

A. **OPENING**

1. **CALL TO ORDER:** The meeting of the Richland Township Board of Supervisor's was called to order on Monday, April 13, 2026, at 7:00 p.m. with Chris Vanelli, Chairperson presiding.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** **Present:** Chris Vanelli, Chairperson; Kathie Doyle, Vice-Chair; Tim Arnold, Township Manager; Rich Ficco, Police Chief; Linc Treadwell, Township Solicitor; Mike Schwartz, Township Engineer; and Vicki Schuller, Administrative Assistant.

B. **ANNOUNCEMENTS - Emery Ashton and Todd Koch**
In Memory of Emery Ashton and Todd Koch

With heavy hearts, we honor the lives and service of Emery Ashton and Todd Koch, devoted members of the Richland Township community whose steady leadership and tireless commitment enriched our township for decades.

Emery Ashton served on the Richland Township Zoning Hearing Board from 2003 to 2019, giving 16 years of thoughtful, measured public service. Emery also contributed his time and energy to the Park and Recreation Board, helping to shape and maintain the spaces that bring our community together. His steady presence, wise counsel, and quiet dedication made him a trusted and valued neighbor.

Todd Koch served on the Richland Township Zoning Hearing Board from March 2005 to March 2026, completing 21 years of faithful service. Todd was also a dedicated and valued member of the Richlandtown Fire Company, answering the call to help others with courage and pride. His selflessness and commitment to public safety reflected the finest traditions of the fire service and strengthened our community in countless ways.

Both Emery and Todd were dependable, thoughtful, and principled members of the Richland Township community. Their service was a privilege for the township, and their contributions will have a lasting impact. We extend our deepest sympathy to their families, friends, and all who mourn their loss. They will be greatly missed, and their legacy of service will be remembered with gratitude.

C. **BOARD & STAFF APPOINTMENTS**

1. **Discussion and Potential Action to Appoint a Resident to Fill the Vacancy on the Board of Supervisors**

Chris Vanelli - Once Tim let us know he was leaving; we had a huge gap to fill. I had the opportunity to learn of an individual that was interested in the role. He comes from a family who spent years of service to this local community, so he's steeped from the beginnings of his childhood in serving his community. He has a background in Political Science and served in the Armed Forces of the United States. He has a solid foundation to be a supervisor in the area and to know the give and take and leadership required for this position. He will also bring a unique and different perspective to the board which I think we need to make us more well-rounded and a better board overall. I am recommending that Mason Smith be appointed to the Board of Supervisors.

Kathie Doyle – I have had discussions with several people and there was one that was a shining star, someone that I believe is in a unique position taking his experience, education and time that he served as a Junior Borough Council Member and that would be Mason Smith. I would like to make a motion that we appoint Mason Smith to fill the vacancy of Supervisor.

Motion to appoint Mason Smith to fill the vacancy on the Board of Supervisors.

MOTION BY: Kathie Doyle

SECOND BY: Chris Vanelli

MOTION CARRIED

2. Consideration of Acceptance of Resignations from Mr. Breck Dean from Planning Commission and Board of Auditors

Motion to accept resignations of Mr. Breck Dean from his seats on the Planning Commission and Board of Auditors

MOTION BY: Kathie Doyle

SECOND BY: Chris Vanelli

MOTION CARRIED

3. Discussion and Potential Action to Appoint a Resident to Fill the Vacancy on the Zoning Hearing Board

Motion to appoint Breck Dean to fill the Seat C vacancy on the Zoning Hearing Board.

MOTION BY: Chris Vanelli

SECOND BY: Kathie Doyle

MOTION CARRIED

4. Discussion and Potential Action to Appoint a Resident to Fill the Vacancy on the Planning Commission

Motion to appoint Thomas Steinfort to fill the Seat C Vacancy on the Planning Commission.

MOTION BY: Kathie Doyle

SECOND BY: Chris Vanelli

MOTION CARRIED

5. Discussion and Potential Action to Appoint a Resident to Fill the Vacancy on the Board of Auditors

Motion to appoint Linda Strickland to fill the Vacancy on the Board of Auditors.

