

**BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – AUGUST 14, 2019**

The Regular Monthly Meeting of the Buffalo Township Board of Supervisors was held Wednesday, August 14, 2019, in the Buffalo Township Municipal Building and convened at 7:40 pm.

The Meeting was called to order by the Vice Chairman, Matthew Sweeny. This Meeting is being recorded. If anyone is taping this Meeting, please state your name and address.

**Roll Call**

Ron Zampogna III	Absent
Matthew J. Sweeny	Present
Albert T. Roenigk	Present
Gary L. Risch, Sr.	Present
John Zurisko	Present

A majority of the Board of Supervisors being present, the Chairman declared the Meeting open for the transaction of business.

---

**ANNOUNCEMENT OF EXECUTIVE SESSIONS; PERSONNEL; AND/OR INFO-GATHERING MEETINGS OF THE BOARD**

- a) The Board of Supervisors and Ken Howard met with Penn DOT and Weaver Homes for as Scoping Meeting on Monday, July 15.
- b) The Board of Supervisors met with their Solicitor in the Township Municipal Building on Wednesday, August 14.

---

**APPROVAL OF THE MINUTES** of the July 10, 2019, Regular Monthly Meetings, as recorded, was on motion of John Zurisko, seconded by Gary Risch. Motion Carried. Un. Approval.

**ACCEPTANCE OF THE TREASURER’S REPORT** for July 1-31, 2019 inclusive for audit, was on motion of Albert Roenigk, seconded by Gary Risch. Motion Carried. Un. Approval.

**MONTHLY BILLS**

After reviewing the invoices and bills presented for payment, it was on motion of John Zurisko, seconded by Albert Roenigk to pay the monthly bills. Motion Carried. Un. Approval.

**REPORTS**

**(1) THE ELECTED TAX COLLECTOR’S REPORT (CARLA GARIA):**

- **JULY 2019:** Twp. Real Estate Tax is \$9,079.68, Per Capita @ Face \$870.00, Per Capita Penalty \$396.00

**(2) THE APPOINTED TAX COLLECTOR’S REPORT (BERKHEIMER):**

- **JULY 2019:** Earned Income Tax is \$40,780.85; Local Services Tax is \$7,582.88

**(3) THE APPOINTED TAX COLLECTOR’S REPORT (SHARPS):**

- **JULY 2019:** Twp. share: \$192.50

**(4) WEEKLY STAMP SALES (DEED TRANSFER’S):**

- **JULY 2019:** \$22,075.41

**BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – AUGUST 14, 2019**

**(5) ZONING OFFICER'S REPORT (RICK HEALEY):**

- **JULY 2019:** 18 Permits Issued, 8 Grading Permits, 5 Single Family Residences, 1 Residential Garage, 2 Decks/Porches/Roof, 1 Pool, 1 Commercial Building Building Permit Fee: \$5,323.10, Mileage: 138, Grading Permit Fee: \$250.00 Lot Development Fund: \$7,084.64

**(6) THE DISTRICT JUSTICE'S REPORT:**

- **JULY 2019:** Ordinance & Statute Violations \$383.04, Code Violations \$1,049.21

**(7) BUFFALO TWP. POLICE REPORT**

- **JULY 2019:** Total calls 159

**(8) BUFFALO TWP. VFC, CHIEF'S REPORT**

- **CALL REPORT JULY 2019:** Calls for month 00, Fire related calls 00, Medicals 00, Company Hours 00 hrs. 00 min., Staff Hours 000 hrs. 00 min., Calls for Year 000, Total Company Hours to date 000 hrs. 00 min., Total Staff Hours to date 0000 hrs. 00 min., Fire Damage for Month \$0.00, Fire Damage for Year \$0.00
- **TRAINING REPORT JULY 2019:** Company Training hours 00 hrs. 00 min., Staff Training Hours 000 hrs. 00 min., Company Training hours for year 00 hrs. 00 min., Staff Training hours for year 0000 hrs. 00 min.
- **FUNDRAISING REPORT FOR JULY 2019:** Company Fundraising hours 00 hrs. 00 min., Staff Fundraising hours 000 hrs. 0 min., Company Fundraising hours for year 00 hrs. 00 min., Staff Fundraising hours for year 0000 hrs. 0 min.

**(9) SARVER VFC, CHIEF'S REPORT**

- **JULY 2019:** Calls for month 47, Fire related calls 13, Medicals 34, Calls out of Twp. 6, Calls out of Twp. to date 22, Company Hours 131.16 hrs., Staff Hours 253.25 hrs., Calls for Year 407, Fire Damage for month \$0.00, Fire Damage for Year \$280,000.00

**OLD BUSINESS**

**MOTION TO APPROVE WEAVER HOMES CONDITIONAL USE PETITION CHANGING B-1 & B-2 ALONG RTE 356 & S. PIKE ROAD TO PERMIT MULTI-FAMILY DWELLINGS – APPROVED**

On a motion of Gary Risch, seconded by John Zurisko to approve Weaver Homes petition changing B-1 & B-2 along Route 356/S. Pike Road to permit Multi-Family Dwellings. Motion Carried. Un. Approval.

**MOTION TO ADOPT THE MS4 POLLUTANT REDUCTION PLAN – APPROVED**

On a motion of Gary Risch, seconded by Albert Roenigk to adopt the MS4 PRP Plan as presented by Ken Howard with Bankson Engineers. Motion Carried. Un. Approval.

**MOTION TO REMOVE FROM TABLE AND APPOINT ROSEMARIE CIACCIO TO THE MUNICIPAL AUTHORITY BOARD – REMOVED FROM TABLE**

On a motion of John Zurisko, seconded by Albert Roenigk to remove appointing Rosemarie Ciaccio to the Municipal Authority Board from the table. Motion Carried. Un. Approval.

**BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – AUGUST 14, 2019**

**MOTION TO APPOINT ROSEMARIE CIACCIO TO MUNICIPAL AUTHORITY BOARD – APPROVED**

On a motion of John Zurisko, seconded by Albert Roenigk to approve appointing Rosemarie Ciaccio to the Municipal Authority Board. Motion Carried. Un. Approval.

**MOTION TO REAPPROVE THE BOLLINGER/KELLEY PLAN – REAPPROVED**

Ken Howard stated that they missed the 90-day deadline to have the plan recorded and are requesting reapproval. There were no changes to the plan, and everything is as it was when approved a few months back.

On a motion of Gary Risch, seconded by Albert Roenigk to reapprove the Bollinger/Kelley Plan. Motion Carried. Un. Approval.

**MOTION TO APPROVE PERIODIC PAYMENT #3 (FINAL) IN THE AMOUNT OF \$7,533.50 TO HOLBEIN, INC. FOR THE COMPLETION OF THE TRUCK GARAGE REPAIRS MUNICIPAL COMPLEX CONTRACT NUMBER 18-1 – APPROVED**

On a motion of John Zurisko, seconded by Gary Risch to approve Periodic Payment #3 in the amount of \$7,533.50 to Holbein, Inc. for the completion of the Truck Garage Repairs Municipal Complex Contract Number 18-1. Motion Carried. Un. Approval.

Gary Risch and the Supervisors thanked Holbein Inc. for the work they did as well as a few extras that were done.

**NEW BUSINESS**

**MOTION TO APPROVE APPLYING FOR FUNDING TO REPLACE CULVERT ON CRESCENT HILL DRIVE – APPROVED**

On a motion of Gary Risch, seconded by John Zurisko to approve Ken Howard to apply for Dirt, Gravel and Low Volume Road Maintenance Grant to replace culvert on Crescent Hill Drive. Motion Carried. Un. Approval.

**LETTER OF REQUEST FROM KIM SOILIS TO USE THE RAILS TO TRAILS FOR THE ANNUAL FREEPORT BASKETBALL HALLOWEEN HUSTLE 5K/10K RACE ON SATURDAY, OCTOBER 5, 2019 AT 9 AM – APPROVED**

On a motion of Albert Roenigk, seconded by John Zurisko to approve the use of the Rails to Trails for the Annual Freeport Basketball Halloween Hustle on Saturday, October 5, 2019. Motion Carried. Un. Approval.

**LAND DEVELOPMENT**

**TWIN OAKS PLAN OF LOTS – PRD NO. 1 – PHASE 2 – SUBDIVISION PLAN - DENIED**

Lennon, Smith, Souleret Engineering Inc. is submitting the proposed Twin Oaks PRD No. 1 Phase 2 Site Plan located on 44 acres on the eastern side of Hepler Road in Buffalo Township, Butler County, PA. The Tentative PRD approval was granted in 2016 for 98 single-family homes (AKA Rolling Ridge). In 2017, Phase One was granted Final approval and construction was initiated. The Tentative Approval

**BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – AUGUST 14, 2019**

called for 37 lots in Phase One, 21 lots in Phase 2 and 40 lots in Phase 3. Due to the rate of lot sales, the developer will be constructing the original Phase Three as the new Phase Two. The prior Phase Two will now become Phase 3. The basic layout of the lots and number of lots for Phase 2 formally Phase 3 has not changed. The PRD Site Data Chart has been updated with the new phasing. The cumulative density and percentage of open space still falls in the allowable PRD standards. An extension letter was received from Victor Wetzel Associates on July 11, 2019 which is good until August 15, 2019.

