

BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – MAY 13, 2020

The Regular Monthly Meeting of the Buffalo Township Board of Supervisors was held Wednesday, May 13, 2020, via video conference and convened at 7:30 pm. The Meeting was called to order by the Chairman, Ron Zampogna. This Meeting is being recorded. If anyone is taping this Meeting, please state your name and address.

Roll Call

Ron Zampogna II	Present
Matthew J. Sweeny	Present
Albert T. Roenigk	Present
Gary L. Risch, Sr.	Present
Michael Oehling, Jr.	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 met with their Solicitor via video conference with their Solicitor for an Executive Session on May 12.

APPROVAL OF THE MINUTES of the April 22, 2020, Regular Monthly Meeting of the Buffalo Township Board of Supervisors, as recorded, was on motion of Matt Sweeny, seconded by Gary Risch. Motion Carried. Un. Approval.

ACCEPTANCE OF THE TREASURER’S REPORT for April 1-30, 2020 inclusive for audit, was on motion of Michael Oehling, seconded by Albert Roenigk. Motion Carried. Un. Approval.

MONTHLY BILLS

After reviewing the invoices and bills presented for payment, it was on motion of Matt Sweeny, seconded by Michael Oehling to pay the monthly bills. Motion Carried. Un. Approval.

PUBLIC COMMENTS REGARDING AGENDA ITEMS

There were no comments regarding Agenda Items from the public.

OLD BUSINESS

DISCUSSION REGARDING THE 2020 ROAD WORK

Albert Roenigk and Bob Fletcher met with Cory Schaffer with PennDOT to measure the township roads for the 2020 Road Work. Albert stated that Cory has the measurements. Albert asked Atty. Farrington and Atty. Lutz if all items of work shall be awarded on a per line item basis. Atty. Lutz stated

BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – MAY 13, 2020

that it means we can go down this form and eliminate whatever line items you would like. Albert replied, okay. Albert stated that we are waiting for Cory to get back to us. He has some estimates. We are looking at Woodbury Plan and Grandvue Plan both will get Fog Seal and we will be eliminating Kimberly Drive, Sunny Lane and Crescent Hill Drive so we might get some better bids if they aren't having to go all over the township. Bob Fletcher, Asst. Road Master stated that he was in contact with Winfield Township and they did Micro Paving on Leasureville Road, Stoney Hollow Road and Wetzel Roads. I am not sure what the square footage is for the Tar & Chip and Fog Seal but Heath, Road Master at Winfield stated that they paid \$5.00/square foot last year. Bob explained that Micro Paving looks just like asphalt. Bob suggested that they possibly look into this for the housing plans because of all of the complaints that were received last year. Instead of paving, then sweeping and then putting down the Fog Seal, this might be a better idea. Gary asked about paving Coal Hollow Road. Albert replied it is no longer on the list. Gary asked why weren't the ditches done on Sunny Lane and Crescent Hill Drive while the traffic was slow. Albert replied because it was too wet and the road would have had to be shut down. Albert replied and I think Ken is getting a Grant to do that. Ron asked Bob to look into the Micro Paving and once Cory with PennDOT gets back to us then we can get the list together and advertise for Bids. Gary Risch stated that it depends on how much money we have on how much paving gets done. Ron replied that we will have to see what Janice has to say about that. Gary asked if you can hold over liquid fuels money till next year. Albert replied, yes. There was more discussion regarding the roads between Gary and Bob and about Micro Paving versus Tar and Chip. Janice Zubrin stated that she needs to know as soon as possible so she enough time to advertise before the June 10th meeting.

NEW BUSINESS

There was no new business at this meeting

LAND DEVELOPMENT

SARVER DOLLAR GENERAL – 339 N. PIKE ROAD – NEW PRELIMINARY/FINAL SITE PLAN

PTV 1078, LLC is resubmitting a new proposal to construct the Sarver Dollar General Store located along N. Pike Road (SR 356) located in Buffalo Township, Butler County, PA. The site is currently meadow land cover and a small gravel driveway area. The site has no existing buildings. The proposed development includes the construction of a 9,100 square foot Dollar General retail store, access driveway from N. Pike Road, parking areas, drive aisles, stormwater management facility(s), onsite sanitary disposal system, and other associated site improvements. Because the area of disturbance is greater than one (1) acre, and application for a general NPDWES Stormwater Permit Authorizing the Discharge of Stormwater During Construction Activities will be submitted to the Butler County Conservation District and the Pennsylvania Department of Environmental Protection (PADEP).

The Township Office is in receipt of New Preliminary/Final Site Plan, Filing/Review Fee, Site Plan Application, Stormwater Management Plan, BCPC Comments received 3/19/2020. Municipal Authority Comments received 4/28/20. Bankson Engineer comment letter received 5/4/2020. Planning Commission comments received 5/6/2020.

Ken Howard stated that we have received the submittals from CEC for the Sarver Dollar General and they have satisfied our comments with regard to the Ordinances. Ken discussed the items that still

BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – MAY 13, 2020

need to be addressed and recommended that approval be granted contingent upon adequate resolution of all comments outlined in their review letter and a waiver be given by the Board of Supervisors for the distance of 13 feet from the edge of their building and stormwater management facility and explained. The O & M Agreement regarding the Stormwater Management Plan and the Cross-Connection Access.

On a motion of Gary Risch seconded by Michael Oehling to approve the Sarver Dollar General New Preliminary/Final Site Plan contingent upon the Waiver, O & M Agreement and the Cross-Connection Access Agreement. Motion Carried. Un. Approval.

