

A. OPENING

1. **CALL TO ORDER:** The meeting of the Richland Township Board of Supervisor's was called to order on Monday, July 14, 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

- C. EXECUTIVE SESSION** – Announcement of Executive Session held on July 9, 2025 regarding Collective Bargaining

- D. PUBLIC HEARINGS** - None

E. PUBLIC COMMENT

Andrea and John Clark – Richland Township

Mrs. Clark said she wrote letters to numerous members of the Township and also to Chief Ficco regarding a private firing range behind 210 Richlandtown Pike. She heard back from Mr. Staats, but hasn't heard anything from any member of the Township, and was wondering if there has been any discussion or is anything happening? She had pictures, documentation, and the ordinances that you already have.

Mr. Arnold said we had discussions about this in the Staff Meeting and Linc was looking into some ordinances.

Mrs. Clark said this all started in 2011. We moved into our house in 2008. The owner of 210 Richlandtown Pike bought his house in 2006. I was told by Mr. Brittingham and Mr. Treadwell they were given permission to fire guns in their backyard. I am not anti-gun, I own several. I support them and believe in the 2nd amendment.

Mr. Treadwell said when we were talking about the PA Game Code, it allows for people to shoot at targets in their back yard.

Mrs. Clark said it allows people to only shoot on Pennsylvania State Game lands. The PA Game Commission does not regulate target shooting in any residential area. She called the PA Game Commission and spoke in length with them. Title 34 of the PA Game Commission only applies to State Game lands.

Mr. Treadwell said if you look at our nuisance ordinance there is an exception for hunting. If you look at the definition of hunting in the State Game Code, it includes shooting at targets. When you look at our ordinance that says there is an exception for hunting, you then have to find the definition of hunting. The definition of hunting that is in the State Game Code includes shooting at replicas of animals. That is what Mr. Brittingham and I talked about years ago when this issue came up. He did not say the State Game Warden can regulate people shooting on their own property. What we pulled from the State Game Code was the definition of hunting. We never said they were given permission to shoot there. The question was is there something in one of our ordinances that prevents it? That is the question. If there is an exception under the nuisance ordinance and hunting includes shooting at targets, then based on the information we had, then is what we told you.

Mr. Clark said there are kids, teenagers that play in the woods, ride motorcycles, walk back there, in the wintertime they ride snowmobiles. Try living with 6 hours of constant gunfire. They do it Father's Day, Mother's Day, the day after Thanksgiving and Christmas. We have dates and times; 8:45 at night they are out there. The police told him "that's ridiculous, but our hands are tied because the Township allows it". One time we had a spent 45 round that ended up on the grill on our deck. We heard them shooting, we heard something hit the house.

Mr. Arnold said this is a very slippery slope, we have to be careful how we handle this, that we don't want to infringe upon somebody's amendment rights, however, we have to look at the well-being of the surrounding neighbors and children. Our job is now to find the balance. If we are looking, possibly looking into an ordinance that would be more specific to these situations. The zoning you live in is primarily SRL. You usually see that in residential developments. We definitely do not want anybody shooting there. We

now have to find a balance of what we are going to do and how we are going to handle this. I think we need to continue to look into and see what we can find. This is not going to be an immediate fix. If we adopt an ordinance it is going to take some time and advertising. I am going to have our staff continue to look into this and find out what we can do to best satisfy the needs, safety and well-being of people in the community.

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

G. **DEVELOPER MATTERS**

1. **Juddson Herr – 326 Dickert Road, TMP #36-009-018 – Stormwater Exemption Request**

The applicant is proposing to construct a 30' x 40' 12,000 SF Accessory Detached (Pole Barn) and driveway.

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

MOTION BY: Kathie Doyle

SECOND BY: Chris Vanelli

MOTION CARRIED

2. **Gregory Nyce – 860 California Road, TMP #36-005-032 – Stormwater Exemption Request**

The applicant is proposing to remove an existing detached garage and expand the existing legal nonconforming barn structure. The barn expansion is 1,734 SF in area which will include a garage.

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

MOTION BY: Kathie Doyle

SECOND BY: Chris Vanelli

MOTION CARRIED

3. **Stephanie Anders – 3252 Dovecote Drive, TMP #36-053-077 – Stormwater Exemption Request**

The applicant is proposing to construct an in-ground swimming pool with associated coping, decking and pool equipment pad. It is noted that the applicant has obtained the required zoning variance relief from the Zoning Hearing Board on Thursday, June 26, 2025, to exceed the 25% maximum on-lot impervious surface. The proposed impervious surface approved by the Zoning Hearing Board is 30.14%.

MOTION BY: Chris Vanelli

SECOND BY: Kathie Doyle

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.

Motion to authorize the Solicitor to prepare a zoning ordinance amendment and to proceed with the MPC adoption process including advertisement.

MOTION BY: Chris Vanelli

SECOND BY: Kathie Doyle

MOTION CARRIED

H. TOWNSHIP BUSINESS – NEW

1. Approve Board of Supervisors Meeting Minutes

Motion to approve the June 9, 2025, Board of Supervisors Meeting Minutes.

MOTION BY: Chris Vanelli

SECOND BY: Kathie Doyle

MOTION CARRIED

2. Financial Business – Approve payment of Bills

Motion to approve payment of the June 2025 bills.

MOTION BY: Chris Vanelli

SECOND BY: Kathie Doyle

MOTION CARRIED

3. Ordinance No. 307 – Review of Draft Township Staff Proposed Zoning Ordinance Amendments and Authorization to Advertise

Motion to authorize advertisement of Ordinance No. 307 for a public hearing.

Mr. Treadwell announced that Ordinance No. 307 is on the agenda, however, it was an oversight, and we have already handled it at the May meeting. No action required.

4. Operations and Maintenance Holding Tank Agreement – 37 Smoketown Road, TMP No. #36-039-049

The property located at 37 Smoketown Road is for sale, which consists of a B1 single-family detached dwelling. It has been determined that the existing septic system is unsuitable for use. At a follow-up inspection by All County Associates, Inc. under the observation of the Bucks County Department of Health, it was determined that there is no area on the property suitable for such system nor any alternate system. This has led to the need for a holding tank. The Bucks County Department of Health requires an O&M Holding Tank agreement with Richland Township prior to the issuance of their permit for the Holding Tank.

Motion to direct the Township Solicitor to prepare the Operation and Maintenance Holding Tank Agreement to serve the existing B1 single-family detached dwelling located at 37 Smoketown Road.

MOTION BY: Tim Arnold

SECOND BY: Kathie Doyle

MOTION CARRIED

5. Approval of Revised Security Camera Quote – Excel Communications

The Board of Supervisors approved at the June meeting, the execution of a contract with Excel Communications in the amount of \$26,416.50 for the installation of security cameras at the Township Complex. Since that approval, staff is recommending the installation of additional cameras behind the Public Works building and on the yard waste drop off site which increased the contract in the amount of \$4,353.20.

Motion to approve the revised quote for security camera installation and upgrade with Excel Communications in the amount of \$30,769.70.

MOTION BY: Chris Vanelli

SECOND BY: Kathie Doyle

MOTION CARRIED

I. TOWNSHIP BUSINESS ITEMS – OLD – None

J. BOARD & STAFF APPOINTMENTS – None

K. BOARD & STAFF REPORTS

1. SUPERVISORS

Kathie Doyle -

1. National Night Out is Tuesday, August 5th. We will have two teams out in the Township, weather permitting, distributing ice cream within the communities. Our sponsor again this year is BJ's so we can thank them for the ice cream donation.
2. For the last several months we have been involved in communications with Upper Bucks Regional EMS. It's been going back and forth and as a stakeholder, they have been keeping us in the loop and trying to engage us in what she considers their business which we are not in, we have been a silent observer. They are at the point now after hours of discussions with the other municipalities they service, they are at the point where they are in discussions with St. Lukes for a merger. They have asked us as a stakeholder if we have any issues with that concept. Again, I personally don't like to tell them how to do their business, but I don't see any impact on Richland Township if they go ahead with this merger. I wanted to ask the Board, have you seen the communications from them?

2. TOWNSHIP MANAGER – None

3. ENGINEER – None

4. SOLICITOR – None

5. POLICE CHIEF – None

L. PUBLIC COMMENT

Jeff McGalliard said he's been having to go to some other municipalities and it's amazing to see how well this group interacts with each other. You do a very good job. Congratulations everybody, you do a great job.

M. ADJOURNMENT

Motion to adjourn at 7:48 p.m.

MOTION BY: Chris Vanelli

SECOND BY: Kathie Doyle

MOTION CARRIED