MOTION BY: Chris Vanelli

SECOND BY: Kathie Doyle

MOTION CARRIED

D. PUBLIC HEARINGS

1. Northfield Business Campus, LLC, Conditional Use – Lot 3 1131 Richland Commerce Drive TMP No. 36-029-019-03A

The subject property is designated as Lot 3 and Lot 8 of the Northfield Business Campus and is identified as Lot 3 - 1131 Richland Commerce Drive, Tax Map Parcel 36-029-019-03A and Lot 8 Tax Map Parcel No. 36-029-019-03D. The property is located within the (EXT) Extraction Zoning District. The Northfield Business Campus is approved as a G17 Flex Building Use. The applicant proposes a lot line adjustment between Lot 3 and Lot 8 and add approximately 16.56 Acres from Lot 8 to Lot 3. The applicant is seeking a conditional use from 27-405H.(7)(e)1.; of the zoning ordinance to allow for an outdoor storage area larger than 50% of building coverage but less than 50% of lot area. The H7 Outside Storage is to support the operations of Klover Contracting, which is currently developing a G17 Flex Building Use on Lot 3.

The Planning Commission reviewed the Conditional Use application on Tuesday, March 17, 2026. The Planning Commission voted unanimously to recommend the conditional use to the Board of Supervisors based on the Plan Set dated January 9, 2026, subject to compliance with the following:

1. Compliance with the Gilmore & Associates letter Review 1 dated February 4, 2026.
2. Compliance with the QAPC Memorandum letter dated February 13, 2026, to the extent that it is consistent with the Gilmore and Associates review letter.
3. Compliance with the special exception and variance relief obtained from the Zoning Hearing Board on March 5, 2026.

4. Compliance with all Stormwater, Zoning, Floodplain Management and Land Development Ordinances.
5. Compliance with regulations of all municipal and governmental agencies having jurisdiction.

Motion to Open the 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 May 11, 2026, Board of Supervisors meeting.

MOTION BY: Chris Vanelli

SECOND BY: Kathie Doyle

MOTION CARRIED

E. PUBLIC COMMENT – Agenda Items Only

F. ZONING HEARING BOARD APPLICATIONS

G. DEVELOPER MATTERS

1. Robert Brown (4) Lot Minor Subdivision – Preliminary Final Plan – 65 Meadow Road – TMP 36-029-086 with Lot Line Adjustment with TMP 36-034-005

The project proposes subdividing an existing 22.850-acre property (TMP 36-029-086) into four separate lots. Lots 1 through 4 are proposed to be 13.853 acres, 2.135 acres, 2.133 acres, and 2.530 acres. (Proposed B1A Single Family Detached Exemption Use. Lot 1 has an existing single-family dwelling. Lot Nos. 2-4 are proposed to have single family homes. 0.200 acres from TMP 36-029-086 is proposed to be conveyed to the existing B1 single-family home on TMP 36-034-005

On March 17, 2026, the Richland Township Planning Commission unanimously recommended the approval of the waivers listed in the ((Mease Engineering) waiver letter dated December 12, 2025. The Planning Commission also recommended Preliminary/Final Plan subject to the following conditions:

1. Compliance with the Gilmore & Associates Preliminary Plan Review 2 dated March 3, 2026.
2. Compliance with the BCPC Memorandum dated January 30, 2026, to the extent that it is consistent with the Gilmore & Associates review letter.
3. Applicant obtains a Highway Occupancy permit from PennDOT.
4. Compliance with all Stormwater, Zoning and Subdivision and Land Development Ordinance requirements.
5. Compliance with regulations of all municipal and governmental agencies having jurisdiction.
6. Applicant is required to pay the final plan fees.
7. Applicant is required to obtain Planning Module approval from DEP, prior to the final plan being recorded.
8. Add language about Easement Agreement behind Lot 2 and 3

Motion to grant the following waiver requests (Mease Engineering) waiver request letter dated December 12, 2025.

1. Sections 22-506(1), 22-515(2) and 22-518(1) A waiver is requested from cartway widening

and installing curbs and sidewalks.

2. Section 22-512(1)(C) A waiver to defer BCCD approval until the time of building permit application for each lot.

3. Section 22-704.C.(2) A waiver is requested from providing existing features within 400 feet.

4. Section 25-401 A waiver is requested for the design of stormwater management controls until the time of building permit application for each lot.

A condition of those waivers, Gilmore & Associates and Linc Treadwell approve the language of the notes relative to those two deferrals.

MOTION BY: Kathie Doyle

SECOND BY: Chris Vanelli

MOTION CARRIED

Motion to approve Preliminary and Final Land Development Plan, subject to the following:

1. Compliance with the Gilmore & Associates Preliminary Plan Review 2 dated March 3, 2026.

2. Compliance with the BCPC Memorandum dated January 30, 2026, to the extent that it is consistent with the Gilmore & Associates review letter.

3. Applicant obtains a Highway Occupancy permit from PennDOT.

4. Compliance with all Stormwater, Zoning and Subdivision Land Development Ordinance requirements.

5. Compliance with regulations of all municipal and governmental agencies having jurisdiction.

6. Applicant is required to pay final plan fees.

7. Applicant is required to obtain Planning Module approval from DEP, prior to the final plan being recorded.

8. Applicant to provide future easements behind lots 2 and 3 for potential storm drainage purposes.

MOTION BY: Kathie Doyle

SECOND BY: Chris Vanelli

MOTION CARRIED

**2. VV Richland LLC – Conditional Use Decision 751 S West End Blvd, TMP 36-017-023
Proposed E19 Automotive Repair Use to be included within the G17 Flex Building Use
Designation**

VV Richland LLC Conditional Use Hearing was held on March 9, 2026, and after the hearing the Board of Supervisors directed the Solicitor to prepare a Conditional Use Approval letter based on the testimony.

MOTION BY: Kathie Doyle

SECOND BY: Chris Vanelli

MOTION CARRIED

3. Last Chance Ranch Holding Tank Agreement

The Sanitary Sewer Holding Tank Agreement for Last Chance Ranch was approved February 10, 2020, with a date set to expire May 31, 2025. Since there is no public sewer connection available in the area, the Applicant is requesting to renew the Holding Tank Agreement for another 5 years set to expire May 31, 2031.

Motion to renew the Sanitary Sewer Holding Tank Agreement between Last Chance Ranch and Richland Township with a date set to expire May 31, 2031.

MOTION BY: Kathie Doyle

SECOND BY: Chris Vanelli

MOTION CARRIED

4. **Pennsylvania Investment Group, LLC - 850 N West End Boulevard - TMP 36-005-015 Proposed E1 Retail Shop Use Medical Marijuana Dispensary - BOS Administrative Review on the Re-Use of Developed Property in the (AC) Arterial Corridor Overlay Zoning District**
850 N West End Boulevard, Tax Map Parcel No. 36-005-015 is located within the (PC) Planned Commercial Zoning District. Township records indicate that the property was previously used as a C2 Commercial School (Dance Works) with an area devoted as a E1 Retail Shop. The applicant (Pennsylvania Investment Group, LLC) is requesting to utilize the entire building located at 850 N West End Boulevard as an E1 Retail Shop Use (Medical Marijuana Dispensary). In accordance with the (AC) Arterial Corridor Overlay Zoning District (Chapter 27 - Part 6) Section 602 (Limitations) "Any re-use of already developed property within the Arterial Corridor (Overlay) District shall only be permitted after the Board of Supervisors administratively approves the proposed re-use in accordance with the provisions of this Section and provided the re-use of the property does not generate significantly more traffic (as demonstrated by the Applicant) than the previously approved use". Township staff has reviewed the letter from Attorney Ryan Wotus dated March 16, 2026, and traffic generation report dated March 10, 2026, prepared by Trans Associates Engineering Consultants, Inc. The proposed use meets the applicable parking requirements. Staff has acknowledged that the proposed re-use of the property for an E1 Retail Shop Use will not generate significantly more traffic than the previously approved use and recommends that the Board of Supervisors administratively approve the E1 Retail Shop Use for the Medical Marijuana Dispensary. It is noted that the Applicant may propose to add a drive-thru service window and change site circulation and parking space modifications and has been advised, that if they would like to proceed with the drive-thru service window and site circulation modifications, that this will require a land development application submission.

Motion to administratively approve the proposed E1 Retail Shop Use (Medical Marijuana Dispensary) to be located at 850 N West End Boulevard, tax map parcel number 36-005-015.

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

H. TOWNSHIP BUSINESS - NEW

1. Approve Board of Supervisors Meeting Minutes

Motion to approve the March 9, 2026, Board of Supervisors Meeting Minutes.

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

2. Financial Business – Approve payment of Bills

Motion to approve payment of the March 2026 bills.

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

3. Approval of Resolution #2026-15 – Designating Authorized Check Signers for the year 2026
Resolution #2026-15 sets the authorized check signers for Township transactions for the year 2026.

Motion to adopt Resolution #2026-15 naming Township Manager Tim Arnold as an authorized check signer.

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

4. Authorization to obtain a Real Estate Appraisal for Potential Open Space Property 2026-01

Motion to hire Indian Valley Appraisers to provide an Appraisal for Open Space Property 2026-01 in an amount not to exceed \$2,500.00.

**5. Fonthill Court Subdivision – Extension to Complete Maintenance Period
The current maintenance period expires April 15, 2026. The developer has requested an extension of time to complete the maintenance items with a new expiration date of August 15, 2026.**

Motion to approve an extension of the maintenance period for the Fonthill Court Subdivision to August 15, 2026, in order to complete the outstanding punchlist items.

MOTION BY: Kathie Doyle

SECOND BY: Chris Vanelli

MOTION CARRIED

6. Last Chance Ranch – 5K/10K Run – Review Event Request

Last Chance Ranch would like to hold a 5k/10k fundraising event on May 30, 2026 starting at 9:30 a.m. They have agreed to complete waivers for the event and for their participants, as well as provide insurance naming the Township as an additional insured.

Motion to approve the request from Last Chance for a 5K/10K run to be held on May 30th on Beck Road from 9:30am to 12:30pm.

MOTION BY: Chris Vanelli

SECOND BY: Kathie Doyle

MOTION CARRIED

7. Mission Multisport (Lehigh Valley Triathlon Group) – Request to Use Brick Yard Pond for Training

Sonic Endurance wants to lead the OWS with partnership of Mission Multisport for 2026. We are seeking approval from Richland Township to expand the open water swimming program at Brickyard Pond for the 2026 season. In 2025, Following a successful pilot year with 14 conducted swims and zero community complaints and no water quality issues, our goal is to provide a structured, safe, and inclusive environment for athlete development while strengthening local community connections.

This will be a permit only kind of event and we will make sure to notify other visitors to the park. This would be very similar to events held at Nockamixon SP where there's no swimming allowed in the lake without approval.

Tom Marino – 3195 Dovecote Drive, Quakertown

Stacey Miller – 805 Jays Drive, Lansdale

Mr. Marino - We are both with triathlon groups. We want to expand what we are doing. In 2024 we came for approval of open water swimming on a limited basis. It was successful without any complaints. The water quality was high, and we had good success there. Stacey runs a more formalized program, and we wanted to expand it.

Ms. Miller – We have run events and continue to do that. We would be looking to do Wednesday evening and or Sundays during the summer to offer structured training sessions for athletes to swim. We would provide the event registration, waivers, the insurance is attached. There is a cost initially to get up and running. We would need buoys and staff. Safety is my #1 thing so I want to make sure that there would be at least 2 certified staff on paddle boards in the water and one on land to make sure there is a point of contact in case of emergency. Also, all swimmers will have to swim with inflatable buoys. That way we can keep track of how many are in the water and if they stop moving. It's a great way to have a double check system with the athletes.

Mr. Marino – The water gets as high as 87 this past summer. It's only about 15 feet deep. We use wet suits in the beginning in May but then it gets too warm, so the swim buoys provide a good safety piece. Develop a check-in and check-out system of the water. Also, the waivers as well.

Ms. Miller – I got involved with Tom in August and brought some groups to see the location. We laid out what it would cost to get it up and running.

Mr. Marino – If you are into open water swimming, we have a very unique property, particularly in southeastern PA. Right now, the swim areas are the Schuylkill River or Marsh Creek. Nockamixon allows open water swimming by permit only. This past year we did weekly testing of the water. Testing for mostly ecoli and algae. What we would do this year is ramp up the testing. The permit would be issued to Sonic Endurance. Sonic Endurance is the triathlon group and has the insurance and waivers. Stacey would run the program, and I would assist her.

Ms. Miller – My company is Sonic Endurance. I have the insurance.

Tom Marino – I am part of Mission Multisport; a triathlon group and we don't have the infrastructure that Stacy has so we partnered with her.

Ms. Miller – Mission Multisport is another coaching company. They didn't have the infrastructure to do this. I have done large scale events. We are running a 2,000-kid triathlon in North Penn. I've done summer swim program. Tom and I connected, and we can manage it and would be the insured. There is a charge for participation. The number one inhibitor of getting into a triathlon is open water swimming so we do open water clinics for people who want to learn to swim

Ms. Doyle – I like the concept. My concern and my hope is that there would not be anybody in the community that would publicly try to prohibit this activity.

Mr. Marino – That was our concern last year which is why we tried it at different times. We tried on an evening and there would just be 5 or 6 of us. Early Saturday or Sunday, the biggest group we had was Stacey's group of about 21 people. What we discovered is that times triathlon people like to swim are not times the water is being used.

Ms. Doyle – We like what was presented in previous years, the concept of using that and the sense of community and the function within the community. I compare that to what Quakertown does. They have their concerts and it's something that they do and they create. They generate revenue but it brings a sense of community. I would hate for anybody to possibly publicly speak ill of this and possibly try to maybe dampen the fun and the sense of community. You know where I am going with this Tom?

Mr. Marino – I do. We have a very unique event.

Ms. Doyle – And so does Quakertown with their concerts.

Mr. Marino – Overall doing it, we have had pretty good feedback. I think what has been really interesting is that people don't realize how clean that water is.

Ms. Doyle – Not concerned with that, concerned with the sense of community and the ability for Townships or Municipalities to have events similar to this. To have events like Quakertown, concerts, where people, well you volunteer there, right? So to have anybody publicly discourage anybody to participate in that. You know where I'm going right? You know where I'm going, okay. I'm done.

Motion to Approve Sonic Endurances request to Use the Brick Yard Pond for Training provided the completed waivers are included in the indemnification language, we get a copy of the insurance policy that lists us the coinsured and the weekly test results of the water.

MOTION BY: Chris Vanelli

SECOND BY: Kathie Doyle

MOTION CARRIED

8. Program Administrators for the Township's BMO Credit Card

Approval to update the Program Administrators for the Township's BMO credit card account to include Timothy Arnold, Richard Ficco and Kelly Wolf.

To authorize the Chairman to sign a letter to PFM Financial Services updating the BMO Credit Card Program Administrators to include Timothy Arnold, Richard Ficco and Kelly Wolf.

Motion to approve Timothy Arnold, Richard Ficco, and Kelly Wolf as Program Administrators for the Township's BMO Credit Card Program and to authorize the Chairman to notify PFM Financial Services of this action.

MOTION BY: Chris Vanelli

SECOND BY: Kathie Doyle

MOTION CARRIED

9. Revised Burglar and Fire Alarm Upgrades Contract for Richland Township Police Department

A motion that the Board of Supervisors authorize and direct the Township Manager to execute a contract with Johnson Controls for the replacement of the burglar and fire alarm system in the amount of \$46,300.00 and further authorize a one-year service agreement with Johnson Controls in the amount of \$3,500.00.

MOTION BY: Kathie Doyle

SECOND BY: Chris Vanelli

MOTION CARRIED

10. Richland Area Softball Association (RASA) Grant Application and Reimbursement Agreement

Motion to Authorize the Township Manager to sign the Reimbursement Agreement with RASA for Grant Application Services.

MOTION BY: Kathie Doyle

SECOND BY: Chris Vanelli

MOTION CARRIED

11. Award of Bid for 2026 Line Painting

The Township advertised for bids for line painting. One bid was received, and staff is recommending awarding the bid to Alpha Space Control, LLC, in the amount of \$55,823.00.

Motion to award the 2026 Line Painting bid to Alpha Space Control, LLC, in the amount of \$55,823.00.

MOTION BY: Kathie Doyle

SECOND BY: Chris Vanelli

MOTION CARRIED

12. Award of 2026 Road Work

The Township advertised for road material bids for the 2026 project year. One bid was received and staff is recommending awarding the bid to Asphalt Maintenance Solutions, LLC, in the amount of 179,952.24. The breakdown is \$160,077.24 for Seal Coat (chip seal) various roads as per PennDOT Pub 408, Sect. 470 and \$19,875.00 for Rubberized Crack Seal as per PennDOT Pub 408, Sect. 469.

Motion to award the 2026 road materials bid to Asphalt Maintenance Solutions, LLC, in the amount of 179,952.24.

MOTION BY: Kathie Doyle

SECOND BY: Chris Vanelli

MOTION CARRIED

13. Award of 2026 Warm mix (Superpave) Paving

The Township advertised for Warm Mix (Superpave) for the 2026 project year. Three bids were received, and staff is recommending awarding the bid to the low bidder, Bray Brothers, Inc., in the amount of \$498,750.00. The breakdown is \$107,250.00 for mill and remove existing at a depth of

1.5" as specified, \$390,000.00 for installation of 9.5mm Warm Mix Superpave as specified, and \$1,500.00 for Type 1 Base Repair (3" mill and fill 19mm) as needed at the discretion of the Township ONLY if needed.

Motion to award the Warm Mix (Superpave) bid to Bray Brothers, Inc., in the amount of \$498,750.00.

MOTION BY: Kathie Doyle

SECOND BY: Chris Vanelli

MOTION CARRIED

I. TOWNSHIP BUSINESS ITEMS - OLD

J. BOARD & STAFF REPORTS

1. SUPERVISORS

2. TOWNSHIP MANAGER

3. ENGINEER

4. SOLICITOR

5. POLICE CHIEF

K. PUBLIC COMMENT

L. ADJOURNMENT

Motion to adjourn the meeting.

MOTION BY: Kathie Doyle

SECOND BY: Chris Vanelli

MOTION CARRIED