

A. **OPENING**

1. **CALL TO ORDER:** The meeting of the Richland Township Board of Supervisor's was called to order on Monday, February 12, 2024, at 7:00 p.m. with Kathie Doyle, Chairperson president.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL: Present:** Kathie Doyle, Chairperson, Chris Vanelli, Vice Chair; Tim Arnold, Member; Leslie Huhn, Township Manager; Rich Ficco, Police Chief; Linc Treadwell, Township Solicitor; Mike Schwartz, Township Engineer, Leslie Bogdnoff, Transportation Engineer and Vicki Schuller, Administrative Assistant.

B. **PRESENTATIONS**

C. **PUBLIC HEARINGS**

1. **Ordinance #300 – Public Hearing & Consideration of Adoption – Amendment to Sanitary Sewer Regulations for Industrial Users**

Ordinance #300 has been prepared amending the Sanitary Sewer Regulations for Industrial Users who discharge waste to the Quakertown Sewer Plant.

Motion to open the hearing.

MOTION BY: Chris Vanelli

SECOND BY: Tim Arnold

MOTION CARRIED

Discussion and Public Comment - None

Motion to close the hearing.

MOTION BY: Tim Arnold

SECOND BY: Chris Vanelli

MOTION CARRIED

Motion to adopt Ordinance #300.

MOTION BY: Tim Arnold

SECOND BY: Chris Vanelli

MOTION CARRIED

D. **PUBLIC COMMENT**

1. Donna Stanziola – 232 Tollgate Road

Ms. Stanziola received a letter about 6 weeks ago explaining where they were putting the entrance on Tollgate Road. It's approximately 345 feet from her driveway. It is very close, very narrow and she does not believe that should be an entrance.

2. Maureen Sathra – 1430 S. Old Bethlehem Pike

Ms. Sathra and her husband were not notified. The only reason they were aware was from the multiple surveyors on her property. Because of that they did a lot of digging through the website to find plans. They moved here in 2013, started a family, have 2 young children, both work in Quakertown, own stone farm house and the area proposed for warehousing is directly behind their house maybe 50 feet from property line. Have concerns of wooded area being disturbed and neighborhood being disrupted. They moved out of Doylestown to find a quiet area to start a family. The properties are known as Rural Agricultural. The Quakertown Swamp is very close by. The Comprehensive Plan's #1 goal is to preserve

and Maintain Richland Township's Rural Character. She is not sure how clearing, demolition and building a monstrosity will contribute to the comprehensive plan. We have been painstakingly restoring their house for the past 7 years and are concerned about the huge hit the property values would take.

3. Meredith Elinich – 41 Younken Road

I don't think it is a good idea to rezone that to commercial. I think you add more commercial area, that will bring more jobs, that will bring more people and we already have an issue with the comprehensive plan and finding enough housing for those people.

E. **ZONING HEARING BOARD APPLICATIONS**

1. **Variance Application – 1499 PMP Properties LLC – 1499 S Old Bethlehem Pike – TMP 36-038-062-001**

Zoning Hearing Board variance application for 1499 PMP Properties LLC, 1499 S. Old Bethlehem Pike, Tax Map Parcel No. 36-038-062-001. The subject property lies within the (RA) Rural Agricultural Zoning District. The applicant is proposing to construct a new B1 single-family detached dwelling. Please be advised, the dwelling previously located on the subject property sustained heavy fire damage. A demolition permit to remove the legal nonconforming dwelling structure (dwelling) was issued back in 2017. The applicant is seeking the following variances:

1. A variance from 27-513 and 27-557; to allow the proposed dwelling and porch to infringe upon the minimum 25' feet front yard setback along Rich Hill Road.
2. A variance from 27-513 and 27-557; to allow the proposed dwelling and porch to infringe upon the minimum 65' feet front yard setback along S. Old Bethlehem Pike.
3. A variance from 27-555.1; to allow the porch and a portion of the dwelling to be constructed in the 30' feet halfwidth ultimate right of way.
4. A variance from 27-512. C.; to exceed the maximum allowable on-lot impervious surface of 2,230 SF (20%), the proposed on lot impervious surface is 3,724 SF (33.39%)
5. A variance from 27-554.1; to allow the proposed porch and dwelling to infringe upon the minimum 50' feet clear site triangle.

