

**BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – APRIL 13, 2022**

The Regular Monthly Meeting of the Buffalo Township Board of Supervisors was held Wednesday, April 13, 2022 and convened at 7:30 p.m. The Meeting was called to order by the Vice-Chairman, Matt Sweeny. This Meeting is being recorded, if anyone is taping this Meeting, please state your name and address.

**ROLL CALL**

|                   |                  |
|-------------------|------------------|
| Ron Zampogna III  | Absent - Emailed |
| 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) The Board of Supervisors met in the Township Building for an Executive Session with their Solicitor regarding personnel matters on Apr. 13.

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

**ACCEPTANCE OF THE TREASURER’S REPORT** for March 1-31, 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 Michael Oehling, seconded by Gary Risch, to pay the monthly bills. Motion Carried. Un. Approval.

**REPORTS**

- (1) THE ELECTED TAX COLLECTOR’S REPORT (ROBYN FLEISHMAN):**
  - **MARCH 2022:** Twp. Real Estate Tax is \$119,224.43, Per Capita @ discount is \$13,205.60  
Per Capita @ Penalty is \$65.00
- (2) THE APPOINTED TAX COLLECTOR’S REPORT (BERKHEIMER):**
  - **MARCH 2022:** Earned Income Tax is \$148,238.97, Local Services Tax is \$298.57
- (3) THE APPOINTED TAX COLLECTOR’S REPORT (SHARPS):**
  - **MARCH 2022:** Twp. share: \$50.00
- (4) WEEKLY STAMP SALES (DEED TRANSFER’S):**
  - **MARCH 2022:** \$31,860.67

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

- **MARCH 2022:** 13 Permits Issued, 4 Single Family Residences, 1 Residential Storage, 3 Porch/Decks/Roof, 1 Pool, 4 Grading Permits, Building Permit Fee: \$5,100.22, Mileage: 100, Grading Permit Fee: \$400.00, Lot Development Fund: \$0.00

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

- **MARCH 2022:** Ordinance & Statute Violations \$275.68, Code Violations \$252.50

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

- **MARCH 2022:** Total calls 285

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**OLD BUSINESS**

**MOTION TO ADOPT AMENDMENT #7 TO ZONING ORDINANCE #135 - ADOPTED**

On a motion of Gary Risch, seconded by Michael Oehling to adopt Amendment #7 to Zoning Ordinance #135 regarding 298 Sarver Road Zoning Change from B-1 to B-2. Motion Carried. Un. Approval.

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**NEW BUSINESS**

**MOTION TO APPROVE EXCESS MAINTENANCE AGREEMENT WITH PENNENERGY – APPROVED**

On a motion of Gary Risch, seconded by Michael Oehling to approve Excess Maintenance Agreement with PennEnergy. Motion Carried. Un. Approval.

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**MOTION TO ADOPT RESOLUTION #2022-11 PENNENERGY EXCESS MAINTENANCE AGREEMENT – ADOPTED**

On a motion of Michael Oehling, seconded by Gary Risch to adopt Resolution #2022-11 PennEnergy Excess Maintenance Agreement. They will be submitting a Bond to the Township. Motion Carried. Un. Approval.

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**MOTION TO ADVERTISE ROAD BIDS FOR ROAD REPAIRS BY SUBCONTRACTORS – APPROVED**

Bob Fletcher, Road Master submitted a list of Township Roads that are in need of repair to the Board of Supervisor.

On a motion of Gary Risch, seconded by Albert Roenigk to approve Advertising Road Bids for Road Repairs by Subcontractors. Motion Carried. Un. Approval.

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**MOTION TO APPROVE ADVERTISING AND SETTING DATE/TIME FOR PAR-MAR INTER-MUNICIPAL LIQUOR LICENSE PUBLIC HEARING – APPROVED**

Atty. Brian Farrington stated that Par Mar did get approved for a Liquor License several months back but unfortunately, the sell fell through and now they are reapplying for another one.

On a motion of Albert Roenigk, seconded by Michael Oehling to approve Advertising and setting date for Par-Mar Inter-Municipal Liquor License Public Hearing tentatively for Wednesday, May 11, 2022 at 7:15 pm. Motion Carried. Un. Approval.

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**MOTION TO SEND LETTER OF SUPPORT FOR ARMSTRONG TRAILS GRANT FUNDING – APPROVED**

On a motion of Albert Roenigk, seconded by Gary Risch to approve sending letter of support for Armstrong Trails Grant Funding. Motion Carried. Un. Approval.

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**DISCUSSION & RATIFICATION OF TEAMSTERS UNION CONTRACT - RATIFIED**

Atty. Brian Farrington stated that this contract will be effective from January 1, 2022 through December 31, 2026.

On a motion of Albert Roenigk, seconded by Gary Risch to ratify the Teamsters Union Contract. Motion Carried. Un. Approval.

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**ANNOUNCEMENTS:**

**UPDATE FROM THE SOUTH BUTLER COMMUNITY LIBRARY BY MR. BOBBY MARION**

Atty. Brian Farrington gave the update regarding the South Butler Community Library on Mr. Marion's behalf and shared the Fundraiser called "Tee Off "fore" the Library" that will be held on Friday, April 22, 2022 and Saturday, April 23, 2022. It will consist of their first ever, professionally designed 18-hole Mini Golf Course inside the Library. There will be flyers in the lobby of the Township Building if anyone is interested in participating or sponsoring as well as posted on the Township Website.

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**MS4 STORMWATER PROGRAM UPDATE**

Ken Howard with Bankson Engineers spoke and gave an update regarding MS4. A sign in sheet was filled out by all in attendance. Ken shared the updated stormwater map and stated that the revised one will be available in a couple weeks. He stated that the Pollutant Reduction Plan (PRP) has not been approved by the DEP yet. The Infrastructure Funding could be very helpful in funding some of these projects once approved by the DEP.

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## **BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – APRIL 13, 2022**

### **LAND DEVELOPMENT**

#### **TWIN OAKS PLAN OF LOTS PHASE 2 REVISED SUBDIVISION**

Lennon, Smith, Souleret Engineering is submitting a revised subdivision plan for John Allen and John Allen Jr. Family Trust. Twin Oaks is a Planned Residential Development (PRD) 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 residential units. Phase 2 was Granted Final Approval in 2019. It was found that there was an error in the acreage shown within the Parcel Data chart on the plan for Lots 217 through 239 as recorded in Page Book Volume 386 pages 33 and 34 in the Butler County Recorder of Deeds. The subdivision plan submitted with this application, known as the Twin Oaks Plan of Lots Phase 2 Revised, addressed this error and corrects the acreages as shown for Lots 217 through 239 within the development. Planning Commission comments rec'd 4/6/22; Favorably recommend onto the Board of Supervisors with details addressed and all comments from Bankson Engineers satisfied.

The Township Office has received the Fees, applications, and copies of the plan. Butler County Planning Commission comments received are on the BCPC Agenda for April 20, 2022 Meeting. Municipal Authority comments received 3/28/22; Bankson Engineer comments received 3/31/22. Planning Commission comments received 4/6/22. Lennon Smith Souleret Engineers response letter was received on April 11, 2022.

Ken Howard with Bankson Engineers stated that this plan can be approved as presented. All comments have been satisfied. John Wright with LSSE stated that this will go in front of the Butler County Planning Commission on April 20<sup>th</sup> for review.

On a motion of Michael Oehling, seconded by Albert Roenigk to approve as presented the Twin Oaks Plan of Lots Revised Subdivision. Motion Carried. Un. Approval.

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#### **JACK – PAR MAR – 298 SARVER ROAD & 698 EKASTOWN ROAD – LOT LINE CONSOLIDATION PLAN**

Liadis Engineering is submitting a plan for Ronald J. Jack and Par Mar Oil Company. The proposal is to consolidate the property at 298 Sarver Road with the property at 698 Ekastown Road. The existing house and garage on the property at 298 Sarver Road has been demolished. A New well is to be dug approximately 25 feet off the property line of 298 Sarver Road in front of where the double row tree buffer will be planted. There will be a New convenience store built along the location of the existing property line. The existing convenience store will be demolished after the new one is built. The existing gas canopy and gas islands will be updated.

The Township Office has received the Fees, applications, and copies of the plan. Butler County Planning Commission comments received 3/22/22; Municipal Authority comments received 3/28/22; Bankson Engineer comments received 4/4/22. Liadis Engineering response letter received by Bankson Engineers 4/12/22.

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Ken Howard with Bankson Engineers stated that they have received a response letter from Liadis Engineering and all comments have been satisfied and that he feels this plan can be approved as presented.

On a motion of Gary Risch, seconded by Albert Roenigk to approve as presented the Jack-Par Mar – 298 Sarver Road and 698 Ekastown Road Lot Line Consolidation Plan. Motion Carried. Un. Approval.

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**400 BUFFALO PLAZA DRIVE-THRU PLAN REVIEW**

Ken Howard with Bankson Engineers spoke regarding this review and feels everything is in accordance with the Township Ordinance and that there should be no problem with the proposal that Tony Pompeo has planned in putting a Starbucks on the southern corner of the former Kings Restaurant. Ken discussed the 2 possible connections between Buffalo Plaza and the FNB Bank. He stated that they had all met regarding this cross connection and that they had a preliminary discussion regarding this but he has not heard back from FNB Bank to date.

On a motion of Albert Roenigk, seconded by Michael Oehling to approve as presented the 400 Buffalo Plaza Drive-Thru Plan contingent upon both entities working together on the cross connection between Buffalo Plaza and FNB Bank. Motion Carried. Un. Approval.

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Chris Zeigler, President of the Butler-Freeport Trail Council gave an update regarding the trail.

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**REMARKS FROM THE FLOOR:**

State Representative, Marci Mustello was in attendance to introduce herself to the Board of Supervisors and all in attendance and shared some of the ideas and some information that she has for Buffalo Township and surrounding areas. She is here to help in every capacity as the State Representative. She also shared that on April 28<sup>th</sup>, 2022 she will be having an event. It is a Drive Thru Event at her location on Barrack’s Road in Butler, PA to get the paper work signed for the delaminating license plates that are plaguing so many residents. This way once the form is signed, the resident can mail it in and get their license plate replaced. The Board of Supervisors thanked Marci for taking the time to come to the meeting and wished her the best.

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**ADJOURNMENT** was on motion of Gary Risch, seconded by Michael Oehling, at 8:10 p.m. Motion Carried. Un. Approval.

**APPROVED:**

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**CHAIRMAN**

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**SECRETARY/TREASURER**