

The monthly meeting of the Richland Township Planning Commission was held on Tuesday, November 11, 2025, at 6:30 p.m. in the Richland Township Meeting Room, 322 Schoolhouse Road, Johnstown, PA 15904.

Present:

Julian Beglin, Chairman
Matt Langerholc, Secretary
Dave Mordan
Scott Daughenbaugh
Martin Ricci
Dan Carbaugh
Jeanne Feathers
George Gvozdoch, Jr., Solicitor
Tiffany Shomo, Secretary

Absent:

Dan Berkebile, Vice-Chairman
Bill Lonsinger

Call to Order

Pledge of Allegiance

Mr. Beglin called the meeting to order at 6:30 p.m. with the Pledge of Allegiance.

Approval of October 2025 Minutes

Mr. Daughenbaugh motioned to approve the minutes of October 2025. Seconded by Mr. Mordan. All in favor.

Approval of November 2025 Agenda

Mr. Feathers motioned to approve the agenda of November 2025. Seconded by Mr. Langerholc. All in favor.

Public Comment

None

Old Business

None

New Business

Atlas Realty (Stowaway) – 1360 Eisenhower Blvd. – Land Merger

The proposed plan involves the merger of two adjacent lots of the same ownership, resulting in one 12.185 total acre lot. The lots are zoned C-2 and accessed by Eisenhower Blvd.

Mr. Josh Sroka of Atlas Realty and Mr. Jason Mackovyak of Young & Associates were present to represent the proposed plan. They explained that the business occupies both parcels, with the rear parcel currently being landlocked. Following the proposed merger, they intend to return with a site development plan to construct an additional storage building on the property.

Mr. Langerholc made a motion to recommend approval of the plan to the Board of Supervisors. The plan was prepared by Young & Associates and dated October 27, 2025. The motion was seconded by Mr. Ricci. All in favor.

LB Water Properties – 675 Galleria Dr – Site Plan

The proposed plan involves constructing a new stockyard area for products associated with domestic potable water, wastewater, and stormwater management and distribution. The project also

includes site layout modifications to enhance vehicular circulation, an expanded unloading zone, installation of necessary utilities, incidental site work, and stormwater management measures. In total, 7.25 acres of earth will be disturbed. The site is zoned C-2 (General Commercial) and is accessed by Galleria Drive Extension.

Mr. Jason Mackovyak of Young & Associates was present to represent the proposed site plan for the property located at the former Vonn's Beverage building. He explained that LB Water, currently based in Ebensburg, is expanding its operations to this location. The company primarily sells pipe to contractors and municipalities and also manufactures meter pits. The proposed improvements include the installation of a product stockyard similar to their Ebensburg facility, where meter pits will be retrofitted, assembled, and shipped out. While the business sells products to the public, it does not operate as a retail store.

The building will accommodate cranes and retrofitting operations, which represent the fastest-growing segment of the business. Young & Associates was hired to renovate the site to meet these operational needs. The majority of the site improvements involve the stockyard, which will be fenced in.

Mr. Mackovyak stated that the plan complies with all stormwater management and land development requirements, as outlined in the review letter by Mr. Cameron Mock. The project has NPDES approval and has received approval from Highland Sewer and Water, although some utility lines running through the property will need to be relocated. The site will accommodate large delivery trucks on concrete or paved surfaces, while the stockyard will be gravel. It was noted that the property contains a cemetery for police dogs, which will be preserved and worked around in the development.

Mr. Carbaugh made a motion to approve the site plan, as submitted, contingent upon receipt of the NPDES permit. The site is located at 675 Galleria Drive Ext. and the plan was prepared by Young & Associates on October 21, 2025. The motion was seconded by Mr. Mordan. All in favor.

Public Comment

None

Adjournment

Mr. Ricci motioned to adjourn the meeting at 6:37 pm. Seconded by Mr. Mordan. All in favor.

Respectfully submitted,

T. Shomo

Tiffany Shomo
Secretary