

BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – DECEMBER 8, 2021

AND

ADOPTION OF THE 2022 BUFFALO TOWNSHIP BUDGET OF ALL FUNDS

The Regular Monthly Meeting of the Buffalo Township Board of Supervisors and Adoption of the 2022 Buffalo Township Budget of All Funds was held Wednesday, December 8, 2021 and convened at 7:30 pm. The Meeting was called to order by 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) Gary Risch attended the Planning Commission Meeting on Wednesday, Dec. 1.
- b) The Board of Supervisors met with their Solicitor in the Township Building for an Executive Session regarding personnel matters on Wed. Dec. 8.

APPROVAL OF THE MINUTES of the November 10, 2021, Regular Monthly Meeting of the Buffalo Township Board of Supervisors, as recorded, was on motion of Matt Sweeny, seconded by Michael Oehling. Motion Carried. Un. Approval.

ACCEPTANCE OF THE TREASURER’S REPORT for November 1-30, 2021 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 Gary Risch, seconded by Albert Roenigk to pay the monthly bills. Motion Carried. Un. Approval.

BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – DECEMBER 8, 2021

AND

ADOPTION OF THE 2022 BUFFALO TOWNSHIP BUDGET OF ALL FUNDS

PROPOSED 2022 BUFFALO TOWNSHIP BUDGET OF ALL FUNDS

Chairman Ron Zampogna asked for questions, comments, or suggestions from the residents present regarding the Supervisors' Line-Item Allocations and/or the Total Township Budget. The Budget has been posted in the Township Building. There were no questions or comments from the public attending the meeting.

RESOLUTION #2021-15 BUFFALO TOWNSHIP BUDGET OF ALL FUNDS - ADOPTED

On motion of Michael Oehling seconded by Matt Sweeny, to adopt Resolution #2020-15 Buffalo Township Budget of All Funds. Motion Carried. Un. Approval.

ADOPTION OF TAX RESOLUTION #2021-16 - ADOPTED

On motion of Albert Roenigk, seconded by Matt Sweeny, to adopt Resolution #2021-16, which establishes the 2022 Tax Rate, as follows: ½% Earned Income Tax, ½% Real Estate Transfer Tax, \$47 Local Services Tax, \$10 Per Capita Tax (all persons 18 years of age and older, and Buffalo Twp. Real Estate Tax – 6.0 ML. Motion Carried. Un. Approval.

REPORTS

(1) THE ELECTED TAX COLLECTOR'S REPORT (ROBYN FLEISHMAN):

- **NOVEMBER 2021:** Twp. Real Estate Tax is \$4,049.97, Per Capita @ Penalty is \$495.00, Tax Duplicate is \$0.00 Exonerations: 160

(2) THE APPOINTED TAX COLLECTOR'S REPORT (BERKHEIMER):

- **NOVEMBER 2021:** Earned Income Tax is \$166,468.03, Local Services Tax is \$24,131.12

(3) THE APPOINTED TAX COLLECTOR'S REPORT (SHARPS):

- **NOVEMBER 2021:** Twp. share: \$471.87

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

- **NOVEMBER 2021:** \$0.00

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

- **NOVEMBER 2021:** 8 Permits Issued, 1 Single Family Residences, 1 Solar Panel, 4 Porch/Decks/Roof, 1 Cell Phone Tower, 1 Grading Permits, Building Permit Fee: \$1,443.15, Mileage: 100 Grading Permit Fee: \$100.00, Lot Development Fund: \$1,500.00

(6) THE DISTRICT JUSTICE'S REPORT:

- **NOVEMBER 2021** Ordinance & Statute Violations \$0.00, Code Violations \$0.00

(7) BUFFALO TWP. POLICE REPORT

- **NOVEMBER 2021:** Total calls 124
-

BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – DECEMBER 8, 2021

AND

ADOPTION OF THE 2022 BUFFALO TOWNSHIP BUDGET OF ALL FUNDS

OLD BUSINESS

REAPPROVAL OF THE GASIENSKI PLAN DUE TO DELAY IN SIGNING AND RECORDING - REAPPROVED

Atty. Farrington spoke with Graff Surveying and stated that the due to some issues the plan was not recorded in the 90 days that is allotted by the Township.

