

A. **OPENING**

1. **CALL TO ORDER:** The meeting of the Richland Township Board of Supervisor's was called to order on Monday, June 10, 2024, at 7:00 p.m. with Kathie Doyle, Chairperson presiding.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL: Present:** Kathie Doyle, Chairperson; Chris Vaneilli, 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**

1. **840 West End, LLC (Quakertown Mitsubishi) – 840 S. West End Boulevard, TMP No. 36-025-002 – Variance Request to Construct Accessory Building**
Zoning Hearing Board application for 840 West End, LLC. The property is located at 840 S. West End Boulevard, Tax Map Parcel No. 36-025-002. The subject property lies within the Planned Commercial (PC) Zoning District and the Arterial Corridor (AC) Overlay Zoning District. The property is approved as an E18 Automotive Sales Establishment (Quakertown Mitsubishi). The applicant is seeking the following variance for the construction of a 30' x 100' 3,000 square foot nonresidential accessory building.

1. A variance from Section 27-516; to eliminate the buffer requirements along property lines.

The ZHB application was stamped administratively complete on May 9, 2024. The 60-day MPC timeframe is set to expire on July 7, 2024. The Zoning Hearing Board meeting is scheduled for Thursday, June 27, 2024.

The Board chose to take no action in the matter.

G. **DEVELOPER MATTERS**

1. **VV Richland, LLC – 733 S. West End Boulevard – TMP No. 36-017-023 – Request Waiver of Land Development**
VV Richland, located at 733 S. W. End Blvd. is requesting a waiver of Land Development. This project proposes a redevelopment of the existing commercial lot. The intent is to re-purpose the existing building from a multiple commercial (E-22) to a flex building use (G-17). The applicant is proposing a modification to accommodate 5 recessed loading docks. No stormwater management improvement is proposed.

Motion to approve a waiver of land development conditioned upon the following:

1. **Compliance with the Gilmore and Associates waiver of land development review letter dated June 6, 2024.**
2. **Compliance with the Zoning Hearing Board Decision dated May 9, 2024.**
3. **Compliance with all stormwater and erosion and sedimentation (Grading Permit Application) requirements.**

4. **Compliance with regulations of all municipal and governmental agencies having jurisdiction.**
5. **Payment of any outstanding fees owed to the Township.**

MOTION BY: Chris Vanelli
SECOND BY: Tim Arnold
MOTION CARRIED

2. **John Wagner – East Cherry Road – Stormwater Exemption Request**

The applicant is proposing to construct a 10' wide driveway (720' feet long) to access the property. The driveway will be paved for 25' from the existing edge of E. Cherry Road per PennDOT standards. The remaining driveway will be stone. The applicant has requested an exemption from the stormwater management requirements. If the exemption is granted the applicant shall pay the \$250.00 exemption fee.

MOTION BY: Tim Arnold
SECOND BY: Chris Vanelli
MOTION CARRIED

H. BOARD & STAFF APPOINTMENTS

I. TOWNSHIP BUSINESS – NEW

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

Motion to approve the May 13, 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 May 2024 bills.

MOTION BY: Tim Arnold
SECOND BY: Chris Vanelli
MOTION CARRIED

3. **Hidden Ponds Trail – Discussion to Terminate Project Due to Unforeseen Floodplain Developments and Increased Costs**

This proposed project has encountered unforeseen floodplain issues which have increased the cost estimates previously presented to the Board. The recommendation is being made that the project be terminated, and all associated contracts be voided.

MOTION BY: Tim Arnold
SECOND BY: Chris Vanelli
MOTION CARRIED

4. **Hickon Road Bridge – Guiderail Project – Award of Bid**

The Hickon Road Bridge guiderail project was advertised for bid. A bid opening was held on June 5th and the Township Engineer and Dir. of Public Works is recommending that the bid be awarded to Minichi Inc. based on the bid tabulation and recommendation memos provided.

Motion to award the Hickon Road Bridge Guiderail Project to Minichi Inc. in the amount of \$29,578.00.

MOTION BY: Chris Vanelli

SECOND BY: Tim Arnold

MOTION CARRIED

5. Authorize Advertisement of Ordinance No. 303 – Adopting the 2024 Property Maintenance Code

The Code Enforcement Officer has reviewed the 2024 Property Maintenance Code in comparison to the 2006 Property Maintenance Code which was previously adopted by the Board of Supervisors. Based upon his review memo outlining the revisions and his recommendation, Ordinance No. 303 will be advertised for a public hearing and consideration of adoption to be placed on a future Board meeting agenda for adoption.

Motion to authorize the advertisement of Ordinance No. 303 – Adopting the 2024 Property Maintenance Code.

MOTION BY: Tim Arnold

SECOND BY: Chris Vanelli

MOTION CARRIED

J. TOWNSHIP BUSINESS ITEMS – OLD – None

K. BOARD & STAFF REPORTS

1. SUPERVISORS

Tim Arnold – This Friday will be our 1st Movie Night. There are 3 per year, the 2nd Friday of June, July and August. There will be a summer egg hunt at the 1st movie night. The egg hunt will start at 7:30. Free popcorn and hot dogs while supplies last.

Kathie Doyle – There were 2 House Bills that were proposed last Wednesday that will be a house vote. These House Bills are recommending revising the Municipality Planning Code. House Bill 1976 that will require multi-family housing will be permitted in areas zoned commercial in municipalities with population over 5,000. House Bill 2045 would require that duplex, triplex and quadplex housing be a permitted use in zoning areas for single-family housing with a population over 5,000. This will have a direct impact on Richland Township if this proceeds. This is critical especially since we recently had a zoning challenge within our own municipality. The Board of Supervisors voted to reject the request to change our zoning. As a result of that, the developer challenged it at our Zoning Hearing Board. They found for the Township saying we had enough housing and provided evidence to prove that. What these 2 House Bills will do will mandate and take local control out of our hands. Because it is going forward to the House for vote, Kathie is recommending that the Township Manager prepare a letter on behalf of the Board urging State Representative Craig Staats to preserve the local decision making and vote to oppose House Bill 1976 and House Bill 2045.

Motion to direct the Township Manager to formulate a letter to State Representative Craig Staats asking him to preserve the decision making and vote to oppose House Bill 1976 and House Bill 2045.

MOTION BY: Kathie Doyle

SECOND BY: Chris Vanelli

MOTION CARRIED

2. **TOWNSHIP MANAGER**

Leslie Huhn – Safety improvements have been completed on the curve at E. Pumping Station Road. The Pavement markings have been put down with additional curve ahead and slow approach signs. The surface has also been treated to make it less slick when it rains.

3. **ENGINEER**

4. **SOLICITOR**

5. **POLICE CHIEF**

Chief Ficco – Update on the hiring process. We closed out accepting applications and resumes at the end of May. We are moving forward with 18 applicants.

L. **PUBLIC COMMENT**

Michael R? – 2525 Camp Rock Hill Road

A bunch of the people that live on Camp Rock Hill Road east of Schukraft Road and west of Esten Road have been complaining of excessive speeds on that road. It is a narrow road, there is no shoulder, there are children, grandchildren and great grandchildren, animals and the speeds that are being reached are well beyond the posted 35 MPH speed limit. What we would like to propose is speed humps be put on that street. For residents when you take a left into your driveway, they will pass you on a double yellow coming from a blind corner and down a hill. They are reaching speeds that are two to two and a half times the limit. People use this road for biking and running and it's dangerous to walk on that road. Part of the road is collapsing on the West Rock Hill side.

Margie Martindale – 2525 Camp Rock Hill Road

I have lived here for 20 years and it is so bad on that road. We have kids doing 80-90 MPH. We absolutely, positively have to have something done with that road. I have asked police officers to sit in her driveway and give out tickets.

Deb Seifter – 121 E. Broad, Trumbauersville

I reside in Trumbauersville Borough. First, I want to thank Jim Benner for the work he did on removing the graffiti on Yankee Road back in May. As a runner in this area, Camp Rock Hill Road is a mess. Someone is going to have a major accident, and someone is going to get killed. I am also the vice chair of Trumbauersville Planning Commission. We are in the middle of discussions with PennDOT. We have 500 homes in our community. Over 8,000 trucks and cars come through every day. Vicki Schuller sent us a copy of the traffic study that is being done for that project. The project based on the traffic study is going to triple our traffic load endangering children on our roads. Endangering people who just want to walk across the road. You approved the development for the warehousing project. It's going to be the size of 11 football fields. Truck traffic is going to come out on a small private Township road.

The Board corrected Ms. Seifter that the warehouse project was not approved. Mr. Arnold suggested she reach out to Chris Betz, Trumbauersville's representative on the QAPC.

M. **ADJOURNMENT**

Motion to adjourn at 7:37p.m.

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