carried unanimously.**

4. SPCA- Release of Maintenance Bond

The developer has requested a release of Maintenance Bond. Boucher & James, by their letter dated August 3, 2016 has recommended no release due to various outstanding Landscape Punch list items.

**MOTION: Mr. Arnold made a motion to not release any monies for SPCA as stated in the Boucher & James letter dated August 3, 2016 due to outstanding landscape punch**

list items. Mr. Ritter seconded the motion. All in favor. Motion carried unanimously.

## VII. TOWNSHIP BUSINESS ITEMS (OLD AND NEW)

- A. Approve Minutes from the July 11, 2016 Business Meeting

**MOTION:** Mr. Arnold made a motion to approve the minutes from the Richland Township Board of Supervisors July 11, 2016 Business Meeting as edited. Mr. Ritter seconded the motion. Vote: All in favor. Motion carried unanimously.

- B. Financial Business – Approve payment of bills summarized below:  
General Fund Total: \$221,071.38  
Police-Emergency Services Fund Total: \$65,677.78  
Developer Escrow Fund Total: \$43,826.08  
Highway Aid Fund: \$119,749.85  
Fire Protection Fund Total: \$969.00  
Solar Fund: \$104.85  
Volunteer Boards Fund: \$2,500.82

**MOTION** Mr. Arnold made a motion to approve the payment of bills as summarized. Mr. Ritter seconded the motion. Vote: All in favor. Motion carried unanimously.

- C. Adoption of Ordinance No. 274 adding Raub Road to locations where speed limits are established and setting Raub road speed limit at 40 MPH. Gilmore and Associates submitted the results of their traffic study on Raub Road dated July 14, 2016 with the recommendation to set the speed limit for the entire length of Raub Road to 40 MPH. The Ordinance has been advertised as required.

**MOTION:** Mr. Ritter made a motion accepting Ordinance #274 setting the speed limit to 40MPH on Raub Road. Mr. Arnold seconded the motion. All in favor. Motion carried unanimously.

- D. Resolution #16-15 Accepting request for 180 Day Extension for Application review of the Ahlum Tract. Ben Goldthorp requested a 180 day extension and submitted the required form. Resolution 16-15.

**MOTION:** Mr. Arnold made a motion approving Resolution #16-15 for 180 Day extension request from Ahlum Tract. Mr. Ritter seconded the motion. All in favor. Motion carried unanimously.

- E. Resolution #16-16 Bucks County Natural Areas Land Grant for Tax Parcel No. 36-039-037. RT is filing an application on behalf of Walter and Marth Herrmann (275 Rich Hill Road) to acquire land to be protected.

**MOTION:** Mr. Ritter made a motion approving Resolution #16-16 to acquire land from Walter & Marth Hermann at 275 Rich Hill Road under the Bucks County Natural Areas

**Land Grant. Mr. Arnold seconded the motion. All in favor. Motion carried unanimously.**

F. Resolution #16-17 PA Green Light-GO grant program Rt. 309 retiming at Pumping Station and Tollgate Roads.

RT is requesting \$38,295.00 from PennDOT's Green Light-GO grant program for retiming the traffic signals along Rt. 309 at W. Pumping Station Road and Tollgate Road. Time is critical as Application, Acceptance Letter, Resolution and source of funds is due to PennDOT by August 10<sup>th</sup>.

**MOTION: Mr. Arnold made a motion approving Resolution #16-17 PA Go Green Light-Go grant program Rt. 309 retiming at Pumping Station Road and Tollgate roads. Mr. Ritter seconded the motion. All in favor. Motion carried unanimously.**

**MOTION: Mr. Arnold made a motion that going forward the Township Manager, Solicitor and Engineer can make any decisions to expedite this project along. Mr. Ritter seconded the motion. All in favor. Motion carried unanimously.**

G. Report on SEPTA agreement for lease of land for Proposed Trails.

RT has signed a co-agreement between RT, Springfield Township and Bucks County with SEPTA for the land SEPTA will be leasing for 30 years for the Proposed Trail.

**MOTION: Mr. Ritter made a motion ratify Township Manager signature on August 2, 2016 the SEPTA agreement with the letter dated June 15, 2016 from SEPTA. Mr. Arnold seconded the motion. All in favor. Motion carried unanimously.**

H. Approval of Modification to Capital Plan for Truck Purchase.

Our 10-year capital included the purchase of lawn mowers for 2017 in the amount of \$51,650. Public Works began outsourcing significant mowing services in 2016. Net result is less service required from lawn mowers and more from Dump Truck, which is in capital plan for 2018 replacement. Staff requests the board approve the swapping of lawn mower purchase (from 2017 to 2018 or 2019) and Dump Truck (from 2018 to 2017) with no change in budgeted dollars.

**MOTION: Mr. Ritter made a motion approving the modification to the capital plan. Change capital plan from purchasing lawn mower in 2017 to 2018 or 2019 and purchase a dump truck in 2017 instead of 2018 with no change in the budgeted monies. Mr. Arnold seconded the motion. All in favor. Motion carried unanimously.**

I. Labor Solicitor Discussion.

On August 31, 2016 John McLaughlin and others will be leaving Ballard Spahr LLP to join Campbell, Durrant, Beatty, Palombo & Miller, P. C. as shareholders operating out of Philadelphia office of Campbell Durrant. Board of Supervisors must appoint new Labor Solicitor.

**MOTION: Mr. Arnold made a motion to stay with John McLaughlin to finish the current case pending an agreement or arbitration. Mr. Ritter seconded the motion. All in favor. Motion carried unanimously.**

J. Old Bethlehem Pike Bridge and Culvert

Contractor to repair the Culvert and Bridge repair on Old Bethlehem Pike.

**MOTION: Mr. Ritter made a motion accepting the bid amount \$17,900 from McCarthy Masonry for the culvert repair. Mr. Arnold seconded the motion. All in favor. Motion carried unanimously.**

**MOTION:** Mr. Arnold made a motion accepting the bid amount of \$19,200 from L&L Construction for the crane for the bridge repair. Mr. Ritter seconded the motion. All in favor. Motion carried unanimously.

**MOTION:** Mr. Ritter made a motion accepting the bid amount of \$4,500 from ETC for the detour repairing the bridge. Mr. Arnold seconded the motion. All in favor. Motion carried unanimously.

## **VIII. PUBLIC COMMENT**

### **IX. ADJOURNMENT**

**MOTION** Mr. Arnold made a motion to adjourn the Richland Township Board of Supervisors Business Meeting at 8:40 p.m. Mr. Ritter seconded the motion. **Vote: All in favor. Motion carried unanimously.**

Next Meeting: Monday, September 12, 2016 at 7:00PM.

Respectfully submitted,  
Laura Held  
Recording Secretary