On a motion of Gary Risch, seconded by Albert Roenigk to reapprove as originally submitted the Gasienksi Plan for signing and recording. Motion Approved. Un. Approval.

MOTION TO ADOPT RESOLUTION #2021-14 FOR THE PAR-MAR LIQUOR LICENSE TRANSFER AT 698 EKASTOWN ROAD - ADOPTED

On a motion of Matt Sweeny, seconded by Gary Risch to adopt Resolution #2021-14 for the Par-Mar Liquor License Transfer at 698 Ekastown Road. Motion Approved. Un. Approval.

MOTION TO SET REGULAR MONTHLY MEETINGS - APPROVED

Motion to set Regular Monthly Meetings at 7:30 pm, the 2nd & 4th Wednesday of the month. The months of June, July, August, November & December will be the 2nd Wednesday only. The Reorganization Meeting will be Monday, January 3, 2022 at 7:00 pm with the Regular Monthly Meeting to immediately follow. This will be published in the December 31, 2021 Legal Ad portion of the Butler Eagle.

On a motion Matt Sweeny, seconded by Michael Oehling to set the 2022 Regular Monthly Meeting Schedule as listed above. Motion Carried. Un. Approval.

MOTION TO APPROVE REVISION FOR THE POLICE PENSION MINIMUM MUNICIPAL OBLIGATION (MMO) FOR 2022 – APPROVED

On a motion of Michael Oehling, seconded by Matt Sweeny to approve the revision for the Police Pension Minimum Municipal Obligation (MMO) for 2022. Motion Carried. Un. Approval.

MOTION TO ADOPT RESOLUTION #2021-17 FOR THE POLICE PENSION PLAN WAIVING EMPLOYEE CONTRIBUTION FOR THE YEAR 2022 -ADOPTED

On a motion of Michael Oehling, seconded by Matt Sweeny to adopt Resolution #2021-17 for the Police Pension Plan waiving Employee Contribution for the year 2020. Motion Carried. Un. Approval.

BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – DECEMBER 8, 2021

AND

ADOPTION OF THE 2022 BUFFALO TOWNSHIP BUDGET OF ALL FUNDS

LETTER FROM AMY TRULIK REQUESTING TO RENEW HER TERM ON THE PLANNING COMMISSION BOARD WHICH EXPIRES DECEMBER 31, 2021

Ron Zampogna stated that this will be on the Reorganization Meeting Agenda on January 3, 2022.

LETTER FROM CHRIS FOUST STATING THAT HE WILL NOT BE RENEWING HIS TERM ON THE PLANNING COMMISSION BOARD WHICH EXPIRES DECEMBER 31, 2021

The Board of Supervisors thanked Chris for his time on the Planning Commission Board and regretfully accepted his letter. Grant McConnell stated he will be missed. He was on the Board for 2 Terms.

LETTER OR REQUEST/RESUME FROM JOHN ZURISKO STATING HIS INTEREST IN BEING APPOINTED TO THE PLANNING COMMISSION BOARD TO TAKE THE PLACE OF CHRIS FOUST

Ron Zampogna stated that this will be taken into consideration and be on the Reorganization Meeting Agenda on January 3, 2022.

LETTER FROM MABT STATING THAT ROSEMARIE CIACCIO WILL NOT BE RENEWING HER TERM ON THE AUTHORITY BOARD WHICH EXPIRES DECEMBER 31, 2021

The Board of Supervisors thanked Rosemarie for her time on the Municipal Authority Board, wished her best and regretfully accepted her letter.

LETTER OF REQUEST/RESUME FROM RAY SMITH STATING HIS INTEREST IN BEING APPOINTED TO THE MUNICIPAL AUTHORITY BOARD TO TAKE THE PLACE OF ROSEMARIE CIACCIO

Ron Zampogna stated that this will be taken into consideration and be on the Reorganization Meeting Agenda on January 3, 2022.

VOLUNTEERS NEEDED BY DECEMBER 31, 2021 TO REPRESENT THE TOWNSHIP ON THE BUTLER COUNTY AREA OF TOWNSHIP OFFICIALS (BCATO) ADVISORY BOARD

Ron stated that Gary Risch represents the Township on the Butler County Association of Township Officials Advisory Board at this time and asked if anyone else on the Board would like to be added as well? No one answered. Ron asked Janice if she was good with that. Janice replied yes.

BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – DECEMBER 8, 2021

AND

ADOPTION OF THE 2022 BUFFALO TOWNSHIP BUDGET OF ALL FUNDS

ANNOUNCEMENT: II-XI WILL BE TESTING THEIR COMMUNITY EARLY WARNING SYSTEM ON FRIDAY, DECEMBER 17TH, 2021 AND SATURDAY, DECEMBER 18TH, 2021 AT NOON

MS4 – MUNICIPAL SEPARATE STORM SEWER SYSTEM – DISCUSSION, PUBLIC EDUCATION AND SOLICITATION OF PARTICIPATION BY BANKSON ENGINEERS

TJ Stephens with Bankson Engineers asked if everyone could please sign in on the sign attendance sheet in the back and to take a Comment Form to submit written comments, ask questions or volunteer to participate in the MS4. The Township is requesting input, participation in Buffalo Township's MS4 Program as well as reporting of illicit discharges if observed throughout the Township. At this time there are a couple pending MS4 Activities. At last month's meeting on November 10, 2021, if you remember Ken Howard presented the updated policies and procedures. Those materials are available here at the Township Building weekdays from 9:00 am to 4:00 pm and they are right up front here on this table for anyone to review in the meeting room. The materials are also on the homepage of the Township website at www.buffalotownship.com for review as well. As a reminder we opened a public comment period on these materials that lasts 30 days and that Public Comment Period will be ending on December 10, 2021. Ken also delivered the updated Policies and Procedures to the Buffalo Township Road Crew Personnel for their review, comment and inclusion in any future training activities moving forward. Future items that Bankson Engineers in currently working on behalf of the Township. We are working on updating the Township's Stormwater Facilities Inventory, as well as updating the Township's MS4 Mapping to include some additional observation points throughout the Township as well as adding privately owned stormwater management facilities to the mapping records. Ron stated that he will ask for a motion to close the Public Comment on the MS4 updates on December 10, 2021.

On a motion of Matt Sweeny, seconded by Michael Oehling to close the public comment period on December 10, 2021. Motion Carried. Un. Approval

LAND DEVELOPMENT

LAUREL HILLS PARTNERS, LP - LOT CONSOLIDATION PLAN

Gateway Engineers is submitting a proposed Lot Line Consolidation Plan for Laurel Hills Partners, LP who currently has an agreement on parcels 040-1F77-8B and 040-1F77-7A which are located on the south side of South Pike Road (SR 356) within the Township of Buffalo. These parcels are currently owned by John M. Allen, Jr. Family Trust and Gary L. Risch, Sr. Laurel Hills Partners, LP is purposing to combine the two forementioned parcels into one 29.3-acre parcel for development. In addition to combining the above-mentioned lots, there is a small piece of property on the north side and a small piece of property on the north corner of parcel 040-1F77-7A that is being transferred to the neighboring parcel owned by Anthony Donatelli.

The Township office has received the application, filing fee, copies of the plan, Butler County Planning Commission Comment letter received 11/3/21; Municipal Authority Comment letter received

BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – DECEMBER 8, 2021

AND

ADOPTION OF THE 2022 BUFFALO TOWNSHIP BUDGET OF ALL FUNDS

10/26/21; Public water and sewage are available. Construction plans for water and sewage will need submitted to the Authority for review. Letter of availability has been written, The Municipal Authority of Buffalo Township currently provides public water and sewage within the vicinity of the proposed Laurel Hills Development and has the capacity to furnish these services.; Bankson Engineer Comment letter received 10/29/21; Buffalo Township Planning Commission Comments received 12/1/21; favorably recommended to move onto the Board of Supervisors for Preliminary Approval.

