

MINUTES - PUBLIC HEARING - RICHLAND INDOOR GOLF TAVERN, LLC
RICHLAND TOWNSHIP BOARD OF SUPERVISORS
APRIL 6, 2026

The Richland Township Board of Supervisors will hold a public hearing at 5:30 p.m. on Monday, April 6, 2026, at the Richland Township Municipal Building, 322 Schoolhouse Road, Johnstown, Pennsylvania 15904, to take testimony regarding the proposed transfer of a restaurant liquor license from a facility located in the City of Johnstown to Richland Indoor Golf Tavern, LLC located at 1025 Eisenhower Boulevard, Johnstown, Pennsylvania 15904.

PRESENT

Bob Heffelfinger, Chair

Keith W. Saylor

Brian H. Lehman

Jeffrey D. Wingard, via phone conference

W. Ray McCombie

Bryan J. Beppler, Executive Director

George Gvozdoch, Jr., Solicitor

Tiffany Shomo, Secretary

Attorney Leventry was present with owner Greg Sichak.

At the duly advertised public meeting, the Township was presented with a request to adopt a resolution approving the transfer of a liquor license from another municipality into the Township. In accordance with applicable requirements, the Board of Supervisors conducted a public hearing in advance of voting on the matter, during which testimony was received. Proof of advertisement was entered into the record as Exhibit A through the court stenographer. Court stenographer Ashley Hamilton was present, along with Attorney Leventry and applicant/owner Gregory Sichak.

Attorney Leventry appeared on behalf of Richland Indoor Tavern LLC, the applicant seeking transfer of Restaurant Liquor License No. 6937 to its establishment, Richland Indoor Golf Tavern, located at 1025 Eisenhower Boulevard, directly across from Flynn's Tire. He described the business as primarily a golf simulator facility that also includes a sit-down bar and restaurant-style seating, where patrons may purchase food and alcoholic beverages. Attorney Leventry provided background on the applicant's prior attempt to acquire a license from Country Garden 6-Pack, formerly owned by the McCarthys, which ultimately proved unavailable due to unpaid taxes and citations that prevented transfer approval by the Pennsylvania Liquor Control Board (PLCB). As a result, Mr. Sichak has been operating the business without a liquor license for several months and subsequently sought an alternative license within Cambria County. The current application involves the transfer of a restaurant liquor license from Vybes Lounge Inc., located at 74 Fairfield Avenue in the City of Johnstown.

Attorney Leventry reviewed the application in detail, noting that there were no objectors present at the hearing and no protests had been filed. He outlined the proposed operating hours as Monday through Thursday from 2:00 p.m. to 10:00 p.m., Friday from 12:00 p.m. to 11:00 p.m., and Saturday and Sunday from 9:00 a.m. to 11:00 p.m. The establishment will include 12 bar stools and seating for 44 patrons. He further stated that there are no restrictive institutions, such as churches, schools, or daycare centers, within the immediate vicinity, although Pappy's, an existing licensed establishment, is located within 200 feet. Proper notice of the application had been provided to property owners within 500 feet, and the required orange placard had been posted at the premises.

Attorney Leventry identified Gregory and Lauren Sichak as the sole owners and operators of Richland Indoor Tavern LLC, serving as managers for PLCB purposes. The business leases its premises from Chris Martella, who is aware of and supports the liquor license transfer. Attorney Leventry submitted into the record a fully unredacted agreement of sale for the license, dated February 8, 2026, and provided documentation of communications with the PLCB, including confirmation that the

application is being held pending submission of the Township’s resolution following the April 6, 2026 hearing. Proof of payment in the amount of \$722 to the PLCB was also submitted. He further confirmed that the Vybes Lounge license is free of citations or encumbrances and is currently in safekeeping with the PLCB, making it immediately available for transfer. The license owner, Tinna Dukes of Middletown, Delaware, is not actively operating under the license.

Mr. Sichak was sworn in and affirmed the accuracy of Attorney Leventry’s presentation. He testified that he and his wife are the sole operators of the business, with no additional partners, and that they have prior experience operating businesses. He currently owns The Rambler in Windber, described as a family-oriented establishment with a strong staff. He also noted his family’s longstanding connection to the community, including his mother’s 33-year ownership of the Richland Dairy Queen, now operated by his brother. Mr. Sichak stated that he is a lifelong resident of Richland and intends to operate the golf tavern as a long-term business. Since opening on December 13, 2025, he has received no objections to the liquor license transfer and has received support from neighboring businesses, including Pappy’s and Flynn’s Tire.

Mr. Sichak further testified that he maintains a positive working relationship with the PLCB, which has been supportive throughout the process. He confirmed that a PLCB representative has inspected and approved the premises as currently configured. He stated that sufficient funds are being held in escrow with Attorney Leventry’s office to complete the license purchase and that he is financially capable of operating the licensed establishment. Mr. Sichak also confirmed that neither he nor his wife has any criminal record. In response to a question from the Board, he confirmed that an occupancy permit has been issued for the premises.

Following testimony, the Board indicated that there were no further questions, and no members of the public offered comment. Mr. Gvozdich thanked Attorney Leventry for the thorough presentation and advised that a resolution to approve the license transfer is included on the agenda for consideration at that evening’s meeting. He noted that, if adopted, the signed resolution would be available the following day for submission to the PLCB.

Respectfully submitted,

T. Shomo

Tiffany J. Shomo
Secretary