

A. **OPENING**

1. **CALL TO ORDER:** The meeting of the Richland Township Board of Supervisor's was called to order on Monday, October 13, 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; Rich Brittingham Asst. Township Manager; Rich Ficco, Police Chief; Linc Treadwell, Township Solicitor; Bianca Nitica, Township Engineer; and Vicki Schuller, Admin. Assistant.
Absent: Leslie Huhn, Township Manager
3. **PLEDGE OF ALLEGIANCE**

B. **ANNOUNCEMENTS** – None

C. **PUBLIC HEARINGS**

1. **Ordinance No. 307 – Public Hearing and Consideration of Adoption – Amendment to Zoning Chapter 27**

Ordinance would amend Sections 27-402 & 27-602 of the Zoning Ordinance, to authorize the Zoning Officer to render administrative decisions regarding undefined uses proposed to be developed in Richland Township; and to authorize the Board of Supervisors to render administrative decisions regarding the re-use of properties in the Arterial Corridor provided the re-use does not significantly increase traffic.

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: Chris Vanelli

SECOND BY: Kathie Doyle

MOTION CARRIED

Motion to approve Ordinance No. 307

MOTION BY: Chris Vanelli

SECOND BY: Kathie Doyle

MOTION CARRIED

2. **Richard & Arlene Baringer / Keith DeWitt, Sr. – Agricultural Security Area – Public Hearing and Consideration of Adoption of Resolution No. 2025-13**

The Applicant has proposed adding Bucks County Tax Map Parcel #'s 36-009-169 and 36-009-169-001 to the Richland Township Agricultural Security Area. The Township has received the recommendations from the BCPC, the Richland Township Planning Commission and the Ag Security Area Committee for the Baringer/DeWitt Sr. parcels located at 1845 California Road. All three agencies have recommended adding parcel nos. 36-009-169 and 36-009-169-001 into the Agricultural Security Area.

Motion to open the Public Hearing

MOTION BY: Kathie Doyle

SECOND BY: Chris Vanelli

MOTION CARRIED

Public Comment –

Meredith Elinich - 41 Younken Road – Did the Board of Supervisors and the Township Manager get to review the letter I submitted today? BOS – Yes. Ms. Elinich – That was a hard letter to write. I am quite disappointed if this gets approved, but I also know that it is pitting neighbor against neighbor and I don't like that. Mr. Arnold – I would also like to thank you for your mannerisms at every meeting, very professional, very polite even with the applicants. We do appreciate that as a board. Ms. Elinich – We need to work that out. I don't think this should have ever been allowed but at this point he is going to go out of business if you denied him the permit. We take him to court and go to litigation, it could put him out of business. I wish this would have been handled from the beginning.

Motion to close the Public Hearing

MOTION BY: Chris Vanelli

SECOND BY: Kathie Doyle

MOTION CARRIED

Motion to approve Resolution No. 2025-13

MOTION BY: Kathie Doyle

SECOND BY: Chris Vanelli

MOTION CARRIED

3. Richland Township Municipal Separate Storm Sewer System (MS4) Pollution Reduction Plan (PRP) Revision – Public Hearing and Consideration of Approval

The Richland Township Municipal Separate Storm Sewer System (MS4) Pollution Reduction Plan (PRP) for the Tohickon Creek, Morgan Creek, Tributary to Lake Nockamixon, Beaver Run, and Unnamed Tributary to Unami Creek has been revised by Gilmore & Associates. The MS4 PRP outlines the plan used to reduce pollutants discharged from the Richland Township MS4 in accordance with permit requirements. The PRP has been revised due to the fact that the Tohickon Creek stream restoration BMP was completed upstream from the originally proposed location proposed in the PRP. The Township is soliciting written comments on the revision until December 12, 2025.

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: Chris Vanelli

SECOND BY: Kathie Doyle

MOTION CARRIED

Motion to approve the revised (MS4) Pollution Reduction Plan

MOTION BY: Chris Vanelli

SECOND BY: Kathie Doyle

MOTION CARRIED

D. PUBLIC COMMENT

David O'Donnell – 1552 California Road – Thank you for your comments on the bus patrol. I am glad you are reinstating something that keeps our kids safe. I was told that we were looking at some potential geofencing options to limit the volume of citations that are being reviewed. A large section of citations occur

on the 309 corridor which is in some areas divided but in other areas not and that generates a lot of tickets. People pass buses illegally there regularly. Most of the citations actually come from the Route 309 corridor. The purpose of the citations is to teach people very expensive lessons, not to pass buses when you are not allowed to pass buses. While it is unfortunate that many licensed drivers out there do not know what the rules of the road are, that is a lesson they need to learn because the likelihood of them doing it again is much lower and is going to keep our kids safe. Thank you for restarting and filing the citations. It is my hope that we are not going to decide when and where we will enforce the law, but we would enforce it across the board.

Todd Hippoff – 29 R Rockhill Road – Resident and School Board President. Thank you for restarting bus patrol and looking into the potential citations that come from the bus patrol company. I'm sure we can work something out as we go forward potentially with what David said and see where it goes. I think safety is #1 in all of our hearts. I tell Dr. Freedman, if we can't keep our kids safe, education means nothing so that's number one on our list. I came here tonight to hear what happened with bus patrol and didn't even realize what you were doing with the smoke shops. We have talked about that multiple times in the district, in executive sessions and meetings of that nature. There is a serious problem out there with vapes, on the streets, parents, kids, we see a lot of it. A fair amount of it in the district and we try to combat it all of the time so this is an uphill battle that we all need to get together and try to figure it out. That's a heck of a first step so thank you very much for that as well.

Rebecca Merell – 1165 Presidential Drive – I want to thank you for moving along with the crosswalk project. Additionally, I came here to talk about the bus patrol program. I am very glad to hear that you are back on it. However, I do share concerns about 309. Route 309 is where the largest number of citations come from and people are often misinformed about stopping for buses on undivided highways. I did have a friend who got a ticket and let me tell you, not only did she learn her lesson, she told all of her family, all of her friends, every time I saw her for a solid 3 months she told everybody you best not go by a bus when you are on the other side of 309. I think it is one of the most effective ways to communicate out for the safety of our children. It would be ideal if the buses never had to stop on 309 but where some residents live it is just not attainable. I would really appreciate if we did all of the tickets.

E. **ZONING HEARING BOARD APPLICATIONS** – None

F. **DEVELOPER MATTERS** – None

G. **TOWNSHIP BUSINESS – NEW**

1. **Approve Board of Supervisors Meeting Minutes**

Motion to approve the September 8, 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 September 2025 bills.

MOTION BY: Chris Vanelli

SECOND BY: Kathie Doyle

MOTION CARRIED

3. **Approval of Resolution No. 2025-12 – Traffic Signal Maintenance Agreement with PennDOT**

Motion to approve Resolution No. 2025-12 and authorize the Township Manager to execute the agreement with PennDOT.

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

4. **Authorize Depository Update Information with Keystone Collections Group**

Motion to authorize all taxes collected by Keystone Collections on behalf of Richland Township be deposited into the Township's PLGIT General Fund.

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

5. **MRP Richland – East Park 309 – Request for Financial Security Release No. 1**

Motion to approve a release of funds in the amount of \$353,999.74, for improvements completed to date, subject to any outstanding invoices owed to the Township being paid in full.

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

6. **Ordinance No. 309 – Review of Proposed Ordinance and Authorization to Advertise – Regarding Drug Paraphernalia**

Motion to authorize advertisement of Ordinance No. 309 for public hearing.

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

7. **Operations and Maintenance Holding Tank Agreement – 1339 Richlandtown Pike – TMP No. 36-031-001**

Motion to direct the Township Solicitor to prepare the Operation and Maintenance Holding Tank Agreement to serve the existing dwelling located at 1339 Richlandtown Pike.

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

8. **Ordinance No. 310 – Establishing Local Limits for Discharging into the Quakertown Wastewater Treatment Plant – Authorization to Advertise**

The Quakertown Wastewater Treatment Plant (QWTP) has updated their MG/L discharge limits for certain types of environmentally harmful substances. The Township needs to amend our ordinance to coincide with their limits for the sanitary sewer discharge that is sent to the QWTP.

Motion to authorize advertisement of Ordinance No. 310 establishing local limits of discharge into the Quakertown Wastewater Treatment Plant.

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

H. **TOWNSHIP BUSINESS - OLD** – None

I. **BOARD & STAFF APPOINTMENTS**

J. **BOARD & STAFF REPORTS**

1. **SUPERVISORS**

Kathie Doyle

- Leslie provided me with an update on the crosswalk at Richlandtown Elementary School. Staff met to identify what needs to be done. It is not ADA compliant and would need to be brought up to code. It is not in our budget, it is not in our schedule. That is a minor obstacle. I don't see anything that would prevent it. I don't see it happening immediately because we have budgetary constraints and scheduling. I believe it touches Quakertown Borough, so I don't know if we need to have cooperation with them. It is moving along.
- Bus patrol as of today RTPD has resumed their participation into the program. This is an excellent program. When Chief brought it to us back in the day, we thought it was a good program to participate in. This program I have got a lot of education on it this past month. Chris Spear spearheaded this and this was something that was welcomed in the community and something that is needed. My understanding when this was initiated, there were challenges. The challenges aren't necessarily what I would call issues. They are fixable and there may still be a hiccup that still needs to be resolved but we can proceed with participating in the program and our administration will work with the school district admins to come up with a solution to resolve whatever things that may be obstacles for Richland Township.

2. **TOWNSHIP MANAGER** – None

3. **ENGINEER** – None

4. **SOLICITOR** – None

5. **POLICE CHIEF**

- Drug takeback October 25th at the Police Station from 10 a.m. to 2 p.m.
- Shred event November 1st at the Police Department from 10 a.m. to 12 p.m.
- Faith in Blue is a program developed by Dr. Hutchinson, a pastor, who was trying to get communities of faith and the police departments together to try to solve any type of issues having a connection. We connected with two of our churches in our community and on Saturday we had an Open House at the Police Department for people to talk to police officers in an informal way. On Sunday, about half the department attended two different churches and then had fabulous lunches afterwards.
- New hires are doing great. I'm hearing very positive things on both of them being able to pick things up. Both have a little experience, so I think that lends to that. We actually anticipate having them released a month or two earlier than normal.

K. **PUBLIC COMMENT** – None

L. **ADJOURNMENT**

Motion to adjourn

MOTION BY: Chris Vanelli

SECOND BY: Kathie Doyle

MOTION CARRIED