The ZHB Application was stamped Administrative Complete on January 11, 2024. The 60-day MPC timeframe is set to expire on March 10, 2024. The Zoning Hearing Board meeting is scheduled for Thursday, February 29, 2024.

The Board chose to take no action in the matter.

F. **DEVELOPER MATTERS**

1. **Quakertown Investors, LLC (Quakertown Taco Bell) Located at the Southeast Corner of N. West End Blvd. and W. Pumping Station Road – TMP No. 36-005-123-009 – Sketch Plan**

Sketch Plan - Quakertown Investors, LLC (Quakertown Taco Bell) to be developed as a proposed E22 Multiple Commercial Use for the subject property located at the southeast corner of N. West End Boulevard and W. Pumping Station Road, Tax Map Parcel No. 36-005-123-009. The subject property lies within the Planned Commercial (PC) Zoning District and the Arterial Corridor (AC) Overlay Zoning District. The sketch plan initially identified a Taco Bell and a car wash. The proposed revised sketch plan does not include the car wash. The revised sketch plan now identifies a 2,722 SF Taco Bell, 1,610 SF Tim Hortons and an 1,800 SF Retail Use. The applicant will be giving a brief presentation to the Board of Supervisors on their proposal. It is noted that the applicant will be required to obtain Zoning Hearing Board relief, a Conditional Use application, and Preliminary and Final Land Development application submittals to move forward with the project.

This is only reviewing the sketch plan; no action is required.

Christian Jacobsen from the Petit Group, who are the engineering consultants on this project, spoke about project.

2. Development Services, LLC – Request to Petition for Rezoning TMP Nos. 36-013-052, 36-013-053, 36-038-019, 36-038-020, 36-038-041-001, 36-038-041-002, and 36-038-042 from Rural Agricultural (RA) to Planned Commercial (PC)

A request for a Petition for Rezoning for Development Services, LLC, to rezone certain parcels along the southwest side of Tollgate Road, S. West End Boulevard, Rich Hill Road and S. Old Bethlehem Pike, from the Rural Agricultural (RA) Zoning District to the Planned Commercial (PC) Zoning District. The tax map parcels under consideration for rezoning are 36-013-052, 36-013-053, 36-038-019, 36-038-020, 36-038-041-001, 36-038-041-002 and 36-038-042.

The Board of Supervisors will discuss whether they are willing to entertain this petition.

Carl Weider representing the applicant spoke about the rezoning. They do plan to put multiple warehouse buildings on the larger parcels. They have done significant work particularly with respect to traffic because we know it's an issue. We have our traffic engineer here to give you a general overview of what we are proposing in terms of traffic improvements relating to this proposed rezoning.

The traffic Engineer gave a brief description of what is being proposed and spoke about the traffic study.

Tim Arnold – Look at as 2 phases. Two parcels on Tollgate Road zoned RA. Initially had concern but more concerned about the 2nd phase. Reports from our traffic engineer have a lot of issues. I personally want to see something back from the response from our traffic engineer. The concern is the traffic and I do not think you satisfied my concerns about the traffic. The first phase is not much of a problem. Second phase I can not support at this time. Chris Vanelli and Kathie Doyle have the same concerns.

Motion to direct the staff to commence the zoning change on TMP #36-013-052 & 36-013-053. The commencement change would be from RA to PC.

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

3. RIT Holdings LLC - 1155 Doylestown Pike, TMP No. 36-043-039 - Preliminary/Final Plan Approval

The project proposes to expand the existing auto repair building to include an additional 851 S.F. building expansion as well as a proposed chain link fencing with privacy slats along the rear and east side of the property. The site is also presently occupied by an existing house (containing two apartments), two sheds, two storage trailers, and a standalone garage. The majority of the site consists of paved or stone impervious surface areas. Water is served by an on-lot well system and sanitary sewer is unknown. No additional improvements or stormwater management is proposed.

