

Richland Township Preservation Board Meeting Minutes
May 13, 2015
Submitted by Rich Sadler

Members Present

In attendance were Kathy Fedorocsko, Joe Geib, Neil Erkert and Rich Sadler. Staff member present was Rich Brittingham.

A. Minutes

March's minutes approved as corrected.

B. Financial Report: Presently we have \$444,018 in our account; subtracting bond payments due at the end of the year, we have net \$158,543. Our township treasurer, Chuck, explained that the amount of money in our account bounces around so much because he must report bond payments when they're due but can't report future tax receipts until they're received. By his estimate, we have \$305,609 available & the bond will be paid off in 2017-2018.

C. Property Reports, Active: None

D. Property Reports: Pending Contact / Action

1. Liberty Homes, 36-09-102-2 & 36-09-112, 445 Gross road, 96 acres. Kathy & Laura Baird walked it: some of the property was nice, some not. We'll refer the property to Rich Harvey for Ag Preservation.
2. Chete Khindri, 36-039-006, Old Bethlehem Rd., 43 acres. This property was previously approved for a sub-division. Sub-division never happened, & current rules probably wouldn't allow the division, as ½ the property is floodplain, most of the rest is wetlands.
3. Zavitsanos, 36-029-21, 60 acres. Kathy, Laura, Neil, & Rich walked the property. It's mostly farmland, some wood & a stream. Laura thinks it can be preserved under Ag Preservation.
4. Windsor Farms, 36-29-23 (45 acres with house) & 36-29-23-1 (2 acres). The 2 acre property is too small- we will check out the 45 acres.
5. Martha Herrman, 76 acres on Richhill Rd; We'll schedule a walk.

F. Maintenance policy on Township owned preserved properties: Tabled since January

Heritage doesn't do Maintenance. We coordinate walking the properties with Heritage's baseline monitoring to outline what areas need to be mowed periodically before asking Thom Roeder, Richland Township's roadmaster, to quote on a maintenance plan.

G. Baseline Monitoring: going well, 10 Properties completed.

Old Business

- A. **New bond:** Kathy a letter to see if any property owners are interested in preservation before we propose a new bond. Results are shown in **2. Property Reports: Pending Contact / Action**
- B. **ASA;** Dale will schedule an ASA meeting next year to include the two new properties. Supervisor Arnold will chair the meeting. Rich B will find out about legal requirements of

advertising the meeting. The 7 year lifespan of the ASA is up; renewal for another 7 years is automatic.

- C. **Higher quality property signs;** Kathy got a quote of \$600 per sign. We'll review where the signs will be most visible, then recommend how many to buy. We'd need 15-20 signs if we replace all the old signs
- D. **Hunting policy:** We recommend posting our Fee Simple properties with the following: "Hunting by permit only" Rich B contacted the PA State Association of Township Supervisors (PSATS) about how other townships handle this; no response yet.
- E. **Historic Preservation Ordinance:** We reviewed our previous ordinance proposal against the provisions in our current zoning ordinance for historic preservation. The new ordinance seems to cover much of what we proposed except for demolition: Rich B assured us that demolition is covered in a separate ordinance
- F. **Mission statement-** Kathy rewrote it to read: "To recommend a comprehensive long term strategy for the preservation of open space, natural amenities & greenways; to seek funding for the acquisition of open space; to advise/oversee on-going maintenance of open space; the planning & acquisition of open space & the preservation & the preservation of agricultural lands & historic sites" The board approved her rewrite.
- G. **Resolution #15-13,** excluding transfer tax for preserving properties, was approved by the BOS

New Business: Kathy received no response to her letter asking the Bucks County Planning Commission to reapportion to Richland any funds apportioned to but not used by other townships.

Motion to Adjourn- Joe motioned, Neil seconded, unanimous approval.

Next Meeting: Wednesday, June 10, 2015, 7:00 PM