

## **BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – JUNE 8, 2022**

The Regular Monthly Meeting of the Buffalo Township Board of Supervisors was held Wednesday, June 8, 2022 and convened at 7:33 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) The Board of Supervisors met in the Township Building for an Executive Session with their Solicitor regarding personnel matters on June 8.

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**APPROVAL OF THE MINUTES** of the May 11, 2022 Regular Monthly Meeting & May 25, 2022 Secondary 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 May 1-31, 2022 inclusive for audit, was on motion of Albert Roenigk, seconded by Michael Sweeny. Motion Carried. Un. Approval.

### **MONTHLY BILLS**

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

### **REPORTS**

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

- **MAY 2022:** Twp. Real Estate Tax is \$15,357.37, Per Capita @ discount is \$1,342.60  
Per Capita @ Face is \$750.00, Per Capita @ Penalty is \$0.00

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

- **MAY 2022:** Earned Income Tax is \$173,991.14, Local Services Tax is \$22,465.99

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

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

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

- **MAY 2022:** \$0.00

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

- **MAY 2022:** 38 Permits Issued, 13 Single Family Residences, 0 Residential Garage, 1 Residential Storage, 7 Porch/Decks/Roof, 3 Pools, 13 Grading Permits, Building Permit Fee: \$12,389.10, Mileage: 138, Grading Permit Fee: \$351.00, Lot Development Fund: \$1,000.00

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

- **MAY 2022:** Ordinance & Statute Violations \$0.00, Code Violations \$0.00

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

- **MAY 2022:** Total calls 294

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**OLD BUSINESS**

**REMOVE FROM TABLE THE 2022 ROAD BID ITEMS #1-#8**

On a motion of Matt Sweeny, seconded by Albert Roenigk to remove from table the 2022 Road Bid Items #1-#8. Motion Carried. Un. Approval.

**MOTION TO AWARD TOWNSHIP PAVING/FOG SEAL PROJECTS**

Rich Hill, Township Manager stated that we budgeted \$200,000.00 out of the Liquid Fuels Fund which was approved to be used at the last meeting. I recommend that we approve Item #1 and Item #2 be awarded to Russell Standard in the amount of \$109,825.75 for the Paving and Seal Coat of Edgewood Drive and portions of Coal Hollow and Cubbage Roads.

**ITEM #1:**

**41,060 S.Y. SINGLE ASPHALT SEAL COAT, IN PLACE, SRL-G**

Russel Standard	\$2.35 per S.Y.	\$96,491.00
Young Blood	\$2.20 per S.Y.	\$90,332.00
Midland	\$2.73 per S.Y.	\$112,093.80

**ITEM #2**

**17,793 S.Y. ASPHALT FOG SEAL FOR ASPHALT SEAL COATS**

Russel Standard	\$0.75 per S.Y.	\$13,344.75
Young Blood	\$1.20 per S.Y.	\$21,351.61
Midland	\$0.76 per S.Y.	\$13,522.68

On a motion of Albert Roenigk, seconded by Matt Sweeny to award Item #1 and Item #2 to Russell Standard as the lowest bidder at a bid price total of \$109,825.75 & to reject all bids of Items #3-#8 of the seal coat/surface treatment bids. Motion Carried. Un. Approval.

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**DISCUSSION REGARDING THE EXISTING PIPE ON CRESCENT HILL DRIVE AT THE LEWIS KISH PROPERTY**

Ken Howard with Bankson Engineers stated that they have conducted site visits and have reviewed the situation at Mr. Kish’s property and shared the summary of findings as stated in the review letter submitted to Mr. Kish and the Township on June 6, 2022 stating that at this time, a full-scale replacement of the culvert under Crescent Hill Drive is not recommended. As an alternative , the Township could investigate the possibility of installing wingwalls at the upstream end of the culvert to improve the flow characteristics at the pipe inlet and reduce erosion of the channel.

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**NEW BUSINESS**

**DISCUSSION/POSSIBLE MOTION REGARDING COMPREHENSIVE PLAN UPDATE AND ZONING UPDATE**

Atty. Farrington stated that he is recommending that Chris Rearick and his firm be hired to update the Comprehensive Plan, Zoning Ordinances as well as develop the Traffic Impact Fee Fund.

On a motion of Michael Oehling, seconded by Albert Roenigk to approve Chris Rearick and his firm to update the Comprehensive Plan and Zoning Ordinances as well as develop the Traffic Impact Fee Fund. Motion Carried. Un. Approval.

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**ANNOUNCEMENTS:**

**MS4 STORMWATER PROGRAM UPDATE**

Ken Howard with Bankson Engineers spoke and gave an update regarding the MS4 Stormwater Program. Over the past month, outfall field screening inspections have been performed on 109 outfalls or observation points. Field screening were also performed at stormwater basins located at the following sites: Chesterfield Estates Plan, Ridgeview Estates Plan, Buffalo Trails Pond at Shuster Drive, Twin Oaks Plan, Holbein, Inc. Route 356 newly developed sites, Sarver Dollar General, Oberg Industries Route 356 site, Oaks Plan, Freeport Middle School, Heritage Crossings, Sarver’s Mill, Audubon Nature Center. The stormwater system and MS4 outfall location map, Bankson Engineers, Inc. Drawing Number 5-701-43-1, is posted in the Township Building for the public to review and provide comments. The map was posted on April 13, 2022 at the public meeting. The will be available at all public meetings through July 13, 2022. The map will be updated after this review period. A site visit and evaluation based on field measurements was performed at the existing Township culvert under Crescent Hill Drive near the Lewis Kish homesite. Information was provided to the Township for two stormwater management links with request to post these links on the Township Website. A copy of notice is being provided from Daniele Rihel, Buffalo Creek Watershed Coordinator, Audubon Society of Western Pennsylvania, regarding the 2022 Buffalo Creek Watershed Festival. They are looking for partners and participants for the September 10, 2022 event. A sign in sheet was passed around to all in attendance and the public was asked if they had any questions or comments to share.

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**LAND DEVELOPMENT**

**ROSAK/WELLNER PLAN – 198 & 214 BEAR CREEK ROAD – LOT LINE REVISION**

Alpha Engineering is submitting a Lot Line Revision for Travis & Melanie Wellner. The proposed plan is situated along the westerly line of Bear Creek Road, Buffalo Township, Butler County, PA. The plan consists of two (2) existing lots. Lot A (owned by the Rosak Estate) and Lot B (owned by Travis & Melanie Wellner) of the Michelangeli Plan #4. It is the intent of this subdivision to divide Lot A and convey part of Lot A (30.42 acres) and combine with Lot B to form Lot 2. The remaining area of Lot A (3.12 acres) will be Lot 1 in the Rosak-Wellner Plan. There will not be any “new” lots created. This is a lot line revision plan.

The Township Office is in receipt of the application, filing fee, plans, Butler County Planning Commission comment letter received 5/11/22. Municipal Authority of Buffalo Township comment letter received 5/26/2022. Bankson Engineers comment letter received 5/23/22.

Ken Howard with Bankson Engineers stated that this plan has been reviewed and would recommend approval as presented. Travis Wellner was in attendance regarding this Lot Line Revision for any questions.

On a motion of Matt Sweeny, seconded by Albert Roenigk to approve the Rosak-Wellner Plan Lot Line Revision as presented. Motion Carried. Un. Approval.

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**TWIN OAKS DEVELOPMENT LLC – SUNSET DRIVE - ZONING CHANGE**

Twin Oaks Development LLC is proposing a Zoning change for property located along Sunset Drive which is 22.92 acres. Tax parcel number 040-S2-AB. The property is zoned M-2 Manufacturing and the current owners are Oberg Industries LLC. They are proposing the property be rezoned to R-1 Single Family Residential District.

The Township Office is in receipt of the petition, fee, map, name of residents within 300’, Butler County Planning Commission comments have not been received as of 6/3/22; Municipal Authority of Buffalo Township comments received 5/26/2022; Bankson Engineer comments received 5/25/2022.

Ken Howard with Bankson Engineer stated that they have received the proposed Zoning Change request and at this time the Board just needs to schedule a Public Hearing for the Zoning Change from M-1 to R-1. Mike Ogin with Gateway Engineers and Gary Herbert with Twin Oaks Development, LLC. were in attendance. Gary stated that he has a sales agreement with the property owners.

On a motion of Matt Sweeny, seconded by Albert Roenigk to set date and time for a Public Hearing to be on July 13, 2022 at 7:15 pm for Twin Oaks Development LLC. – Sunset Drive – Zoning Change from M-1 to R-1. Motion Carried. Un. Approval.

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## **BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – JUNE 8, 2022**

### **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 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; Municipal Authority comments received 3/28/22; Bankson Engineer comments received 5/4/22. Revised comments received from Bankson Engineers on 6/7/22; SUBDIVISION AND LAND DEVELOPMENT: 213: Public Sites and Open Spaces – We recommend that the Applicant demonstrate on the Plan Drawings where the public land dedication will occur or pay the fee-in-lieu-of such dedication prior to Final Approval. 303.11: On the Plan Drawings for Recording, Acorn Drive is shown to have an edge-of-roadway horizontal curve radius of 200 feet near station 3+50 which would indicate the minimum centerline road radius requirements of the Ordinance are not met. We recommend the Plans for Recording should be revised to show the proper horizontal curve radius of 225 feet. STORMWATER MANAGEMENT: 501.B.18: Principal Outlet Structures – The invert elevation shown on the drawings for the low-flow orifice in Basin 2 does not match the calculations. The Basin 4 outlet pipe slope shown on the profile drawings does not match the calculations. The Basin 5 outlet pipe elevation shown on the drawings does not match the calculations. We recommend these items be revised for consistency. 501.B.22.a: Please demonstrate the proposed 30-inch stream culverts maintain adequate capacity to convey the expected stream flows generated by the 25-year storm event. 501.B.22.d.5: The following catch basins do not meet the minimum depth requirements of 4.25 feet: CB# 24-2A, CB# 24-7, CB# 17-1, STMH# 8-3. 501.B.22.d.20: Please verify that the Rip Rap Apron for End wall 13-2 is appropriately sized, based on revisions to the Basin 4 outlet pipe slope. GENERAL COMMENTS: A request for modification of Subdivision and Land Development Ordinance Section 302.2 for excessive steep slopes disturbance has been received. The Board of Supervisors will review the modification request. Drawings/Application Materials as required by the Department during its review, for conformance with the Township's Ordinances. A final Land Development Plan drawing set and Post-Construction Stormwater Management Plan Narrative shall be submitted to the Township for review as part of the Grading Permit Application. We recommend that the Twin Oaks Phase 4 and 5 Subdivision and

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Land Development Plan Applications may be approved at this time, contingent upon the satisfaction of all comments outlined above.

Ken Howard read through the comment letter received 6/7/22 which is noted above. Mike Ogin with Gateway Engineers and Gary Herbert, Developer with Twin Oaks Development, LLC. was in attendance.

On a motion of Matt Sweeny, seconded by Albert Roenigk to approve the Twin Oaks Phase 4 Final Site Plan contingent upon satisfying all the comments in Bankson Engineers letter dated 6/7/22. Motion Carried. Un. Approval.

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**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.

The Township Office has received the Fees, applications, and copies of the plan. Butler County Planning Commission comments received 12/16/21; Municipal Authority comments received 3/28/22; Bankson Engineer comments received 5/4/22. Revised Bankson Engineer comments received 6/7/22.

The comments for Twin Oaks Phase 5 have all been addressed in the Twin Oaks Phase 4 discussion above.

On a motion of Matt Sweeny, seconded by Albert Roenigk to approve the Twin Oaks Phase 5 Final Site Plan contingent upon satisfying all the comments in Bankson Engineers letter dated 6/7/22. Motion Carried. Un. Approval.

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Chris Zeigler, President of the Butler-Freeport Trail Council was in attendance gave an update regarding the trail. They are working on electric in he caboose and at the pavilion in Cabot. They spent 3 weeks dragging the trail north of Bonnie Brook Road. Dragging and pulling the grass that has grown in areas out. Some sections were only 2 feet wide and now they are back to 10 feet wide. They raised a section in the Jones Road area that has been a problem for years with material separation and this repair has held up during the past heavy rain storms.

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**REMARKS FROM THE FLOOR**

Joe Corrigan, 102 Primrose Drive was in attendance regarding the possible cross connector between Kings and First National Bank. He said that he is very concerned regarding the flow of traffic that may use that through way instead of Route 356. Mr. Corrigan also stated that right now, no one really stops at the end of Ramble at Primrose. Ron Zampogna stated it will be better as an in and out access point than it is now since it has been made into an Ordinance and explained that he owns the building where the Auto Store and Dollar General are as well as the one where Dairy Queen is and when he was going through the approval stages that was one of the things that he had to make sure was part of his plan. The cross connection between the plazas. It is an Ordinance and has to be followed in fact it will keep the flow of traffic moving along route 356. At some point you will be able to get from Rambler Drive to Cole Road without having to travel onto route 356. Ken Howard stated that there are 3 options to this possible plan which are shown on the drawing and that they have not heard back from either of the parties regarding this. Atty. Farrington stated that we will have to wait until a formal submission comes in through the Township. Marilee Ehrman, Rambler Drive stated that she does not what the street to become a thoroughfare and stated that she was going to speak with the bank. Mrs. Polcznski stated that there is a no right turn sign at the bank. Ray Bilicki, Rambler Drive spoke but others were speaking at the same time. Ron Zampogna stated that these alleys are for Emergency Responders as well for them to get through as needed. Rich Rybicki, Primrose Drive asked what the environmental impact will be when the Starbucks goes in where the old Kings used to be with the drive-thru since he lives directly behind the building? Ron Zampogna stated that there is nothing definite yet.

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**ADJOURNMENT** was on motion of Matt Sweeny, seconded by Michael Oehling, at 8:30 p.m. Motion Carried. Un. Approval.

**APPROVED:**

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**CHAIRMAN**

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**SECRETARY/TREASURER**