

**BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – SEPT. 11, 2019**

The Regular Monthly Meeting of the Buffalo Township Board of Supervisors was held Wednesday, September 11, 2019, in the Buffalo Township Municipal Building and convened at 7:40 pm.

The Meeting was called to order by the Chairman, Ron Zampogna. After the pledge of allegiance, there was a moment of silence for the victims of the 9/11 attacks in 2001. This Meeting is being recorded. If anyone is taping this Meeting, please state your name and address.

**Roll Call**

Ron Zampogna III	Present
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.

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**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 Dollar General for as Scoping Meeting on Monday, August 19.
- b) Ron Zampogna, John Zurisko and Ken Howard met with Charter Development regarding the Mann Property on Friday, September 6.
- c) The Board of Supervisors met with their Solicitor in the Township Municipal Building on Wednesday, September 11.

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**APPROVAL OF THE MINUTES** of the August 14, 2019, Regular Monthly Meetings, as recorded, was on motion of Gary Risch, seconded by Matt Sweeny. Motion Carried. Un. Approval.

**ACCEPTANCE OF THE TREASURER’S REPORT** for August 1-31, 2019 inclusive for audit, was on motion of Matt Sweeny, seconded by John Zurisko. Motion Carried. Un. Approval.

**MONTHLY BILLS**

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

**REPORTS**

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

- **AUGUST 2019**: Twp. Real Estate Tax is \$1,977.76, Per Capita Penalty \$330.00

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

- **AUGUST 2019**: Earned Income Tax is \$140,690.55; Local Services Tax is \$22,037.66

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

- **AUGUST 2019**: Twp. share: \$165.00

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

- **AUGUST 2019:** \$21,455.30

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

- **AUGUST 2019:** 21 Permits Issued, 9 Grading Permits, 4 Single Family Residences, 1 Residential Garage, 2 Decks/Porches/Roof, 3 Pools, 1 Residential Storage, 1 Solar Panel Building Permit Fee: \$5,448.85, Mileage: 110, Grading Permit Fee: \$385.00 Lot Development Fund: \$0,000.00

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

- **AUGUST 2019:** Ordinance & Statute Violations \$179.78, Code Violations \$418.78

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

- **AUGUST 2019:** Total calls 131

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

- **AUGUST 2019:** Calls for month 68, Fire related calls 21, Medicals 41, Calls out of Twp. 4, Calls out of Twp. to date 26, Company Hours 299.98 hrs., Staff Hours 95.92 hrs., Calls for Year 475, Fire Damage for month \$0.00, Fire Damage for Year \$280,000.00

**OLD BUSINESS**

**DISCUSSION REGARDING TWIN OAKS STORMWATER MANAGEMENT ISSUES**

Mike Johns with Ryan Homes stated that he was told that the township has put a hold on permits for the Twin Oaks Plan. Mike asked if the township would please take into consideration the homes that are already in process such as lot #115. TJ Stephens with Bankson Engineers spoke regarding this. He stated that several items have not been addressed as noted in the letter dated July 18<sup>th</sup>, 2019 by the developer and there are deviations from the original design. These are the 6 deficiencies of Phase 1 that still have not been met. The improvements to Hepler Road and S.R. 228, including rebuilding the hazardous manhole, improvements of the intersection, and final overly of wearing course pavement. Installation of all required street signs, with positive reflector strips. Safety fence around the stormwater detention basin. Correction of all NPDES Construction Stormwater Discharge Permit Violations as outlined in Brett Hilderbrands's (of the Butler County Conservation District) Earth Disturbance Inspection Reports dated May 28, 2019 and August 28, 2019. Elimination of concentrated discharges of runoff onto neighboring properties during rainfall events. The developer installed storm sewer infrastructure that was not part of the originally approved design. Downspouts from at least one new home have been connected to the storm sewer without the Township having any knowledge of its location, size capacity, discharge point, or record of installation. These items were previously requested in the letter dated July 18, 2019. It is our recommendation that the township halt issuing permits for any projects in the Twin Oaks Plan Phase 1 at this time until the developer has fulfilled the commitment obligations. Atty. Lutz stated that he spoke with Mr. Allen this morning and Mr. Allen stated that he will have all of the problems corrected within the next month but did request the Boards feedback regarding the height of the fencing around the stormwater retention ponds. Atty. Lutz stated that Section 107 of the Land Development Ordinance states that the Township has the right to deny any and all grading and building permits to be issued until the problems are corrected. Atty. Lutz stated that it is also up to the Board as to what they want to do with the fence height. At this time the height requirement is 8 feet around the retention ponds per the Township Ordinance. If you would like to change the height to be 6 feet, we can set a date and have a public hearing to make the change. Bob Fletcher asked about the Weaver Homes request to have a 4-foot split rail fence with some type of a mesh backing. If we change it for one person, we will have to change it for everyone. We could possibly be opening a can of worms. Jim Jackson of Parker Road asked

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about the fence that was replaced along Doyle Road at the entrance of the High Point Plan. Is that fence 6-foot or 8-foot high. Ron replied they just replaced the broken fence that was there. Bob Young, Parker Road stated that his game room has been flooded 3 times since construction of the Twin Oaks Plan and he had never had any problems prior. Gary Risch stated that there are still people along Sarver Road and along Route 356 that are getting flooded as well. Atty. Lutz stated that you have the right to stop the work being done in this plan if you so wish until all requirements are met.

On a motion of John Zurisko, seconded by Gary Risch to deny all construction permits in the Twin Oaks Plan Phase 1 until all issues have been resolved. Motion Carried. Un. Approval.

**NEW BUSINESS**

**MOTION TO ADVERTISE BIDS FOR 1,000 TONS OF ASI ANTI-SKID - APPROVED**

On a motion of Matt Sweeny, seconded by Gary Risch to approve advertising bids for 1,000 tons of ASI Anti-skid. Motion Carried. Un. Approval.

**MOTION TO SET DATE FOR BUFFALO TOWNSHIP TRICK OR TREAT NIGHT ON THURSDAY OCTOBER 31, 2019 FROM 6:00 – 8:00 PM - APPROVED**

On a motion of John Zurisko, seconded by Matt Sweeny to approve setting the date for Buffalo Township Trick or Treat Night to Thursday, October 31, 2019. Motion Carried. Un. Approval.

**MOTION TO APPROVE SARVER'S MILL PHASE 5 PERFORMANCE BOND REDUCTION REQUEST NO. 1 WHICH IS CURRENTLY IN THE AMOUNT OF \$326,516.30 – APPROVED**

On a motion of Matt Sweeny, seconded by John Zurisko to approve Sarver's Mill Phase 5 Bond Reduction Request No. 1 in the amount of \$89,072.00. Motion Carried. Un. Approval.

**DISCUSSION REGARDING DUMPSTER AT TOWNSHIP BUILDING FOR TOYS**

Ron Zampogna stated that he was approached by someone who asked if a dumpster could be placed at the Township building for collecting donations of toys for a little girl with cancer in the school district. Renee Alchier stated the toys will be given to children that are in the oncology department at Children's Hospital. Renee Alchier stated that these will be for new toys only and the dumpster like container would only be in place for approximately a week to a week in a half. Ron asked if Renee knew what type of dumpster will be used and if she could contact the person and get more details. The Board of Supervisors agreed that this would be a good idea but would like more information.

**EMPLOYEE PENSION PLANS FOR YEAR BEGINNING JANUARY 1, 2020 – APPROVED**

On a motion of John Zurisko, seconded by Matt Sweeny to approve Police Pension Plan Minimum Municipal Obligation Form for Plan beginning January 1, 2020. Motion Carried. Un. Approval.

