

A. OPENING

1. **CALL TO ORDER:** The meeting of the Richland Township Board of Supervisor's was called to order on Tuesday, January 2, 2024, at 7:00 p.m. with Kathie Doyle, Chairperson president.

3. **PLEDGE OF ALLEGIANCE**

2. **ROLL CALL: Present:** Kathie Doyle, Chairperson; Chris Vanelli, Vice Chair; Tim Arnold, Member; Leslie Huhn, Township Manager; Rich Ficco, Police Chief; Linc Treadwell, Township Solicitor; Mike Schwartz, Township Engineer; and Vicki Schuller, Administrative Assistant.

B. ANNOUNCEMENTS

1. **Pulte Homes – Substantive Validity Challenge**

The Pulte Homes of PA Limited Partnership – Challenge to the Validity Challenge of Zoning Ordinance and Map – the public hearing will reconvene at the Zoning Hearing Board Meeting scheduled for Thursday, January 4, 2024, at 7:00 p.m. It is noted that the initial Zoning Hearing Board meeting was held on Thursday, August 31, 2023.

C. PUBLIC HEARINGS

D. PUBLIC COMMENT

E. ZONING HEARING BOARD APPLICATIONS

1. **Stephen Cozine – 1110 California Road, TMP Nos. 36-009-068 and 36-009-069 – Variance Request for Height of Pole Building**

Zoning Hearing Board variance application for Stephen Cozine, 1110 California Road, Tax Map Parcel Nos. 36-009-068 and 36-009-069. The subject property lies within the (RA) Rural Agricultural Zoning District. The property is being utilized as a B1 Single-Family Detached Use. The applicant is seeking a variance from 27-405 H2 (i); to allow for a proposed 24' x 40', 960 sf accessory structure (Pole Barn) to exceed the maximum allowable building height of 24' feet. The proposed accessory structure (Pole Barn) is proposed to be 27' feet in height.

The ZHB Application was stamped Administrative Complete on December 5, 2023. The 60-day MPC timeframe is set to expire on February 2, 2024. The Zoning Hearing Board meeting is scheduled for Wednesday, January 17, 2024.

The Board took no action on this matter.

2. **PNK P4, LLC – West Pumping Station Road and O'Neill Drive, TMP Nos. 36-005-123 & 36-005-123-010 Variance Requests and Relief Within Jurisdiction of Zoning Hearing Board**

Zoning Hearing Board Variance / Request of other relief within the jurisdiction of the Zoning Hearing Board application for PNK P4 LLC. The property is located at the corner of West Pumping Station Road and O'Neill Drive, Tax Map Parcel Nos. 36-005-123 and 36-005-123-010. The subject property lies within the Planned Commercial (PC) Zoning District and further lies within the Arterial Corridor (AC) Overlay Zoning District. The applicant is proposing a G3 Warehouse Use consisting of the construction of a 167,561 S.F. warehouse building. The applicant is seeking the following:

1. 27-516.1; a variance to allow the buffer yard depth to be less than 100' feet along West Pumping Station Road. The plan proposes parking within the buffer yard.
2. 27-516.1; a variance to allow the buffer yard depth to be less than 25' feet along O'Neill Drive. The plan proposes trailer storage parking within the buffer yard.
3. 27-516. 2. C.; a variance to allow parking spaces within the 100' feet buffer yard along West Pumping Station Road.
4. 27-516. 2. C.; a variance to allow parking, grading retaining structures, and a sign within the 25' feet buffer yard along O'Neill Drive.
5. 27-516.1.; a variance to allow the buffer yard depth to be less than 50' feet. The plan proposes locating the building within the buffer yard. The plan identifies a 44.8 foot wide building setback from the subject property line.
6. 27-516.2; a variance to allow less than the required quantity of plantings along West Pumping Station Road.
7. 27-541.9; a variance to allow less than the required off-street parking spaces, 174 parking spaces are required. The plan identifies 79 off-street parking spaces.
8. 27-513; a variance to exceed the maximum allowable 35' feet building height. The applicant is seeking a variance for the building height to be 45' feet in height.
9. The applicant has requested other relief within the jurisdiction of the Zoning Hearing Board.

The ZHB Application was stamped administratively complete on November 17, 2023. The 60-day MPC timeframe is set to expire on January 15, 2024. By letter dated December 5, 2023 from Tyler Prime of Prime & Tuvel, the applicant consents to an extension set to expire January 31, 2024. The Zoning Hearing Board meeting is scheduled for Wednesday, January 17, 2024.

The Board took no action on this matter.

F. DEVELOPER MATTERS

RIT Holdings LLC - 1155 Doylestown Pike, TMP No. 36-043-039 - Preliminary/Final Plan Approval

The project proposes to expand the existing auto repair building to include an additional 851 S.F. building expansion as well as a proposed chain link fencing with privacy slats along the rear and east side of the property. The site is also presently occupied by an existing house (containing two apartments), two sheds, two storage trailers, and a standalone garage. The majority of the site consists of paved or stone impervious surface areas. Water is served by an on-lot well system and sanitary sewer is unknown. No additional improvements or stormwater management is proposed.

List of waivers:

1. Section 22-519.1 Street Trees - Within any land development street trees shall be planted along all streets where suitable trees do not exist. **The applicant is requesting a waiver from this requirement.**
2. Section 22-524.1 Traffic Impact Study - A traffic impact study shall be submitted as part of the preliminary plan application for all land developments when the proposed use and/or development has the potential to generate one hundred (100) or more trips per day. **The applicant is requesting a waiver from this requirement.**
3. Sections 22-518.1, 22-515.2 & 22-610.1 Sidewalk & Curbing - Along the existing street on which a land development abuts, curbs shall be constructed and the existing paved cartway shall be widened to the curb when required by the Planning Commission. The location of curbing along a boundary street shall be determined by the width of the required cartway of the road as established by the municipality.

We note that per Section 22-506.1, cartway width, curbing and sidewalk shall be recommended by PennDOT. **The applicant is requesting a waiver from this requirement.**

4. Section 22-506.2.C. Cartway Width - Where a land development abuts or contains an existing street of inadequate right-of-way width additional right-of-way width shall be dedicated to conform to the standards set by the Municipality. Route 313 is an Arterial Street per Zoning Appendix 27-A. An Arterial Street shall have a 120'-foot right-of-way; the plans show a 50-foot right-of-way. Cartway width, curbing and sidewalk shall be recommended by PennDOT. **The applicant is requesting a waiver from this requirement.**

5. Section 22-607 Streetlights - Where appropriate, the developer shall install street lighting. An existing streetlight is located at the driveway/parking lot entrance. **The applicant is requesting a waiver from this requirement.**

6. Sections 22-702 & 22-703.C(2) Existing features - The location, names and width of streets, the location of property lines and names of owners, the location of water courses, sanitary sewers, storm drains and similar features within 400 feet of any part of land to be subdivided or developed should be shown on the plans. **The applicant has requested a waiver from this requirement.**

NOTE: ADDITIONAL WAIVER REQUEST LETTER FROM COWAN ASSOCIATES DATED NOVEMBER 21, 2023

7. Section 22-516.5.B. Automobile Parking - The edge of any parking area shall not be closer than 20' feet from the outside wall of the nearest building. **The applicant has requested a waiver from this requirement.**

8. Section 22-516.5.C. Automobile Parking - Parking area dimensions shall be no less than those listed in the following table (24-foot access aisle for two-way parking lot use. **The applicant received a variance from the Zoning Hearing Board Chapter 27-543.B(1)(b) to not provide the 24-foot minimum aisle width for two-way parking lot use. The applicant has requested a waiver from this requirement.**

9. Section 22-516.5.D Automobile Parking - All dead-end parking areas shall be designed to provide sufficient area for backing and turning movements from the end stalls of the parking area. **The applicant has requested a waiver from this requirement.**

At the November 21, 2023 Planning Commission meeting, a recommendation was made to approve the waivers requested as outlined in the Cowan Associates Inc. waiver requests letters dated August 14, 2023 and November 21, 2023 and to approve the preliminary/final plan.

PUBLIC COMMENT:

Donald Gehman – 1139 Doylestown Pike, Quakertown – Mr. Gehman is concerned about the 55 gallon drums. Do they have a recommendation from OSHA? Questioned if the 55 Gallon drums OSHA approved? Mr. Gehman showed photos to the Board. He was concerned that the drums could possibly leak and run onto his property.

Motion to table.

MOTION BY: Kathie Doyle

SECOND BY: Chris Vanelli

MOTION CARRIED

G. TOWNSHIP BUSINESS ITEMS

1. Approval of December 11, 2023 Minutes

Motion to approve the December 11, 2023 meeting minutes.

MOTION BY: Chris Vanelli

SECOND BY: Tim Arnold

MOTION CARRIED

2. Financial Business – Approve payment of December 2023 Bills

Motion to approve payment of the December 2023 bills.

MOTION BY: Kathie Doyle

SECOND BY: Tim Arnold

MOTION CARRIED

3. Review of Draft Handicap Parking Space Policy

Motion to adopt a policy for requests for handicap parking space designations as presented.

MOTION BY: Tim Arnold

SECOND BY: Chris Vanelli

MOTION CARRIED

4. Reservoir Road Traffic Study – Ordinance Amendment – Authorize Advertisement

Motion to advertise an Ordinance, which amends the Township Vehicle Code provisions to provide a 35 MPH maximum speed limit for Reservoir Road and also restricts truck access to Reservoir Road. This will include changing the weight limit for the bridge on South Old Bethlehem Pike to 15 ton, once confirmed.

MOTION BY: Tim Arnold

SECOND BY: Chris Vanelli

MOTION CARRIED

Motion to authorize Gilmore to confirm or do an extra study if necessary, so that we can prepare the ordinance.

MOTION BY: Tim Arnold

SECOND BY: Chris Vanelli

MOTION CARRIED

5. Richland Township Police Department – Request Authorization to Advertise Hiring Police Officer

Motion to approve the advertisement to hire a new Police Officer.

MOTION BY: Chris Vanelli

SECOND BY: Tim Arnold

MOTION CARRIED

6. Tohickon Creek Stream Restoration – Payment #2

Motion to approve payment #2 for Tohickon Creek Stream Restoration as recommended in Gilmore's letter in the amount of \$97,033.50. Restoration of Tohickon Creek is being completed by Land-Tech Enterprises, Inc.

H. BOARD & STAFF APPOINTMENTS

I. BOARD & STAFF REPORTS

1. SUPERVISORS

2. TOWNSHIP MANAGER

The Manager announced that Richland Township has launched it's new website.

3. ENGINEER

4. SOLICITOR

5. POLICE CHIEF

L. PUBLIC COMMENT

M. ADJOURNMENT

Motion to adjourn.

MOTION BY: Chris Vanelli

SECOND BY: Tim Arnold

MOTION CARRIED