

BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – MAY 11, 2022

The Regular Monthly Meeting of the Buffalo Township Board of Supervisors was held Wednesday, May 11, 2022 and convened at 7:35 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.	Absent
Michael Oehling	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 met in the Township Building for an Executive Session with their Solicitor regarding personnel matters on May 11.

APPROVAL OF THE MINUTES of the April 13, 2022 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 April 1-30, 2022 inclusive for audit, was on motion of Albert Roenigk, seconded by Matt Sweeny. Motion Carried. Un. Approval.

MONTHLY BILLS

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

REPORTS

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

- **APRIL 2022:** Twp. Real Estate Tax is \$147,079.19, Per Capita @ discount is \$16,571.80
Per Capita @ Face is \$0.00, Per Capita @ Penalty is \$11.00

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

- **APRIL 2022:** Earned Income Tax is \$59,904.77, Local Services Tax is \$6,678.00

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

- **APRIL 2022:** Twp. share: \$50.00

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

- **APRIL 2022:** \$31,700.00

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

- **APRIL 2022:** 26 Permits Issued, 9 Single Family Residences, 1 Residential Garage, 1 Residential Storage, 6 Porch/Decks/Roof, 2 Signs, 7 Grading Permits, Building Permit Fee: \$9,929.20, Mileage: 100, Grading Permit Fee: \$525.00, Lot Development Fund: \$0.00

(6) THE DISTRICT JUSTICE’S REPORT:

- **APRIL 2022:** Ordinance & Statute Violations \$89.29, Code Violations \$115.91

(7) BUFFALO TWP. POLICE REPORT

- **APRIL 2022:** Total calls 200

OLD BUSINESS

DISCUSSION REGARDING THE FLOODING ALONG CRESCENT HILL DRIVE

Ken Howard spoke regarding this as a request by Mr. Lewis Kish of Crescent Hill Drive. Mr. Kish’s house keeps getting flooded when there are large rainfalls. Ken and Ouch both formally met with Mr. Kish at his property regarding this concern earlier this week. Ken suggested that the Township apply for Grant funding for a Low Volume Dirt & Gravel Road Grant through the Conservation District. Bob stated that he met with Ryan Harr of the Butler County Conservation District and Ken stated that he spoke with Ian Harrell at the Butler County Conservation District to see if they could get funding for this project. Ron Zampogna stated that we need to remedy this situation.

Bob stated that the Road Department will be installing a cross-pipe on Crescent Hill Drive this coming Monday, May 16th and asked Rhonda if she could type and print fliers to be handed out to the residents of Crescent Hill Drive to make them aware that the road will be closed between 9:00 am & 3:00 pm.

NEW BUSINESS

DISCUSSION/MOTION TO APPROVE PARCEL ASSUMPTIONS BY CHRIS REARICK, CONSULTANT

Atty. Farrington spoke regarding this item. Mr. Rearick has been working on this for the Township. It is regarding the Interim Impact Fee Resolution that the Township has adopted.

On a motion of Matt Sweeny, seconded by Albert Roenigk to approve Parcel Assumptions by Chris Rearick, Consultant. Motion Carried. Un. Approval.

DISCUSSION/MOTION TO FORGIVE & DISCHARGE LIENS FROM THE SARVER LIGHT FUND

Atty. Farrington spoke regarding this item. The Sarver Light Fund hasn’t been in existence for some time.

On a motion of Michael Oehling, seconded by Matt Sweeny to forgive & discharge liens from the Sarver Light Fund. Motion Carried. Un. Approval.

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RESOLUTION #2022-12 AUTHORIZING THE TOWNSHIPS OBLIGATION FOR BANKSON ENGINEERS TO CONDUCT DESIGN & PERMITTING IN THE BUTLER-FREEPORT COMMUNITY TRAIL STREAM BANK STABILIZATION PROJECT

Ron Zampogna spoke regarding this item. It was a Grant received through PennDOT in the amount of \$750,000.00 to be used for stream bank restoration of the Butler-Freeport Community Trail. The only thing that the Township will have to pay for is the Engineering Design & Permitting. Atty. Farrington stated that there will have to be two motions made. One to accept the Grant and the other to adopt the Resolution.

On a motion of Matt Sweeny, seconded by Michael Oehling to accept the Grant in the amount of \$750,000.00 from PennDOT. Motion Carried. Un. Approval.

On a motion of Michael Oehling, seconded by Matt Sweeny to adopt Resolution #2022-12 authorizing the Township’s obligation for Bankson Engineers to conduct Design & Permitting in the Butler-Freeport Community Trail Stream Bank Stabilization Project. Motion Carried. Un. Approval.

ANNOUNCEMENTS:

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. Minimum Control Measure #3 was discussed. Ken stated that coming up they will be doing field screening and inspecting outfall in the Township. There are 129 in total but we will be inspecting 50 or so to start with.

LAND DEVELOPMENT

TWIN OAKS PRD PHASE 4 – FINAL SITE PLAN - RESUBMISSION

Gateway Engineers is submitting a Final Site plan for Twin Oaks Development, LLC. The owner of the property is the John M. Allen, Jr. Family Trust. Twin Oaks Phase 4 is located on the south side of South Pike Road (SR 356) on Parcels 040-1F77-8AR1 in Buffalo Township, Butler County in the R-1 (Single Family Residential District) on 57.07 acres of land. This site is being proposed as a Planned Residential Development with single family homes. The site is currently vacant and contains fields and wooded areas. The site will consist of 51 single family homes with all lot owners being part of a homeowners association (HOA) that will manage the open space and amenities within the site. The site slopes generally slope to the south toward an unnamed tributary to Little Buffalo Creek. Stormwater runoff currently flows overland through the property which ultimately reaches Little Buffalo Creek and the 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 areas, oil or gas wells, or documented flood ways on the site. At this time, the applicant is requesting final approval and intends to record Phase 4 at this time. Gateway

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Engineers resubmitted revisions to plan as well as response to Bankson Engineers original comments on April 25, 2022.

The Township Office has received the Fees, applications, and copies of the plan. Butler County Planning Commission comments received 12/16/21; BCPC did not have any new comments on this plan. Municipal Authority comments received 3/28/22; Public water and sewage service 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. Please note that the details for water service connections and sewer service have been updated and is located on the Authority's website at www.buffalauthority.org. The Authority respectfully requests, that in accordance with the Township's Subdivision and Land Development Ordinance, the Planning Commission remind all Developers that easements and utility right of ways remain free of structures, trees, and shrubbery to preserve access for maintenance and prevent damage to underground utilities. Bankson Engineer comments received 5/4/22.

Ken Howard spoke regarding the plan and stated that they received the updated drawings late last evening around 7:30 which did not give them a lot of time to review it. There were still several items that were not satisfied and suggested that the plan be tabled until next month's meeting. Mike Ogin with Gateway Engineers emailed a letter prior to this evenings meeting requesting to table the Twin Oaks Phase 4 and Phase 5 Plans until Junes meeting.

On a motion of Matt Sweeny, seconded by Albert Roenigk to table the Twin Oaks Phase 4 Final Site Plan as requested by Gateway Engineers. Motion Carried. Un. Approval.

TWIN OAKS PRD PHASE 5 – FINAL SITE PLAN - RESUBMISSION

Gateway Engineers is submitting a Final Site plan for Twin Oaks Development, LLC. The owner of the property is the John M. Allen, Jr. Family Trust. Twin Oaks Phase 5 is located on the south side of South Pike Road (SR 356) on Parcels 040-1F77-8AR2 in Buffalo Township, Butler County in the R-1 (Single Family Residential District) on 57.07 acres of land. This site is being proposed as a Planned Residential Development with single family homes. The site is currently vacant and contains fields and wooded areas. The site will consist of 50 single family homes with all lot owners being part of a homeowners association (HOA) that will manage the open space and amenities within the site. The site slopes generally slope to the south toward and unnamed tributary to Little Buffalo Creek. Stormwater runoff currently flows overland through the property which ultimately reaches Little Buffalo Creek and the 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 areas, oil or gas wells, or documented flood ways on the site. Once Phase 4 is partially complete, the applicant is requesting to provide the Phase 5 Subdivision for signatures only.

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The Township Office has received the Fees, applications, and copies of the plan. Butler County Planning Commission comments received 12/16/21; BCPC did not have any new comments regarding this plan. Municipal Authority comments received 3/28/22; Public water and sewage service 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. Please note that the details for water service connections and sewer service have been updated and is located on the Authority’s website at www.buffaloauthority.org. The Authority respectfully requests, that in accordance with the Township’s Subdivision and Land Development Ordinance, the Planning Commission remind all Developers that easements and utility right of ways remain free of structures, trees, and shrubbery to preserve access for maintenance and prevent damage to underground utilities. Bankson Engineer comments received 4/5/22; Please see review comments for Twin Oaks Phase 5 above in Twin Oaks Phase 4 Final Site Plan.

The comments for Twin Oaks Phase 5 have all been addressed in the Twin Oaks Phase 4 discussion above. An email was received by Gateway Engineers requesting that these plans be tabled until the June meeting.

On a motion of Matt Sweeny, seconded by Michael Oehling to table the Twin Oaks Phase 5 Final Site Plan as requested by Gateway Engineers. Motion Carried. Un. Approval.

Chris Zeigler, President of the Butler-Freeport Trail Council was in attendance gave an update regarding the trail and thanked everyone for help in getting the Grant. Chris also thanked Bob for cleaning up the landslide at the Freeport end of the trail and stated he did an awesome job.

REMARKS FROM THE FLOOR:

Jim Jackson of Jackson Trail spoke in regards to the Twin Oaks PRD Plan retention pond and stated that it does not look like it is doing anything. It’s completely empty and stated that he drives through that plan and checks the pond often. Ken Howard explained how that retention pond works. Ron Zampogna asked Ken if he could take a look at it to make sure it is working properly.

Vicky Hoffman of Bear Creek Road spoke regarding a flooding issue along Bear Creek Road between her house and the Hemphill house. Joe Hoffman of the same address stated that the drainage ditch pipe has to be clogged somewhere in that area. Matt Sweeny asked Bob Fletcher if he could take a look at this. Bob replied yes and explained that a few years ago they put a pipe in that area and a homeowner in the area filled the ditch in but agreed that the drainage is bad along Bear Creek Road.

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ADJOURNMENT was on motion of Michael Oehling, seconded by Matt Sweeny, at 8:05 p.m. Motion Carried. Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY/TREASURER