The Township office has received 5 copies of the plan, the Subdivision Application, Subdivision Filing Fee, Butler County Planning Commission comments: BCPC did not have any comments on this plan. The Municipal Authority of Buffalo Townships comments: Water and sewage service are available to Phase 2 of the Twin Oaks PRD no. 1. Upon approval from the Buffalo Township Planning Commission & Board of Supervisors, the developers will need to submit two copies of water and sewage construction plans to our office for review and approval and enter into an agreement with the Authority. Bankson Engineer comment letter received 6/28/19. Planning Commission comments: Favorable recommendation to move along to the Board of Supervisors at the August meeting with an extension letter from Victor Wetzel Associates.

Ken Howard stated that there are a lot of items that still need to be addressed before Phase 2 can begin as stated in our letter dated July 18, 2019. We feel that until these items are resolved we can not approve Phase 2 of the Twin Oaks PRD.

On a motion of John Zurisko, seconded by Gary Risch to deny the Twin Oaks Plan of Lots PRD No. 1 Phase 2 Subdivision. Motion Carried. Un. Approval.

---

**REMARKS FROM THE FLOOR**

Chris Zeigler, with the Butler-Freeport Trail Council stated that there have been a lot of trees that have fallen along the trail. The trail is mowed and weed eaten to Sarver. There was a workday and 15 people showed up including John Zurisko to help dig out by hand the drainage ditches along the trail. We are looking into getting a machine to do it in the future. We will be having the closing on the parking lot in Cabot.

Renee Alchier with the Audubon Society of Western PA stated that there are a few small things that have taken place, one being the well test was done and an architect is involved with the Buffalo Creek Nature Center. Also, the Parks and Recreation Committee is having a Touch a Truck Event on August 25<sup>th</sup> from 11 am to 4 pm.

Jennifer Rae, 105 Hidden Cliff Road and her neighbor Bridget Coleman of 103 Hidden Cliff Road were in attendance and spoke regarding water issues and run off that they are having in the Village of Sarver's Mill. Atty. Farrington stated that this would be an issue for the developer, The Meritage Group and possibly Ryan Homes. This wouldn't be a Township matter. Ken Howard stated that he would take a look at this and contact The Meritage Group.

Robert Huss, 587 Sarver Road asked about the property at 101 N. Pike Road. He is interested in either leasing or purchasing the property and wanted to know if he would be permitted to park his Galaxy Donut food truck there and sell from that property. It was decided that the property was in the R-2 Zoning District, Conservation District and A-2 Overlay District. It was suggested that he attend a Planning Commission Meeting.

**BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – AUGUST 14, 2019**

Vickie Hoffman of Bear Creek Road asked about the price that the township charged Buffalo Township VFC for their building permit application. She stated it was \$2300.00 and wanted to know why they have to pay that much since they do a service to the township. Rick Healey, Township Zoning Officer stated that most of that money goes to Code Sys and they are a 3<sup>rd</sup> party. Matt Sweeny stated they could waive the township fees, but the Fire Department would still have to pay the fees that Code Sys charges for the inspections. Vickie also asked about where the money for the EMS building that was sold went. She asked wasn't that money to go to the VFC's? It was sold for \$80,000.00 and Buffalo Twp. VFC only received \$6,000.00. So, where did the money go. Atty. Farrington stated that there was a lot of debt that needed paid off and once that was done the monies were divided equally.

Rich Jarmul, 184 Bear Creek Road suggested that the roads in the township get pavement markings put on them. Especially the high traffic roads like Bear Creek. Matt stated that we could take a look into this. Penn DOT uses our property for storing salt, maybe they could paint some lines.

Gail Quigley, 109 Edgewood Drive, Marty Klabnik, 107 Edgewood Drive and Larry Ross, 105 Edgewood Drive spoke regarding water issues and flooded basements in their plan. Ken stated that the Road Department was in the plan cleaning out the storm drains but rain into a problem with a root system that they were unable to flush around. They are going to have to schedule a Cutter to come in a cut the roots, but it is going to be taken care of in the near future.

Bridgette Coleman, 103 Hidden Cliff Road stated that there is a sidewalk that comes from the elementary school over to the Village of Sarver's Mill for the children that walk to school. She stated that since they are still doing construction in the plan that there is a constant flow of trucks driving in and out at a higher rate of speed than necessary. She was wondering if something could be done about that. Her concern is that a child may get hit by a truck. Can we put up a sign that says "Slow children crossing? Matt stated that since the township has not adopted the roads, there is nothing that can be done. You would have to address the HOA and or contact The Meritage Group as well.

John Payne, 603 Sarver Road was in attendance regarding the flooding issues in the area of Sarver Road and Bear Creek Road.

**ADJOURNMENT** was on a motion of Gary Risch, seconded by John Zurisko at 8:40 pm. Motion carried.  
Un. Approval.

**APPROVED:**

---

**CHAIRMAN**

---

**SECRETARY**