

A. OPENING

1. **CALL TO ORDER:** The meeting of the Richland Township Board of Supervisor's was called to order on Monday, February 10, 2025, at 7:00 p.m. with Tim Arnold, Chairperson president.
2. **ROLL CALL: Present:** Tim Arnold, Chairperson; Chris Vanelli, Vice-Chair; Kathie Doyle, 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

RIT Holdings, LLC - Conditional Use Application - E18 Automotive Sales Use - 26 W Zion Hill Road, Tax Map Parcel No. 36-005-007

The subject property is located at 26 W Zion Hill Road (corner of W Zion Hill Road and N West End Boulevard). The property is in the (PC) Planned Commercial Zoning District and further lies within the (AC) Arterial Corridor Overlay Zoning District. The applicant is seeking a conditional use from Chapter 27- 402.3; 27-404-E18; 27-601.1.A; 27-602 and 27-1109 of the Zoning Ordinance to permit the E18 Automotive Sales with Accessory Automotive Repair Use in the planned commercial zoning district.

The Planning Commission reviewed the Conditional Use application on Tuesday, January 21, 2025. The Planning Commission voted unanimously to recommend the conditional use to the Board of Supervisors with the following:

1. Compliance with the Gilmore & Associates letter dated January 15, 2025.
2. Compliance with the regulations of all municipal and governmental agencies having jurisdiction.

Motion to Open Public Hearing

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

Public Comment – None

Motion to close the Public Hearing

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

Motion to direct the Solicitor to prepare the Conditional Use opinion for the March 10, 2025, Board of Supervisors Meeting.

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

D. PUBLIC COMMENT

E. ZONING HEARING BOARD APPLICATIONS

F. DEVELOPER MATTERS

1. **NVR, Inc. (Schacht Tract – Reservoir Road) – Development Proposal – 400 Reservoir Road, Quakertown, PA – Tax Map Parcel No. 36-005-049**
The developer would like to present their proposal to the Board of Supervisors.

Nate Fox from Obermeyer – NVR, Inc. has an agreement of sale for the Schacht Tract which is assigned to Nehemiah Development Company. Nehemiah Development Company, Inc. is a privately held, multi-disciplined, faith-driven real estate development company specializing in land development, adaptive reuse, infill development, and new construction.

Summary of Proposed Development –

Property Pre-Development:

- +/- 63,5 acres
- Split zoned (PC and RA)
- No traffic light at Reservoir Road and N. West End Boulevard

Property Post-Development:

- Propose rezoning portion of property to PC and creating a Mixed-Use Developemtan use within PC Zoning District
- +/- 20.18 acres developed toward N. West End Boulevard
- Traffic light at Reservoir Road and N. West End Boulevard
- Limited access to Reservoir Road toward N. West End Boulevard
- Convenience store with gas at corner of development
- 45 apartments
- 124 townhomes
- Fully integrated development with connectivity for West End Tavern
- +/- 43.32 acres of preserved open space at rear of property

2. On Lot Sewage Management Agreement with Arthur and Mary Braunschweiger – 1150 Richlandtown Pike – Lot 2 – TMP 36-029-024-002

Attached is the On-Lot Sewage Management Operating & Maintenance agreement for a micro-mound drip irrigation system at 1150 Richlandtown Pike for Arthur & Mary Braunschweiger (Lot 2 – TMP 36-029—024-002)

Motion to approve the On-Lot Sewage Management Agreement for Arthur & Mary Braunschweiger subject to receiving a \$2,500 escrow payment.

MOTION BY: Kathie Doyle

SECOND BY: Chris Vanelli

MOTION CARRIED

**3. Creek View Crossing – Ahlum Tract Subdivision and Land Development
380 Trumbauersville Road – Escrow Release Request #7**

Gilmore & Associates, Inc. has conducted an inspection for the work completed and is recommending a release in the amount of \$24,910.00.

Motion to approve escrow release #7 in the amount of \$24,910.00, for improvements completed to date, subject to any outstanding invoices owed to the Township being paid to date.

MOTION BY: Chris Vanelli

SECOND BY: Kathie Doyle

MOTION CARRIED

4. Heller Road Warehouse – 1010 Heller Road – Escrow Release Request #6 (Final)

Gilmore & Associates, Inc. has conducted an inspection for the work completed and is recommending a release in the amount of \$85,360.87.

Motion to approve escrow release #6 in the amount of \$85,360.87, for improvements completed to date, subject to any outstanding invoices owed to the Township being paid to date.

MOTION BY: Kathie Doyle

SECOND BY: Chris Vanelli
MOTION CARRIED

5. Heller Road Warehouse – 1010 Heller Road – Request to Enter into Maintenance Period

The developer has requested to be entered into their 18-month maintenance period. Gilmore & Associates, Inc. has confirmed that the required infrastructure improvements associated with this project have been completed and have been installed in general conformance with the approved plans. They performed a walkthrough of the site and confirmed the punchlist items have been addressed by the developer and all required documentation has been provided and reviewed.

Motion to approve the commencement of Heller Road Warehouse 18-month maintenance period continued upon receiving the maintenance security in the amount of \$58,067.68. The maintenance period would expire August 3, 2026.

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

G. TOWNSHIP BUSINESS - NEW

1. Approve Board of Supervisors Meeting Minutes

Motion to approve minutes from the January 6, 2025, Reorganizational Meeting.

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

Motion to approve minutes from the January 6, 2025, Board of Supervisors Meeting.

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

2. Financial Business – Approve payment of Bills

Motion to approve payment of the January 2025 bills.

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

3. Approval of Resolution #2025-11 – Appointing an Independent CPA/Accountant to perform the Annual Audit for 2024

Motion to appoint MVA Tax & Advisors, LLC, as the Independent CPA/Accountant to perform Richland Township's 2024 Annual Audit at a cost not to exceed \$21,945.00.

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

4. Ordinance No. 306 – Review of Draft Flex Space Parking Amendment and Authorization to Advertise

Motion to authorize advertisement of Ordinance No. 306 regarding Flex Space Parking as prepared by the Solicitor.

MOTION BY: Kathie Doyle
SECOND BY: Chris Vanelli

MOTION CARRIED

5. Authorize Collection of the 2025 Real Estate Taxes

Motion to authorize the tax collector to collect the 2025 Real Estate taxes, including the fire tax.

MOTION BY: Chris Vanelli

SECOND BY: Kathie Doyle

MOTION CARRIED

H. TOWNSHIP BUSINESS ITEMS - OLD – None

I. BOARD & STAFF APPOINTMENTS

J. BOARD & STAFF REPORTS

1. SUPERVISORS

2. TOWNSHIP MANAGER

3. ENGINEER

4. SOLICITOR

5. POLICE CHIEF

L. PUBLIC COMMENT

Anthony Mills – 273 County Line Road, Riegelsville PA

Board President for Upper Bucks EMS (UBEMS)

Last month, January 2025, we were dispatched to Richland Township 9 times. We transported 7 times. 4 times of those were life saving transports. None of those were inside of our area of primary responsibility. We were covering for others. UBEMS had a fact-finding meeting which we passed that information along to you regarding the state of EMS in our area I know we only cover a small portion of your town but for reference sake we had 153 calls, 9 of which came from Richland. The state of EMS is in a critical state. We presented the findings for you to examine, and I would like to have the opportunity to have a meeting to discuss that in more detail. We are working with Craig Staats. We put in an application to get operational funding to bring 142 back up to 24/7 as the revere station is currently shut down overnight. The average response time during the day when we had both stations to Richland Township was 12 minutes. The average response time when 142 was shut down was 17 minutes. Richland Township does not have a member on the UBEMS board and we do encourage all municipalities to have a member on the board to have a say on what is going on.

Tim Arnold – How often can you provide us with your monthly calls?

Anthony Mills – We are committed to providing that every month.

Jim Waters – 136 Keystone Road, Quakertown, PA

I am a resident of the township and have been introduced to a new sport for me, pickleball. I've played on your courts here and they are in need of repair. In July you have approved a \$350,000 improvement of the courts. I know many people that play here and we are wondering about the timing. Is there any update on the planning of those repairs?

Leslie Huhn – We did submit a grant application for this. The township is committed to make repairs. We are hoping to get grant money. I believe that the decision should come out the end of summer. We are planning design and have broken it down into different areas, the court, the fencing, the lighting, all of those are on our wish list. Depending on the grant, we hope to do all of them. If not, we may just be looking at repair of the courts and some improvements to make the play area better. We do have funding set aside for a portion of it but we are hoping to get the grant so we are waiting on the grant announcement. Best case scenario is we could be looking at fall renovation.

M. ADJOURNMENT

Motion to adjourn the meeting at 7:44 p.m.

MOTION BY: Chris Vanelli

SECOND BY: Kathie Doyle

MOTION CARRIED