

**RICHLAND TOWNSHIP
BOARD OF SUPERVISORS
Business Meeting
March 14, 2016**

Chairman Timothy Ritter called the Richland Township Board of Supervisors Business Meeting to order. Those present are as follows: Richard Orloff, Supervisor; Timothy Ritter, Supervisor; Timothy Arnold, Supervisor; Stephen Sechriest, Township Manager; Chief Richard Ficco, Township Police Dept.; Mike Beuke, Township Planner, Boucher & James; Mike Shinton, Traffic Eng., Gilmore & Associates; Mike Schwartz, Township Engineer, Gilmore & Associates; B. Lincoln Treadwell, Township Solicitor.

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

I. OPENING

- A. The meeting was called to order at 7:05pm.
- B. The Pledge of Allegiance was recited.
- C. Mr. Orloff gave an Invocation.
- D. Roll call was taken.

II. PUBLIC HEARINGS

- A. Two separate hearings were held. The first hearing was for Ordinance 267, to provide for Right of Way Management Regulations; and second to Amend the Zoning Ordinance Concerning Commercial Communications Facilities, Ordinance 268.
The hearings were opened by the BOS.
There was no public comment on the issues.
The hearings were closed by the BOS.

MOTION Mr. Arnold made a motion to adopt Ordinance 267, The Right of Way Management Regulations, Mr. Orloff seconded the motion. Vote: All in favor. Motion carried unanimously.
Mr. Orloff made a motion to adopt Ordinance 268, to Amend the Zoning Ordinance, Mr. Arnold seconded the motion. Vote: All in favor. Motion carried unanimously.

III. PUBLIC COMMENT

- A. Liz Lightbourne representing the Reserve at Hidden Ponds is requesting that the Township take over ownership of the road for maintenance purposes. The BOS will not be supporting their request for reasons of setting precedence with the Reserve at Hidden Ponds Community; and the extra costs associated with it would not be a fair financial burden on taxpayers to take responsibility for their private road.
- B. Lawrence & Christiane Helson have concerns regarding the Pickleball noise. They are requesting the Township install an Acoustic Fence to reduce the noise by up to 50%. They also would like to limit the playing of Pickleball at night to 9:00pm because of the bright lights. The BOS will have the Township Manager look into the costs associated with Acoustic Fencing and speak to the Roadmaster about signage regarding the lights.

IV. PRESENTATIONS

- A. Presentation from the Upper Tohickon Watershed for the Township to consider some changes to its Riparian Corridor Regulations.

MOTION Mr. Orloff made a motion for Stephen Sechriest to work with Kathy Fedorosko on a letter to educate the affected residents in maintaining their property along the buffer area. Mr. Arnold seconded the motion. Vote: All in favor. Motion carried unanimously.

- B. Presentation of Fourth Quarter 2015 Treasurer's Report
Mr. Charles Botson, Township Treasurer, gave a brief PowerPoint presentation of the Fourth Quarter 2015 budget report.

V. BOARD AND STAFF REPORTS

- A. Stephen Sechriest, Township Manager, reported that an Ordinance is being prepared to extend the Open Space EIT monies. This measure is expected to be placed on the ballot in November 2016 for a 5yr. extension past the 2018 expiration date.
- B. Mr. Ritter, Township Supervisor, reported that our Township Manager is retiring at the end of July 2016, and after completing the application process, the Board will vote on hiring Paul Stepanoff, P.E. as the new Township Manager pending the final legal review of the offer and the clearance of background checks.

MOTION Mr. Orloff made a motion to hire Paul Stepanoff, P.E. as the new Township Manager, pending the final legal review of the offer, the clearance of background checks, and to work out a start date with Mr. Stepanoff. Mr. Arnold seconded the motion. Vote: All in favor. Motion carried unanimously.

- C. B. Lincoln Treadwell, Twp. Solicitor had no reports at this time.
- D. Mike Schwartz, Township Engineer, had no reports at this time.
- E. Mike Beuke, Township Planner, had no reports at this time.
- F. Mike Shinton, Traffic Engineer, offered 3 alternatives for the West End Blvd. and W. Pumping Station Road intersection traffic signals. Option 1. Address only the left turn off Rt. 309 onto W. Pumping Station Road, changing it to only allowing left turns on the arrow at a cost of about \$17,000.00. Option 2. Add left arrows on Pumping Station Road for turns on to Rt. 309, in addition to option 1 at a cost of about \$46,000.00. Option 3. Do nothing in advance of the closed loop system.

MOTION Mr. Ritter made a motion to select Option 1. Mr. Orloff seconded the motion. Vote: All in favor. Motion carried unanimously.

- G. Chief Richard Ficco reported that the National Drug Takeback event will be held at the RTPD on April 30, 2016 10:00am – 2:00pm. The Shredding event will take place, also on that date, from Noon – 2:00pm. The Richland Twp. Police Dept. along with Quakertown Boro Police Dept. will hold the annual Bike Rodeo on May 14, 2016.

VI. DEVELOPER'S ISSUES

- A. Request for a Stormwater Exemption for Lori Kline, 118 Dickert Road. She will be replacing the existing house with a new one. Boucher & James has confirmed that the project meets requirements for Stormwater Exemption. Ms. Kline will pay the applicable fee of \$500.

MOTION Mr. Arnold made a motion to grant the Stormwater Exemption. Mr. Orloff seconded the motion. Vote: All in favor. Motion carried unanimously.

- B. Consideration of a Resolution about the Future Maintenance of the Proposed Roundabout on S. Old Bethlehem Pike at Tollgate Road for the Proposed Twin Lakes Residential Subdivision. PennDot is requiring that we adopt a resolution agreeing to maintain the roundabout before they will approve its construction.

- MOTION** Mr. Orloff made a motion to adopt a resolution for the Township to be responsible for the maintenance of the proposed roundabout. Mr. Arnold seconded the motion. Vote: All in favor. Motion carried unanimously.
- C. Consideration of Deed Transferring a Portion of the Right-of-way along Tollgate Road that was received from the Regency Manor Development to PennDOT for the Proposed Roundabout. In order for PennDOT to approve the construction of the roundabout on S. Old Bethlehem Pike they require that the portion of the right-of-way that came from Regency Manor that will be used for construction of the Tollgate Road portion of the roundabout be turned over to them.
- MOTION** Mr. Ritter made a motion to transfer the deed of a portion of the Right-of-way to PennDot. Mr. Orloff seconded the motion. Vote: All in favor. Motion carried unanimously.
- D. Request for a 45-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.
- MOTION** Mr. Arnold made a motion to grant the 45-day extension. Mr. Orloff seconded the motion. Vote: All in favor. Motion carried unanimously.
- E. Request for a Waiver of Land Development for Juniper Auto Body for the Construction of a 5,000 sq. ft. Accessory Building and a 254 sq. ft. addition to their existing building. The owner is requesting waiver of land development procedures since they will not be increasing the amount of impervious surface. The applicant will pay the Township the application fees of \$3,200.00.
- MOTION** Mr. Orloff made a motion to grant the Waiver of Land Development. Mr. Ritter seconded the motion. Vote: All in favor. Motion carried unanimously.
- F. Zoning Hearing Scheduled for March 31, 2016
 1. Juniper Auto Body, 1116 N. West End Blvd., will meet with the Zoning Hearing Board to determine whether or not to allow the applicant 141 parking spaces rather than the required 170. The Board took no position on this matter.
- G. Escrow Releases
 1. Secant Medical, Release No. 1. The developer has requested a release of escrow. Boucher & James, by their letter dated 3/1/16, has recommended a release of \$287,011.00, subject to deductions for any amounts owed to the Township.
- MOTION** Mr. Orloff made a motion to grant Escrow Release #1. Mr. Ritter seconded the motion. Vote: All in favor. Motion carried unanimously.

VII. TOWNSHIP BUSINESS ITEMS (Old and New)

- A. Minutes from February 8, 2016 Business Meeting

MOTION Mr. Arnold made a motion to approve the Feb. 8, 2016 minutes. Mr. Ritter seconded the motion. Vote: All in favor. Motion carried unanimously.

- B. Financial Business - Approve payment of bills

- MOTION** Mr. Arnold made a motion to approve payment of the bills. Mr. Orloff seconded the motion. Vote: All in favor. Motion carried unanimously.
- C. Request from Upper Tohickon Watershed Association for a Donation of \$120 to Print Their Annual Newsletter.
- MOTION** Mr. Orloff made a motion to make the donation. Mr. Ritter seconded the motion. Vote: All in favor. Motion carried unanimously.
- D. Consideration of an Ordinance Prohibiting Trucks from Keystone Road and California Road, north of E. Pumping Station Road, except for Local Deliveries.
- MOTION** Mr. Orloff made a motion to adopt the Ordinance. Mr. Arnold seconded the motion. Vote: All in favor. Motion carried unanimously.
- E. Consideration of a Memorandum of Understanding with the RTWA establishing the procedure for determining the Annual Management Fee aid the Township. The contract that was in effect has expired. The Chair postponed the vote for 60 days.
- F. Request from Richlandtown Borough for a Proposal to Provide the Borough with Police Services.
- MOTION** Mr. Ritter made a motion to have Chief Richard Ficco and Township Manager Steve Sechriest write and present a proposal to Richlandtown Boro for full-time police coverage. Mr. Arnold seconded the motion. Vote: All in favor. Motion carried unanimously.
- G. Request for Permission to Sell Two Vehicles on Municibid.
- MOTION** Mr. Ritter made a motion to approve the sale of the 2004 F550 and the 2003 Ford Expedition on Municibid. Mr. Arnold seconded the motion. Vote: All in favor. Motion carried unanimously.
- H. Request from the Quakertown Community School District for a letter of support for relocating the polling place at Richland Elementary to the United Mennonite Church at 180 W. Thatcher Road.
- MOTION** Mr. Ritter made a motion to have a letter written in support of relocating the polling place as requested. Mr. Arnold seconded the motion. Mr. Orloff opposed the request. Vote: Yes- 2, No- 1, motion carried.
- I. Discussion about which Township Officials and Employees should attend the annual PSATS Convention.
- MOTION** Mr. Arnold made a motion that the following Township Officials and Employees attend the annual PSATS Convention: Twp. Supervisors, Twp. Manager, Asst. Twp. Manager, Chief of Police, Director of Public Works, and Asst. Director of Public Works. They are to present a report of what they learned that would be beneficial to their job performance. Mr. Ritter seconded the motion. Mr. Orloff opposed. Vote: Yes- 2, No- 1, motion carried.

VIII. PUBLIC COMMENT

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

IX. ADJOURNMENT

Mr. Orloff made a motion to adjourn the Richland Township Board of Supervisors Business Meeting at 9:45pm. Mr. Arnold seconded the motion. Vote: All in favor. Motion carried unanimously.

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

Respectfully Submitted,
Tracey Virnelson
Recording Secretary