

A. OPENING

1. **CALL TO ORDER:** The meeting of the Richland Township Board of Supervisor's was called to order on Monday, June 9, 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; Mike Kisthardt, Sergeant; Linc Treadwell, Township Solicitor; Mike Schwartz, Township Engineer; and Vicki Schuller, Administrative Assistant
3. **PLEDGE OF ALLEGIANCE**

B. ANNOUNCEMENTS – Stainless Steel Associates was tabled.

C. PUBLIC HEARINGS

D. EXECUTIVE SESSION

1. **Possible Action on Executive Session Items**
The Board held an executive prior to this meeting to discuss personnel and contract negotiations. No action necessary.

E. PUBLIC COMMENT

James Zoto – 36 Winchester Drive, Quakertown

Mr. Zoto presented a brief statement the neighbors signed, stating they reside on Winchester Drive in Quakertown Borough and request the Township of Richland request PennDOT conduct a brake retarder survey in the area in question (Portzer Rd. – Rte. 309 on Rte. 663) for the following reasons: the truck traffic has grown significantly since we arrived in 2003. The air brakes are excessively loud at times sounding almost like automatic cannon fire. He recollects a no brake retarder sign being posted once but the post remains but there is no sign. The noise pollution is excessive and severely impacts the quality of our life. In addition, the noise created by enhanced motorcycles and cars speeding along 663 is another major source of noise pollution, traffic safety concerns and also impacts the quality of our life. We are requesting that a noise trap be periodically conducted by the police in the hopes that those caught violating the Township noise ordinance will slow down and pass the word along to fellow violators. This request is based upon the communication I received from PennDOT. PennDOT relayed they would conduct a brake retarder restriction study if the municipality in question requests such a study. He had a "Concern #" from PennDOT which he said he can submit if necessary. He also had signatures from neighbors and could have gotten a lot more particularly along the Stonegate side of 663. If the previous sign had been posted, again, that tells me PennDOT already did the brake retarder study and found that it was indicated. We request the Township enforce noise ordinances. He also mentioned fireworks because if any of you are dog owners, I think you know what I mean. He said they respectfully request that the speed limit on Rte. 663...

Tim Arnold said Route 663 is a state road. We cannot do any speed changes on 663. PennDOT already told you they are the ones that have to issue you brake retarder ordinance. However, you said PennDOT won't do that unless you get a letter from us? You are thinking PennDOT put the sign up, did you check if they have anything regarding brake retarders on 663? Mr. Zoto said he did not do that. Mr. Arnold asked if he was thinking PennDOT put the sign up. Did you actually check with them to see if they have anything regarding brake retarders on Rte. 663?

Tim Arnold said he recalled having this conversation with our Township Manager and the suggestion was you start out with our State Representative, Craig Staats. Quite frankly it's not that we don't want to help you but we need to make sure you are going through the proper channels. I have never heard the state coming back to us asking us to send a formal letter requesting them to do something.

Mr. Zoto – PennDOT will do a study to determine if a brake retarder restriction is warranted based upon receipt of email coming from the municipalities managers office requesting a study. If approved, the municipality is responsible for the purchase, installation and maintenance of the signs. Additionally, the municipality must have an active ordinance approving the restriction. If a brake retarder sign is knocked down or missing, it is the municipality's responsibility to replace it.

Tim Arnold said please send an email to Township Manager and have her look into it to see what we can do. In regard to noise or fireworks, fireworks are regulated by the state.

Jim McGee – 163 E. Cherry Road

Something has to be done about all of these 18 wheelers. It's illegal. There are signs going north or south on Rte. 309. It points in the direction of E. Cherry Road and the signs are old and faded. They have the circle with the line through it like "No Trucks". But these signs are so faded the arrow points almost encouraging that to happen. These signs need to be replaced or repaired with a clearer indication sign. The new blacktop we got on that road was a couple years ago. Very nice work and I'd say within a month I started seeing waviness which I attribute to these illegal trucks driving. I'm not the only one complaining. My neighbor 2 houses down told me that her power meter was ripped right off of the house because one of these trucks was too high. She was without power for two days until PPL came to repair it. I was at the police station and spoke to an officer that said he was in charge of citations. He said that was

Meredith Elinich – 41 Younken Road

I was at the last board meeting and I have not heard a formal response to the rotoposter that was installed at the top of the hill behind my house. I was waiting for a formal response from the BOS and I saw on the agenda was the gentleman who owns the property is going for an agricultural security area. I guess you are going to acknowledge you received a notice in the mail? I haven't done a lot of research but the research I was able to do I am greatly concerned about. Right now I feel like we have the weight of the farmer following the noise ordinance and the smell ordinance with the animal mortality waste composter. If it is allowed agricultural security area, from what I reviewed, that gives the township less ways to protect the residents and I am one of the residents. That is something I am worried about. If they don't have to follow the ordinances because they have become agricultural security area, that just opens the door up to smelling this animal waste facility. I feel like I am being pushed out.

Tim Arnold said we are going to have the managers' report to discuss what she learned today so I am going to ask her to give that report at this time.

Leslie Huhn said at the last meeting the Board gave me direction to investigate the complaint about noise and odors that was filed with the Township regarding the new process being done at Springfield Meats utilizing the new rotoposter, that was to compost animal renderings. Since the last meeting, I have been working with our Code Enforcement Officer and he has been visiting the site and neighboring properties randomly to document sound and odors. During all his visits he recorded the sound levels do not exceed the allowable limits. The odors have been minimal to not even present at times he has been out there. I emailed you back today that the rotoposter is allowed in the RA district. I also emailed that we were having someone come out from the Penn State Extension and I did not know if I would have those responses for this evening, but I do. They did meet out there today with our Code Enforcement Officer. They were there for about 3 hours reviewing the process and the site. The inventor of the rotoposter was present to observe and the report I was provided from our Code Enforcement Officer who spoke with the gentleman from the Penn State Extension, this is what he found: There is absolutely no liquids present so there is nothing leaking. The temperature is between 120 and 160 degrees which they refer to as "the sweet spot" and right where it should be. This temperature would kill anything harmful if there was anything harmful present. The recipe that the property owner is using is dialed in correctly so he is right in line with what the standards are for the rotoposter. There are no biological pathogens, there are no antibiotics in the animals being slaughtered. The slaughtering

facility is USDA inspected daily. If there are any antibiotics present in any of the animals, they cannot slaughter and will be shut down. Penn State Extension said if the property owner wanted to, he could run the rotoposter all night long. I think he has shown he is cognizant of the neighbors and trying to run it during certain hours and not running it all night long. Even if he ran it at night he is still within the allowable decibels. The Penn State gentleman stated he has experienced other facilities that actually compost directly on the ground which he admitted is awful, but is permitted. He said he is giving this facility an A+ for what they are doing and how they are doing it. Samples were taken today and are being sent to Penn State for evaluation. They will only be evaluating nitrogen, phosphorus and potassium. Any findings would be reported to the property owner. The compost that is generated and being spread is considered a soil amendment and is not fertilizer. They indicated all operations are encapsulated and nothing is exposed around the elements. This is from someone who is well versed and has visited several sites and facilities more out toward Lancaster, but he said this operation is running exactly how it should.

Ms. Elinich said I understand the decibel level is reading 50 in my back yard but that is also with a lot of vegetation this time of year. Back in March it sounded a lot louder because in the wintertime sound travels a lot further so I would like the Township to follow through with that in wintertime. When I saw there was a permit to make it an agricultural security area it would give the Township less weight to follow ordinances in the Township.

Mrs. Huhn said he has done decibel readings at the property lines so there is no vegetation between the rotoposter building and the property lines.

Ms. Elinich stated that she did deliver a letter today seeking out more information on this agricultural security area because originally I thought it was a great idea but the first blip of information I read was that gives farmers the right to run machines all night and to no worry about smells and that is something of great concern. I may be off base here but my first original search for the PA Department of Ag is what I found.

Mr. Arnold said when you first brought this up to us, we did not know the first thing about this. We wanted to find a source who knew more about this, and we did. That is why we contacted Penn State. From what they told us, it would give us no reason to hold up this project. I think this individual has worked extremely well with the Township and I also think that if in the wintertime the noise pops up I think he'd be willing to do something about it. I am very confident that he would. I think we spent a lot of time looking into this. In my mind from hearing what the report was there are two things. 1. It makes me feel a lot better that we put this thing to rest until, if Scott needs to go back out and check on something else. 2. That we can proceed with the agricultural security application.

Ms. Doyle said she agrees. Mr. Vanelli said he agrees as well and wanted to say we did not know much about this and we spent some time looking up folks, talking with folks and Scott has been out there not just today but on an off for the last month. He went above and beyond in my opinion. I know it's unfortunate for you because it's an issue for you on a daily basis but there is an ordinance and we can't just say we don't like you so we are going to shut you down. We got our facts on this decision.

Ms. Elinich said I appreciate the Township doing due diligence on this issue but the sound is literally like someone taking a sledgehammer to a steel drum every 8 seconds for 3 hours 3 times a day. That might not bother some people, and it might fall under the decibel rating but for a hearing sensitive individual it is bothersome. It is like someone shooting guns all day and for proceeding with the application for the agricultural security area, I do worry that by law the Township wouldn't have the means to have the farmer follow the ordinance after that.

Mr. Arnold said I have been the Chairman of the Council for Agricultural Security for about 12 years now. I am not saying we never got a phone call about a farmer doing something incorrectly and when we do get that phone call, I am not afraid to go out and say we got a call about this, can you do something? I have never been told they wouldn't do anything. They always work with us. I feel very comfortable this individual will be the same way. The next step will be for us to continue to monitor the noise especially in the wintertime. From there we can address it with the farmer.

Ms. Elinich said you might be comfortable, I am not.

Tony Nordquist – 125 Younken Road

I live right next to the new dump that my house smells like. It's kind of funny that you tell me you are up there monitoring stuff and days like today you tell me you are monitoring it and it wasn't that loud today. It seems like it's never loud or stinky when you do monitor it. I have high anxiety right now. I feel like my house is worthless now. The smell before was like animal renderings, now it's like a dump. Have you ever been to a dump? My house will still smell like a dump, even after it doesn't smell like a dump later. Memorial Day I took a video and sent it to Mr. Staats. The noise, the frequency of the motor, I can hear, I've got tinnitus. I am a disabled Marine so the constant noise, the frequency, I think I asked the Manager she could come up and use my driveway anytime you wanted to. Every time I asked the Code Enforcement Officer says we can't or today we don't work or whatever. I feel like none of my complaints have been heard. I haven't had a follow up from anybody. You might be comfortable with this, but I am not. This is my home; this is all I have left. I guess the next thing if that is going to be there forever, then I am going to get some representation myself.

F. ZONING HEARING BOARD APPLICATIONS

1. Amy T. Spencer - 186 Trumbauersville Road, TMP No. 36-021-034 - Above Ground Pool & Porch Setbacks - ZHB Variance Requests

This is a Zoning Hearing Board application for Amy T. Spencer. The property is located at 186 Trumbauersville Road, TMP No. 36-021-034. The subject property lies within the Suburban Residential Medium (SRM) Zoning District and is being used as a B1 Single-Family Detached Use. The applicant is seeking the following variances for a proposed 24' feet above ground pool and 8' x 20' Porch:

1. A variance from 27-405 H.2(g).1.b, 27-513 and 27-557; to allow the proposed 24 feet above ground pool to be located in the front yard setback.
2. A variance from 27-513 & 27-557; to allow the proposed 8' x 20' porch to be located in the front and rear yard setback.

The ZHB application was submitted administratively complete on May 28, 2025. The sixty (60) day MPC timeframe to hold the Zoning Hearing Board meeting is valid to July 26, 2025. The Zoning Hearing Board meeting is scheduled for Thursday, June 26, 2025.

The Board chose to take no action in the matter.

G. DEVELOPER MATTERS

1. **SECTV - Waiver of Land Development - Shelly Road, Quakertown - TMP No. 36-008-018**
Service Electric Cable TV, Inc. F5b Non-Tower-Based Commercial Communications Facility Use - The subject property is located along Shelly Road, Tax Map Parcel No. 36-006-018 and lies within the Rural Agricultural (RA) Zoning District. The project proposes a Telecommunications Substation on a 0.597 acre property on the east side of Shelly Road. An existing grass driveway connection is to remain for access to the substation. The applicant is requesting a waiver of land development.

Motion to approve a waiver of land development subject to:

- A. Compliance with the Gilmore and Associates Sketch Plan review letter dated April 15, 2025.
- B. Compliance with obtaining Earth Disturbance and Floodplain Permit Application Permits.
- C. Compliance with all Zoning and Subdivision and Land Development Ordinance requirements.
- D. Compliance with any Zoning Hearing Board relief that may be required.
- E. Compliance with the regulations of all municipal and governmental agencies having jurisdiction.
- F. All fees owed to the Township being paid in full.

MOTION BY: Kathie Doyle

SECOND BY: Chris Vanelli

MOTION CARRIED

2. Steeple Run Residential Subdivision – Paletown Road, TMP No. 36-042-010-003 – Escrow Release #3

Gilmore and Associates, Inc. has conducted an inspection for work completed and is recommending a release in the amount of \$62,480.00.

Motion to approve Escrow Release #3 in the amount of \$62,480.00, for improvements completed to date, subject to any outstanding invoices owed to the Township being paid in full.

MOTION BY: Chris Vanelli

SECOND BY: Kathie Doyle

MOTION CARRIED

3. Stainless Steel Associates, LP - Lot Line Adjustment - 190 Kelly Road, Quakertown - TMP No. 36-005-123-015

The project proposes a lot line adjustment between Parcel No. 36-005-118 (Salvation Army Property - 477 N. West End Boulevard) and Parcel No. 36-005-123-015 (Stainless Steel Associates, LP property - 190 Kelly Road). The existing Salvation Army property contains 13.97 acres and the existing Stainless Steel Associates, LP property contains 18.74 acres. The Plans propose to adjust lot lines so the Stainless Steel Associates, LP property contains 29.41 acres and the Salvation Army property contains 2.98 acres. No construction or improvements are proposed at this time.

- 1. Motion to approve the Lot Line Adjustment (Final Plan) subject to:
 - A. Compliance with the Gilmore & Associates review letter dated May 7, 2025.
 - B. Compliance with the BCPC review letter dated April 17, 2025.
 - C. Compliance with all Zoning & Subdivision and Land Development Ordinance requirements.
 - D. Compliance with the regulations of all municipal & governmental agencies having jurisdiction.
 - E. All fees owed to the Township being paid in full.

MOTION BY: Chris Vanelli

SECOND BY: Kathie Doyle

MOTION CARRIED

- 2. Motion to approve the waivers from the subdivision and land development ordinance as outlined in the Cowan and Associates waiver request letter dated May 9, 2025.
 - A. §22-518(1) – Sidewalks along the streets
 - B. §22-519 – Street trees
 - C. §22-607 – Street lighting

MOTION BY: Tim Arnold
SECOND BY: Kathie Doyle
MOTION CARRIED

4. **Richard & Arlene Baringer/Keith DeWitt Sr. - Agricultural Security Area Petition - 1845 California Road - TMP Nos. 36-009-169 & 36-009-169-001**

Agricultural Security Area Petition for Richard & Arlene Baringer/Keith DeWitt Sr., 1845 California Road, Tax Map Parcel Nos. 36-009-169 (25.849 Acres) and 36-009-169-001 (2.218 Acres). Applicant has submitted an Agricultural Security Area Petition to have the referenced parcels be included in the Agricultural Security Area of Richland Township.

Motion to acknowledge receipt of the Agricultural Security Area Petition for Richard & Arlene Baringer / Keith DeWitt Sr., 1845 California Road Tax Map Parcel Nos. 36-009-169 & 36-009-169-001 and to proceed with the requirements to amend Richland Township's Agricultural Security Area.

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

H. **TOWNSHIP BUSINESS - NEW**

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

Motion to approve the May 12, 2025, Board of Supervisors Meeting Minutes.

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

2. **Financial Business – Approve payment of Bills**

Motion to approve payment of the May 2025 bills.

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

3. **Review and Approval to Upgrade Township Security Cameras**

Motion to authorize contracting with Excel Communications to purchase replacements and upgrades to security camera system at the municipal building in the amount of \$26,416.50.

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

4. **Authorization to Initiate Police Hiring Process**

A recommendation is being made to the Board of Supervisors to authorize the Manager and Chief to begin the process of updating the hiring pool availability.

Motion to authorize the Manager and Police Chief to start the Police Hiring Process.

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

J. TOWNSHIP BUSINESS ITEMS - OLD – None

K. BOARD & STAFF REPORTS

1. SUPERVISORS

Chis Vanelli – Congratulations to Class of 2025

Tim Arnold – Friday is the first of 3 movie nights. The second Friday of each month. Summer egg hunt with door prizes at first movie night. Free hot dogs, popcorn and water.

Kathie Doyle – Richland Historical Society invitation to attend the annual ringing of the bell on July 4th. The school and museum open at 1:00, program starts at 1:30 and bell rings at 2:00.

2. TOWNSHIP MANAGER

Leslie Huhn said the decommissioned 2010 Chevy Tahoe sold on Municibid to the highest bidder in the amount of \$6,900.00.

We received letter of resignation from the Finance Director effective June 30, 2025.

3. ENGINEER – None

4. SOLICITOR – None

5. POLICE CHIEF - None

L. PUBLIC COMMENT

Meredith Elinich – 41 Younken Road

When will we receive notice of that hearing and where will it be published? Attorney Treadwell said it will be in the Intelligencer and posted on the property.

Mr. Arnold said it will also be posted at the library. You can call Township, speak to Mr. Brittingham, and check website.

M. ADJOURNMENT

Motion to adjourn at 7:52 p.m.

MOTION BY: Chis Vanelli

SECOND BY: Kathie Doyle

MOTION CARRIED