

A. OPENING

1. **CALL TO ORDER:** The meeting of the Richland Township Board of Supervisor's was called to order on Monday, May 12, 2025, at 7:00 p.m. with Tim Arnold, Chairperson presiding.
2. **ROLL CALL:** Present: Tim Arnold, Chairperson; Chris Vanelli, Vice-Chair; Kathie Doyle, Member; Leslie Huhn, Township Manager; Rich Ficco, Police Chief; Linc Treadwell, Township Solicitor; Mike Schwartz, Township Engineer; and Vicki Schuller, Administrative Assistant.
3. **PLEDGE OF ALLEGIANCE**

B. ANNOUNCEMENTS – Stainless Steel Associates has been tabled to the June or July BOS Meeting.

C. PUBLIC HEARINGS

1. **Ordinance No. 306 – Proposed Amendment to the Code of Ordinances Regarding Off-Street Parking Requirements**

Ordinance No. 306 has been advertised for a public hearing on Monday, May 12, 2025, and consideration of adoption. Ordinance No. 306 amends Richland Township's Code of Ordinances, by revising Chapter 27 (Zoning), Part 5, Performance Standards Section 27-541.9., table of off-street parking space requirements, to revise and clarify the off-street parking space requirements for the G17 Flex Building Use and permitted uses within the G17 Flex Building Use.

Motion to open the Public Hearing

MOTION BY: Chris Vanelli

SECOND BY: Kathie Doyle

MOTION CARRIED

Public Comment – None

Motion to close the Public Hearing

MOTION BY: Kathie Doyle

SECOND BY: Chris Vanelli

MOTION CARRIED

Motion to approve Ordinance No. 306

MOTION BY: Chris Vanelli

SECOND BY: Kathie Doyle

MOTION CARRIED

D. PUBLIC COMMENT

Meredith Elinich – 41 Younken Road

She stated she dropped off a letter before the last BOS meeting and was wondering if you all had a chance to read it?

Mr. Arnold said we are aware of the situation that has been happening on that property. I have met with our Township Manager and asked her to report back with an updated status. Ms. Elinich was also wondering if you got a chance to review the use regulations and if the composter is indeed supposed to be only allowed in planned industrial zoning? Mr. Arnold said I just said, we asked her to come back, she has a copy of your letter, we have asked her to report back to us. This should happen before the next meeting.

E. **ZONING HEARING BOARD APPLICATIONS**

1. **Stephanie Anders – Variance Request to Exceed Impervious Coverage for Pool – 3252 Dovecote Drive – TMP No. 36-053-077**

The property is located at 3252 Dovecote Drive, TMP No. 36-053-077. The subject property lies within the Rural Agricultural (RA) Zoning District (Lot 168 within the Brayton Gardens II and III Subdivision) that has been approved as a B4 Single-Family Detached Cluster Use under Richland Township's portion of the Quakertown Area Zoning Ordinance Adopted 3/29/99. There is a Stipulation Agreement in effect for the Subdivision. As per the Stipulated Agreement, the Area and Dimensional requirements shall be permitted with the (SRC) Zoning District regulations. The Stipulated Agreement allows for a maximum 25% on lot impervious surface for each individual lot. The applicant is seeking a variance from the following for a proposed in-ground pool.

1. A variance from Section 27-512.2.C.; to exceed the 25% on lot impervious surface coverage. The applicant is proposing 30.14% on lot impervious surface coverage.

The ZHB application was submitted administratively complete on April 24, 2025. The sixty (60) day MPC timeframe to hold the Zoning Hearing Board meeting is valid to June 22, 2025. It is noted that the applicant has agreed to extend the sixty (60) day MPC time frame to hold the Hearing thru June 26, 2025. The Zoning Hearing Board meeting is scheduled for Thursday, June 26, 2025.

The Board took no action on the matter.

F. **DEVELOPER MATTERS**

1. **Service Electric Cable TV – Sketch Plan for a Communications Substation – Shelly Road, Quakertown, TMP No. 36-008-018**

Sketch Plan for Service Electric Cable TV, Inc. F1 Utility Use. The subject property is located along Shelly Road, Tax Map Parcel No. 36-006-018 and lies within the Rural Agricultural (RA) Zoning District. The project proposes a Telecommunications Substation on a 0.597 acre property on the east side of Shelly Road. Existing grass driveway connection is to remain for access to the substation. The applicant presented their plan to the Board of Supervisors.

2. **Stainless Steel Associates, LP – Lot Line Adjustment – 190 Kelly Road, Quakertown – TMP No. 36-005-123-015 – Requested to be tabled**

The project proposes a lot line adjustment between Parcel No. 36-005-118 (Salvation Army Property – 477 N. West End Boulevard) and Parcel No. 36-005-123-015 (Stainless Steel Associates, LP property – 190 Kelly Road). The existing Salvation Army property contains 13.97 acres and the existing Stainless Steel Associates, LP property contains 18.74 acres. The Plans propose to adjust lot lines so the Stainless Steel Associates, LP property contains 29.41 acres and the Salvation Army property contains 2.98 acres. No construction or improvements are proposed at this time.

This item was tabled.

3. **Robin Myers – 439 Richlandtown Pike – TMP No. 36-033-016 – Stormwater Exemption Request**

The applicant is proposing to construct an Accessory Structure (26' x 36' - 936 sf Pole Barn) and driveway expansion located at 439 Richlandtown Pike, Tax Map Parcel No. 36-033-016. The applicant has requested an exemption from the stormwater management requirements. If the exemption is granted the applicant shall pay the \$250.00 exemption fee.

Motion to approve a Stormwater Exemption for Robin Myers subject to receiving the required exemption fee in the amount of \$250.00.

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

4. **NVR, Inc. – Nehemiah Richland (Schacht Tract – Reservoir Road) – Proposal for Zoning Ordinance Amendments – 400 Reservoir Road, Quakertown, PA – TMP No. 36-005-049**
NVR, Inc. – Nehemiah Richland is requesting the Board of Supervisors consider a proposal for zoning ordinance amendments regarding mixed-use developments.

TABLED – Kathie Doyle requested to table this item.

5. **MRP – East Pumping Station Rd. – Extension Request to Complete Conditions of Approval**
The applicant in a letter dated April 28, 2025, has requested an extension of time to complete the conditions of approval associated with this project.

Motion to approve extension to complete conditions of approval until November 30, 2025.

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

G. TOWNSHIP BUSINESS – NEW

1. **Approval of Board of Supervisors Meeting Minutes**
Motion to approve the April 14, 2025, Board of Supervisors Meeting Minutes.

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

2. **Financial Business – Approve payment of Bills**
Motion to approve payment of the April 2025 bills.

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

3. **Ordinance No. 307 – Proposed Zoning Ordinance Text Amendments – Authorize preparation and advertisement**
Proposed Ordinance 307 would: (1) Revise Section 27-402(6) of the Zoning Ordinance to provide for Zoning Officer approval of hybrid/undefined uses in accordance with the intent of the underlying zoning district. Previously, such proposed uses required submission to, and approval by, the Zoning Hearing Board; and (2) Revise Section 27-602 of the Zoning Ordinance to provide for Board of Supervisor administrative approval of new uses for already developed properties located in the Arterial Corridor Overlay District where the Applicant provides evidence that the new use does not significantly increase traffic volumes. Previously, such proposed uses required an additional Conditional Use Hearing and Approval. New uses of undeveloped property would still require Conditional Use Approval.

Motion to authorize advertisement of Ordinance No. 307 regarding proposed text amendments to the Zoning Ordinance relative to hybrid/undefined uses and BOS administrative approval of new uses for previously developed property in the Arterial Corridor Overlay District.

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

4. Quakertown Investors LLC – Taco Bell – Zoning Hearing Board Settlement Agreement

A settlement agreement and settlement plan has been prepared for the Board's review and approval.

Motion to approve Settlement Agreement regarding Taco Bell.

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

5. Knauss Foods – 10 W. Paletown Road – Zoning Hearing Board Decision Notice of Appeal

The Zoning Hearing Board held a Zoning Hearing Board meeting on January 23, 2025 and February 27, 2025 for Knauss Foods, 10 W. Paletown Road, TMP #36-039-018 for an expansion of a legal non-conforming G1 manufacturing use for a proposed 20,000 square foot building addition which the ZHB denied. The Applicant filed an appeal with the Bucks County Court of Common Pleas on May 2, 2025. The Board of Supervisors has the option of filing a Notice of Intervention with the Court thereby becoming a party to the action in order to monitor the proceedings and stay informed concerning the status of the Appeal.

Motion to authorize the Township Solicitor to file a Notice of Intervention in the matter.

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

6. Authorization to Initiate Enforcement of Property Maintenance Code – 104 Redwood Drive – TMP No. 36-049-091

The property owner received a Notice of Violation of the property maintenance code relative to accumulation of outside rubbish and garbage. They were provided 30 days from the receipt of the NOV to remedy the situation which they have not done. The next step in the process is to initiate enforcement through the court system.

Motion to authorize the Solicitor to file a notice with the court.

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

H. TOWNSHIP BUSINESS ITEMS – OLD – None

I. BOARD & STAFF APPOINTMENTS – None

J. BOARD & STAFF REPORTS

1. SUPERVISORS

Chris Vanelli – Attended the shred event and was pleasantly surprised at the nonstop traffic and wanted to compliment the Chief and staff.

Kathie Doyle – Had someone come to BOS about the Twin Lakes community.

Leslie Huhn – We met with some residents of Twin Lakes, discussed issues and provided them with direction. Sill in the Maintenance period.

Tim Arnold – Chris and I had the opportunity to attend PSATs. Every year you learn something new from the experience and you get to talk with other Supervisors. These conferences are a learning experience in many ways.

Chief Ficco –

- Bike Rodeo – 13 participants competed this year. 6 bikes were donated and given away as prizes.
- Shred Event – Biggest turnout since 2012 or 2013. Over 60 people came. Next scheduled shred event is first weekend of November.
- Drug Take Back – The county collected over 10,000 lbs. of medication. Richland Township collected over 200 lbs. from the drop box and 160 lbs. the day of collection

K. PUBLIC COMMENT

Mary Kathleen Boyle – 1033 Arbour Lane

I reside in the Arbours community and have a couple of questions about Knauss that I just want to understand how this proceeds as we move forward on this issue. The Zoning board is considered a party to the action and am I correct the solicitor will be defending the decision of this?

Mr. Treadwell – The Zoning Hearing Board solicitor, yes.

Ms. Boyle – If you are intervening as the solicitor of the Township, do you file a brief also?

Mr. Treadwell – I could or I could just sit back and do nothing. We have not gotten to that point yet. Tonight is the first step to decide if we want to intervene or not.

Ms. Boyle – The Homeowners Association is also intervening in this. We feel very strongly about it and we obviously think that the decision that the ZHB made was well crafted and we would like to see it preserved. Any support we can get moving forward is greatly appreciated.

L. ADJOURNMENT

Motion to adjourn at 7:57pm

MOTION BY: Kathie Doyle

SECOND BY: Chris Vanelli

MOTION CARRIED