

A. **OPENING**

1. **CALL TO ORDER:** The meeting of the Richland Township Board of Supervisor's was called to order on Monday, July 8, 2024, at 7:00 p.m. with Kathie Doyle, Chairperson president.
2. **PLEDGE OF ALLEGIANCE**
3. **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**

C. **PRESENTATIONS**

D. **PUBLIC HEARINGS**

E. **PUBLIC COMMENT**

F. **ZONING HEARING BOARD APPLICATIONS**

G. **DEVELOPER MATTERS**

1. **Richard & Ann Krisher – 1624 Salem Lane – TMP No. 36-015-084 – Stormwater Exemption Request**
Motion to approve a Stormwater Exemption for Richard and Ann Krisher subject to payment of the \$250.00 exemption fee for a proposed in-ground pool and patio improvement.

MOTION BY: Tim Arnold
SECOND BY: Chris Vanelli
MOTION CARRIED
2. **Faulkner Ciocca Management LP – 750 South West End Blvd. – TMP No. 36-023-252 – Stormwater Exemption Request**
Motion to approve a Stormwater Exemption for Faulkner Ciocca Management, LP subject to receiving the required exemption fee in the amount of \$250.00 dollars.

MOTION BY: Tim Arnold
SECOND BY: Chris Vanelli
MOTION CARRIED
3. **David Heebner – 1590 California Road – TMP No. 36-009-102-001 – Stormwater Exemption Request**
Motion to approve a Stormwater Exemption for David Heebner subject to receiving the required exemption fee of \$250.00.

MOTION BY: Tim Arnold
SECOND BY: Chris Vanelli
MOTION CARRIED
4. **Richland Associates, LLC – 1300 & 1320 N. West End Blvd. – TMP No. 36-006-006 & 36-006-007 – Sketch Plan Review**
A Sketch Plan has been submitted for Richland Associates, LLC for construction of a 16,000 S.F. (G3 Use) warehouse building and a 3,900 S.F. (E17 Use) Car Wash building. The property is located at 1300 and 1320 N. West End Boulevard, TMP #36-006-006 and 36-006-007 and lies within the

Planned Commercial (PC) Zoning District and Arterial Corridor (AC) Overlay Zoning District. The applicant will give a brief presentation to the Board of Supervisors on their proposal.

The Sketch Plan will be presented to the Richland Township Planning Commission at their meeting on Tuesday, July 16, 2024.

5. Knauss Foods, Inc. – 10 W. Paletown Road – TMP No. 36-039-018 – Sketch Plan Review

A Sketch Plan has been submitted for Knauss Foods, Inc. for construction of a 20,000 S.F. addition to existing manufacturing building. The property is located at 10 W. Paletown Road, TMP #36-039-018 and lies within the Rural Agricultural District (RA) with a G-1 Manufacturing Use (food processing) Existing Non-conforming Use. The applicant will give a brief presentation to the Board of Supervisors on their proposal.

The Sketch Plan will be presented to the Richland Township Planning Commission at their meeting on Tuesday, July 16, 2024.

H. BOARD & STAFF APPOINTMENTS

I. TOWNSHIP BUSINESS - NEW

1. Approval of Minutes

Motion to approve the June 10, 2024, Board of Supervisors Board Meeting Minutes.

MOTION BY: Chris Vanelli

SECOND BY: Tim Arnold

MOTION CARRIED

2. Financial Business – Approve Payment of Bills

Motion to approve payment of the June 2024 bills.

MOTION BY: Chris Vanelli

SECOND BY: Tim Arnold

MOTION CARRIED

3. Mission Multisport (Lehigh Valley Triathlon Group) – Request to Use Brick Yard Pond for Training

Tom Marino is a member of the local Lehigh Valley Triathlon group called Mission Multisport. They are requesting permission to conduct open water triathlon swim training in the pond at the Brickyard. Similar training is done at Nockamixon, and they have regulations allowing this.

Their proposal is for no more than 10-15 people and they would manage parking as well. Overflow parking would be at Veteran's Park, and they would bike or run over to the Brickyard. No parking would be allowed on Heller Rd or Walnut Bank.

They would be looking to sponsor a swim 3-4 times per month, limiting the events to a maximum of 3 hours (preferably a Saturday morning or weekday after 5 p.m.). It would be limited to triathlon swimmers only. Insurance naming Richland Township as additional insured would be provided. During any event, we would provide large course buoys marking the swim area and lifeguards on kayaks. High visibility swim cap or open water swim buoy for visibility and safety would be required. Most likely these trainings would be held late May to early October.

Tom Marino presentation: The Telford Diving Unit provided a survey of the property. They took a sonar scan, and the pond is purely silt. The average depth of the pond is 8' to 14'. There is a sharp

drop off, along the edges it is about 7' to 10'. There is a 10-15' circumference of vegetation that is the only point that is a hazard. Other than the vegetation and a few trees, they did not find any conditions that would be unsafe for swimmers. They gave recommendations to follow. There were water samples taken. Concerns are e-coli and algae. Algae is a visual inspection. The e-coli came back with a minor elevated level but within acceptable swimming standards under the US Triathlon. From a liability standpoint, they would pick up a liability policy for the swimming portion. Swimmers would also have to sign a liability form. They would be limited to certain hours and discussed the parking situation.

Board of supervisors expressed concerns and support for discussions on a trial period.

4. Discussion on Proposed Pickle Ball Court Renovation Options

Gilmore & Associates previously conducted a core sampling of the current courts and has provided several options and cost ranges for the repair of the courts located at Town Hall. They have prepared the following summary of options:

1. Crack Repair which will provide approximately a 10-year lifespan. Cost would be in the range of \$25,000 - \$50,000.
2. Overlay & crack repair would provide a 10–20-year lifespan. Costs in the \$250,000 - \$300,000 range.
3. Full reconstruction, utilizing existing fencing and replacing new shade barriers. This would provide a 35+ year lifespan and cost in the range of \$350,000+.

Joe Stevenson offered to help with this project.

Staff is recommending in order to provide sustainability of the courts that the Board approves the complete full reconstruction option.

Motion to approve full reconstruction, utilizing existing fencing and replacing new shade barriers. This would provide a 35+ year lifespan and cost in the range of \$350,000+.

MOTION BY: Kathie Doyle

SECOND BY: Tim Arnold

MOTION CARRIED

5. Weight Restriction Study Proposal

Gilmore & Associates has prepared a cost estimate to conduct a weight restriction study on the following sections of road:

Reservoir Road - between Route 309 and California Road

California Road - between E. Pumping Station Road and Richlandtown Pike

Portzer Road - between Route 663 and W. Pumping Station Road

They have outlined the services associated with this request for a total not to exceed fee of \$18,500.00. Gilmore & Associates will discuss this in further detail with the Board.

MOTION BY: Kathie Doyle

SECOND BY: Chris Vanelli

MOTION CARRIED

6. **Bucks County Consortium Fuel Bids – Award of 2024-2025 Fuel Bid**

Motion to authorize Gilmore & Associates to conduct the weight study and all necessary services for the roads outlined in their proposal in an amount not to exceed \$18,500.00.

MOTION BY: Tim Arnold

SECOND BY: Kathie Doyle

MOTION CARRIED

J. **TOWNSHIP BUSINESS ITEMS – OLD** – None

K. **BOARD & STAFF REPORTS**

1. **SUPERVISORS**

Tim Arnold – June movie night was cancelled due to inclement weather. July movie night is scheduled for Friday, July 12, 2024.

Kathie Doyle – Discussed National Night Out which will be held on August 6, 2024. Process will remain the same. Board of Supervisors will visit neighborhoods and distribute ice cream.

2. **TOWNSHIP MANAGER** – None

3. **ENGINEER** – None

4. **SOLICITOR** – None

5. **POLICE CHIEF**

Chief Ficco – Update on the interview process for a new police officer. 14 of 18 applicants were interviewed. 4 did not show up for the interview. Second round interviews will be held on July 9, 2024. Hire date will likely be in September 2024.

L. **PUBLIC COMMENT**

M. **ADJOURNMENT**

Motion to adjourn at 7:51 p.m.

MOTION BY: Chris Vanelli

SECOND BY: Tim Arnold

MOTION CARRIED