TJ Stephens with Bankson Engineers stated that we have received and reviewed the Subdivision Plan Application and at this time we would recommend that the Board consider granting Preliminary Approval of this Subdivision Plan. Atty. Farrington spoke and stated that he wanted to clarify one thing. I noticed that we used the term Subdivision and Lot Consolidation interchangeably but this is a true Lot Consolidation because it is 2 parcels plus a slight change to the Lot Lines. It is in nature a Lot Consolidation Plan.

On a motion of Michael Oehling, seconded by Matt Sweeny to approve the Laurel Hills Lot Consolidation Plan for Preliminary Approval contingent upon Bankson Engineers comment letter being satisfied. Motion Carried on a Roll Call Vote.

Roll Call Vote: Ron Zampogna – Yes Matt Sweeny – Yes Albert Roenigk – Yes
Gary Risch – Abstained Michael Oehling - Yes

LAUREL HILLS MULTI-FAMILY DEVELOPMENT PRELIMINARY/FINAL SITE PLAN

Gateway Engineers is submitting a proposed Preliminary Site Plan for the Laurel Hills Development for Laurel Hills Partners, LP located on the south side of South Pike Road on parcels 040-1F77-8B and 040-1F77-7A in Buffalo Township, Butler County in the B-1 (Business District) on 28.7 acres of land. This site will be a multifamily development and the Conditional Use approval was previously granted. The site currently consists of vacant land and remnants of previous structures. The site will consist of 98 residential units and a clubhouse which is designed as a condominium community and there will be a condominium, association that will manage the open space and amenities within the site. The site slopes generally to the south and toward South Pike Road. Stormwater runoff currently flows overland through the property which ultimately reaches Sarver Run and the stormwater will be managed via three proposed infiltration/stormwater management detention facilities. All units will be serviced by public water and public sanitary sewer systems owned and operated by Municipal Authority of Buffalo Township running along or within the property. There are no endangered species, mine subsidence area, oil or gas wells, or documented flood ways on the site.

The Township office has received the application, filing fee, copies of the plan, Traffic Impact Assessment received, Post Stormwater Management Report received, Butler County Planning Commission Comment letter not received as of 11/3/21; Municipal Authority Comment letter received 10/26/21; Public water and sewage are available. Construction plans for water and sewage will need

BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – DECEMBER 8, 2021

AND

ADOPTION OF THE 2022 BUFFALO TOWNSHIP BUDGET OF ALL FUNDS

submitted to the Authority for review. Letter of availability is attached; The Municipal Authority of Buffalo Township currently provides public water and sewage within the vicinity of the proposed Laurel Hills Development and has the capacity to furnish these services.; Bankson Engineer Comment letter received 10/29/21 & revised Comment letter received 12/1/21; Buffalo Township Planning Commission Comments received 12/1/21; favorably recommended to move onto the Board of Supervisors for Preliminary Approval.

TJ Stephens with Bankson Engineers stated that we have received and reviewed the Preliminary Submission and feel comfortable recommending Preliminary Approval contingent upon the Developer satisfying all of the comments in the Bankson Engineers letter from December 1, 2021 that was delivered to the Planning Commission. We did discuss a couple larger scale concerns with the Preliminary Plan and in the time since the Planning Commission Meeting the Developer' consultant has provided us with information to satisfy those concerns and at this time we feel comfortable going ahead and recommending Preliminary approval with the understanding that the Developer will come back to the Township at a later date to obtain final approval. Vicky Hoffman, Bear Creek Road asked where they are going to put the Traffic light? Ron stated that this plan does not call for one. Mike Ogin with Gateway Engineers stated that there is no warrant for a traffic signal in that area because there will be turning lanes at the entrance in both directions and there is no warrant for a traffic signal. Brett Schultz with Weaver Homes stated that it would be a dedicated left hand turning lane and will not affect or obstruct the flow of traffic. Atty. Farrington stated that that on the legal end of things if PennDOT says that there is no need for a traffic light then there is nothing that the Township can do because it is a State Road to force a Traffic Light. TJ Stephens stated as a condition of Final Approval we would make sure that PennDot would be satisfied with any improvements that the Developer would be making on the State Road and the Traffic Study would be deemed adequate in the eyes of PennDOT. Matt Sweeny stated that it if PennDOT feels we need a light then we will get a light. Mike Ogin stated that we have submitted our Traffic Impact Analysis to PennDOT and we are expecting approval here this week.

On a motion of Michael Oehling, seconded by Albert Roenigk to approve the Laurel Hills Multi-Family Plan for Preliminary Approval contingent upon satisfying Bankson Engineers comments. Motion Carried on a Roll Call Vote.

Roll Call Vote: Ron Zampogna – Yes Matt Sweeny – Yes Albert Roenigk – Yes
Gary Risch – Abstained Michael Oehling - Yes

TWIN OAKS PHASE 4A – FINAL SUBDIVISION PLAN

Gateway Engineers is submitting a proposed Subdivision Plan for the John M. Allen, Jr. Family Trust. Twin Oaks Development, LLC currently has a purchase agreement on Parcel 040-1F77-8BD which is located south of the previous phases of the Twin Oaks Development within the Township. Twin Oaks Development, LLC. is proposing to subdivide the 59.67 parcel into 3 lots. Two of these lots will be

BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – DECEMBER 8, 2021

AND

ADOPTION OF THE 2022 BUFFALO TOWNSHIP BUDGET OF ALL FUNDS

utilized for the development of Phases 4 & 5 of the Twin Oaks Development and the third lot will be conveyed to the Twin Oaks Homeowner Association for an existing stormwater facility.

The Township office has received the application, filing fee, copies of the plan, Butler County Planning Commission comment letter received 11/16/21; BCPC did not have any comments on this plan., Municipal Authority of Buffalo Township comment letter received 11/22/21; Bankson Engineer comment letter received 11/29/21. Buffalo Township Planning Commission Comments received 12/1/21; favorably recommended to move onto the Board of Supervisors for Final Approval.

TJ Stephens stated that they reviewed the submitted plan and feel that you can recommend final approval at this time.

On a motion of Michael Oehling, seconded by Albert Roenigk to approve the Twin Oaks Phase 4A Final Subdivision Plan. Motion Carried. Un. Approval.

TWIN OAKS PHASE 4 & 5 PRELIMINARY SITE PLAN/CONDITIONAL USE

Gateway Engineers is submitting a proposed Preliminary Site Plan for Twin Oaks Phase 4 & 5 which is located on the south side of South Pike Road (SR 356) on Parcel 040-1F77-8BD in Buffalo Township, Butler County in the R-1 (Single Family Residential District) on 59.67 acres of land. The site is being proposed as a Planned Residential Development with single family homes which is a Conditional Use in an R-1 Residential District and a Public Hearing will have to take place. The site is currently vacant and contains fields and wooded areas. The site will consist of 99 single family homes with all lot owners being part of a Homeowners Association that will manage the open space and amenities within the site. The site slopes generally to the south toward an unnamed tributary to Little Buffalo Creek and stormwater runoff currently flows overland through the property which ultimately reaches Little Buffalo Creek and stormwater will be managed via five proposed infiltration /stormwater management detention facilities. All lots will be serviced by public water and public sanitary sewer systems owned and operated by the Municipal Authority of Buffalo Township running along or within the property. There are no endangered species, mine subsidence area, oil or gas wells, or documented flood ways on the site.

The Township office has received the applications, filing fees, copies of the plan, Butler County Planning Commission comment letter received 11/17/21; BCPC did not have any comments on this plan., Municipal Authority of Buffalo Township comment letter received 1/22/21; Public water and sewage exist within the vicinity of this project. The Developer will need to submit construction plans to the Authority for review and approval and enter into an agreement with the Authority. Location of the connection to the existing public water supply will depend on if the loop from S.R. 356 through the proposed Laurel Hills Development and Oak Creek Farms Development has been established. Bankson Engineer comment letter received 11/29/21. Buffalo Township Planning Commission Comments

BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – DECEMBER 8, 2021

AND

ADOPTION OF THE 2022 BUFFALO TOWNSHIP BUDGET OF ALL FUNDS

received 12/1/21; favorably recommended to move onto the Board of Supervisors for Preliminary Approval and to advertise, set date and time for Conditional Use Public Hearing.

TJ Stephens stated that they reviewed the plan under the understanding that they are very preliminary at this time and there are things that are missing. We will recommend that the Board would consider granting Preliminary approval at this time for phases 4 & 4 contingent upon satisfying all of the comments that have been submitted to the Township. Basically, this preliminary approval action would help the Developer move on to the Conditional Use stage and they would have to come in front of the Board for a final time at a later date. So, at this time it would be our recommendation that Preliminary Approval could be granted. Jim Jackson, 150 Parker Road asked if the schools will be able to handle all these kids? You are talking about 200 extra houses, right. Ron Z. replied, I will tell you what is funny Mr. Jackson, before we started the regular monthly meeting, Mr. Sweeny and I were talking and he noted that there are less kids in the school district now than when we graduated. Matt stated and I graduated in 88. Mr. Jackson replied that is going to be a lot more now though if there is 200 more houses. Matt replied the family sizes are smaller now and more people are moving out of the Township and for some reason that is the trend. Mr. Jackson replied that is okay for the working people but not for me who isn't and the Hoffmans as well. Matt stated that the school taxes are always going up but the schools are servicing less kids than they used to be. Adam Thompson, 342 Monroe Road stated that he is in a neutral position not saying whether he is for or against Developments but is it a Board decision or a community decision whether a Development goes in. Atty. Farrington shared some information regarding how this happens and explained in length how this works. Adam asked if the school district is part of that factor? Atty. Farrington replied no and explained. Albert Roenigk stated that the Township has some kind of control if it needs rezoned. Our Ordinances are very strict. Adam asked if you are in Agricultural and you want to make your lot size smaller then that is when the Board would jump in. Matt Sweeny answered and referred to the Comprehensive Plan.

On a motion of Gary Risch, seconded by Albert Roenigk to grant Preliminary approval to the Twin Oaks Phase 4 & 5 contingent on comments in Bankson Engineers review letter being satisfied. Motion Carried. Un. Approval.

Atty. Farrington spoke and said that there is a second side to that vote regarding a Conditional Use Public Hearing. So, we would need to make a motion to schedule a Conditional Use Hearing contingent upon application. Mike Ogin stated that he submitted the application for the Conditional Use. Atty. Farrington told Mike that he will be submitting to Gateway an extension letter because the first meeting in January is the Reorganization Meeting and we can not have a Public Hearing prior to that. The Meeting will have to take place in February. Mike asked if they need to do another Conditional Use because the original Twin Oaks had a Conditional Use to be a PRD and if another one has to take place? We have changed the plans from the original plans. We are fine with having the hearing. TJ Stephens stated that he would have to look into that. Mike replied I just didn't know if it made a difference. Atty. Farrington stated that he would have to check as well.

BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – DECEMBER 8, 2021

AND

ADOPTION OF THE 2022 BUFFALO TOWNSHIP BUDGET OF ALL FUNDS

On a motion of Michael Oehling, seconded by Gary Risch to approve advertising of, setting date and time for a Conditional Use Hearing for the proposed Twin Oaks Phase 4 & 5 Planned Residential Development. Ron stated that he Public Hearing will be held at 7:15 pm on Wednesday, February 9, 2022. Motion Carried. Un. Approval.

MAYME BOWSER ESTATE PLAN – 342 MONROE ROAD -SUBDIVISION

Graff Surveying is submitting a proposed subdivision plan for the Mayme Bowser Estate. They are proposing a subdivision of a 73.795-acre parcel into two (2) lots as divided by Smith Road. The proposed parcel A will be 19.285 acres and proposed Parcel B will be 54.510 acres. They are requesting a non-building waiver for Parcel A to settle and estate.

The Township office has received the application, filing fee, copies of the plan, Butler County Planning Commission comment letter received 11/18/21; BCPC did not have any comments on this plan., DEP Request for Planning Waiver & Non-Building Declaration; Municipal Authority of Buffalo Township comment letter received 11/22/21; Public water and sewage do not exist within the vicinity of this property, Bankson Engineer comment letter received 11/29/21; SUBDIVISION: 213.D: Public Sites and Open Spaces: We recommend that the Applicant provide the fee-in-lieu-of land dedication prior to Final Approval of the Subdivision Plan Application. We recommend that Approval of the subject Subdivision Plan Application may be granted at this time, contingent upon satisfaction of all comments outlined above and the receipt of any/all applicable permits. DEP Request for Planning Waiver & Non-Building Declaration signed by Township Secretary 12/2/21. Buffalo Township Planning Commission Comments received 12/1/21; favorably recommended to move onto the Board of Supervisors. The applicant paid the Fee in Lieu of on December 9, 2021.

TJ Stephens stated that we reviewed the subdivision plan and feel that it ca be approved as is. Atty. Farrington stated that this has come up in the past with the Gasienski Plan, that it has to be recording within the 90 days.

On a motion of Michael Oehling, seconded by Gary Risch to approve the Mayme Bowser Estate Plan, 342 Monroe Road Subdivision Plan as presented. Motion Carried. Un. Approval.

REMARKS FROM THE FLOOR

Chris Zeigler, President of the Butler-Freeport Community Trail Council gave an update regarding the trail. On December 18th from 11-2 there will be an Open Caboose. The Caboose is decorated for Christmas. We will be selling our new Trail long sleeve t-shirts and sweatshirts in the Caboose. We are working on installing electric to the Pavilion and the Caboose. We need to fix an area by the Jones Farm where it gets soft and sandy every year. We are holding a last day hike at 2 pm on December 31st.

BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – DECEMBER 8, 2021

AND

ADOPTION OF THE 2022 BUFFALO TOWNSHIP BUDGET OF ALL FUNDS

Bob Fletcher, Road Master gave an update regarding the Township Road Dept. Everything is going well. We have an issue and I talked to Brian. We found out that there was an incident on the bridge along Coal Hollow Road a couple weeks ago. There is a damaged guiderail. We did find out that it is owned by the County. I spoke with Kevin Gray and he said that they will fix it. We put up horses so that people recognize that it is damaged. I don't think the structure is damaged but they will fix it. luckily it is not our bridge so we don't have to worry about it. Ken Howard came down with a structural guy and it could cost the Township a lot of money and talking with Kevin and Rodney, it is probably a \$50,000.00 savings to the township to have guiderails put up. Hopefully they will take care of both sides. There are 2 bridges on Coal Hollow Road and 1 on Grimm Road. They are the County's cross pipes. Gary Risch asked if he has the Road bids for this summer? Bob replied no, but there are quite a few.

Grant McConnell, Chairman of the Buffalo Township Planning Commission stated everything is good.

Ray Smith, 100 Overlook Court thanked the Board for taking him into consideration to be on the Municipal Authority Board. He also stated that he is on the HOA with Rick Wolf in the Village of Sarver's Mill. I was wondering what the final decision was regarding the issues in the plan? Atty. Farrington stated that the Township is extremely restricted regarding the trees along the road. The residents are ultimately responsible as well as the sidewalks. While the Township has the roads it is the responsibility of the homeowner's or HOA to take care of the trees and sidewalks. So, as your request for the Township to help I have to say unfortunately if we do that we would be doing that for everyone and that can not happen. This is the answer that I have to give as Township Solicitor and under Pennsylvania Law. Mr. Smith stated that the Township is the one that brought this to our attention. It was not the residents of this plan. Atty. Farrington stated that I am sure that the residents of the plan do not want to have one side of their trees cut off. Ray stated I can tell you right now that is correct. Also, some of our sidewalks are raising up as well. I think we have 14 residents that are willing to go together and get the trees cut down and the sidewalks repaired and 14 residents expressed interest so some of those trees will be taken down. So, the bottom line is that this is up to the residents. Atty. Farrington stated the residents and or the HOA, whatever it states in the agreement.

ADJOURNMENT was on a motion of Gary Risch, seconded by Michael Oehling at 8:25 pm.
Motion carried. Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY