

BUFFALO TWP. SUPERVISORS – REG. MONTHLY MEETING – FEB. 8, 2017

The Regular Monthly Meeting of the Buffalo Township Board of Supervisors was held Wednesday, February 8, 2017, in the Buffalo Township Municipal Building and convened at 7:30 p.m.

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

ROLL CALL

John K. Haven	Present
Ron Zampogna III	Present
Matthew J. Sweeny	Present
Albert T. Roenigk	Present
Gary L. Risch, Sr.	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 held an Executive Session with their Solicitor this evening in the Township Municipal Bldg.
- (b) John Haven attended the Butler County Conservation District Meeting on Jan. 26.
- (c) John Haven attended a utilities meeting for the Twin Oaks Project at the Municipal Authority of Buffalo Township on Jan. 31.
- (d) John Haven, Gary Risch, Lt. Tim Derringer and Ed Tabisz attended the Butler County 911 New Radio System Program at BC3 on Jan. 31.
- (e) John Haven attended the Planning Commission Meeting on Feb. 1.
- (f) John Haven attended the Parks & Recreation Meeting on Feb. 7.
- (g) John Haven, Gary Risch, Janice Zubrin, Road Dept., Ken Howard and Dave Ivanek attended a MS4 Stormwater Educational Class presented by Bankson Engineers at the Buffalo Township Municipal Bldg. on Feb. 8.
- (h) John Haven and Janice Zubrin met with First National Bank to sign TAN Loan paperwork on February 8.

John Haven asked if anyone had any discussion or remarks on any of the agenda items?

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APPROVAL OF THE MINUTES of the January 25, 2017, Regular Monthly Meeting of the Buffalo Township Board of Supervisors, as recorded, was on motion of Matt Sweeny, seconded by Ron Zampogna. Motion Carried. Un. Approval.

ACCEPTANCE OF THE TREASURER’S REPORT

The Treasurer’s Report for December 2016 was read by John Haven. Acceptance of the Treasurer’s Report for December 1 – 31, 2016, inclusive for audit, was on motion of Ron Zampogna, seconded by Albert Roenigk. Motion Carried. Un. Approval.

MONTHLY BILLS

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

REPORTS

- (1) **THE APPOINTED TAX COLLECTOR’S REPORT** received from Berkheimer Tax Administrator for January 2017 is \$43,229.68 in Earned Income Tax and \$12,826.60 in Local Services Tax
- (2) **WEEKLY STAMP SALES** received from the County for January 2017 is \$8,705.62
- (3) **ZONING OFFICER’S REPORT** for January 2017 is for 10 permits issued; 4 Single Family Residences, 1 Residential Addition, 1 Residential Storage and 4 Grading Permits
Building Permit Fee: \$3,552.15 Grading Permit Fee: \$170.00
Mileage: 188 Miles Lot Development Fund: \$1,032.13
- (4) **BUFFALO TWP. POLICE REPORT** included 116 total calls for January 2017
- (5) **BUFFALO TWP. VFD. FIRE CHIEF’S REPORT** for December 2016 is for 41 total calls; 18 fire related and 23 medicals; 382 total calls for the year 2016; \$200,000 in fire damage for the month and \$202,500.00 in fire damage for the year

OLD BUSINESS

APPROVAL TO REMODEL POLICE OFFICE

Gary Risch stated the police would like to remodel their office. We received three bids; Mark Bagdon - \$6,600, Maselli Contracting- \$4,900, and Demharter Construction - \$5,500. The low bidder is Maselli Contracting. They are all local people.

On motion of Gary Risch, seconded by Matt Sweeny, to approve remodeling the police office and awarding the contract to Maselli Contracting for \$4,900. Motion Carried. Un. Approval.

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RESOLUTION #2017-5 – ADOPTED

Atty. Lutz stated in December we approved a lot line revision for Roger Ohl. The plan was recorded. I prepared a Resolution that you will need to adopt.

On motion of Gary Risch, seconded by Matt Sweeny, to adopt Resolution #2017-5. Motion Carried. Un. Approval.

NEW BUSINESS

JOHN HAVEN AND KEN HOWARD TO ATTEND SPC, MS4 SEMINAR AT BETHEL PARK ON FEB. 14 AND APPROVAL TO PURCHASE COMPUTER FOR THE ROAD DEPT. AND HAVE THE PROGRAM SET UP

Ken Howard stated this is another training session regarding the MS4 Educational Seminar. We will be bringing back information. This morning we held Buffalo Township employee personnel training regarding MS4. It was well received by all of the road workers. There will be a public meeting on February 22 concerning the MS4 stormwater requirements.

