

**RICHLAND TOWNSHIP
BOARD OF SUPERVISORS
BUSINESS MEETING
June 13, 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; Supervisor, Richard Orloff, Stephen Sechriest, Township Manager; Paul Stepanoff, Township Manager, and Chief Richard Ficco, Township Police Department, Linc Treadwell, Solicitor, Mike Schwartz, Gilmore & Associates, Damon Drummond, Gilmore Assoc. Traffic Engineer, Judy Stern Goldstein, Boucher & James Planner.

I. OPENING

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

II. PUBLIC HEARINGS

III. PUBLIC COMMENT

IV. PRESENTATIONS – Not applicable this meeting

V. BOARD AND STAFF REPORTS

Mr. Orloff, Township Supervisor, wanted to discuss the \$3200 stipend pay for the supervisors. He wanted the opinions of the other supervisors on options to receive the stipend.

MOTION: Mr. Orloff made a motion to keep the stipend as is for the remainder of this year and in 2017 pay after the stipend is earned. Mr. Arnold seconded the motion. Vote: All in favor. Motion carried unanimously.

Mr. Ritter, Township Supervisor, reported on the BC Tour of Honor. This is a program that is set up to escort World War II veterans to see the Memorial. In the past Richland Township sent in a contribution to support this. Mr. Ritter would like to do the same as in the past.

MOTION: Mr. Ritter made a motion to send in a contribution to BC Tour of Honor as we have done in the past. Mr. Orloff seconded the motion. Vote: All in favor. Motion carried unanimously.

Chief Ficco, had no reports at this time.

Linc Treadwell, Solicitor had no report at this time.

Damon Drummond, Traffic Engineer Gilmore Assoc. had no reports at this time.

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

Judy Stern Goldstein, Planner Boucher & James, had no reports at this time.

VI. DEVELOPERS' ISSUES

A. Edgewater – Final Land Development

The applicant is seeking Final Plan approval. The project was reviewed by the Planning Commission at their May 2016 meeting and they recommend the Board Approve the plan.

MOTION: Mr. Orloff made a motion to approve the following waiver for Edgewater: Section 22-506.1 from requirements pertaining to cart way widths, Section 22-518 from providing a sidewalk along Heller Road frontage. Mr. Arnold seconded the motion. Vote: all in favor. Motion carried unanimously.

MOTION: Mr. Arnold made a motion approving the final land development for Edgewater subject to the following conditions compliance with the Boucher & James letter dated 5/12/16, compliance with the Gilmore & Associates letter dated 5/12/2016, compliance with the Bucks County Planning Commission letter dated 11/7/2014, compliance with the Quakertown Area Planning Commission memo dated 11/17/2014, compliance with Richland Township Water Authority letter dated 11/14/2014, receipt of all permits and approvals from any agencies having jurisdiction over such matters, compliance with all Zoning and Subdivision and Land Development Ordinance requirements, compliance with the regulations of all municipal and governmental agencies having jurisdiction, compliance with any conditions of the past Zoning Hearing Board Decisions, payment of any outstanding review fees owed to Richland Township, 66.5% woodland disturbance is permitted, conditioned on the provision of the tree replacement in accordance with the supplemental plantings as shown on the plans. Such supplemental plantings shall consist of 21 shade trees, 19 ornamental trees, and herbaceous plugs, 60.2% of the lake shore area shall remain undeveloped and unaltered, as shown on the plans, the applicant shall perform additional environmental testing, in accordance with comment C.2 of the Boucher & James letter dated May 12, 2016, and demonstrate that the lake is clear from environmental concerns within 60 days prior to the ownership accepting dedication of the Open Space for this project, conditional on contribution of \$50,000.00 to Richland Township, which includes money that was owed from former Quaker Meadows project. With \$10,000.00 being prior to plan recording and the remainder to be paid on prorated basis as building permits are issued for the 40 townhouses units, in the event the required development and Financial Security Agreement is not

executed within 90 days of this approval, the approval shall expire and be deemed revoked unless a written extension is granted by the Governing Body, conditional on contributing \$2,000.00 to the Park and Recreation fund for each dwelling unit paid when building permit is issued. Mr. Orloff seconded the motion. Vote all in favor. Motion carried unanimously.

- B. Progressive Propane – 398 East Cherry Road – Waiver of Land Development
Progressive Propane met with staff and it is staff’s recommendation to grant the Waiver of Land Development. There is no increase in impervious surface and also no increase in truck traffic. Staff recommends the waiver be conditional based on contribution to Richland Township of the Land Development Fee of \$2,000.00.

MOTION: Mr. Ritter made a motion granting a waiver of Land Development for Progressive Propane subject to a contribution of \$2000.00 for Land Development fee. Mr. Arnold seconded the motion. Vote All in favor. Motion carried unanimously.

- C. Request for 90-day time extension for Milford Builders, Inc., Tollgate Crossing Development.

MOTION: Mr. Ritter made a motion granting a 90 day extension for Milford Builders, Inc. Tollgate Crossing with the time period expiring on October 6, 2016. Mr. Orloff seconded the motion. Vote: All in favor. Motion carried unanimously.

D. **Request for Escrow Releases:**

1. Reserve at Hidden Ponds. Final escrow release and dedication with agreement for new escrow for two items: Trail/Bridge and Benches.
The developer has requested a release of escrow, and Boucher & James, by their letter dated June 13, 2016, has recommended release of \$240,840.02. The applicant is proposing a new agreement for the two outstanding items and proposing cash security held by the township in the amount of \$130,000, which corresponds to the estimated total cost of completing the two outstanding items.

MOTION: Mr. Orloff made a motion approving the escrow release in the amount of \$240,840.02 as stated in the Boucher & James letter dated June 13, 2016. Mr. Arnold seconded the motion. Vote: All in favor. Motion carried unanimously.

MOTION: Mr. Orloff made a motion that the applicant prepares a new agreement for the two outstanding items (Trail/Bridge and Benches) and propose a cash security held by the Township in the amount of \$130,000 which corresponds to the estimated total cost of completing the two outstanding items. Mr.

Arnold seconded the motion. Vote: All in favor. Motion carried unanimously.

2. US Cold Storage, Escrow release No. 2
The developer has requested a release of escrow, and Boucher & James, by their letter dated June 13, 2016, has recommended release of \$109,068.75.

MOTION: Mr. Arnold made a motion granting the release No. 2 in the amount of \$109,068.75 for US Cold Storage according to the letter dated June 13th by Boucher & James. Mr. Orloff seconded the motion. Vote: All in favor. Motion carried unanimously.

3. CVS Pharmacy, Release No. 1 and 2
The developer has requested two releases of escrow, and Boucher & James, by their letters dated May 19th and June 7th, have recommended a release totaling \$113,470.62. Release number 1 in the amount of \$57,763.80 and release number 2 in the amount of \$55,706.82.

MOTION: Mr. Arnold made a motion granting release number 1 for \$57,763.80 and release number 2 for \$55,706.82 totaling \$113,470.62 for CVS Pharmacy. Mr. Ritter seconded the motion. Vote: All in favor. Motion carried unanimously.

VII. TOWNSHIP BUSINESS ITEMS (OLD AND NEW)

- A. Approve Minutes from the May 9, 2016 Business Meeting

MOTION: Mr. Orloff made a motion to approve the minutes from the Richland Township Board of Supervisors May 9, 2016 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: \$151,435.73
Police-Emergency Services Fund Total: \$66,527.65
Open Space Fund Total: \$10,527.50
Developer Escrow Fund Total: \$51,075.44
Highway Aid Fund: \$4,171.94
Recreation Fund Total: \$8,911.84
Fire Protection Fund Total: \$4,539.00
Solar Fund: \$340.49
Volunteer Boards Fund: \$398.00

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

- C. Consideration of Proposed ordinance prohibiting the use of brake retarders on Church Road and a portion of Richlandtown Pike.

MOTION: Mr. Ritter made a motion to adopt Ordinance No 272 prohibiting the use of brake retarders on Church Road and a portion of Richlandtown Pike. Mr. Orloff seconded the motion. Vote: All in favor. Motion carried unanimously.

- D. Review of Truck Restriction on Raub Road between Union and Richlandtown Pike.

No action required at this time. PennDOT has verbally approved putting necessary signs along Union and Richlandtown Pike. Gilmore completed a traffic study and recommends prohibiting trucks. Board should direct staff to prepare an ordinance to be considered at next BOS meeting.

MOTION: Mr. Orloff made a motion directing staff to prepare an ordinance to post signs restricting trucks along Union Road and Richlandtown Pike. Mr. Ritter seconded the motion. Vote: All in favor. Motion carried unanimously.

MOTION: Mr. Arnold made a motion authorizing Gilmore & Associates Traffic Engineer do a traffic study on Raub Road for the speed limit. Mr. Ritter seconded the motion. Vote: All in favor. Motion carried unanimously.

- E. Report on Pickleball Court Noise Abatement.

At the May 9, 2016 BOS meeting, board directed staff to get quotes and proceed with planting of Arborvitae Trees in an attempt to abate noise from the Pickle Ball Courts to neighbors. Staff has found a potential alternative that is applied directly to the fence. Total material might not exceed \$1000.00.

MOTION: Mr. Orloff made a motion approving the 6000 Series Hedge Fence Slat, as the cost not to exceed total of \$1200. Mr. Ritter seconded the motion. Vote: All in favor. Motion carried unanimously.

- F. Report on Proposal for RT Police Coverage of Richlandtown Borough.
The Chief and Township Manager would like to work together to reach an agreement with Richlandtown Borough

- G. Report on Richland Township's Comprehensive Insurance Coverage.

At the May 9, 2016 BOS meeting, BOS directed Township Manager and Advisor to Township Manager to seek proposals for the Township's Insurance Coverage. After reviewing two proposals, Township Manager signed a 1 year agreement (potential for 3-year fixed rate) with Agent Brown and Brown (\$33,554) at an approximately a \$8K annual savings with some improved coverage, such as replacement value on equipment and higher value aggregate coverage on Police and Employment practices.

- F. Recommendation for Executive Session on obtaining easements for the Rt. 309 Closed Loop System.
Solicitor has requested an Executive Session following the BOS meeting to discuss Rt. 309. Closed Loop system Easements.
- G. Recommendation for Purchase of Cell Signal Booster for Township Building.
Cellular Service outside of the township building is available but inside is for the most part non-existent. For safety and convenience, many of our employees rely on cell service. A Cell Signal booster has an outdoor antenna, amplifier, and indoor antenna which seamlessly relays cellular signals inside of buildings is a recommended solution to provide cellular reception in the building. Such equipment can be easily installed by our staff and requires only the purchase of the hardware.

MOTION: Mr. Orloff made a motion approving the purchase of Cell Signal Booster for the Township building at a cost of \$4,177.99 which includes a 1 year warranty. Mr. Ritter seconded the motion. Vote: All in favor. Motion carried unanimously.

- H. Consideration of a Proposal to Pay off RTWA loan for Veteran's Park.
Mr. Orloff asked to include a motion on the agenda to pay off the loan Richland Township took from RTWA in order to pay for Veteran's Park. The current balance is \$358,665.71. Current Monthly payments are \$8,911.84, of which approximately \$1000.00/month is interest.

MOTION: Mr. Orloff made a motion to pay off the loan to Richland Township Water Authority for Veterans Park in the amount of \$358,665.71. Mr. Ritter seconded the motion. Vote: 2 in favor 1 abstain. Mr. Arnold abstained from the vote because he is an employee of the Richland Township Water Authority. Motion carried.

VIII. PUBLIC COMMENT

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

Before adjourning Mr. Orloff talked about the letter from Office of the District Attorney that the township received. The street light scammers Robert Kearns and Patrick McLaine have been ordered to pay the township \$165,488 in court costs and restitution. The pair, who had been convicted in January 2013 of stealing \$832,460 from Bethlehem Township taxpayers on a streetlight scam, also faced charges in Bucks County alleging that they took money from Richland Township without following through on a contract to purchase and maintain its light poles. Kearns and co-defendant McLaine entered a guilty plea to theft by failure to make required disposition of funds and received a sentence from Judge Raymond McHugh of two years of county intermediate punishment with the first nine months accompanied by electronic monitoring, according to the letter the township received from the Bucks County District

Attorney's Office. The pair, who operated Municipal Energy Managers, also faced similar charges in Lehigh and Cumberland counties.

IX. ADJOURNMENT

MOTION Mr. Arnold made a motion to adjourn the Richland Township Board of Supervisors Business Meeting at 8:00 p.m. Mr. Orloff seconded the motion. Vote: All in favor. Motion carried unanimously.

Next Meeting: Monday, July 11, 2016 at 7:00PM.

Respectfully submitted,
Laura Held
Recording Secretary