

A. **OPENING**

1. **CALL TO ORDER:** The meeting of the Richland Township Board of Supervisor's was called to order on Monday, February 9, 2026, at 7:00 p.m. with Chris Vanelli, Chairperson presiding.
2. **ROLL CALL: Present:** Chris Vanelli, Chairperson; Kathie Doyle, 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.
3. **PLEDGE OF ALLEGIANCE**

B. **ANNOUNCEMENTS** –

C. **PUBLIC HEARINGS**

1. **Richland Associates, LLC (Pelican Pools) - Conditional Use Application E17 Car Wash and G3 Warehouse 1300 and 1320 N. West End Boulevard, TMP Nos. 36-006-006 and 36-006-007**

The plan proposes a lot line adjustment and land development of two (2) parcels TMP Nos. 36-006-006 and 36-006-007. The project includes the construction of a 6,202 s.f. car wash (E17 Car Wash Use), a 5,000 s.f. and a 9,400 s.f. storage buildings (G3 Warehouse Use) and associated improvements. The E17 Car Wash is permitted by right in the PC Zoning District. The G3 Warehouse Use is permitted by Conditional Use in the PC District. Since the affected parcels are located in the AC Zoning District, in accordance with 27-602 a conditional use is required for the E17 Car Wash and G3 Warehouse in the arterial corridor overlay zoning district. Stormwater runoff will be managed by two (2) basins and one (1) water quality swale. The site will be served by on-site water and sewer.

The Planning Commission reviewed the Conditional Use application on Tuesday, January 20, 2026. The Planning Commission voted unanimously to recommend the conditional use to the Board of Supervisors based on the Plan Set dated July 31, 2025, last revised November 7, 2025, to the Board of Supervisors subject to compliance with the following:

1. Compliance with the Gilmore and Associates review letter dated October 14, 2025.
2. Compliance with the QAPC Memorandums dated October 16, 2025, and September 11, 2025.
3. Compliance with the variance relief obtained from the Zoning Hearing Board on January 15, 2026.
4. Applicant obtains highway occupancy permits from PennDOT.
5. Compliance with all Stormwater, Zoning and Subdivision and Land Development Ordinance requirements.
6. Compliance with the regulations of all municipal and governmental agencies having jurisdiction.

Motion to Reopen the Public Hearing that was continued from January 5, 2026

MOTION BY: Tim Arnold

SECOND BY: Kathie Doyle

MOTION CARRIED

Gavin Laboski on behalf of Richland Associates. Jim Dale, owner, Estelle Eberhardt from Horizon Engineering and Travis Haber, civil engineer from All County who did the septic design for this project. These are two parcels, 1300 and 1320 N. West End Boulevard. 1300 currently has what appears to be a house, not occupied, dilapidated and 2.6 acres. 1320 is the parcel immediately to the north has some storage buildings. Some of those buildings are nonconforming as it relates to property lines. That property is 2.5 acres. Mr. Dale also owns the property immediately to the south which is a retail establishment. The proposal is to adjust the lot line. That would take the 1300 property, warehouse property, to 2.2 acres and the 1320, car wash property to 2.9 acres. All buildings are proposed to be demolished. Both properties have about 85% impervious. The proposal is to take it down to approximately 26% on the warehouse property and 46% on the car wash property. We were at the ZHB on January 15th and received variances. We do not think this adversely alters the neighborhood. These are permitted uses and only required for conditional use approval because they are in the overlay district. There are some benefits with this application. Several nonconforming buildings will be removed, we are restoring large areas of impervious to vegetation. This is an improvement on the stormwater management. There are two basins being proposed on the site. You will have a much more

controlled access into both parcels from 309, eliminate the outdoor storage on the property and add new buffering and planting mostly on the rear of the property but also some street trees. Lastly, the new well and septic system will be installed.

Public Comment – None

Motion to close the public hearing

MOTION BY: Tim Arnold

SECOND BY: Kathie Doyle

MOTION CARRIED

Motion to direct the Solicitor to prepare the Conditional Use opinion for the March 9, 2026, Board of Supervisors Meeting

MOTION BY: Tim Arnold

SECOND BY: Kathie Doyle

MOTION CARRIED

D. PUBLIC COMMENT

E. ZONING HEARING BOARD APPLICATIONS

1. Northfield Business Campus, LLC - Special Exception and Variance Requests - Lot 3 1131 Richland Commerce Drive - TMP No 36-029-019-03A and Lot 8 36-029-029-03D in Northfield Business Campus

Zoning Hearing Board Special Exception and Variance requests for Northfield Business Campus, LLC. The subject property is designated as Lot 3 and Lot 8 of the Northfield Business Campus (Lot 3 -1131 Richland Commerce Drive - TMP No. 36-029-019-03A) and (Lot 8 - 36-029-029-03D). The property is located within the (EXT) Extraction Zoning District. The Northfield Business Campus is approved as a G17 Flex Building Use. The applicant proposes a lot line adjustment between Lot 3 and Lot 8 and add approximately 16.56 Acres from Lot 8 to Lot 3. The applicant is seeking the following special exception and variance requests to develop on (Lot 3) H7 Outside Storage Use, including an associated driveway. The H7 Outside Storage is to support the operations of Klover Contracting, which is currently developing a G17 Flex Building on Lot 3.

1. Special Exception from 23-604.2.A of the floodplain management ordinance to permit a private street and underground utilities within the floodplain.
2. Variance from 23-603.1.A. of the floodplain management ordinance to allow fill within the floodplain.
3. Variance from 23-603.1.E. of the floodplain management ordinance to permit finished elevation of the proposed street to be above the Base Flood Elevation, where the ordinance requires it to be one foot below.
4. Variance from 27-514.1.A. of the zoning ordinance to allow an 11.64% disturbance within the floodway, where no disturbance is permitted.
5. Variance from 27-514.1.C. of the zoning ordinance to allow a 16.56% disturbance to floodplain soils, where no disturbance is permitted.
6. Variance from 27-514.1.G. of the zoning ordinance to allow an 11.40% disturbance to watercourses, where no disturbance is permitted.
7. Relief of modification to the prior Richland Township Zoning Hearing Board Decision Dated August 1, 2023, which granted relief to permit a buffer yard width of 50 feet where 100 feet is required for a portion of Lot 3 (now to be incorporated into the expanded Lot 3). The request is to extend the 50' feet buffer.

The Board chose to take no action in the matter.

F. DEVELOPER MATTERS

1. Richland Associates, LLC (Pelican Pools) - Preliminary/Final Land Development Application and Waiver Requests E17 Car Wash and G3 Warehouse 1300 and 1320 N West End Boulevard, TMP Nos. 36-006-006 and 36-006-007

The plan proposes a lot line adjustment and land development of two (2) parcels TMP Nos. 36-006-006 and 36-006-007. The project includes the construction of a 6,202 s.f. car wash (E17 Car Wash Use), a 5,000 s.f.

and 9,400 s.f. storage buildings (G3 Warehouse Use) and associated improvements. Stormwater runoff will be managed by two (2) basins and one (1) water quality swale. The site will be served by on-site water and sewer.

Motion to grant the following waiver requests (Horizon Engineering Associates, LLC) waiver request letter dated July 31, 2025

1. Section 22-510.2 & Section 22-522.2 When two adjacent lots proposed for non-residential uses front a collector or arterial road the applicant shall be required to provide common ingress and egress.
2. Section 22-516.e No less than a five-foot radius of curvature shall be permitted for all curb lines in all parking areas.
3. Section 22-516.5.B. The edge of any parking area shall not be closer than 20 feet from the outside wall of the nearest building.
4. 22-526 .5.C & M(2) Driveway width of 20' feet required.
5. Section 22-518.1 & Section 22-609.1 Sidewalks shall be provided where required by the Municipality.
6. Section 22-702.C.2. The location, names and widths of streets, the location of property lines and names of owners, location of water courses, sanitary sewers, storm drains and similar features within 400 feet of any part of land to be subdivided or developed.
7. Section 25-307.10.B Emergency spillways discharging over embankment fill shall be constructed reinforced concrete checker blocks to protect the berm against erosion.
8. Section 25-34.3.B The minimum culvert shall be 15 inches inside diameter.

MOTION BY: Kathie Doyle

SECOND BY: Tim Arnold

MOTION CARRIED

Motion to approve Preliminary and Final Land Development Plan, subject to the following:

1. Compliance with the Gilmore & Associates Preliminary Final Plan review letter 2 dated Dec. 9, 2025
2. Compliance with the BCPC Memorandum Dated September 9, 2025, and the QAPC Memorandum Dated Sept. 11, 2025, to the extent that they are consistent with the Gilmore and Associates review letter.
3. Compliance with the Zoning Hearing Board variance relief granted on January 15, 2026.
4. Applicant obtains highway occupancy permits from PennDOT.
5. Applicant obtains Planning Module approval from DEP.
6. Compliance with all stormwater, Zoning and Subdivision and Land Development Ordinance requirements.
7. Compliance with regulations of all municipal and governmental agencies having jurisdiction.

MOTION BY: Kathie Doyle

SECOND BY: Tim Arnold

MOTION CARRIED

2. Daniel & Susan Weaver Preliminary Final Minor Subdivision Plan - 929 and 937 E. Pumping Station Road, TMP No. 36-033-023

The subject property is located at 929 and 937 E. Pumping Station Road, Tax Map Parcel No. 36-033-023 and is located within the (SRL) Suburban Residential Low Zoning District. There is currently two (2) B1A Single-Family Detached Exemption dwelling units on the property, which is an existing legal nonconformity for having two principal dwelling units on the property. The proposed minor subdivision is to settle the estate of Daniel and Patricia Weaver. Their son, Dan Weaver resides within the house adjacent to the repair garage which was used as a home occupation by the Weavers. Susan Weaver will retain the second dwelling on TMP 36-033-023. No new construction is being proposed with this two (2) lot minor subdivision.

Motion to grant the following waiver requests (Cowan Associates, Inc.) waiver letter dated Nov. 5, 2025

1. Sections 22-702. C.2., 22-703.C.2. and 22-704.C.2. - Existing Features - a waiver from showing existing features within 400' feet of the proposed subdivision.
2. Sections 22-702.D.5. and 22-703.D.5. - Drainage Plans - no new construction is being proposed, a

waiver is being requested.

3. Sections 22-702.D. 14 and 22-703.D.14 - Encroachment Map - no new construction is being proposed, a waiver is being requested.

4. Section 22-703.E - Improvement Construction Plan - no new construction is being proposed, a waiver is being requested.

5. Sections 22-515 and 22-601 - Curbs - no curbing exists along the frontage of the subject property, a waiver is being requested.

6. Sections 22-518 and 22-609 - Sidewalks - no sidewalks exist along the frontage of the subject property, a waiver is being requested.

7. Section 22-611 - Storm Sewage System - no new construction is being proposed, a waiver is being requested.

MOTION BY: Tim Arnold

SECOND BY: Chris Vanelli

MOTION CARRIED

A motion to approve Preliminary and Final Plan to the Board of Supervisors, subject to compliance with the following:

1. Compliance with the Gilmore & Associates Preliminary Final Plan review letter 1 dated January 5, 2026

2. Compliance with the BCPC Memorandum dated December 5, 2025, and the QAPC Memorandum Dated January 15, 2026, to the extent that they are consistent with the Gilmore and Associates review letter.

3. Compliance with Zoning and Land Development Ordinance requirements.

4. Compliance with regulations of all municipal and governmental agencies having jurisdiction.

MOTION BY: Tim Arnold

SECOND BY: Kathie Doyle

MOTION CARRIED

3. Hevin Holdings, LLC - Midas of Melody Lakes - Stormwater Exemption Request -1113 N West End Boulevard, Tax Map Parcel No. 36-005-046-001

The applicant is proposing to construct a 1,500SF nonresidential accessory building to the existing E19 Automotive Repair Establishment (Midas of Melody Lakes - 1113 N West End Boulevard - TMP No. 36-005-046-001). The Applicant obtained the related variance relief from the Zoning Hearing Board on January 15, 2026, and a waiver of land development was granted by the Board of Supervisors on January 5, 2026, for the proposed 1,500SF nonresidential accessory building.

Motion to approve a Stormwater Exemption for Hevin Holdings, LLC (Midas of Melody Lakes) subject to receiving the required exemption fee in the amount of \$250.00.

MOTION BY: Tim Arnold

SECOND BY: Kathie Doyle

MOTION CARRIED

4. Development Services, LLC - Richland Tracts - Tollgate Road - Conditional Use Decision - G17 Flex Building Use - TMP Nos. 36-013-051, 36-038-031, 36-013-052 and 36-013-053

Development Services, LLC Conditional Use Hearing was held on January 5, 2026, and after the hearing the Board of Supervisors directed the solicitor to prepare a Conditional Use Approval letter based on the testimony.

Motion to approve the Development Services, LLC Conditional Use request subject to the conditions outlined in the Solicitor's Conditional Use Approval letter dated February 10, 2026.

MOTION BY: Kathie Doyle

SECOND BY: Tim Arnold

MOTION CARRIED

5. Development Services, LLC (Richland Tracts- Tollgate Road) - Adoption of Resolution #2026-12 Planning Module

Resolution 2026-12 has been prepared for the Land Development process with DEP for the Planning Module.

Motion to approve Resolution #2026-12 for the Development Services, LLC (Richland Tracts – Tollgate Road) Planning Module

MOTION BY: Kathie Doyle

SECOND BY: Tim Arnold

MOTION CARRIED

G. TOWNSHIP BUSINESS - NEW

1. Approve Board of Supervisors Meeting Minutes

Motion to approve minutes from the January 5, 2026, Reorganizational Meeting.

MOTION BY: Tim Arnold

SECOND BY: Kathie Doyle

MOTION CARRIED

Motion to approve minutes from the January 5, 2026, Board of Supervisors Meeting.

MOTION BY: Kathie Doyle

SECOND BY: Tim Arnold

MOTION CARRIED

2. Financial Business – Approve Payment of Bills

Motion to approve payment of the January 2026 bills.

MOTION BY: Kathie Doyle

SECOND BY: Tim Arnold

MOTION CARRIED

3. Twin Lakes 18-month Maintenance Period Punchlist - Extension of Time Period

Motion to extend the maintenance period from February 12, 2026 to September 30, 2026.

MOTION BY: Tim Arnold

SECOND BY: Kathie Doyle

MOTION CARRIED

4. Heritage Conservancy - Paletown Road Property - TMP No. 36-039-076-003

Heritage Conservancy has inquired if the Township would be interested in selling property that we own located on Paletown Road. The Township acquired this property in December 2001, for the price of \$90,850.00.

Motion not to sell this property.

MOTION BY: Kathie Doyle

SECOND BY: Tim Arnold

MOTION CARRIED

5. Spring Meadow Open Space - TMP Nos. 36-056-110, 36-026-148 and 36-026-149

The Developer has requested the Township accept dedication of the Spring Meadow Open Space. This approval should be subject to the developer paying any outstanding real estate taxes on the property.

MOTION BY: Tim Arnold

SECOND BY: Kathie Doyle

MOTION CARRIED

6. Arbor Grove Development Co., LLC - Zoning Map Discussion

The subject properties are located at 213 and 215 West Pumping Station Road, Tax Map Parcel Nos. 36-005-067 and 36-005-067-001 and is located in the (RA) Rural Agricultural Zoning District. There is an existing B1 Single-Family Detached dwelling on each respective parcel. The applicant would like to give a presentation of their conceptual plan to construct 48 Townhome Units.

7. MRP Industrial – Heller Road & East Pumping Station – TMP #36-029-001 Financial Security Release Request #3

MRP Richland has requested a security release. Gilmore and Associates has conducted an inspection and is recommending a release in the amount of \$1,599,660.10.

MOTION BY: Kathie Doyle

SECOND BY: Tim Arnold

MOTION CARRIED

8. Discussion on Appointment of Township Manager

Should Mr. Arnold indicate he is interested in the position; the Board of Supervisors should direct the solicitor to prepare a letter of employment.

Motion to direct the Solicitor to prepare a letter of employment.

MOTION BY: Chris Vanelli

SECOND BY: Kathie Doyle

MOTION CARRIED

Tim Arnold abstained from voting.

9. Approval of Hiring Finance Director

Upon the resignation of the previous Director of Finance, the Manager is recommending the Board of Supervisors hire Beth Ardinger as the Finance Director at a starting salary of \$75,000.00.

Motion to approve hiring Beth Ardinger as the new Finance Director with a starting salary of \$75,000.00 with an increase after successful probation.

MOTION BY: Kathie Doyle

SECOND BY: Tim Arnold

MOTION CARRIED

10. Authorize Collection of 2026 Real Estate Taxes

Bucks County has prepared the taxes to be collected for Richland Township and the Board shall authorize the Tax Collector, Ray Goodnoe, to collect the taxes.

Motion to Authorize the Tax Collector to collect the 2026 Real Estate taxes, including the Fire Tax.

MOTION BY: Chris Vanelli

SECOND BY: Kathie Doyle

MOTION CARRIED

H. TOWNSHIP BUSINESS - OLD

I. BOARD & STAFF APPOINTMENTS

J. BOARD & STAFF REPORTS

1. SUPERVISORS

Tim Arnold – Commended Leslie & Vicki for filling in for the financial director and front desk.

Chris Vanelli – Commended Road Crew for their job during the snowstorm and follow up after the storm.

2. TOWNSHIP MANAGER

3. ENGINEER

4. SOLICITOR

5. POLICE CHIEF

Chief Ficco – January 23rd the Pennsylvania Law Enforcement Accreditation Commission affirmed our reaccreditation from the assessment that happened in December. We are good for another 3 years.

K. PUBLIC COMMENT

Tim Wieand – 1010 Kile Circle, Quakertown

Am I to understand we have a new Township Manager? BOS – Not yet. Leslie has indicated her plan to retire in April and we are trying to backfill her job.

Mr. Wieand – Mr. Arnold says he's interested. BOS – Now we need to work out terms of employment.

Mr. Wieand – Have you advertised? BOS – No. We discussed this last month. When Leslie submitted her letter of resignation, I am an advocate for hiring within. Tim Arnold came to mind with his experience, the number of years he has worked and been involved with the Township, I thought it would be a good fit, so we asked if that would be something he would consider. The details have not been worked out yet but Tim is interested.

Mr. Wieand – Details like salary? BOS – Yes. He would resign from the Board of Supervisors.

Mr. Wieand – He's also the director of the Water Authority. BOS – That is something that is not unusual. That is one of the pluses.

Mr. Wieand – That is a FT job. Can he do 2 FT jobs? BOS – He has staff.

Mr. Treadwell – Mr. Arnold indicated that he is interested in the position. The Water Authority is going to have to have discussions with Mr. Arnold as well as the BOS having discussions about his role of Township Manager. All of those things still need to be worked out.

BOS – It is not uncommon in municipalities in PA where the Township Manager also oversees the Water Authority.

Mr. Wieand – The easiest way to do that is to make it a Water Department.

Mr. Treadwell – That then takes away some of the reasons why you have a Water Authority. Financing purposes as well as having a separate board to control water rates instead of the BOS.

Mr. Wieand – My concern as an auditor and citizen is Tim has a FT job at the Water Authority and the Township Manager is a FT job. There is only so many hours in a day and he's compensated in both. I don't know how you can justify that.

Mr. Wieand – Is that going to be a public process or will we just get the answer when it's all done? BOS – It's treated the same way as any Township employee.

Mr. Wieand – Is there a job description for the Director of Finance? What's the difference between the Director of Finance and Treasurer?

Mr. Treadwell – The Treasurer is a title, the Director of Finance is an 8 hour a day job.

Dave Hesdon – 1187 Creekside Lane

I work with Mr. Arnold a couple of years now and there is no doubt in my mind he can do both jobs very well. I support that consideration.

Dave Molettieri – 3 Ester Drive, Quakertown

I'd like to bring up a safety issue. The factory at California Road and Reservoir Road. You have tractor trailers parking on California Road almost up to the light at Pumping Station Road. Every once in a while you will get one sitting on Reservoir Road. Today there were two on Reservoir Road. They pulled right up to the intersection. How are you supposed to get around them? I have called the police numerous times. They come up, someone says they are not fining them. I don't know but I see them sitting at the SPCA watching and they always tell me to come to the Township Meeting to see if the board can figure something out.

Tim Arnold – Who is they?

Mr. Molettieri – The police. Sometimes I went to the police station to see if there is an officer there. If there is not, I call the Bucks County radio room. The wife came around the corner one day and was forced in the ditch. I had to get a tow truck to pull her out. They aren't even supposed to be on Reservoir Road. The factory has a sign out at their driveway. They say once they get there how are they going to turn around to go back? They have paperwork and can be told by their dispatcher they can sit at Kelly Road or McNeil Road until the factory calls them. There is going to be a serious accident there one day. Cars are

starting to fly down that road and there is a lot of traffic on that road for the last year because everyone is avoiding 309.

BOS – Simmons came to us last year to revise their parking situation so the trucks could fit. They have not come back to us since then with the recommendation. I would ask Leslie to reach out to Simmons to set up a meeting. Also, get the chief involved and if he thinks the DOT officer should be involved in that conversation.

L. ADJOURNMENT

Motion to adjourn

MOTION BY: Kathie Doyle

SECOND BY: Tim Arnold

MOTION CARRIED