Gary Risch stated the Road Department will need to keep records. I think we should either get them a laptop or tablet to put the information in themselves instead of writing it down and giving it to Janice. Let's talk to Jason, our computer person, to see what he thinks. He could hook a printer up to it and program in what they will need.

On motion of Gary Risch, seconded by Matt Sweeny, to buy a tablet and whatever they need and have Jason program it. Motion Carried. Un. Approval.

IS-0700 NATIONAL INCIDENT MGT. SYSTEM INFORMATIONAL PRESENTATION FOR NIMS/FEMA COURSE - February 23, 6:30 p.m. at Connoquenessing Volunteer Fire Department

APPROVAL TO APPLY FOR \$10,000 BUTLER COUNTY RECREATION GRANT

John Haven stated this Grant requires a \$2500 cash match from the township. The Grant would be used to create a primitive camping area along the Buffalo Creek, the Shuster Property located along the Trail. I called Gary Pinkerton today; we can apply for the Grant. It would be for the Boy Scouts, Girl Scouts to use. They are proposing three, three sided shelters, a cement slab for tents, fire rings, and one portable john for their meetings. Matt Sweeny stated they would need to keep that on the upper side of the Trail.

On motion of Matt Sweeny, seconded by Albert Roenigk, to approve applying for a \$10,000 Butler County Parks & Recreation Grant with a \$2500 cash match from the township. Motion Carried. Un. Approval.

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DISCUSSION – BUFFALO TOWNSHIP APPLYING FOR GROWING GREENER GRANT

John Haven stated this will be through the Butler County Conservation District. This Grant will be used to offset some of the costs the township will incur to bring the township buildings and area into compliance with MS4 State, County, and Local Stormwater Regulations.

Ken Howard stated the Butler County Conservation District has offered to help apply for this funding. They will come to our meeting on Feb. 22 to make a presentation regarding this. There is a good chance we will get this Grant if it goes through the Butler County Conservation District. John Haven stated he said if we do some in kind work that would get you an excellent chance at receiving this Grant. That might be a possibility.

APPOINTMENT OF BOB HENSEL TO BUFFALO TOWNSHIP PARKS AND RECREATION COMMITTEE

On motion of Ron Zampogna, seconded by Matt Sweeny, to appoint Bob Hensel to the Buffalo Township Parks and Recreation Committee. Motion Carried. Un. Approval.

OTHER BUSINESS

Gary Risch stated he saw on different websites that some municipalities sell vehicles and equipment before they aren't worth anything. He suggested putting an age or mileage limit on our vehicles. Ron Zampogna stated that is a good idea if we have adequate funds. John Haven stated we did have an Escrow Account. Lt. Tim Derringer stated he thought it was a good idea. Matt Sweeny stated police cars could be on mileage; anything else would be wear and tear. Ken Howard stated every township is different; it depends on the budget.

LAND DEVELOPMENT

SARVER'S MILL PRD PHASE 3B – SUBDIVISION/LAND DEVELOPMENT – APPROVED WITH CONTINGENCY

Bryan Metzler, PE, T3 Global Strategies, Inc. is presenting the Sarver's Mill PRD Phase 3B Subdivision/Land Development. Phase 3B is a total of 10 lots. Revisions were received on December 1 and December 20.

The township office has received Copy of Plan, Filing Fee, E & S Plan & Report, Stormwater Management Plan & Report, County Planning Commission comments (BCPC did not have any comments on this plan as per letter dated 8/19/16), Twp. Engineer comments (see faxes dated 9/7/16 & 12/7/16 and letters dated 1/4/17 & 2/8/17), and Twp. Planning Commission comments (favorable recommendation contingent on the Developer meeting the four conditions in the Bankson Engineers Letter dated 1/4/17 as per 1/4/17 meeting minutes).

Ken Howard stated they have submitted revised plans and have met the conditions in our letter. It would be our recommendation that you could approve this contingent on approval of their

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NPDES Permit from DEP. Bryan Metzler stated this is for 10 lots. We have addressed all of Bankson Engineer's comments. We are waiting for our NPDES Permit. It should be coming anytime soon.