PALKO’S/WALTERS PLAN NO. 1 – EKASTOWN ROAD - SUBDIVISION

Timothy Walters is purposing to subdivide property located off Ekastown Road. The main tract of land is 102.8 acres. After the subdivision, 4 acres will be removed from the original tract of land making it 98.8 acres. Once subdivision is completed a culvert will be installed (GP-7 pending), driveway off existing right of way will be constructed and grading of approximately 0.5 acre will occur so that a 2,100 square foot house with attached 2 car garage can be built.

The Township office in receipt of the application, filing fee, plan drawings, Butler County Planning Commission comments rec’d 2/24/2020. BC Conservation District comments rec’d 4/16/2020. Municipal Authority of Buffalo Township comments rec’d 4/28/2020. Bankson Engineer comment letter rec’d 4/30/2020. Fee In Lieu of rec’d 5/4/2020. Planning Commission comments rec’d 5/6/2020.

Ken Howard stated that everything is in order and does meet your Ordinance requirements, they have received all of their permits and we recommend the approval of the subdivision plan be granted at this time. Gary asked if they can still subdivide once this parcel is subdivided. Ken answered, yes.

On a motion of Matt Sweeny, seconded by Gary Risch to approve the Palko’s/Walters No. 1 Subdivision Plan. Motion Carried. Un. Approval.

TWIN OAKS PRD NO. 1 PHASE 3 – SITE/SUBDIVISION PLAN

Lennon, Smith, Souleret Engineering Inc. is submitting the proposed Twin Oaks PRD No. 1 Phase 3 Site/Subdivision 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 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 switched Phase 2 and Phase 3. The prior Phase 2 became Phase 3 and now Phase 2 will become Phase 3. Phase 3 has a total number of 21 lots and which run along Red Horse Drive and Blue Meadow Drive. This is the final phase of the Twin Oaks PRD Number One.

The Township office is in receipt of the Application, Filing Fee, Plan Drawings, Butler County Planning Commission comments rec’d 5/21/2020. Municipal Authority of Buffalo Township comment letter rec’d 4/30/2020. Bankson Engineer comment letter rec’d 5/5/2020. Planning Commission comments rec’d 5/6/2020, Fee In Lieu of rec’d.

BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – MAY 13, 2020

Ken Howard with Bankson Engineers stated that they have supplied the items that we have asked for in the comment letter and read through the items. We could recommend approval with those contingencies. Albert asked if all lots would come out at Hepler Road and Ken replied, yes and explained. Albert asked if there will be an outlet on Parker Road and Ken replied that there is another plan in the works that would exit onto Parker Road. Peggy Bonfilio, Julia Road asked what an O & M Agreement is? Ken answered that it is an Operations & Maintenance Agreement for the Stormwater Management Facility.

On a motion of Gary Risch, seconded by Albert Roenigk to approve Twin Oaks PRD No. 1 Phase 3 contingent upon all comments outlined in Bankson Engineers comment letter. Motion Carried. Un. Approval.

REMARKS FROM THE FLOOR

Chris Zeigler, President of the Butler-Freeport Trail Council stated that the signs have been posted in both directions along the Shuster Property. There have been signs posted on a property in Laneville as well. Chris shared that the Mayor for Freeport told her that the police department would not enforce these signs because they were not PennDOT approved signs and stated that she did not know why he didn't share that prior to her ordering the generic signs. Chris stated that we will have to see if this is more of a scare tactic about getting towed than a legal action. A pipe has collapsed at the Bonniebrook Trail Head and they are hoping to fix it when Bonniebrook Road is closed for construction work that way nobody will be upset when there is no place to park. The Port o Johns have been replaced along the trail and will be cleaned once per week and the trail is extra busy which is a good thing.

Christina Myers, 2219 Garden Way asked if the Board would reconsider the prohibition of food producing animals in the township due to the soaring prices of eggs. Ron stated we could take this into consideration at some point. It would probably be a big overhaul of the Ordinances. Atty. Lutz stated I don't feel there is any reason to do that separately right now. From time to time the Planning Commission goes through our Ordinances and has workshops but I don't feel that this is an emergency regarding a shortage of eggs that this needs to be addressed right now and making changes to our residential Ordinances as they exist. Christina Myer stated that she would have to disagree with Atty. Lutz in that there are food supply shortages are causing issues for people. It is in the new right now that there is a shortage of eggs and when you go into the grocery stores we are all seeing this. There are empty shelves. I don't see why this wouldn't be a consideration to go over the Ordinances again. I would be willing to provide information if I can. I work for a company that supplies chickens for everyone and wish you would reconsider. Ron stated that this could be discussed at the future Workshop. Christina asked that the Township reconsider for a period of time until we get out of pandemic mode not going around and enforcing that which would prohibit people from producing for their families? Ron again replied I think this could be taken into consideration but if one person would complain. The Ordinances are in place for a reason and there are a lot of people that are trying to do but we have to protect everybody. Christina stated that I don't believe that our township is in line with other townships in the area. I work in this field and people all over the country are storming Tractor Supplies to start raising chickens and providing for their families. I don't agree that this is something

BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – MAY 13, 2020

that would be considered time sensitive. Ron thanked Christina for her point and this is definitely something that can be discussed. Christina stated that she would be happy to help in any way.

Martin Klabnik, 107 Edgewood Drive asked about the catch basin issue that is going on here from last year. Ken Howard with Bankson Engineers stated that there was an application sent to the CFA Funding Agency to get some Grant Funding on that street and we have not heard anything back and are hoping to hear something soon. It would help the township make a decision whether or not they could proceed with work on that street.

Atty. Lutz stated that we lost a stellar member of our community, Jim Roenigk and shared that he would play Santa at the Township Christmas Parties and really took care of our township. He was a good man. Atty. Lutz sent his condolences to Albert Roenigk who was Jim’s brother.

ADJOURNMENT was on a motion of Gary Risch, seconded by Michael Oehling at 8:45 pm. Motion carried. Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY