

A. OPENING

1. **CALL TO ORDER:** The meeting of the Richland Township Board of Supervisor's was called to order on Monday, July 13, 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; Mike Schwartz, Township Engineer; and Vicki Schuller, Administrative Assistant.
3. **PLEDGE OF ALLEGIANCE**

B. ANNOUNCEMENTS

C. PUBLIC HEARING

Quakertown Investors LLC (Taco Bell), Conditional Use - The subject property is located at the SE corner of N West End Boulevard, and W Pumping Station Road, and lies within the Planned Commercial Zoning District and the Arterial Corridor Overlay Zoning District. The Applicant is proposing an E6 Drive-Ins and Other Eating Place Use for the construction of a 2,700sf Taco Bell fast-food restaurant.

The subject property is located at the SE corner of N West End Boulevard (Route 309) and W Pumping Station Road, Tax Map Parcel No. 36-005-123-009 (2.62 Acres). The Applicant (Quakertown Investors, LLC) is seeking Conditional Use from the Zoning Ordinance (Chapter 27-602) to permit the proposed E6 Drive Ins and Other Eating Place Use (2,700SF Taco Bell Restaurant) within the (AC) Arterial Corridor Overlay Zoning District.

The Planning Commission reviewed the Conditional Use application on Tuesday, June 16, 2026. The Planning Commission voted unanimously to recommend conditional use to the Board of Supervisors based on the Plan Set dated March 24, 2026, subject to compliance with the following:

1. Compliance with the Gilmore & Associates Review 1 dated June 11, 2026.
2. Compliance with the QAPC Memorandum letters dated April 23, 2026, and May 15, 2026, to the extent that it is consistent with the Gilmore & Associates review letter.
3. Compliance with the Settlement Stipulation Agreement between Richland Township and Quakertown Investors, LLC.
4. Compliance with all Stormwater, Zoning and Subdivision and Land Development Ordinances.
5. Compliance with regulations of all municipal and governmental agencies having jurisdiction.

Motion to Open the Public Hearing

MOTION BY: Mason Smith

SECOND BY: Kathie Doyle

MOTION CARRIED

Public Comment

Jeff Nogle – 175 West Pumping Station Road

Mr. Nogle expressed concern about the traffic at this location and this being feasible at this location.

David Stein – 625 NW End Boulevard

Mr. Stein is the owner of the former National Auto Store site and is concerned about issues developing his site.

Motion to Close the Public Hearing

MOTION BY: Mason Smith

SECOND BY: Kathie Doyle

MOTION CARRIED

Motion to direct the Solicitor to prepare the Conditional Use opinion approving the application for the August 10, 2026, Board of Supervisors meeting.

MOTION BY: Kathie Doyle

SECOND BY: Mason Smith

MOTION CARRIED

D. PUBLIC COMMENT

Meredith Elinich – 41 Younken Road

Concerned about flooding in the future and potential to impact the wetlands even further downstream.

E. ZONING HEARING BOARD APPLICATIONS

F. DEVELOPER MATTERS

- 1. Quakertown Investors LLC Preliminary Plan - (Taco Bell Fast-Food Restaurant) The subject property is located at the SE corner of N West End Boulevard, and W Pumping Station Road, and lies within the Planned Commercial Zoning District and the Arterial Corridor Overlay Zoning District. The Applicant is proposing an E6 Drive-Ins and Other Eating Place Use for the construction of a 2,700sf Taco Bell fast-food restaurant.**

The subject property is located at the SE corner of N West End Boulevard, (Route 309) and W Pumping Station Road, Tax Map Parcel No. 36-005-123-009 and lies within the (PC) Planned Commercial Zoning District and the (AC) Arterial Corridor Overlay Zoning District. The Applicant (Quakertown Investors, LLC) is proposing an E6 Drive-Ins and Other Eating Place Use for the construction of a 2,700sf Taco Bell fast-food restaurant with dual ordering layout, associated site improvements, and a stormwater management facility.

On June 16, 2026, the Richland Township Planning Commission unanimously recommended the approval of waiver numbers 4 thru 8 listed in the (The Pettit Group, LLC) waiver letter dated March 27, 2026. It is noted that the Planning Commission took no action on waiver requests (number 1, 2 and 3) on the sewer planning module, BCCD submission, and RTWA will serve letter. The Planning Commission also recommended Preliminary Plan subject to the following conditions:

1. Compliance with the Gilmore & Associates Preliminary Plan review No. 1 letter dated June 11, 2026.
2. Compliance with the BCPC Memorandum dated May 6, 2026, to the extent it is consistent with the Gilmore & Associates review letter.
3. Compliance with the QAPC Memorandum dated May 15, 2026, to the extent it is consistent with the Gilmore & Associates review letter.
4. Compliance with the Settlement Stipulation Agreement between Richland Township and Quakertown Investors, LLC.
5. Applicant obtains PennDOT Highway Occupancy Permit.
6. Applicant obtains Planning Module Approval prior to recording the Final Plan.
7. Compliance with all Stormwater, Zoning and Subdivision and Land Development Ordinances.
8. Compliance with regulations of all municipal and governmental agencies having jurisdiction.
9. Upon submission of Final Plan, Applicant shall pay the associated final plan submission fees.

Motion to approve the following waivers (numbers 4, 5, 6, 7 and 8) listed in (The Pettit Group, LLC) waiver letter dated March 27, 2026

- 1. Section 22-702.A(7) & 22-703.A(6); a waiver to allow plans to be printed on 24" x 36" paper.**
- 2. Section 22-702.1.C(2) & 22-703.1.C(2); a waiver from providing existing features within 400' feet.**
- 3. Section 22-515.1; a waiver from providing curbing and sidewalk along W Pumping Station Road.**
- 4. Section 516.5.E; a waiver to permit curb radii smaller than five (5) feet.**

5. Section 22-516.5.M(3); a waiver to permit a driveway opening at the curb line to exceed 54' feet.

MOTION BY: Kathie Doyle

SECOND BY: Mason Smith

MOTION CARRIED

- 2. Northfield Business Campus LLC -(Klover Contracting)- Amended Final Land Development - The subject property is located at 1131 Richland Commerce Drive and lies within the Extraction Zoning District. The plan proposes a lot line adjustment of two (2) parcels, Northfield Business Campus Lots 3 and 8, to add 16.56 acres from Lot 8 to Lot 3. The remaining 50.46 acres is being offered for dedication to the Township. The plans propose the construction of Accessory Outside Storage (Use H7) to support the operations of Klover Contracting, which is currently developing a Flex Building Use (Use G17) on Lot 3.**

The subject property is located at 1131 Richland Commerce Drive, Tax Map Parcel Nos. 36-029-019-03A and 36-029-019-03D and lies within the (EXT) Extraction Zoning District. The plan proposes a lot line adjustment of two (2) parcels, Northfield Business Campus Lots 3 and 8, to add 16.56 acres from Lot 8 to Lot 3. The remaining 50.46 acres is being offered for dedication to the Township. The plans propose the construction of Accessory Outside Storage (Use H7) to support the operations of Klover Contracting, which is currently developing a Flex Building Use (Use G17) on Lot 3. A crossing of the 100-year Floodplain is proposed to access the proposed storage area. An above-ground infiltration basin is proposed for stormwater management.

On June 16, 2026, the Richland Township Planning Commission unanimously recommended the approval of the waivers 1 thru 5 listed in the (Gorski Engineering) waiver letter dated May 11, 2026 (Revised June 16, 2026). with the exceptions of the 48" inch to be 24" minimum for the seasonal high water table Waiver 3 - (Section 25-308.A.(2)(a) and the partial waiver from waiver 5 (Sections 25-301.10 and 25-304.10) for the extended infiltration being 6 days maximum instead of beyond 72 hours. The Planning Commission also unanimously recommended Amended Preliminary and Final Plan subject to the following conditions:

1. Compliance with the Gilmore & Associates Amended Final Plan review letter dated June 12, 2026.
2. Compliance with the BCPC Memorandum dated June 15, 2026, to the extent that it is consistent with the Gilmore & Associates review letter.
3. Compliance with the QAPC Memorandum dated June 11, 2026, to the extent that it is consistent with the Gilmore & Associates review letter.
4. Compliance with the Zoning Hearing Board Decision dated April 3, 2026.
5. Compliance with the Conditional Use Decision dated May 12, 2026.
6. Compliance with all Stormwater, Floodplain Management, Zoning and Subdivision and Land Development Ordinance requirements.
7. Compliance with regulations of all municipal and governmental agencies having jurisdiction.

Motion to approve the following waivers listed in the (Gorski Engineering) waiver letter dated May 11, 2026, Revised June 16, 2026

1. Sections 22-422.2 & 22-432.; to submit a preliminary/final plan set for review in lieu of separate preliminary and final plan review submissions.
2. Section 25-307.10.D.; to allow for a maximum spillway length to exceed 40 feet along the berm of the proposed infiltration basin.
3. Section 25-308.A.(2)(a); to not provide a minimum depth of 24" as opposed to the requested 48" inches between the intended bottom of the facility and the seasonal high-water table and/or bedrock (limiting zones) for BMP #7.
4. Section 25-402.2.B.(19); to not provide a 20-ft wide access easement around all stormwater management facilities that would provide ingress and egress from a public right-of-way.

5. Sections 25-301.10 & 25-304.10; a partial waiver to allow for additional extended infiltration ponding time being six (6) days maximum instead of 72 hours requested.

MOTION BY: Kathie Doyle

SECOND BY: Mason Smith

MOTION CARRIED

Motion to approve Amended Preliminary and Final Plan subject to the following:

1. Compliance with the Gilmore & Associates Amended Final Plan review letter dated June 12, 2026.
2. Compliance with the BCPC Memorandum dated June 15, 2026, to the extent that it is consistent with the Gilmore & Associates review letter.
3. Compliance with the QAPC Memorandum dated June 11, 2026, to the extent it is consistent with the Gilmore & Associates review letter.
4. Compliance with the Zoning Hearing Board Decision dated April 3, 2026.
5. Compliance with the Conditional Use Decision dated May 12, 2026.
6. Compliance with all Stormwater, Floodplain Management, Zoning and Subdivision Ordinance requirements.
7. Compliance with regulations of all municipal and governmental agencies having jurisdiction.

MOTION BY: Mason Smith

SECOND BY: Kathie Doyle

MOTION CARRIED

3. Adoption of Resolution #2026-20 Planning Module - Dale - 1320 N West End Boulevard

The applicant is proposing a small flow treatment facility to serve a proposed warehouse and car wash. The proposal is to construct two (2) 1,000-gallon tanks with two compartment effluent filters. Resolution #2026-20 has been prepared for the Land Development process with DEP for the Planning Module.

Motion to approve Resolution #2026-20 for Dale - 1320 N West End Boulevard (Planning Module)

MOTION BY: Mason Smith

SECOND BY: Kathie Doyle

MOTION CARRIED

4. Jade Lokay and Patricia Clark - Stormwater Exemption Request - 670 Rockhill Road, TMP 36-039-081

Motion to approve a Stormwater Exemption for Jade Lokay and Patricia Clark subject to receiving the required exemption fee in the amount of \$250.00.

MOTION BY: Kathie Doyle

SECOND BY: Mason Smith

MOTION CARRIED

G. TOWNSHIP BUSINESS

1. Financial Business - Approve Payment of Bills

Motion to approve payment of the June 2026 bills.

MOTION BY: Mason Smith

SECOND BY: Kathie Doyle

MOTION CARRIED

2. Approve Board of Supervisors Meeting Minutes

Motion to approve the June 8, 2026, Board of Supervisors Meeting Minutes.

MOTION BY: Kathie Doyle

SECOND BY: Mason Smith

MOTION CARRIED

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

Review of Draft Ordinance 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 313 is September 14, 2026, Board of Supervisor meeting.

Motion to send the draft to the required agencies for review and to commence the municipal planning commission hearing and adoption process.

MOTION BY: Mason Smith

SECOND BY: Kathie Doyle

MOTION CARRIED

BOS had a discussion.

Motion to withdraw the motion.

MOTION BY: Mason Smith

SECOND BY: Kathie Doyle

MOTION CARRIED

Motion to send the draft with changes to the required agencies for review to commence the MPC public hearing and adoption process.

MOTION BY: Kathie Doyle

SECOND BY: Mason Smith

MOTION CARRIED

4. Richland Township Pickleball Court Improvements - Change Order Request

The proposed change order includes on-site commissioning by a Frasure representative to troubleshoot the AirLink Blue lighting system, train Township staff, and assist with system programming and setup.

The change order also replaces the originally specified AirLink Blue Real Time Clock with the AirLink Blue Time Keeper. This change is necessary because the Time Keeper provides a communication range of approximately 350 feet, compared to 30 feet for the Real Time Clock, meeting the project's operational requirements. The original lighting design prepared by Diversified incorrectly specified the Real Time Clock.

Additionally, a weather-tight housing is required for the outdoor installation of the Time Keeper since the pickleball courts are not within range of an enclosed structure. This housing was not included in the original design because the incorrect timer was specified.

Approval of this change order will ensure the lighting control system operates as it was designed.

Motion to approve the Pickleball Light Change Order at a cost not to exceed \$10,000.00.

MOTION BY: Mason Smith
SECOND BY: Kathie Doyle
MOTION CARRIED

5. Top A Court, LLC - Request for Payment No. 1

Top A Court, LLC Application for Payment No. 1 for Richland Township Pickleball Court Improvements. Gilmore & Associates recommend payment to Top A Court, LLC. in the amount of \$209,836.80.

Motion to approve payment number one to Top A Court, LLC in the amount of \$209,836.80.

MOTION BY: Kathie Doyle
SECOND BY: Mason Smith
MOTION CARRIED

6. Bucks Beautiful Grant

Richland Township would like to participate in the Bucks Beautiful Community Grant Program and Replant Bucks initiative to enhance our parks and public spaces.

The program provides a 50/50 matching grant of up to \$5,000 for tree planting and beautification projects in public areas. The Township's matching share can include in-kind labor and equipment, helping reduce project costs.

The Township plans to begin the program at Great Blue Heron Park, where 17 trees will be planted. The project will include 13 canopy trees along the main walking trail and 4 understory trees that will serve as anchors on either side of the trail. The trees will be grouped according to their growth rates to create a healthy, balanced landscape over time.

As the trees mature, they will provide filtered shade along the trail, allowing patches of sunlight to reach the pathway rather than placing it in complete shade. This design will create a more comfortable and attractive walking experience while preserving an open feel throughout the park.

The Township may also consider expanding the program to Veterans Park in 2027.

Motion to authorize the Township Manager to sign the Bucks Beautiful Grant Application.

MOTION BY: Mason Smith
SECOND BY: Kathie Doyle
MOTION CARRIED

7. Bucks County Consortium Fuel Bids - Award of 2026-2027 Fuel Bid

The Bucks County Consortium of Township seeks bids for fuel supply on an annual basis. Attached is the recommendation for fuel for 2026-2027. The terms of the contract will be from August 1, 2026, through July 31, 2027.

Motion to accept the Bucks County Consortium Fuel Bids and enter into a contract with Riggins, Inc. for Unleaded Regular Gasoline with a delivery charge of \$0.2350 over current market pricing for approximately 12,000 gallons of gasoline and On Road Ultra Low Sulfur Diesel with a delivery charge of \$0.3290 over current market pricing for approximately 7,500 gallons of diesel fuel.

MOTION BY: Mason Smith
SECOND BY: Kathie Doyle
MOTION CARRIED

8. Richland Township Police Department Accreditation Proposal

The need for a new Accreditation Consultant is the result of the unexpected retirement of our longtime consultant, who has served the department since 2015.

Maintaining accreditation is a complex, ongoing process that is difficult for a small department to manage in-house. The Chief contacted Aspirant, whose team stepped in and helped us successfully complete the recent assessment.

Aspirant has a team of experienced current and former law enforcement professionals, providing continuity and reliable support.

Retaining Aspirant will help ensure the department remains in compliance with accreditation standards and maintains its accredited status.

Motion to Authorize the Township Manager to sign the Accredited360 with Policy Rebuild (Spread Over Three Years) with Aspirant Consulting Group.

MOTION BY: Kathie Doyle
SECOND BY: Mason Smith
MOTION CARRIED

9. Authorization to Purchase a Replacement Pickup Truck and Authorize the Decommission of the 2006 Ford F150

The transmission on the Township's 2006 Ford F-150 has failed. After inspecting the truck, the Township's public works mechanic has determined that the cost to replace the transmission and make the other needed repairs would be more than the truck is worth.

In the interim, the Public Works Department has been relying on a Water Authority truck when it's available.

Although the Township recognized that the truck would eventually need to be replaced due to its age and condition, the need to replace it this year was not anticipated, and funding was not included in the 2026 budget. Because the replacement was not budgeted, the Township Manager is requesting authorization from the Board of Supervisors to purchase a used truck at a cost not to exceed \$35,000.00.

Motion to Purchase a Replacement Truck at a cost not to exceed \$35,000.00 and Authorize the Salvaging of the 2006 Ford F150.

MOTION BY: Kathie Doyle
SECOND BY: Mason Smith
MOTION CARRIED

H. BOARD & STAFF APPOINTMENTS

1. Acceptance of Resignation from Cathy Ryzner from the Board of Auditors

Motion to accept the resignation of Cathy Ryzner from the Board of Auditors.

MOTION BY: Mason Smith
SECOND BY: Kathie Doyle
MOTION CARRIED

2. Board of Auditors Vacancy Appointment

Supervisor Doyle has received interest from Richland Township resident Donald Whalen to fill the vacant Auditors seat.

She asked that the Township Manager forward her recommendation to Chairman Vanelli and Supervisor Smith.

"Don is a Township resident with a strong record of community involvement and service. He currently serves on the Board of the Renaissance Homeowners Association in our 55+ community, where he has held multiple elected terms, including Board President, gaining valuable experience in governance and fiscal oversight.

Don is retired from the U.S. Postal Service and is a lifelong union member. I believe his experience would make him a good addition to the 3-member Township Auditor position."

Motion to appoint Don Whalen to the Richland Township Board of Auditors.

MOTION BY: Chris Vanelli

SECOND BY: Kathie Doyle

MOTION CARRIED

I. BOARD & STAFF REPORTS

1. SUPERVISORS

Kathie Doyle – Richlandtown Borough had submitted a letter to the BOS expressing their concerns for Data Centers and asked us to take them into consideration which we always share our ordinance with local municipalities as we are part of the QAPC. Any information we have we will share with Richlandtown Borough as they implement their ordinance.

2. TOWNSHIP MANAGER

Tim Arnold – I just want to talk about the new platform. Several months ago, we were in the process of going from BoardDocs to Diligent. We were not asked to do this, we were told that BoardDocs was being upgraded to Diligent Community. This will be advantageous to the board and our board, planning commission and zoning hearing board meetings.

3. ENGINEER

4. SOLICITOR

5. POLICE CHIEF

L. PUBLIC COMMENT

Meredith Elinich – 41 Younken Road

Commented on the new platform and not being able to open the links.

M. ADJOURNMENT

Motion to adjourn.

MOTION BY: Kathie Doyle

SECOND BY: Mason Smith

MOTION CARRIED