

Richland Township Preservation Board Meeting Minutes
September 8, 2015
Submitted by Rich Sadler

Members Present

In attendance were Kathy Fedorocsko, Dale Henninger, Doug Godshall Neil Erkert and Rich Sadler. Staff member present was Rich Brittingham.

A. Minutes

August's minutes approved as corrected.

B. Financial Report: \$252,210 in our account. By our township treasurer, Chuck's estimate, we have \$305,609 available & the bond will be paid off in 2017-2018. We now have to pay the transfer tax for the easements we've purchased. We owe \$7,000 for the Devry property & will also have to pay this tax on properties preserved this year.

C. Property Reports, Active: None

D. Property Reports: Pending Contact / Action

1. **Liberty Homes/Metzger, 36-09-102-2 & 36-09-112, 445 Gross road, 96 acres.; No Change.** Kathy & Laura Baird walked it in July: some of the property was nice, some not. We'll refer the property to Rich Harvey for Ag Preservation. The 1st step in this process would be to apply for Ag security membership. 2nd. apply for Ag preservation. The property will move up the waiting list if the soils are good
2. **Zavitsanos, 36-029-21, 60 acres; No Change.** Kathy, Laura, Neil, & Rich walked the property in July. It's mostly farmland, some wood & a stream. Laura thinks it can be preserved under Ag Preservation. The 1st step in this process would be to apply for Ag security membership. 2nd. apply for Ag preservation. The property will move up the waiting list if the soils are good. Laura sent Mr. Zavitsanos a letter reminding him to apply for Ag Security.
3. **Martha Herrman, 36-039-037, 76 acres on Richhill Rd;** The walk went well, property scored 64. The plan is to go with County Ag program only, since the soil is good (class 2). Laura to report on the Ag application's progress by the end of September.
4. **Jesilowoski, 36-029-095, Beck Road, 11.1 Acres, RA;** !/2 the property is in flood plain: we're not interested right now

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, 20 Properties completed. Some property owners have yet to sign off on their baseline report.

H. Community Day; September 26: we will have a booth

2/29/2016

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**. We also discussed extending the lifespan of the 0.1% earned income tax beyond 2018 without getting a new bond.
- B. **ASA;** Mr. Casey signed up; we're not waiting for Metzger to apply so Dale can schedule an ASA meeting to include the new properties. Supervisor Arnold will chair the meeting. Rich B will advertise the meeting. The 7 year lifespan of the ASA is up; renewal for another 7 years is automatic.
- C. **Higher quality property signs;** The board approved ordering 6 signs now & 6 in January 2016 at \$600 per sign. The 1st 6 signs will go on the Keller, Devry, Casey, McCutcheon, Berger & Wernett properties.
- D. **Hunting policy:** The chief of police approved putting "No Hunting" signs on the preserved properties the township owns. The sign will read "Open Space- No Hunting Allowed By Order of Richland Township"
- E. 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.
- F. Laura Baird requested that we send a letter of support to Springfield Township about preserving their portion of the Wernett property.
- G. We have concerns about activity on the preserved portion of Mr. Gruver's property.
- H. Mr. Wukowitz died & his (preserved) property is on the market. One of the potential buyers would like to build a single family home & an 18,000 square foot horse riding rink on the property, exceeding the square footage permitted on the exception area. Mr. Wukowitz's easement is unique in that the location of the exception area is not specified; it can "float" around the property. Since Bucks County also contributed funds to purchase the easement on this property, they would also have to sign off on any construction. We decided to wait & see what the county felt about this proposal. In the meantime, the potential buyer pulled out.

Motion to Adjourn- Dale motioned, Doug seconded, unanimous approval.

Next Meeting: Wednesday, November 11, 2015, 7:00 PM