

**RICHLAND TOWNSHIP  
BOARD OF SUPERVISORS  
BUSINESS MEETING  
NOVEMBER 9, 2015**

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

*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 7:06 p.m.
- B. The Pledge of Allegiance was recited.
- C. Mr. Orloff gave an Invocation.
- D. Roll Call was taken.

**II. PUBLIC HEARINGS**

Not applicable for this agenda.

**III. PUBLIC COMMENT**

There was no public comment at this time.

**IV. PRESENTATIONS**

- A. Quarterly Report from Public Works Director Thom Roeder  
Mr. Thom Roeder gave a brief report concerning the projects and equipment needs of the Public Works Department.
- B. Presentation of Proposed 2016 Budget and Update to the Ten Year Capital Plan  
Mr. Sechriest gave a brief power point presentation of the proposed 2016 budget. Mr. Charles Botson was present to answer any questions the BOS might have.

**V. BOARD AND STAFF REPORTS**

Stephen Sechriest, Township Manager, stated that he has plans for the Supervisors to sign after the meeting.

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

Richard Orloff, Township Supervisor, offered congratulations to Mr. Arnold and Mr. Ritter on winning the recent election.

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

Michael Shinton, Township Engineer, 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, had no reports at this time.

Chief Richard Ficco, Township Police, announced that “Shop with a Cop” would be held on December 17.

**VI. DEVELOPERS’ ISSUES**

- A. Request for a Stormwater Exemption for Michael Hsu, 475 Church Road  
The Applicant is constructing an addition to an existing building on his property. Mr. Justin Geonnotti, Inspection Engineer, Boucher & James, Inc. has reviewed the request and confirmed that the project meets the requirements for an exemption and that the applicant pays a fee of \$250.00.

**MOTION Mr. Arnold made a motion to grant a Stormwater Exemption to Mr. Michael Hsu as recommended by Mr. Geonnotti and to also include that a \$250.00 fee be paid. Mr. Ritter seconded the motion. Vote: All in favor. Motion carried unanimously.**

- B. Presentation by Ben Goldthorp of Alternative Proposals for Developing the Ahlum Tract located at 380 Trumbauersville Road  
Mr. Goldthorp discussed his plans to construct a residential development constructing 63 unit townhouses. Mr. Goldthorp would consider other options and provided plans showing three alternatives.  
Ms. Kathy Fedorocsko inquired if the existing farmhouse be saved and not demolished.

- C. Request for a Waiver of Land Development from Highland Management Corporation for the Subdivision of the Kmart Building at Trainer’s Corner Shopping Center at 250 N. West End Blvd. to make the Structure Available for Several Tenants  
The Applicant has requested a waiver of land development requirements since the only construction will be interior renovations and façade changes. Staff has met with the Applicant and indicated that they were ok with the waiver, due to the minor nature of the project. Staff has recommended requiring the applicant to pay the Township the normal application fees of \$2,500.00.

**MOTION Mr. Orloff made a motion to grant a waiver of Land Development from Highland Management Corporation for the Subdivision of the Kmart Building at Trainer’s Corner Shopping Center at 250 N. West End Blvd. to make the Structure Available for Several Tenants as requested and to include the payment of \$2,500.00 application fees to the Township. Mr. Arnold seconded the motion. Vote: All in favor. Motion carried unanimously.**

- D. Escrow Releases
  - 1. Richland Greene, Release No. 1  
The developer has requested a release of escrow funds for this project. Mr. Justin Geonnotti, Township Engineer, Boucher & James, Inc. has reviewed the request and outlined his recommendations in a letter dated November 3, 2015.

**MOTION Mr. Orloff made a motion to release escrow funds to Stanton Properties, LLC for their Richland Greene project in the amount of \$271,398.59 as recommended by Mr. Justin Geonnotti, Township Engineer, Boucher & James, Inc. and outlined in a letter dated November 3, 2015, subject to deductions of any outstanding fees due to the Township. Mr. Ritter seconded the motion. Vote: All in favor. Motion carried unanimously.**

- 2. Cannon Holdings, LLC, Release No. 1  
The developer has requested a release of escrow funds for this project. Mr. Justin Geonnotti, Township Engineer, Boucher & James, Inc. has reviewed the request and outlined his recommendations in a letter dated October 30, 2015.

**MOTION** Mr. Orloff made a motion to release escrow funds to Perley-Halladay Associates, Inc. for their project in the amount of \$136,330.00 as recommended by Mr. Justin Geonnotti, Township Engineer, Boucher & James, Inc. and outlined in a letter dated October 30, 2015, subject to deductions of any outstanding fees due to the Township. Mr. Arnold seconded the motion. **Vote: All in favor. Motion carried unanimously.**

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

A. Approve Minutes from the October 12, 2015 Business Meeting

**MOTION** Mr. Arnold made a motion to approve the minutes from the Richland Township Board of Supervisors October 12, 2015 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: \$213,791.12  
Police-Emergency Services Fund Total: \$61,612.39  
Developer Escrow Fund Total: \$28,536.23  
Township Fire Protection Fund Total: \$943.41  
Township Highway Aid Fund Total: \$34,371.00

**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. Consideration of a Resolution to Authorize the Township Manager to submit an application to PennDOT to modify the permit for the traffic signal on Rt. 309 at Cherry Road  
Mr. Sechriest stated that there were still problems with large trucks using E. Cherry Road and requested additional signage be considered.

**MOTION** Mr. Orloff made a motion to adopt Resolution #15-26 which authorizes Mr. Sechriest to submit an application to PennDOT to modify the permit for the traffic signal on Rt. 309 at Cherry Road. Mr. Ritter seconded the motion. **Vote: All in favor. Motion carried unanimously.**

D. Consideration of Authorizing the Township Manager to Join with Milford Township, Quakertown Borough and the Quakertown Community School District in sending a letter to the Bucks County Planning Commission to Request that a Study be made concerning the Widening of Rt. 663 between Rt. 309 and the Turnpike  
Mr. Sechriest stated that the purpose of the study will be to locate additional funds that could be used to address this issue.

**MOTION** Mr. Ritter made a motion to authorize Mr. Sechriest to Join with Milford Township, Quakertown Borough and the Quakertown Community School District in sending a letter to the Bucks County Planning Commission to Request that a Study be made concerning the Widening of Rt. 663 between Rt. 309 and the Turnpike. 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 8:30 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, December 14, 2015 at 7:00 p.m.