On a motion of John Zurisko, seconded by Gary Risch to approve non-uniformed Employees Pension Plan Minimum Municipal Obligation Form at \$82,669.00 for year beginning January 1, 2020. Motion Carried. Un. Approval.

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**LAND DEVELOPMENT**

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Gary Risch stated that the Community Day “Touch a Truck” Event that the Parks and Recreation Committee had was a great success. Everyone had a good time, there was a big turnout and he stated how great a job that Officer Sneddon did with all the kids. Gary also wanted to tell Bob Fletcher with the Road Department about the wonderful job he is doing at mowing around the township. Several residents have commented on the great job he is doing. He also stated that he is working on an emergency plan to have in effect due to the possibility of weather-related emergencies such as flooding, tornados or anything else that may occur. He has spoke with Zion UMC to see if they would be interested in using their location since they now have the big addition which has a kitchen and restrooms with showers, but they are still in need of several items such as a generator and kitchen items.

John Zurisko stated that since Rich Swartz resigned from the position of Assistant Emergency Management Coordinator, he would like to nominate Mike George to fill the position.

On a motion of John Zurisko, seconded by Matt Sweeny to appoint Mike George to fill the vacancy of the Assistant Emergency Management Coordinator. Motion Carried. Un. Approval.

**REMARKS FROM THE FLOOR**

Chris Zeigler, with the Butler-Freeport Trail Council stated that the trail still needs work due to fallen trees and wash outs. They are planning a workday this coming Saturday from 9 – noon in Cabot and invited anyone who would be willing to help to come by. The Trail Council was able to purchase the parking lot in Cabot thanks to a generous donation. A Bug Identification Kiosk made of cedar was installed beside the Fairy Garden in Herman in the Dittmer Road area for Mark’s Friends Bug Program. It was donated by Mark’s fathers place of employment. The October 19<sup>th</sup> Half Marathon is coming up and there are already a lot of people signed up.

Jim Bonner with the Audubon Society of Western PA gave an update along with a presentation regarding the New Buffalo Creek Nature Park located at the old Oregon Camp along Monroe Road. He shared a new map of the plan and drawings of the building that will be constructed on the property where the old building is now. Jim asked the Board of Supervisors since the Township still owns this property, if they will be expected to pay the fees for submitting the Site Plans or will they be waived. Atty. Lutz stated that the Township fees could be waived when brought in front of the Planning Commission and Board for review. The Board of Supervisors agreed.

Bob Young of Parker Road stated that the rain is causing heavy pools of water along Parker Road by his house and was wondering if the Road Department could come out and take a look at them and unplug them. Bob Fletcher with the Road Department was asked by the Board if the Road Department could take care of this. Mr. Young also asked about newspaper recycling in the Township. Atty. Lutz stated that there are bins located at the old Jr. High in Freeport that he uses to get rid of his newspapers. Another resident stated that Sarver Presbyterian Church also has recycle receptacles for newspapers.

Manuela Branem, 334 Sarver Road asked what she had to do about putting a building on her property which is Zoned A-1 to sell items out of but not as a business where people would be coming in and out all day long. She said that in the Zoning Ordinance Book it would be considered a No-Impact Home Based Business

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which is a Permitted Accessory Use in Agricultural. Atty. Lutz and the Board of Supervisors suggested she talk with Rick Healey and get the proper paperwork from him.

Robert Fletcher of Bear Creek Road and Road Department employee asked about the debris along Sarver Road near the Buffalo Twp. VFC. Every time it rains, it keeps washing stumps and debris across Sarver Road and it is causing a safety hazard. He wanted to know if the state should clean it up or if it would be okay if the Road Department took care of it. The Board of Supervisors stated that the Road Department could just take care of it.

**ADJOURNMENT** was on a motion of Gary Risch, seconded by John Zurisko at 8:35 pm. Motion carried. Un.  
Approval.

**APPROVED:**

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**CHAIRMAN**

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**SECRETARY**