

RICHLAND TOWNSHIP
BOARD OF SUPERVISORS

August 22, 2007

PUBLIC MEETING

The Richland Township Board of Supervisors meeting held at the municipal building on Wednesday, August 22, 2007 was called to order at 7:10 PM. by Chairman Dankmyer. Mr. Allen could not attend the meeting so that he could represent Richland at the Northern Regional Police Board meeting. There were nine people present in the audience. The Officials present were:

Herbert C. Dankmyer, Chairman
Raymond P. Kendrick, Vice Chairman
George P. Allen, Supervisor
Brian M. O'Malley, Supervisor

Dean E. Bastianini, Township Secretary
Tina L. Shaw, Recording Secretary
Charles Means, Esquire
Robert Goetz, P.E., Traffic Engineer

PUBLIC HEARING: APPLE PENNSYLVANIA LLC PROPOSED LIQUOR LICENSE TRANSFER

Mr. Dankmyer opened the Public Hearing on the request by Apple Pennsylvania LLC to transfer restaurant liquor license No. R-02632 from North Versailles Township to 525 Grandview Crossing Drive in Richland Township. Mr. Means conducted the hearing.

Mr. Stanley Wolowski, Esq. and Mr. Patrick Eulberg, Vice President, Real Estate Apple America, addressed the Board. Mr. Wolowski stated the rationale for the transfer and entered into record the following exhibits: a) a site layout plan showing the location of the Applebees; b) photos showing the exterior and interior of an Applebees' restaurant; c) restaurant menu and d) children's menu.

Mr. Kendrick stated that a few months ago the Supervisors approved a liquor license transfer to the same location. Mr. Wolowski responded that the Liquor Control Board never approved the license. Therefore, the license was never transferred into Richland Township.

Mr. Bastianini asked Mr. Wolowski if the Board of Supervisors approves the transfer, and Applebees' obtains the license from the Liquor Control Board, would they have the authority to transfer it within Richland Township? Mr. Wolowski responded that the license has to remain within the Township for five years, however, Applebees' could transfer the license.

Mr. Means stated that the exhibits will be accepted as offered, and asked if there were any questions or comments from the persons in the audience. None were forthcoming. Since there were no further comments the Public Hearing was closed.

Mr. Kendrick made a motion to adopt Resolution No. 11 of 2007 approving the request by Apple Pennsylvania LLC to transfer restaurant license No. R-02632 from North Versailles Township to 525 Grandview Crossing Drive, Gibsonia, PA. Mr. O'Malley seconded the motion and it was approved by unanimously.

PUBLIC HEARING: BLAZIN WINGS, INC. PROPOSED LIQUOR LICENSE TRANSFER

Mr. Dankmyer opened the Public Hearing on the request by Blazin Wings Inc. to transfer restaurant liquor license No. R-14463 from Forward Township to Suite 90, 500 Grandview Crossing Drive, Suite 90 in Richland Township. Mr. Means conducted the hearing.

Mr. Charles L. Caputo, Esq., addressed the Board. Mr. Caputo stated the rationale for the transfer and provided the Board with a descriptive summary of the Buffalo Wild Wings Grill and Bar concept.

Mr. Dankmyer asked, from past experience what the ratio between the sale of food and consumption of alcohol is. Mr. Caputo said that he didn't have that information available. He guessed it was about 50/50. Mr. O'Malley asked if the establishment would offer specials.. Mr. Caputo stated that Buffalo Wild Wings would offer discounted drinks during Happy Hour. The Board also asked questions about the proximity of the restaurant to any churches in the area.

Mr. Means asked if there were any questions or comments from the persons in the audience. None were forthcoming. Since there were no further comments the Public Hearing was closed.

Mr. Kendrick made a motion to adopt Resolution No. 12 of 2007 approving the request by Blazin Wings Inc. to transfer restaurant liquor licensee No. R-14463 from Forward Township to 500 Grandview Crossing Drive, Suite 90, Gibsonia, PA. Mr. O'Malley seconded the motion and it was approved unanimously.

Mr. O'Malley made a motion to approve the minutes from the Supervisors' Meeting of July 18 2007. Mr. Kendrick seconded the motion and it was approved unanimously.

The Secretary read the Treasurer's report for the period ending July 31, 2007.

General Fund	[\$ 12,281]	N.H. Sobriety Checkpoint	\$ 90.00
Street Light Tax Fund	1,390	Municipal Bldg Capital Fund	212,928
Municipal Impact Fee TSA #1	94,988	Hwy Capital Improvement Reserve	186,266
Municipal Impact Fee TSA #2	1,227,604	General Capital Reserve	491,690
Sewer Fund	87,520	Sewer Capital Reserve	1,518,343
2003 Bond Issue	2,717,614	Highway Aid Fund	23,758
2007 General Obligation Bond	3,002,805	Municipal Pension Fund	715,648

Mr. Kendrick made a motion to approve the Treasurer's Report. Mr. O'Malley seconded the motion and it was approved by all.

Mr. O'Malley made a motion to approve the bills payable. Mr. Kendrick seconded the motion and it was approved by all.

PLANNING COMMISSION MINUTES - JULY 16, 2007

Parkview Estates Plan Phase II - Revised final subdivision plans for Phase II of the PRD Plan

Mr. Jeffrey Moersch, of Marathon Partners and Mr. Ed Thaner presented the plan. Mr. Kendrick made a motion to grant approval of the revised final subdivisions plans dated 8-22-2007 as presented with the following conditions: 1) compliance with the Richland Municipal Authority's requirements regarding the provision of public water service and 2) the final design and location of the trail and trail head, at the end of Wind Mill Court, being left to the mutual agreement of Mr. Moersch and the Township Secretary. Mr. O'Malley seconded the motion and it was approved by all.

Richland Zamagias Ltd. Partners - Preliminary land development plans for the construction of a new Kohl's Department Store at the Richland Mall. Plans date revised: 8-8-2007.

The following individuals presented the plans. Mr. Gene Hess and Mr. Marcus Zamagias; Zamagias Properties, Mr. Gene Price, CEC and Mr. Scott C. Uher, Richland L. Bowen & Assoc. Mr. Hess began by thanking the Board for rescheduling their meeting. Mr. Price summarized the changes which were incorporated in the land development plans as a result of a series of meeting with Township staff, and lead the group in a review of the conditions established by the Planning Commission for preliminary plan approval. Mr. Robert Goetz, Trans Associates explained the results, and recommendations contained in a traffic report his firm prepared on the project.

At the conclusion of the discussion Mr. Kendrick made a motion to grant preliminary approval of the land development plans for a Kohl's Department Store in the Richland Mall as presented with the following conditions.

1. Prior to final plan approval, The Township engineer shall provide a review letter indicating that all comments from Shoup's August 20, 2007 letter have been addressed, and identifying any outstanding issues or aspects of the plan which are not in compliance with the Township zoning and subdivision and land development ordinances.
2. The final plans shall include a revised parking plan for the entire shopping center. The plan should indicate that all stalls are 90 degrees.
3. Based upon information provided at the 8-20-07 Planning Commission meeting a reduction in the number of parking stalls, including handicap stalls, was approved. A revised parking plan shall be submitted with the final plans.
4. Prior to final plan approval the developer's engineer shall submit a complete set of construction details for Scott Shoup's approval.
5. All lighting must be compliant with Township regulations and will be subject to field inspection.

6. At the 8-20-07 Planning Commission meeting the exterior building materials were approved as presented. The final plans should be consistent with the approval.
7. The final plans must accurately show the actual location of the free standing sign. The dimensions of the sign will be corrected to conform with the 300 sq. foot dimensional variance which was granted to the site previously.
8. The small island to the south of the canoe island shall be a painted island in lieu of a curbed island.
9. The revised entrance drive as recommended in Trans Associates' traffic report was accepted by the Planning Commission at the 8-20-07 meeting. The final plans will be revised to accurately show the proposed improvements.
10. The Transportation Impact Fee for the Kohl's store is \$62,500.
11. A sidewalk from the Route 8 intersection along the entrance drive to a point as close as possible to the Richland Mall plaza and the Walmart shall be shown on the final plans. If after final approval the location of the sidewalk must be changed the developer may do so provided the changes are approved by the Township engineer.
12. The landscaping plan shall be revised to include the installation of a "Welcome to Richland" sign on property owned by Zamagias Richland Limited Partners; the McDonald's property. The developer's agreement shall include a clause indicating that the developer will pay for the design, installation, electricity and future maintenance of the sign.
13. As recommended in Mr. Shoup's review letter the developer shall screen the store's compactor/waste dumpster with a solid masonry wall.

Although not conditions of approval the Township obtained the following pledges from the developer.

1. The developer will provide letters of support from the current Richland Mall tenants who have leases which contain parking ratio clauses greater than those identified in the revised parking plan.
2. The developer will notify all tenants of the desire delivery routes.
3. Concurrent with the construction of the Kohl's Store the developer will submit plans to revise the facade of the remainder of the Richland Mall.

Mr. O'Malley seconded the motion and it was approved by all.

CORRESPONDENCE

Wayne Roller, Executive Director, North Hills Council of Governments

An invitation to attend the COG annual dinner on September 20, 2007 at the Cranberry Highlands Golf Course Banquet Room and Patio.

Mr. Kendrick made a motion authorizing all interested Supervisors, the Township Secretary and the Solicitor to attend the dinner at Township expense. Mr. O'Malley seconded the motion and it was approved by all.

NEW BUSINESS

Mr. Kendrick made a motion authorizing the Secretary to inform Vogel Disposal Inc. that Richland will not extend the Solid Waste Franchise Contract beyond December 31, 2007, authorizing the Secretary to advertise for bids for a new Solid Waste Franchise Contract. Mr. O'Malley seconded the motion and it was approved by all.

Mr. O'Malley made a motion to adopt Resolution No. 13 of 2007 authorizing the submission of an application to PennDOT for a permit to install and operate a traffic signal at the intersection of Turner Road and Route 910. Mr. Kendrick seconded the motion and it was approved by all.

Mr. Kendrick made a motion authorizing the Secretary to hire a probationary employee to the position of Office Receptionist at the pay rate of \$10.00 per hour. Mr. O'Malley seconded the motion and it was approved by all.

Mr. Kendrick made a motion authorizing the appointment of Patrick McGrath to the probationary position of Land Use Administrator at a pay rate and compensation package prepared by the Township Secretary as directed by the Board of Supervisors. Mr. O'Malley seconded the motion and it was approved by all.

SOLICITOR'S REPORT

Mr. Means requested an executive session following the public meeting to discuss an upcoming matter of potential litigation.

COMMENTS FROM THE BOARD AND FLOOR

Mr. O'Malley thanked Melissa Williams, the public works department, and Township employees for a successful Community Day. The Secretary thanked the Supervisors for attending the opening ceremony.

Mr. Robert Keally, 5527 Bauer Drive thanked the Board of Supervisors for honoring him on Community Day for his volunteer work.

There being no further business the meeting adjourned at 9:10 p.m.

Respectfully submitted,

Tina L. Shaw
Recording Secretary

