

**RICHLAND TOWNSHIP
BOARD OF SUPERVISORS
BUSINESS MEETING
DECEMBER 14, 2015**

Vice-Chairman, Timothy Arnold called the Richland Township Board of Supervisors Business Meeting to order. Those present are as follows: Timothy Arnold, Supervisor; Timothy Ritter, Supervisor; Stephen Sechriest, Township Manager; Mike Schwartz, Township Engineer, Gilmore & Associates; Judy Goldstein, Township Planner, Boucher & James, Inc.; B. Lincoln Treadwell, Township Solicitor; and Chief Richard Ficco, Township Police Department. Supervisor Richard Orloff was absent.

Note: The Board of Supervisors held an executive session prior to the meeting concerning personnel matters and matters of potential litigation.

I. OPENING

- A. The meeting was called to order at 7:00 p.m.
- B. The Pledge of Allegiance was recited.
- C. Mr. Arnold gave an Invocation.
- D. Roll Call was taken.

II. PUBLIC HEARINGS

- A. Public Hearing Concerning Requests to Add Additional Parcels to Add Additional Parcels to Richland Township's Agricultural Security Area
The hearing was opened by the BOS.
The following property owners have requested to add their properties to the Township's Agricultural Security Area: Bradley Gruver, James & Eileen Casey, and Walter & Martha Herrmann.
Mr. Rich Brittingham, Assistant Township Manager/Zoning Officer gave details of the proposed parcels.
There was no public comment on this issue.
The hearing was closed by the BOS.

MOTION **Mr. Ritter made a motion to adopt Resolution #15-27 which approves the addition of TMP's 36-009-087, 36-009-088, 36-029-073-001, and 36-039-037 (approx. 137 acres) to the Richland Township Agricultural Security Area. Mr. Arnold seconded the motion. Vote: All in favor. Motion carried unanimously.**

III. PUBLIC COMMENT

There was no public comment at this time.

IV. PRESENTATIONS

- A. Presentation from the Facilities and Infrastructure Committee Concerning a New Municipal Building
Mr. Rick Stoneback, Mr. Steaven Klein, Mr. Matt Walsh, and Mr. Chris Fennell were present to discuss this issue with the BOS.
The BOS decided to wait until June to see where the budget stands and revisit this issue at that time.
- B. Presentation from the Preservation Board Concerning Historic Structures Located on the Ahlum Tract
Ms. Kathy Fedorocsko was present to discuss this issue with the BOS. Ms. Fedorocsko stated that the farmhouse and barn were over 200 years old and had been well taken care of and requested that the BOS consider preserving them.

V. BOARD AND STAFF REPORTS

Stephen Sechriest, Township Manager, stated that the upcoming PSATS convention was scheduled in April and that there was a modified registration process. Mr. Sechriest stated that due to the new process it might be beneficial for individuals to register separately rather than as a group.

Mr. Sechriest also reported that notification was received concerning the Bucks County Township Officials meeting that would be held on Saturday February 27 from 8:00 a.m. to 12:00 p.m. at the Spring Mill Country Club and that further information would be available later.

Timothy Arnold, Township Supervisor, had no reports at this time.

Timothy Ritter, Township Supervisor, had no reports at this time.

Mike Schwartz, Township Engineer, had no reports at this time.

Judy Goldstein, Township Planner, had no reports at this time.

B Lincoln Treadwell, Township Solicitor, requested Mr. Sechriest be authorized to submit an advertisement for a position for Richland Township Manager.

MOTION Mr. Ritter made a motion to authorize Mr. Sechriest to submit an advertisement for a position for Richland Township Manager (Mr. Sechriest is soon retiring). Mr. Arnold seconded the motion. Vote: All in favor. Motion carried unanimously.

Chief Richard Ficco, Township Police, announced that “Shop with a Cop” would be held on December 17 and so far 41 children would be participating.

VI. DEVELOPERS’ ISSUES

A. Request from Richlandtown Borough for a Zoning Ordinance Governmental Determination for the front yard setback at Benner Hall to be reduced to 21 feet to allow an 8 ft. canopy to be constructed on the front of Benner Hall

MOTION Mr. Arnold made a motion to grant the request from Richlandtown Borough for a Zoning Ordinance Governmental Determination for the front yard setback at Benner Hall to be reduced to 21 feet to allow an 8 ft. canopy to be constructed on the front of Benner Hall. Mr. Ritter seconded the motion. Vote: All in favor. Motion carried unanimously.

B. Consideration of Resolution Authorizing the Submission of a Sewage Facilities Planning Module for the Twin Lakes Residential Land Development Proposed at the Intersection of Tollgate Road and Old Bethlehem Pike to Amend the Township’s Act 537 Plan
Mr. Brian Graham was present to discuss this issue with the BOS.

MOTION Mr. Ritter made a motion to adopt Resolution #15-28 for plan revision for the Twin Lakes Residential Land Development. Mr. Arnold seconded the motion. Vote: All in favor. Motion carried unanimously.

C. Request for a Waiver of Land Development from the Wolfson Group for the Subdivision of the Acme Building at the Richland Crossings Shopping center to make the Structure Available for Several Tenants
The Owner has requested a waiver since the only construction will be interior renovations and façade changes. The Staff is ok with the request and recommended the applicant pay the Township the normal application fees of \$2,500.00.
Mr. William Dion was present to discuss this issue with the BOS.

MOTION **Mr. Arnold made a motion to grant a waiver of Land Development for the Wolfson Group for the Subdivision of the Acme Building at the Richland Crossings Shopping center to make the Structure Available for several tenants as requested and to include the payment of application fees of \$2,500.00 and any funds owed to the Township. Mr. Ritter seconded the motion. Vote: All in favor. Motion carried unanimously.**

- D. Request for a 90-day Extension for the Completion of the Land Development and Financial Security Agreements for the CVS Pharmacy Project to be located on the southeast corner of Rt. 309 and Tollgate Road
The developer is seeking more time to work out the escrows so Development Agreements can be completed.

MOTION **Mr. Ritter made a motion to grant a 90-day extension of time for the Completion of the Land Development and Financial Security Agreements for the CVS Pharmacy Project as requested. The extension will expire on March 15, 2016. Mr. Arnold seconded the motion. Vote: All in favor. Motion carried unanimously.**

- E. Zoning Hearing Scheduled for December 17, 2015
 - 1. Bucks County Water & Sewer Authority, Station Road Pump Station
The Authority is seeking a special exception and two variances in order to allow for the expansion of the existing pump station building and other improvements in the floodplain.

MOTION **Mr. Ritter made a motion to authorize Mr. Sechriest to submit a letter of support for this issue. Mr. Arnold seconded the motion. Vote: All in favor. Motion carried unanimously.**

VII. TOWNSHIP BUSINESS ITEMS (OLD AND NEW)

- A. Approve Minutes from the November 9, 2015 Business Meeting

MOTION **Mr. Ritter made a motion to approve the minutes from the Richland Township Board of Supervisors November 9, 2015 Business Meeting as edited. Mr. Arnold seconded the motion. Vote: All in favor. Motion carried unanimously.**

- B. Financial Business – Approve payment of bills summarized below:
General Fund Total: \$80,439.69
Police-Emergency Services Fund Total: \$49,504.91
Developer Escrow Fund Total: \$58,210.71
Township Fire Protection Fund Total: \$6,394.00
Township Solar Fund Total: \$137,271.80
Township Volunteer Boards Fund Total: \$1,215.55
Township Recreation Fund Total: \$17,823.68
Township Open Space Operating Fund Total: \$272,737.37

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

- C. Tax Levy Resolution
The rate will remain the same at the combined rate of 11.3 mills.

MOTION **Mr. Ritter made a motion to adopt Resolution #15-29 which sets the real estate tax rate at 11.3 mills for Richland Township for the 2016 year (10.55 mills for general proposes and 0.75 mills for fire equipment). Mr. Arnold seconded the motion. Vote: All in favor. Motion carried unanimously.**

- D. Consideration of the Budget for 2016
The proposed budget was presented previously and advertised.

MOTION Mr. Ritter made a motion to adopt the Richland Township Budget for the 2016 year adding an additional full time police officer and eliminate one part time police officer position. Mr. Arnold seconded the motion. Vote: All in favor. Motion carried unanimously.

- E. Consideration of an Ordinance to Amend the Police Pension Plan
The Pension Plan needs to be amended to implement the Deferred Retirement Option Program as was agreed to as part of the new Police Contract.

MOTION Mr. Ritter made a motion to adopt Ordinance No. 266 which implements the Deferred Retirement Option Program. Mr. Arnold seconded the motion. Vote: All in favor. Motion carried unanimously.

- F. Resolution to Establish the Officers' Police Pension Contribution Rate for 2106
The Township's new contract with the police union provides for them to contribute an increased amount of their pay to the pension plan.

MOTION Mr. Ritter made a motion to adopt Resolution # 15-30 which sets the rate for the police pension plan. Mr. Arnold seconded the motion. Vote: All in favor. Motion carried unanimously.

- G. Consideration of an Agreement to Sell a Temporary Construction Easement to the Dept. of the Army for the Upcoming Work on the Watson/Johnson Landfill Superfund Site
The Army Corps of Engineers has proposed to purchase a temporary construction easement for a payment of \$18,550.00 so they can use nearby land for equipment needed for the Watson/Johnson site.

MOTION Mr. Ritter made a motion to adopt Resolution #15-31 which authorizes Mr. Sechriest to enter into an agreement on behalf of Richland Township with the Department of the Army for a temporary construction easement. Mr. Arnold seconded the motion. Vote: All in favor. Motion carried unanimously.

VIII. PUBLIC COMMENT

There was no public comment at this time in the meeting.

IX. ADJOURNMENT

MOTION Mr. Arnold made a motion to adjourn the Richland Township Board of Supervisors Business Meeting at 8:10 p.m. Mr. Ritter seconded the motion. Vote: All in favor. Motion carried unanimously.

Respectfully submitted,
Catherine Woods
Recording Secretary

Note: The next business meeting of the Richland Township Board of Supervisors will be held on Monday, January 4, 2016 at 7:00 p.m.