On motion of Matt Sweeny, seconded by Albert Roenigk, to approve the Sarver's Mill PRD Phase 3B Subdivision/Land Development contingent on approval of the NPDES Permit. Motion Carried. Un. Approval.

Ken Howard stated Bob Bednar is here. There is a high drop off that doesn't have any fencing or safety installation. We asked Bob to look at that. The second issue is the pond construction in Phase I was never fenced. Bob Bednar from the Maritage Group stated Ken called last week about these issues. We are in agreement that the fence has to be around the pond. We will do that as soon as we are able to get down to the pond to install that. As far as the fence along the wall, we are in the process of looking at that right now with a landscaper. We called one call to see if there are any utilities there. Right now there is a guide rail along that wall. I took some pictures and he showed them to the Board. There is really no place to put a fence because of the height of the shrubs. You could put a fence behind the guiderail if there isn't a utility obstruction. We are talking with the landscaper this week. There are a number of options; we are willing to look at any option. He asked for any suggestions? Matt Sweeny stated it needs to be addressed. Bob Bednar stated this property has been deeded to the Homeowners Association; we are willing to work with them to make it safe. Ken Howard stated a cyclone fence at the top of the wall would make it the safest. John Haven stated I agree with that; there should be a fence there. Bob Bednar stated we will work with the landscaper and do the one call and find out what utilities are in there. Mike Ruefle is out of the country right now; he will be back this week. We don't have a copy of the first Phase of the construction drawings. We have spotty drawings here and there of the first Phase. We will meet with the landscaper next week and come back. Ron Zampogna stated that would be great.

THOMPSON PLAN OF LOTS NO. 2 SUBDIVISION – EKASTOWN ROAD – APPROVED

Frank L. and Leda M. Thompson are proposing a subdivision of their property located on Ekastown Road. The original proposal was approved on October 12, 2016. Items missing from the original proposal have been received, signed, and resubmitted to DEP. This was mailed on 1/26/17. Mr. & Mrs. Thompson are submitting this plan to be reapproved.

The township office has received Copy of updated Plan, Filing Fee, Butler County Planning Commission comments (BCPC did not have any comments on this Plan as per letter dated 9/13/16), Twp. Engineer comments (Upon a cursory review of the subject plan, we offer the following comments: Identify the right of way width of Ekastown Road, SR2009, Provide 25' right of way dedication along Ekastown Road, will all parcels have access to public water and sewer as per fax dated 10/5/16), Municipal Authority comments, Twp. Planning Commission comments (favorable recommendation contingent on DEP approval of Planning Module as per 2/1/17 meeting minutes), and Planning Module and (approval/exemption letter received 2/8/17).

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Ken Howard stated this was previously approved; they have met all of our comments and concerns. The 90 day time frame to record the plan has ended. They are asking for reapproval of a plan that had been previously approved. The DEP approval letter came in today.

On motion of Ron Zampogna, seconded by Matt Sweeny, to approve the Thompson Plan of Lots No. 2 Subdivision on Ekastown Road. Motion Carried. Un. Approval.

S. A. LITI – LOT LINE REVISION – SUNSET DRIVE – APPROVED

Sylvia A. Liti is proposing a lot line revision on her property located on Sunset Drive. Lot #1 will be a new total of 1.614 acres; Lot #2 will be a new total of 4.887 acres.

The township office has received Copy of Plan, Filing Fee, Twp. Engineer comments (Upon a cursory review of the subject lot line revision plan, we offer the following comments: It appears that Parcel 040-S2-AC is an existing non-conforming parcel with no road frontage, however combining said parcel with Parcel 040-S2-ACA will remedy said situation), Municipal Authority comments (The MABT has reviewed the above referenced plan and would like to make the following comments: The existing dwelling on the original parcel 040-SC-AC does not have public water or sewer and would not be required to tap in to either public water or sewer. Public water does exist within the vicinity of this lot revision. Public sewer does exist; however, the main line ends south of the middle of parcel 040-S2-YYA), and Twp. Planning Commission comments (favorable recommendation of the S. A. Liti Lot Line Revision as per 2/1/17 meeting minutes).

Ken Howard stated this is a simple lot line revision prepared by Stan Graff. They are actually remedying a situation. We can recommend that the plan be approved as presented. They have shown an easement to extend the sewer lateral.

On motion of Matt Sweeny, seconded by Albert Roenigk, to approve the S.A. Liti Lot line Revision on Sunset Drive. Motion Carried. Un. Approval.