Note: Since the last Board of Supervisors meeting held on Monday, January 2, 2024, the applicant has addressed the following:

1. Delivery Vehicles - A note has been added to the plan Note 13 - "All delivery vehicles shall unload materials in the shoulder along the west bound side of Doylestown Pike if they are

unable to pull onto the property. Delivery vehicles shall not park/unload materials on the east bound side of Doylestown Pike."

2. Heating Oil Barrels - A note has been added to the plan Note 14 - "Storage barrels used for heating oil shall be placed on a Uline Drum containment platform." The applicant has completed placing the heating oil barrels on Uline Drum containment platforms.

3. Outdoor Lift - The applicant has stated that the outdoor lift will be removed from the premises on Monday, February 12, 2024 to comply with the zoning ordinance provision which prohibits outdoor automotive repair.

4. Two (2) Storage Containers - A note on the plan indicates the removal of the two (2) storage containers to be removed and restored to lawn. The applicant has stated that the two (2) storage trailers containers will be removed on Monday, February 12, 2024.

List of waivers:

1. Section 22-519.1 Street Trees - Within any land development street trees shall be planted along all streets where suitable trees do not exist. **The applicant is requesting a waiver from this requirement.**

2. Section 22-524.1 Traffic Impact Study - A traffic impact study shall be submitted as part of the preliminary plan application for all land developments when the proposed use and/or development has the potential to generate one hundred (100) or more trips per day. **The applicant is requesting a waiver from this requirement.**

3. Sections 22-518.1, 22-515.2 & 22-610.1 Sidewalk & Curbing - Along the existing street on which a land development abuts, curbs shall be constructed and the existing paved cartway shall be widened to the curb when required by the Planning Commission. The location of curbing along a boundary street shall be determined by the width of the required cartway of the road as established by the municipality. We note that per Section 22-506.1, cartway width, curbing and sidewalk shall be recommended by PennDOT. **The applicant is requesting a waiver from this requirement.**

4. Section 22-506.2.C. Cartway Width - Where a land development abuts or contains an existing street of inadequate right-of-way width additional right-of-way width shall be dedicated to conform to the standards set by the Municipality. Route 313 is an Arterial Street per Zoning Appendix 27-A. An Arterial Street shall have a 120'-foot right-of-way; the plans show a 50-foot right-of-way. Cartway width, curbing and sidewalk shall be recommended by PennDOT. **The applicant is requesting a waiver from this requirement.**

5. Section 22-607 Streetlights - Where appropriate, the developer shall install street lighting. An existing streetlight is located at the driveway/parking lot entrance. **The applicant is requesting a waiver from this requirement.**

6. Sections 22-702 & 22-703.C(2) Existing features - The location, names and width of streets, the location of property lines and names of owners, the location of water courses, sanitary sewers, storm drains and similar features within 400 feet of any part of land to be subdivided or developed should be shown on the plans. **The applicant has requested a waiver from this requirement.**

NOTE: ADDITIONAL WAIVER REQUEST LETTER FROM COWAN ASSOCIATES DATED NOVEMBER 21, 2023

7. Section 22-516.5.B. Automobile Parking - The edge of any parking area shall not be closer than 20' feet from the outside wall of the nearest building. **The applicant has requested a waiver from this requirement.**

8. Section 22-516.5.C. Automobile Parking - Parking area dimensions shall be no less than those listed in the following table (24-foot access aisle for two-way parking lot use. **The applicant received a variance from the Zoning Hearing Board Chapter 27-543.B(1)(b) to not provide the 24-foot minimum aisle width for two-way parking lot use. The applicant has requested a waiver from this requirement.**

9. Section 22-516.5.D Automobile Parking - All dead-end parking areas shall be designed to provide sufficient area for backing and turning movements from the end stalls of the parking area. **The applicant has requested a waiver from this requirement.**

At the November 21, 2023, Planning Commission meeting, a recommendation was made to approve the waivers requested as outlined in the Cowan Associates Inc. waiver requests letters dated August 14, 2023, and November 21, 2023, and to approve the preliminary/final plan.

1 - MOTION to approve the waivers contained in the Cowan Associates Inc. letters dated August 14, 2023, and November 21, 2023.

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

2 - MOTION to approve the stormwater Exemption Request letter provided by Cowan Associates Inc. subject to the applicant paying the \$250.00 exemption fee. Conditioned on the restoration of the trailer storage area back to grass.

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

3 - MOTION to approve preliminary/final land development subject to the following:

1. Compliance with the Gilmore and Associates review letter dated October 17, 2023.
2. Compliance with the BCPC review letter dated October 31, 2023.
3. Compliance with the Zoning Hearing Board Decision dated July 20, 2023.
4. Compliance with all Stormwater, Zoning, and Subdivision and Land Development Ordinance requirements.
5. Compliance with the regulations of all municipal and governmental agencies having jurisdiction.

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

G. BOARD & STAFF APPOINTMENTS

H. TOWNSHIP BUSINESS - NEW

1. Approval of Minutes

- 1 – Motion to approve minutes from the January 2, 2024, Reorganizational Meeting.

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

- 2 – Motion to approve minutes from the January 2, 2024, Board of Supervisors Meeting.

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

2. Financial Business – Approve payment of January 2024 Bills

Motion to approve the payment of the January 2024 bills.

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

3. Authorize Collection of the 2024 Real Estate Taxes

Motion to authorize the tax collector to collect the Real Estate taxes, including the fire tax for Richland Township.

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

4. Twin Lakes Phase 1 (Select Properties) Site Escrow Reduction Request #6

Motion to approve escrow release #6 in the amount of \$102,077.10, for improvements completed to date, subject to any outstanding invoices owed to the Township being paid to date.

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

5. Twin Lakes Phase 2 (Select Properties) Site Escrow Reduction Request #3

Motion to approve escrow release #3 in the amount of \$96,368.09, for improvements completed to date, subject to any outstanding invoices owed to the Township being paid to date.

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

I. TOWNSHIP BUSINESS ITEMS - OLD

J. BOARD & STAFF REPORTS

1. SUPERVISORS

2. TOWNSHIP MANAGER

Summer Road paving and line painting is out to bid right now. Bid packet is on our website.

3. ENGINEER

4. SOLICITOR

5. POLICE CHIEF

The hiring of a police officer closes on Friday. Currently only 3 applicants.

L. PUBLIC COMMENT

1. Donna Stanziola – 232 Tollgate Road
All of this traffic on Tollgate Road at this moment and time is already outrageous. In my opinion, if you were to own this property, why would you not use Route 309? Why even bother with a Tollgate entrance?
2. Peter Koch – 486 Paletown Pike
My question is: the roundabout if it happens and the road continuing to Route 309, why would the road continue?
3. Don Gehman – 1139 Doylestown Pike I want to thank Mike and Rich for coming out and doing what I asked. What I was saying about stormwater and oil barrels, if it spilled it could go into our property and I just want to thank you for coming out. I know they are doing it, they were working on that today. It is not complete. Tomorrow they will be removing the containers and redo the grass back again. That is the stormwater that would soak up before it could erode our property.
4. Kate Robeson-Grubb – 3104 Dovecote Drive
Opening with gratitude and thanking you for not entertaining the rezoning proposal for the lower end of the township because as someone who works in the planning department of a municipality myself, I believe that would be opening the door to a lot of bad things that we do not want to see in our future of the township.
6. Brian Black – 1371 S. Old Bethlehem
I would like to start by saying thank you for saying that other places are already zoned. I don't see how a roundabout or straight through benefits residents at all. I think it just creates more traffic.
7. Jacob Sathra – 1430 S. Old Bethlehem
Mr. Sathra's wife spoke earlier. I just want to say thank you and show you where they want to put these buildings. I think a lot of people are questioning where the buildings are going. Mr. Sathra showed on the projector what they were planning.

M. ADJOURNMENT

Motion to adjourn at 8:03 p.m.

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