

**BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – MARCH 9, 2022**

The Regular Monthly Meeting of the Buffalo Township Board of Supervisors was held Wednesday, March 9, 2022 and convened at 7:30 p.m. 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 III	Present
Matthew J. Sweeny	Present
Albert T. Roenigk	Present
Gary L. Risch Sr.	Present
Michael Oehling	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) Albert Roenigk and Gary Risch attended the Planning Commission Meeting Mar. 2.
- b) The Board of Supervisors met in the Township Building for an Executive Session with their Solicitor regarding personnel matters on Mar. 9.

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**APPROVAL OF THE MINUTES** of the February 9, 2022 Regular Monthly Meeting of the Buffalo Township Board of Supervisors, as recorded, was on motion of Matt Sweeny, seconded by Albert Roenigk. Motion Carried. Un. Approval.

**ACCEPTANCE OF THE TREASURER’S REPORT** for February 1-28, 2022 inclusive for audit, was on motion of Michael Oehling, seconded by Gary Risch. Motion Carried. Un. Approval.

**MONTHLY BILLS**

After reviewing 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.

**REPORTS**

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

- **FEBRUARY 2022:** Twp. Real Estate Tax is \$0.00, Per Capita @ Face is \$0.00  
Per Capita @ Penalty is \$0.00

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

- **FEBRUARY 2022:** Earned Income Tax is \$178,328.47, Local Services Tax is \$26,335.75

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

- **FEBRUARY 2022:** Twp. share: \$0.00

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

- **FEBRUARY 2022:** \$14,920.00

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

- **FEBRUARY 2022:** 13 Permits Issued, 4 Single Family Residences, 1 Residential Storage, 3 Porch/Decks/Roof, 4 Grading Permits, 1 Cell Tower Upgrade, Building Permit Fee: \$0.00, Mileage: 75, Grading Permit Fee: \$400.00, Buffalo Twp. Fees: \$5,795.92 Lot Development Fund: \$0.00

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

- **FEBRUARY 2022:** Ordinance & Statute Violations \$63.45, Code Violations \$65.56

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

- **FEBRUARY 2022:** Total calls 196

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**OLD BUSINESS**

**MOTION TO RESCHEDULE THE 298 SARVER ROAD ZONING CHANGE PUBLIC HEARING – APPROVED**

Atty. Farrington explained the need to reschedule the Public Hearing.

On a motion of Albert Roenigk, seconded by Michael Oehling to approve rescheduling and setting the date/time for the 298 Sarver Road Zoning Change Public Hearing to Wednesday, April 13, 2022 at 7:15 pm. Motion Carried. Un. Approval.

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**NEW BUSINESS**

**MOTION TO DESIGNATE MR. BRADLEY WALKER, BUSINESS MANAGER OF FREEPORT AREA SCHOOL DISTRICT, AS TOWNSHIP DELEGATE TO THE BUTLER COUNTY TAX COLLECTION COMMITTEE – APPROVED**

Atty. Farrington spoke regarding approving Mr. Bradley Walker as the Township Delegate to the Butler County Tax Collection Committee.

On a motion of Albert Roenigk, seconded by Michael Oehling to approve Mr. Bradley Walker, Business Manager of Freeport Area School District, as Township Delegate to the Butler County Tax Collection Committee. Motion Carried. Un. Approval.

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**MOTION TO PAY REGISTRATION FEES AND EXPENSES FOR THOSE OFFICIALS ATTENDING THE SPRING CONVENTION – APPROVED**

Janice L. Zubrin stated that she had not heard anything regarding the Spring Convention. Gary Risch who is on BCATO Board replied that it is going to be on or around May 12 but he will check to verify the date. Ron asked if any other Supervisors will be interested in attending. Gary stated that he will be attending.

On a motion of Michael Oehling, seconded by Matt Sweeny to approve paying registration fees and expenses for those officials attending the spring convention. Motion Carried. Un. Approval.

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**DISCUSSION REGARDING THE SPRING ROAD TOUR**

Ron Zampogna stated that they are going to do things differently this year and asked Bob Fletcher, Road Master to compile a list of roads that are in need of repairs and put it in the Supervisors mailboxes for review.

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**DISCUSSION BY MAX MAVROVIC REQUESTING THE TOWNSHIP TO ADOPT PRAIRIE COURT**

Ken Howard with Bankson Engineers introduced Max Mavrovic of 208 Prairie Court. Mr. Mavrovic is speaking on behalf of the residents of Prairie Court who would like to have their road adopted by the Township. Mr. Mavrovic gave a handout to the Board for their review. Ron stated that this was requested to be a private drive and not adopted by the Township. Matt Sweeny shared some information about the private street as well. Gary Risch stated that the roads were never inspected and were never made to meet Township specs. Atty. Farrington stated we need to check to see “whether it can be done” by the current Ordinance and that he would have to look into this further.

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**DISCUSSION REGARDING CROSS CONNECTION ROADWAY THROUGH FNB BANK TO BUFFALO PLAZA**

Ken Howard spoke regarding the cross-connection between Buffalo Plaza and FNB Bank. He shared that the developer is on board as well as FNB Bank. Ron Zampogna stated that an onsite meeting between the developer/owners and the Supervisors would be a good idea and asked Ken to set this up.

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**DISCUSSION REGARDING MERGING FRIENDS OF BUFFALO TOWNSHIP AND PARKS & RECREATION COMMITTEE - APPROVED**

Ron Zampogna stated that the Township has two entities in existence which basically do the same thing and we feel for the betterment of the Township that merging them together would be beneficial. Friends of Buffalo Township has been in existence for 7-8 years and has a 501C3 and the Parks & Recreation Committee has been in existence for 10 years. They both have public and community events. Michael Oehling stated that this make sense. We would have a better relationship with the Audubon Society and the Trail Committee. Barb Panza, 110 Kimberly Drive asked if the merge would affect the 501C3? Ron Zampogna answered no and stated that we are hoping this merge will help with the planning of events for the community and raising money for the Township. Atty. Farrington stated that the Friends of Buffalo Township with having the 501C3 is more flexible. Ron asked if there are any comments/questions. No one replied.

On a motion of Michael Oehling, seconded by Albert Roenigk under the 501C3 to merge Friends of Buffalo Township and Parks & Recreation Committee. Motion Carried. Un. Approval.

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**MOTION TO ADOPT RESOLUTION #2022-10 REGARDING BUTLER COUNTY 2021 MITIGATION HAZARD PLAN - ADOPTED**

Atty. Farrington spoke regarding the Butler County 2021 Mitigation Hazard Plan and shared some insight as to what it is about.

On a motion of Matt Sweeny, seconded by Albert Roenigk to adopt Resolution #2022-10 regarding the Butler County 2021 Mitigation Hazard Plan. Motion Carried. Un. Approval.

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

Ken Howard with Bankson Engineers spoke and gave an update regarding MS4. A sign in sheet was filled out by all in attendance. A brochure “Southwestern Pennsylvania’s Homeowners Guide to Stormwater” was handed out to all in attendance. Karen Stein with the Audubon Society stated that MS4 is one of their programs at the Buffalo Creek Nature Park and they will be happy to help in any way they can. The brochure can be picked up in the Lobby of the Township Building.

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**LAND DEVELOPMENT**

**ZONE ONE REALTY LLC, – LOT LINE CONSOLIDATION PLAN**

Jones Consultants, LLC is proposing a Lot Line Consolidation Plan for Zone One Realty, LLC. along Ekastown Road. The purpose of this plan is to consolidate 5 existing tax parcels into 1 tax parcel. The property lines east of Ekastown Road and west of Parker Road, location Old Landfill Property.

The Township office is in receipt of the application, filing fee, plans, Butler County Planning Commission comment letter received February 8, 2022, Municipal Authority of Buffalo Township comment letter received February 14, 2022, Bankson Engineers comment letter received February 28, 2022, Planning Commission comments received March 2, 2022.

Ken Howard with Bankson Engineers stated that this is the consolidation of all lots and that this plan can be approved as presented. David Rice owner of the property was in attendance and stated that he is consolidating the plan for tax purposes and will eventually use the property for Agricultural purposes as well.

On a motion by Gary Risch, seconded by Albert Roenigk to approve the Zone One Realty, LLC. Lot Line Consolidation Plan. Motion Carried. Un. Approval.

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**ROENIGK FAMILY TRUST PLAN - SUBDIVISION**

Graff Surveying, LLC. is proposing a Subdivision Plan for Roenigk Family Trust at 760 Ekastown Road, Sarver, PA. The plan is to subdivide a 58.36-acre property into 3 lots. Lot 1 is 5.014 acres and has an existing dwelling. Lot 2 will be 26.546 acres and they will be requesting a non-building waiver for agricultural use & Lot 3 will be 26.82 acres and they will be requesting a waiver for agricultural use also. Both lots are to be non-buildable lots.

The Township office is in receipt of the application, filing fee, plans, Butler County Planning Commission comment letter received February 17, 2022, Municipal Authority of Buffalo Township comment letter received February 17, 2022, Bankson Engineers comment letter received February 28, 2022; Planning Commission comments received March 2, 2022. Fee in Lieu of has been paid by the Roenigk Family Trust on March 8, 2022. Revised plan received March 9, 2022.

Ken Howard with Bankson Engineers spoke regarding the Subdivision Plan and stated that it can be approved as presented with the Township granting a modification of undue hardship created by the pond and not by the landowner.

On a motion by Gary Risch, seconded by Michael Oehling to approve the Roenigk Family Trust Plan Subdivision with the modification request. Motion Carried. Approval on a Roll Call Vote.

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**ROLL CALL VOTE:**      Ron Zampogna - yes      Matt Sweeny – yes      Albert Roenigk – abstain  
                                 Gary Risch – yes                      Michael Oehling – yes

Albert Roenigk, Supervisor is one of the Roenigk Family Trust Plan Trustees and was unable to vote.

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Chris Zeigler, President of the Butler-Freeport Trail Council gave an update regarding the trail. They are planning a pollinator garden from the south side of the Freeport Bridge to underneath the 356 end of the Bridge. They will be using varieties that are short in height and after the next couple years, it will no longer need mowed. They filed for a Grant through the Butler County Tourism & Convention Bureau for a sign in Butler. If awarded the sign will be four feet tall and spell the word Butler making a cool photo spot. They are hoping to work with Freeport for a sign as well.

Ron Zampogna stated that he received a call from a Developer thanking Bob Fletcher and the Road Dept. for their help and he wanted to make sure that Bob was aware.

Bob Fletcher, Township Road Master gave an update regarding the Road Department.

Grant McConnell, Chairman of the Planning Commission gave an update regarding the Planning Commission.

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**REMARKS FROM THE FLOOR:**

Marsha Zahumenski, 122 Crestwood Drive gave the Supervisors a handout regarding an Ordinance she would like them to consider adopting regarding “Animal Defecation on Public and Private Property as well as an Ordinance regarding the “Disposal of Animal Feces”. She stated people in the plan are letting their pets defecate where ever they want and not cleaning up after them and that the Police and Dog Officer were involved regarding this ongoing issue in the older section of the Woodbury Estates Plan. Chief Derringer spoke and shared that it is a public road and unless they are caught on private property there would be nothing that could be done. Atty. Farrington stated that the “Disposal of Animal Feces” could be added into “Property Maintenance Code”, they could possibly be fined but there would have to be proof and that the Animal Defecation Ordinance would be hard to uphold because this is an Agricultural Area with farm animals. Ms. Zahumenski also stated that people are tossing the bagged feces into the woods and creek along the road as well. Bob Fletcher stated that residents are putting cat litter and dog feces down the Stormwater Basins too.

George Helfrich a Township resident since 2004 living at 200 Bear Creek Road stated that there was an incident today regarding a semi-truck with trailer coming from Grimm Road onto Bear Creek Road which took out his and his neighbors mailboxes. Mr. Helfrich gave the Supervisors his phone which had photographs of the damage on it. He stated that this is the second time in 2 months that his mailbox has been hit. Chief Derringer made the Board of Supervisors aware that these trucks are traveling this route because there is a bridge out on Sarver Road and this is a detour.

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Ed Velez, 101 N. Pike Road asked if he could put an Ice-cream/Hoagie Shop on this site. It is Zoned Commercial already. He was advised to get everything together and to bring this in front of the Planning Commission the first Wednesday in April. There was a comment regarding parking and Mr. Velez stated that he is trying to purchase the property next to him that belongs to Ekas' Automotive for more parking.

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**ADJOURNMENT** was on motion of Gary Risch, seconded by Michael Oehling, at 8:50 p.m. Motion Carried. Un. Approval.

**APPROVED:**

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**CHAIRMAN**

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**SECRETARY/TREASURER**