B. PAVLINA PLAN – SUBDIVISION – PARKER ROAD – APPROVED WITH CONTINGENCY

Bradley R. & Kristen B. Pavlina are proposing a subdivision of Remnant Lot 13 of the C.O. Frampton Plan. Proposed Lot Number 15 will be a total of 13.630 acres. The revised Remnant Lot 13 will be 13.622 acres. The number of new lots created within any parent tract existing in separate ownership of the date of adoption of zoning amendments of December 8, 2004, shall not exceed the number in Table 401A. Separate ownership shall be determined according to the Butler County Assessment Office Lot and Block Records. Regardless of actual party of ownership, a property shall be regarded as existing in number. Subsequent or additional subdivisions of lots previously subdivided shall also be limited, based upon the original parcel size in separate ownership at the time of adoption. New lots or residual portion of parent tracts must meet minimum lot size standard for the district.

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The township office has received Copy of Plan, Filing Fee, Butler County Planning Commission comments (BCPC did not have any comments on this plan.), Township Engineer comments (Upon a cursory review of the subject subdivision plan we offer the following comments: confirm connections of all proposed dwellings to public water and sanitary sewer in conformance with Buffalo Township Municipal Authority and PA DEP Sewage Facilities Planning Module Requirements, this plan appears to create one new residential lot. The applicant shall comply with open space requirements or pay fee in lieu of, Municipal Authority comments (The MABT does have sanitary sewer and water service within the vicinity of the referenced plan), and Twp. Planning Commission comments (favorable recommendation contingent on DEP approval of the Planning Module Exemption as per 2/1/17 meeting minutes).

Ken Howard stated Stan Graff prepared this plan. Both lots have frontage on Parker Road and have access to sanitary sewer and water. It would be our recommendation that the plan be approved as presented contingent on getting the Planning Module approval and paying the fee in lieu of. Brad Pavlina stated I will be taking care of the fee in lieu of.

On motion of Gary Risch, seconded by Albert Roenigk, to approve the B. Pavlina Plan Subdivision on Parker Road contingent on DEP approval of the Planning Module and paying the fee in lieu of. Motion Carried. Un. Approval.

JOSEPH E. AND LINDA A. VAROS – CONDITIONAL USE – FLEMING ROAD (HOWES RUN ROAD SITE) – ADVERTISING APPROVED AND DATE SET FOR HEARING

Ken Howard stated they are proposing a Verizon Wireless Cell Tower. This requires a conditional use hearing. We have written a letter dated February 1 outlining items and requirements from Section 303 of the Zoning Ordinance dealing with a tower. Our recommendation is that you have a conditional use hearing if you so choose. They had representative from the tower company at the Planning Commission Meeting; they will be prepared to make a presentation.

On motion of Gary Risch, seconded by Ron Zampogna, to approve advertising and setting a date for Joseph E. and Linda A. Various request for a Conditional Use on Fleming Road for a cell tower. The Public Hearing will be held on March 8, 2017, at 7:15 p.m. Motion Carried. Un. Approval.

OTHER BUSINESS

Albert Roenigk stated Chris Ziegler couldn't be here tonight. The Boy Scouts are proposing a mini pavilion with a vending area. It would be a rest stop along the Trail. A member of the Buffalo Twp. Volunteer Fire Company stated an Eagle Scout would complete the project. There would be a three sided kiosk back by the gate off Sarver Road. An engineer will draw it. One side will be a bicycle repair, one side will have a bench or two, and the other side will have a vending machine. The electricity and monitoring cameras would be run from the Fire Department. The Eagle Scout will be applying for a Grant to pay for the materials for the structure. Roger Kelly stated they will need a building permit. The

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Representative from the Fire Department stated the Fire Dept. will own and maintain this; the proceeds from sales will be a fundraiser for the Fire Department. Atty. Lutz stated we are the landowner; we will have to approve this. Ken Howard stated you will have to make sure it is back far enough to not impede any future maintenance activity.

Jim Jackson asked why tonight's meeting wasn't in the paper? Janice Zubrin answered the paper called yesterday to confirm the meeting. Jim Jackson asked about building houses and not having steps to get out the back door? Roger Kelly answered I will have to ask our building inspector.

Vicki Hoffman asked how the Aubudon was getting public water and she couldn't get it? John Haven explained.

ADJOURNMENT was on motion of Gary Risch, seconded by Matt Sweeny, at 8:35 p.m. Motion Carried.
Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY