

A. **OPENING**

1. **CALL TO ORDER:** The meeting of the Richland Township Board of Supervisor's was called to order on Monday, April 8, 2024, at 7:00 p.m. with Kathie Doyle, Chairperson presiding.
2. **ROLL CALL: Present:** Kathie Doyle, Chairperson; Chris Vanelli, Vice Chair; Tim Arnold, Member; Rich Brittingham, Assistant Township Manager/Zoning Officer, Linc Treadwell, Township Solicitor; Mike Schwartz, Township Engineer; and Vicki Schuller, Administrative Assistant.
Absent: Leslie Huhn, Township Manager; Rich Ficco, Police Chief

3. **PLEDGE OF ALLEGIANCE**

B. **ANNOUNCEMENTS**

C. **PRESENTATIONS**

D. **ZONING HEARING BOARD APPLICATIONS**

1. **VVRichland LLC c/o Velocity Venture Partners LLC – 751 S. West End Boulevard, Tax Map Parcel #36-017-023 – Variance Requests**

Zoning Hearing Board application for VVRichland LLC c/o Velocity Venture Partners LLC. The property is located at 751 S. West End Boulevard, Tax Map Parcel #36-017-023 and is located within the (PC) Planned Commercial Zoning District and the (AC) Arterial Corridor Overlay Zoning District. The property is approved as a G17 Flex Building Use. The applicant is seeking the following variance requests for loading docks:

1. A variance from 27-405. G17 (h); to allow for loading facilities on the building frontage (fronting Quakers Way).
2. A variance from 27-516; to provide less than the required buffer width and alternative planting design.

The ZHB application was stamped Administrative Complete on March 5, 2024. The 60-day MPC timeframe is set to expire on May 3, 2024. The Zoning Hearing Board meeting is scheduled for Thursday, April 25, 2024.

The Board chose to take no action in the matter.

2. **Faulkner Ciocca Management LP – 750 S. West End Boulevard, Tax Map Parcel #36+-023-252 – Variance Requests**

Zoning Hearing Board application for Faulkner Ciocca Management LP. The property is located at 750 S. West End Boulevard, Tax Map Parcel #36-023-252. The subject property lies within the (PC) Planned Commercial Zoning District and the (AC) Arterial Corridor Overlay Zoning District. The applicant is seeking the following variances for an E19 Automotive Repair Use.

1. A variance from 27-514. B.; to permit disturbance of areas designated as floodplain.
2. A variance from 27-514. I.; to permit disturbance of the shoreline of the pond to allow construction of additional impervious surface coverage beyond the amount presently containing paving.
3. A variance from 27-516; to allow the proposed improvements without installing a Class A Buffer along the southern property line.

The ZHB Application was stamped Administrative Complete on March 11, 2024. The 60-day MPC timeframe is set to expire on May 9, 2024. The Zoning Hearing Board meeting is scheduled for Thursday, April 25, 2024.

The Board chose to take no action in the matter.

E. PUBLIC HEARINGS

1. Faulkner Ciocca Management LP 750 S. West End Blvd. Conditional Use, TMP #36-023-252 (Proposed E19 Automotive Repair with Associated Office)

The subject property is located at 750 S. West End Boulevard, Tax Map Parcel #36-023-252 in the PC (Planned Commercial) Zoning District and the AC (Arterial Corridor Overlay) Zoning District. The existing structure is being used as a D1 Office Use. The applicant is proposing a conversion of a portion of the existing building for an E19 Automotive Repair Establishment. A portion of the building will be retained as office use to support the automotive repair.

The applicant is seeking a conditional use from Chapter 27-404. E19, 27-602 and 27-1109 of the Richland Township Zoning Ordinance.

The Planning Commission reviewed the Conditional Use application on Tuesday, March 19, 2024. The Planning Commission voted unanimously to recommend the conditional use to the Board of Supervisors subject to the following:

1. Compliance with the Gilmore & Associates letter dated February 29, 2024.
2. Compliance with the QAPC review letter dated March 14, 2024.
3. Compliance with Zoning Hearing Board variance relief required.
4. Compliance with Chapter 23 Floodplain Management Ordinance requirements.
5. Compliance with all Zoning, Stormwater and Erosion and Sedimentation requirements.
6. Compliance with regulations of all municipal and governmental agencies having jurisdiction.

Motion to open the public hearing.

MOTION BY: Chris Vanelli
SECOND BY: Tim Arnold
MOTION CARRIED

Public Comment – None

Motion to close the hearing.

MOTION BY: Chris Vanelli
SECOND BY: Tim Arnold
MOTION CARRIED

Motion to direct the Solicitor to prepare the Conditional Use Opinion for the May 13, 2024, Board meeting.

MOTION BY: Kathie Doyle
SECOND BY: Chris Vanelli
MOTION CARRIED

2. PNK P4 LLC - Conditional Use 255-281 West Pumping Station Road, TMP #36-005-123 & #36-005-123-010 (Proposed G3 Warehouse)

The subject properties are located on Tax Map Parcel #36-005-123 and #36-005-123-010 in the PC (Planned Commercial) Zoning District and the AC (Arterial Corridor Overlay) Zoning District at the southwest intersection of O'Neill Drive and West Pumping Station Road. The site also has frontage on N. West End Blvd. (Route 309). However, no access is proposed to Route 309. There is no current assigned address. The applicant is proposing to consolidate both parcels to create a 12.29-acre site to construct a 173,600 SF warehouse building (G3 Warehouse Use).

The applicant is seeking a Conditional Use from 27-402.3, 27-404 G3, and 27-1109 of the Zoning Ordinance to permit a G3 Warehouse Use in the Planned Commercial Zoning District.

The Planning Commission reviewed the Conditional Use application on Tuesday, March 19, 2024. The Planning Commission voted unanimously to recommend the conditional use to the Board of Supervisors for the following:

1. Compliance with the Gilmore & Associates review letters dated September 12, 2023, and March 14, 2024
2. Compliance with the QAPC review letter dated September 15, 2023
3. Compliance with the Zoning Hearing Board variance decision dated January 30, 2024
4. Compliance with all Stormwater, Zoning and Subdivision and Land Development Ordinance requirements.
5. Compliance with regulations of all municipal and governmental agencies having jurisdiction.

Motion to open the public hearing.

MOTION BY: Chris Vanelli
SECOND BY: Tim Arnold
MOTION CARRIED

Public Comment – None

Motion to close the hearing.

MOTION BY: Chris Vanelli
SECOND BY: Tim Arnold
MOTION CARRIED

Motion to direct the Solicitor, with conditions regarding the traffic study, to prepare the Conditional Use opinion for the May 13, 2024 Board meeting.

MOTION BY: Kathie Doyle
SECOND BY: Chris Vanelli
MOTION CARRIED

F. PUBLIC COMMENT

Christine Shelly – 50 Whaland Road

50 Whaland Road is across the street from Adelphia. Adelphia would like to demolish the house and the barn on Rich Hill Road. Back in the fall of 2018, Richland Township printed a letter that Adelphia wanted published and distributed throughout the Township. In the 4th paragraph of the letter it states that the project relies on existing infrastructure and that there would be “minimal construction and impact to the community”. The building and barn they are now proposing to tear down are historical buildings and that will have an impact on our community. She owns a house down the street which is an LS2. This is an LS1 so this is an older house that has more historical significance and adds to the characteristic of our neighborhood. We are fighting the clean air permits on this compressor station. We have won our first 3 court cases. This is land that Adelphia bought, they bought property on both sides of the compressor station in order to cancel the lawsuits that were pending from the owners of those properties. They then bought this land. One of our arguments was they do not have enough land to put a compressor station of that size on a 1.5 acre parcel. They came to West Rockhill Township asking for variances last month about borders, waivers and wanted to move some land. They mentioned nothing about this. Adelphia has not been good neighbors from the get go. She could go through the litany of complaints on the first docket. We are fighting this, we have won our

first 3 court cases and we just had our case heard on March 5th from the Pennsylvania Supreme Court. I would like to grant them nothing until we get our final decision from them. We have had 3 decisions in our favor that they keep appealing. We do not know where this is going to go but we are very much against the razing of this house and barn. She is the 5th generation living in the house that she is in, my son is the 6th generation. This is close to our heart and we are part of this community.

Arianne Elinich – 2755 Rt. 412

She is a resident of the adjacent Township, Springfield Township, and is directly affected by Adelphia Gateway as well. She had filed a Right-to-Know with Richland Township back in January which was denied. It was specifically in reference to this property that she had seen boarded up. The nature of the specificity is what resulted in the denial. Once she had heard that West Rock Hill Township in fact had some activity around Adelphia Gateway, she had filed a Right-to-Know again on the 13th of March. She has yet to receive any response at this point and she thinks there might be a requirement to have a reply within a certain period of time. The only reason she was here today was because she heard by default that this was on the agenda tonight. It certainly was a concern to her prior to this meeting and she was hoping to gather what information she could to be better prepared. She wanted to come tonight and share that she has concerns about this project and certainly back in 2018 when the project was first proposed, she knows residents and neighboring communities were caught off guard. There was a lot of stuff that happened early on that residents were not prepared to react to and at this point after all of these years she think folks and the community are more cognizant of the impact this has had on their neighbors and the residents in this community. Honestly, she has to say in the context of detrimental impacts, this project has absolutely had detrimental impacts and when they purchased these properties initially, they kind of made big issues with the neighbors which there was blowback from. Basically, it struck her that Adelphia was trying to eliminate the issues that were arising for them that were causing hurdles. Having looked at some of the pictures of this particular property, it strikes her that there is still value there. It does in fact look somewhat restorable. She would ask that the Board give careful consideration to any permission you might grant Adelphia because obviously she would hope it would have a beneficial impact to the community rather than a detrimental impact.

G. DEVELOPER MATTERS

Adelphia Gateway LLC - 1115 Rich Hill Road, Tax Map Parcel #36-038-019-001 - Demolition of House & Barn

We have received an earth disturbance application along with the zoning and building permit applications from Adelphia Gateway, LLC, for the proposal to demolish a house and barn located at 1115 Rich Hill Road, Tax Map Parcel #36-038-019-001. The structures have been vacant for some time. As a result, the applicant is proposing to demolish the house and barn because of the expense of renovations needed to make the dwelling code compliant exceeding the value of the building and to eliminate liability associated with the vacant residential building. The materials from the demolition will be broken up and used to backfill. The excess materials that are not used in backfill operations will be removed and discarded from the site. The affected areas will be graded flush with the surrounding grade, covered with topsoil, stabilized, and seeded. The property is listed under Appendix 27-D in the Richland Township Historic Resources Survey and may be eligible for National Register Eligibility. In accordance with 27-1004.2.H. of the Zoning Ordinance, "Nothing in this Chapter shall be construed as an attempt to prevent any owner from demolishing any structures; rather, the Township is attempting to acquire information on impending demolition of structures that have real or potential historical significance of township nature. The information acquired is for the sole purpose of making entreaties to said owners, acquiring grants or other voluntary means to prevent demolition."

Motion to acknowledge applicant has met the permit application submission requirements.

MOTION BY: Kathie Doyle

SECOND BY: Chris Vanelli

MOTION CARRIED

H. BOARD & STAFF APPOINTMENTS

I. TOWNSHIP BUSINESS – NEW

1. Approval of March 11, 2024, Minutes

MOTION BY: Chris Vanelli

SECOND BY: Tim Arnold

MOTION CARRIED

2. Financial Business – Approve payment of March 2024 bills

MOTION BY: Chris Vanelli

SECOND BY: Kathie Doyle

MOTION CARRIED

3. Quakertown Area Planning Commission (QAPC) Planning Services Agreement Renewal

Motion to adopt Planning Services Agreement between the County of Bucks and Richland Township to provide planning review services to the QAPC.

MOTION BY: Kathie Doyle

SECOND BY: Tim Arnold

MOTION CARRIED

4. Award of 2024 Lawn Mowing Contract

Motion to approve the 2024 Lawn Mowing Services Contract to Rahn Lawn & Landscape, Inc. in the amount of \$990 per visit.

MOTION BY: Kathie Doyle

SECOND BY: Chris Vanelli

MOTION CARRIED

J. TOWNSHIP BUSINESS ITEMS – OLD – None

K. BOARD & STAFF REPORTS

1. SUPERVISORS

Tim Arnold –

- Road Clean Up Day is May 4th from 8:30 a.m. to 12:30 p.m. Richland Township BOS have been sponsoring this event almost 19 years. We pull almost a ton of trash off of the roads. We return at 12:30 for hot dogs for everybody to partake.
- Our Newsletter as of now is digital. You can find it on our website at richlandtownship.org. If you need a hard copy they have some at the office. We still have a lot of important dates. I think Leslie is determining if it will remain digital. Kathie Doyle added that there is a significant cost saving decision.
- On March 23, 2024, the Richland Township Board of Supervisors had the opportunity to acknowledge the Quakertown West End Fire Department volunteers.

2. TOWNSHIP MANAGER – None

3. ENGINEER – None

4. **SOLICITOR** – None

5. **POLICE CHIEF**
Mike Kisthardt

- Drug take back event on Saturday, April 27, 2024 from 10 a.m. to 2 p.m. at the police station.
- Shred event on May 4, 2024 from 10 a.m. to Noon at the police station.

L. **PUBLIC COMMENT**

M. **ADJOURNMENT**

Motion to adjourn at 7:57 p.m.

MOTION BY: Chris Vanelli

SECOND BY: Tim Arnold

MOTION CARRIED