

A. **OPENING**

1. **CALL TO ORDER:** The meeting of the Richland Township Board of Supervisor's was called to order on Monday, August 10, 2026, at 7:00 p.m. with Chris Vanelli, Chairperson presiding.
2. **ROLL CALL: Present:** Chris Vanelli, Chairperson; Kathie Doyle, Vice-Chair; Mason Smith, Member; Tim Arnold, Township Manager; Rich Ficco, Police Chief; Linc Treadwell, Township Solicitor; and Mike Schwartz, Township Engineer
3. **PLEDGE OF ALLEGIANCE**

B. **ANNOUNCEMENTS**

C. **PUBLIC COMMENT**

D. **ZONING HEARING BOARD APPLICATIONS**

1. **Mary Jo Webb - Variance requests to allow for a proposed 796 sq' single story In-Law Suite addition. The property is located at 3244 Dovecote Drive.**

Zoning Hearing Board application for Mary Jo Webb. The property is in the (SRC) Suburban Residential Conservation Zoning District (Lot 213) within the Brayton Gardens II and III Subdivision which has been approved as a B4 Single-Family Cluster Detached Use under a Stipulation Settlement Agreement between TH Properties and Richland Township. The Applicant is seeking the following variance requests for a proposed (1) one single story (796SF) In-Law Suite addition attached to the existing dwelling.

- a. A variance from 27-405(3) H3(a); to allow the area devoted to the in-law suite to exceed the maximum area of 33%. Proposed area 35.122%.
- b. A variance from 27-512 I.C.(2); to exceed the maximum 25% on-lot impervious surface. Proposed on-lot impervious surface 27.23%.
- c. A variance from 27-513 & 37-557; to allow for the proposed in-law suite addition to infringe upon the 50 feet minimum rear yard setback. Proposed rear yard setback is 43'-3".

The ZHB application was submitted administratively complete on July 22, 2026. The sixty (60) day MPC timeframe to hold the Zoning Hearing Board meeting is valid to September 19, 2026. The Zoning Hearing Board meeting is scheduled for Thursday, August 27, 2026.

The Board chose to take no action on the matter.

E. **DEVELOPER MATTERS**

1. **Robert Brown Minor Subdivision Planning Module - 65 Meadow Road, Tax Map Parcel No. 36-029-086**

The Planning Module was reviewed by Gilmore & Associates and is acceptable for signature.

Motion to have the Board of Supervisors Chairperson sign the Planning Module Component 1 Section K.

MOTION BY: Kathie Doyle

SECOND BY: Mason Smith

MOTION CARRIED

F. **TOWNSHIP BUSINESS**

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

Motion to approve July 13, 2026, Board of Supervisors Meeting Minutes.

MOTION BY: Kathie Doyle

SECOND BY: Mason Smith

MOTION CARRIED

2. Financial Business – Approve payment of Bills

Motion to approve payment of the July 2026 bills.

MOTION BY: Mason Smith

SECOND BY: Kathie Doyle

MOTION CARRIED

3. Annual Audit and Financial Report - Approval to Advertise

The Townships 2025 financial audit has been finalized. The Board of Supervisors must officially acknowledge receipt of the audit and direct the Township Manager to publish the concise financial report.

Motion to acknowledge receipt of the 2025 audit and direct the Township Manager to advertise the concise financial report.

MOTION BY: Kathie Doyle

SECOND BY: Mason Smith

MOTION CARRIED

4. Authorize the Sale of Car #4, which has been decommissioned by the Police Department.

The Police Department is requesting to sell car #4, a 2015 Ford Interceptor, which has been decommissioned from the fleet. In accordance with the Second Class Township Code, the disposal/sale of Township property over \$2,000 shall be advertised. The vehicle will be advertised for sale on Municibid.

Motion to approve advertising the sale of a 2015 Ford Interceptor on Municibid.

MOTION BY: Mason Smith

SECOND BY: Kathie Doyle

MOTION CARRIED

5. Allowing the Township Manager Spending Expenditure

The Board is considering authorizing the Township Manager to approve expenditures of up to \$10,000 for individual purchases.

This will allow Township business to be conducted efficiently as there are time-bound items/issues that come up that need to be addressed between BOS meetings. We have hired a qualified professional to manage the Township's day-to-day operations, and this Board should have confidence in the Manager's ability to make sound financial decisions within the budget approved by the Board.

This authority does not reduce the Board's oversight. All expenditures must remain within the Board-approved budget and will be included in the list of bills to be paid at the next regular Board of Supervisors meeting.

Motion to authorize the Township Manager to approve individual expenditures in an amount not to exceed \$10,000.00, provided that such expenditures are within the Township's adopted budget and will be included in the list of bills to be paid at the next regular Board of Supervisors meeting.

MOTION BY: Kathie Doyle

SECOND BY: Mason Smith

MOTION CARRIED

6. Top A Court, LLC - Request for Payment No. 2

Top A Court, LLC Application for Payment No. 2 for Richland Township Pickleball Court Improvements. Gilmore & Associates recommend payment to Top A Court, LLC. in the amount of \$68,073.66.

Motion to approve payment number two to Top A Court, LLC in the amount of \$68,073.66.

MOTION BY: Mason Smith

SECOND BY: Kathie Doyle

MOTION CARRIED

7. Ordinance No. 313 - RT Zoning Ordinance Amendment - Data Center Use

Review of Revisions to Draft #3 Ordinance No. 313 (Data Center Uses) and possible action to commence the Municipalities Planning Code Public Hearing and Adoption process.

The Township Staff has prepared a Draft Amendment to the Richland Township Zoning Ordinance to regulate Data Center Uses within Richland Township. The Board of Supervisors will review and discuss the draft and possibly take official action to send the draft to the required agencies for review and to commence the MPC Public Hearing and Adoption process. The earliest date for a Public Hearing and possible official action regarding Draft Ordinance No. 313 is October 12, 2026, Board of Supervisor meeting.

Motion to send the draft to the required agencies for review and to commence the MPC Public Hearing and Adoption process.

MOTION BY: Kathie Doyle

SECOND BY: Mason Smith

MOTION CARRIED

8. Recommendation of a Contractor to Replace the Township Building Generator Transfer Switch

The Director of Public Works obtained three quotes for replacement of the generator transfer switch at the Township Building. The existing transfer switch has experienced ongoing problems and is not reliably transferring the building to generator power during an electrical outage.

Motion to award the contract to CW and Sons Electrical Contractors in the amount of \$16,925.00. This motion is subject to the final approval of the Township Manager.

MOTION BY: Mason Smith

SECOND BY: Kathie Doyle

MOTION CARRIED

9. Quakertown Investors, LLC (Taco Bell) – Conditional Use Decision – Bucks County Tax Map Parcel Nos. 36-005-123-009 West Pumping Station Road and N. West End Boulevard (SR. 309), Richland Township

Quakertown Investors, LLC (Taco Bell) Conditional Use Hearing was held on July 13, 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 Quakertown Investors, LLC (Taco Bell) Conditional Use Application subject to the conditions outlined in the Solicitor's Conditional Use approval letter dated August 11, 2026.

MOTION BY: Kathie Doyle

SECOND BY: Mason Smith

MOTION CARRIED

10. Official Declaration of Local Disaster Emergency for the July 28, 2026 Storm and the adoption of Resolution 2026-21 that would ratify the Declaration of Local Disaster Emergency that was issued by the Township Manager.

As part of the July 28, 2026, storm damage assessment process, the Township Manager issued a Declaration of Local Disaster Emergency to allow the Township, residents, and business owners to begin

coordinating damage assessment and recovery efforts. Tonight, the Board is being asked to adopt a resolution formally ratifying that declaration. The resolution confirms the Board's support of the Manager's action and formally recognizes the local disaster emergency resulting from the storm.

In addition, if state or federal recovery funds become available, the declaration of a local disaster emergency can help support residents and business owners in being eligible to receive financial assistance for storm related damages.

MOTION BY: Chris Vanelli

SECOND BY: Mason Smith

MOTION CARRIED

11. Bucks County Hazard Mitigation Plan and the adoption of Resolution 2026-22.

This resolution does not commit the Township to spending money or completing any particular project. It simply makes Richland Township a participating jurisdiction in the Bucks County Hazard Mitigation Plan. The plan identifies potential hazards and projects that could reduce future damage. If the Township later wants to pursue one of those projects, the plan can help support that effort and potentially make the Township eligible for mitigation funding.

Motion to adopt Resolution No. 2026-22 as it pertains to Bucks County Hazard Mitigation Plan.

MOTION BY: Chris Vanelli

SECOND BY: Mason Smith

MOTION CARRIED

G. BOARD & STAFF APPOINTMENTS

1. Acceptance of Resignation of Park and Recreation Board Member

Emily Crosby-Piszczek sent an e-mail that she has moved out of Richland Township, therefore, resigning her position as a Park and Recreation Board member.

Motion to accept the resignation of Emily Crosby-Piszczek from the Richland Township Park and Recreation Board.

MOTION BY: Mason Smith

SECOND BY: Kathie Doyle

MOTION CARRIED

H. BOARD & STAFF REPORTS

1. SUPERVISORS

Chris Vanelli – Would like to thank everyone who participated in National Night Out. The RTPD, RT Fire & Rescue and Quakertown Fire Department supported us for NNO and it was one of the better ones that I have experienced in the last few years.

Kathie Doyle – Shout out to BJ's Quake rtown for sponsoring the event.

2. TOWNSHIP MANAGER

Tim Arnold - Would like to give the board an overview of several projects that have been completed in the last several months throughout the Township.

- Station Road has been milled and paved from South Old Bethlehem Pike to Route 309
- Ronald Reagan Drive milled and paved
- Fairview Avenue milled and paved. The board agreed to do some crosswalk improvements so prior to the paving of Ronald Reagan Drive, one crosswalk was added and 2 others were upgraded to meet ADA requirements.
- Kelly & O'Neill Drive were milled and paved

- With the assistance of Haycock, Milford and Springfield Township, the Public Works Department completed the paving of Beck Road.
- Miscellaneous road repairs, preventative maintenance
- The township line painting project will be completed by the end of the month.
- During the final inspection of Twin Lakes Community, it was determined that the Tollgate Rd. roundabout, which was part of the Twin Lakes project, did not meet the Township's expectations. Scott from Gilmore and Jim Benner, Director of Public Works, identified concerns and it required some corrections. The contractor was notified that we wanted them to tear out the improperly installed concrete and replace it. Unfortunately, due to the excessive amount of traffic we had a detour for several days.
- August 14th will be movie night and the summer egg hunt
- August 22nd Community Day will be from 10am to 2 pm

3. ENGINEER

4. SOLICITOR

5. POLICE CHIEF

K. PUBLIC COMMENT

L. ADJOURNMENT

Motion to adjourn

MOTION BY: Kathie Doyle

SECOND BY: Mason Smith

MOTION CARRIED