

**BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – SEPTEMBER 14, 2022**

The Regular Monthly Meeting of the Buffalo Township Board of Supervisors was held Wednesday, September 14, 2022 and convened at 7:35 p.m. The Meeting was called to order by the Chairman, Ron Zampogna. Cub Scout Pack 557, “Arrow of the Light” Den from Sarver, PA performed the Flag Ceremony and lead in the pledge of allegiance. 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 September 14.

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**APPROVAL OF THE MINUTES** of the August 10, 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 August 1-31, 2022 inclusive for audit, was on motion of Michael Oehling, seconded by Matt Sweeny. Motion Carried. Un. Approval.

**MONTHLY BILLS**

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

**REPORTS**

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

- **AUGUST 2022:** Twp. Real Estate Tax is \$725.02, Per Capita @ discount is \$0.00  
Per Capita @ Face is \$0.00, Per Capita @ Penalty is \$165.00

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

- **AUGUST 2022:** Earned Income Tax is \$176,564.96, Local Services Tax is \$25,533.30

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

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

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

- **AUGUST 2022:** \$31,445.02

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

- **AUGUST 2022:** 19 Permits Issued, 2 Single Family Residences, 2 Residential Additions, 1 Commercial Bldg., 3 Porch/Decks/Roof, 1 Pools, 1 Residential Storage, 1 Residential Garage, 1 Sign, 1 Shed, 6 Grading Permits, Building Permit Fee: \$2,769.70, Mileage: 130, Grading Permit Fee: \$315.00, Lot Development Fund: \$0.00

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

- **AUGUST 2022:** Ordinance & Statute Violations \$57.38, Code Violations \$98.29

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

- **AUGUST 2022:** Total calls 242

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**OLD BUSINESS**

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**NEW BUSINESS**

**MOTION TO SET DATE AND TIME FOR BUFFALO TOWNSHIP’S TRICK OR TREAT**

On a motion of Michael Oehling, seconded by Matt Sweeny to set date and time for Buffalo Township’s Trick or Treat to be Monday, October 31<sup>st</sup>, 2022 from 6:00 pm to 8:00 pm. Motion Carried. Un. Approval.

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**MOTION TO APPROVE ADVERTISING AND SETTING DATE AND TIME FOR 2023 BUDGET WORKSHOP**

On a motion of Matt Sweeny, seconded by Albert Roenigk to advertise and set date and time for 2023 Budget Workshop to Sunday, October 9<sup>th</sup>, 2022 and if needed Sunday, November 6<sup>th</sup>, 2022 at 8:00 am. Motion Carried. Un. Approval.

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**EMPLOYEE PENSION PLANS FOR YEAR BEGINNING JANUARY 1, 2023**

On a motion of Gary Risch, seconded by Matt Sweeny to approve the Police Pension Plan Minimum Municipal Obligation Form at \$79,751.00 for year beginning January 1, 2023. Motion Carried. Un. Approval.

On a motion of Michael Oehling, seconded by Albert Roenigk to approve the non-uniformed Employees’ Pension Plan Minimum Municipal Obligation Form at \$80,645.00 for the year beginning January 1, 2023. Motion Carried. Un. Approval.

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**MOTION TO ADOPT RESOLUTION #2022-15 THE MULTIMODAL TRANSPORTATION FUND GRANT**

On a motion of Matt Sweeny, seconded by Gary Risch to adopt Resolution #2022-15 the Multimodal Transportation Fund Grant received by the Township in the amount of \$333,075.00 for the Harvey Road Slide Repair and Culvert Rehabilitation. Motion Carried. Un. Approval.

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## **BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – SEPTEMBER 14, 2022**

### **ANNOUNCEMENTS**

#### **MS4 STORMWATER PROGRAM UPDATE**

Ken Howard with Bankson Engineers spoke and gave an update regarding the MS4 Stormwater Program. Over the past month the following Stormwater Program Activities have occurred: DEP has issued the final NPDES MS4 Permit which became effective on September 1<sup>st</sup>, 2022. A copy is being placed on display in the Township meeting room today. The permit requires installation of the proposed Pollutant Reduction Plan Infrastructure by August 31<sup>st</sup>, 2027. Pollutant Reduction Plan easement acquisition is ongoing. The easement acquisition is ongoing. The easement has been obtained in the Oaks Plan Homeowners Association. The Butler County Municipal Infrastructure Program Grant Application was filed for Pollutant Reduction Plan infrastructure construction costs. The MS4 Annual Report is being prepared at this time and will be submitted by September 30<sup>th</sup>, 2022. Announcement of Audubon Society Stormwater Workshop to be held September 29<sup>th</sup>, 2022. The 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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#### **BUTLER-FREEPORT COMMUNITY TRAIL COUNCIL UPDATE**

Chris Zeigler, President of the Butler-Freeport Trail Council was in attendance gave an update regarding the trail. Chris thanked Ouch and Bob for getting the tractor out of a ditch. They purchased a new tractor for working on the trail for dragging and pushing over trees. Open Caboose and 30-year Celebration October 29<sup>th</sup>, 2022 in Cabot. The Caboose will be decorated for Halloween and treats will be given out. St. Luke's will be staining the Monroe Road bridge on October 8<sup>th</sup>, 2022. The Half Marathon will be on October 15<sup>th</sup>, 2022. Workday in Cabot is September 24<sup>th</sup>, 2022 at 10:00 am, meet at the Caboose. Looking at partnering with the Audubon on Pollinator projects. Looking into possibly getting some goats to get the knotweed under control.

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### **LAND DEVELOPMENT**

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

Liadis Engineering is resubmitting the Jack/Par-Mar Lot Line Consolidation Plan as requested by Bankson Engineers to relocate a cross access easement.

The Township office is in receipt of the Lot Line Application, filing fee, plan, Butler County Planning Commission comments, Municipal Authority comments and Bankson Engineer comments received 9/7/22; It appears as if the Consolidation Plan is adequate as presented.

Ken Howard spoke regarding the Lot Line Consolidation Plan. It appears as if the Consolidation Plan as adequate as presented. Dave Kalina with Liadis Engineering was in attendance.

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On a motion of Albert Roenigk, seconded by Matt Sweeny to approve the Jack/Par-Mar Revised Lot Consolidation Plan as presented. Motion Carried. Un. Approval.

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**PAR MAR STORE #58 - 698 EKASTOWN ROAD – REVISED SITE PLAN**

Liadis Engineering & Surveying, Inc. is purposing a Site Plan where the existing BP Gas Station is located at the Southwest corner of the intersection of Sarver Road and Ekastown Road. The proposed redevelopment of this site includes the construction of a new convenience store on the existing gas station property currently designated as 698 Ekastown Road. The current facility was constructed in 1997 and the existing convenience store no longer has the size or layout to properly accommodate the customers of the gas station or the convenience store. This is relatively a straight forward site design involving the construction of a new convenience store on the site followed by the demolition of the existing store. This allows the existing store and gas station to remain operational by constructing the new, expanded convenience store behind the existing building, allowing the existing store to stay operational for the majority of the construction. Following the completion of the new store the existing building shall be demolished.

The Township office has received the site plan application, narrative, filing fee, plans, Municipal Stormwater Management Plan, BC Conservation District E & S Approval, BC Planning Commission Comments received 8/18/22; BCPC did not have any comments on this plan, Municipal Authority Comments received 6/23/22, Bankson Engineer Comments received 7/1/22, Bankson Engineers revised comments received 8/15/22 and revised comments received 9/14/22; General Comments: The applicant is requesting a Waiver from the Zoning Ordinance Section 603.4.A.1 and wishes not to pave within the dedicated Cross-Access Easement, up to the adjoining property lines. The Board of Supervisors will consider the Modification Request. We recommend that the Land Development Plan Application for the Par Mar Store #58 Development may be approved at this time contingent upon satisfaction of all comments stated above.

Ken Howard with Bankson Engineers stated that we received the revised information today. They are requesting a Waiver and feels that the Township can support this. Dave Kalina with Liadis Engineering was in attendance. Steve Reckhart of Sarver Road stated that he lives right beside this store and wants to know what they are putting between his property and the new store. Dave Kalina stated that we will be putting in a 2-foot-high berm and on top of that will be 6-foot juniper trees and they will be in a double alternating row. Mr. Reckhart stated that he is also concerned about the appearance and who will take care of this so that the property does not look a mess. Dave stated that this is a new owner. He just took over the beginning of September and he is very meticulous. Mr. Reckhart asked if it would be possible that a fence be put in place also. Mr. Kalina stated that he feels that Mr. Ritton the new owner would approve and not have any issues with doing so.

On a motion of Gary Risch, seconded by Matt Sweeny to approve the Par Mar Store #58 Land Development Plan contingent upon satisfaction of all comments stated above. Motion Carried. Un. Approval.

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**WALDRON PLAN NO. 2 – REVISED SUBDIVISION/LOT LINE REVISION**

Graff Surveying, LLC is proposing a revised Subdivision and Lot Line Revision of 2 parcels. The Lot Line Revision is with Lot 2 conveying .010 acres of property to Lot 3 and Lot 3 conveying .116 acres of property to Lot 2. This makes the revised parcel to be subdivided at 12.067 acres. Revised Lot 3 will be 4.236 acres and proposed Lot 4 will be 7.831 acres and both have been tested for on lot septic systems for single family residential dwellings.

The Township office has received the Application, Filing fees, Fee in Lieu of, Plans, Butler County Planning Commission Comments, DEP Approval received 9/2/22. Municipal Authority Comments received. Bankson Engineer Comments received 8/19/22; Upon a cursory review of the revised subdivision plan, it appears that the revised plan could be approved as presented.

Ken Howard with Bankson Engineers stated that this Subdivision plan can be approved as presented. Steven Graff brought the new plan in with the requested change.

On a motion of Matt Sweeny, seconded by Albert Roenigk to approve the Waldron Plan No. 2 – Revised Subdivision/Lot Line Revision.. Motion Carried. Un. Approval.

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**REMARKS FROM THE FLOOR**

Lyle Shearer (Cub Scout from Pack 557), 419 Edgewood Drive asked why the Road Department doesn't come down to his house when the street is being plowed in the winter? You stop plowing at 415 Edgewood Drive. Bob Fletcher, Road Master stated it's a driveway, not part of the road. Jason Swanson, Cub Master residing at 419 Edgewood Drive stated that it's a lot to shovel. The Board stated that they would take a look at it. Cub Scout, Jenkins of 112 Boyd Drive asked how long it took to get where he is. Ron Zampogna explained and some of the other supervisors shared their stories as well. Another Cub Scout spoke and asked about the 6-8 for Trick or Treat. What did that mean? Ron Z. explained. Another Cub Scout asked what the biggest responsibility is running a township? Ron Z. stated the Police Department and explained and several other Supervisors commented.

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**ADJOURNMENT** was on motion of Gary Risch, seconded by Michael Oehling, at 8:25 p.m. Motion Carried. Un. Approval.

**APPROVED:**

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**CHAIRMAN**

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**SECRETARY/TREASURER**