

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

**AND**

**ADOPTION OF THE 2023 BUFFALO TOWNSHIP BUDGET OF ALL FUNDS**

The Regular Monthly Meeting of the Buffalo Township Board of Supervisors and Adoption of the 2023 Buffalo Township Budget of All Funds was held Wednesday, December 14, 2022 and convened at 7:30 pm. The Meeting was called to order by Chairman, Ron Zampogna. This Meeting is being recorded. If anyone is taping this Meeting, please state your name and address.

**Roll Call**

Ron Zampogna II	Present
Matthew J. Sweeny	Present
Albert T. Roenigk	Present
Gary L. Risch, Sr.	Present
Michael Oehling, Jr.	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 with their Solicitor in the Township Building regarding personnel matters on Wednesday, Nov. 16.
- b) The Board of Supervisors met with their Solicitor in the Township Building for an Executive Session regarding personnel matters on Wed. Dec. 14.

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**APPROVAL OF THE MINUTES** of the November 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 November 1-30, 2022 inclusive for audit, was on motion of Michael Oehling, seconded by Matt Sweeny. Motion Carried. Un. Approval.

**MONTHLY BILLS**

After reviewing the 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.

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**PROPOSED 2023 BUFFALO TOWNSHIP BUDGET OF ALL FUNDS**

Chairman Ron Zampogna asked for questions, comments, or suggestions from the residents present regarding the Supervisors' Line-Item Allocations and/or the Total Township Budget. The Budget has been posted in the Township Building since November 10, 2022. There were no questions or comments from the public attending the meeting.

**ADOPTION OF TAX RESOLUTION #2022-20**

7.5 ML – Buffalo Twp. Real Estate Tax. Gary Risch stated that it is about \$50.00 per year per household.

On motion of Gary Risch, seconded by Michael Oehling, to adopt Resolution #2022-19, which establishes the 2023 Tax Rate. Motion Carried. Un. Approval.

**RESOLUTION #2022-19 BUFFALO TOWNSHIP BUDGET OF ALL FUNDS**

On motion of Matt Sweeny, seconded by Michael Oehling, to adopt Resolution #2022-19 Buffalo Township Budget of All Funds. Motion Carried. Un. Approval.

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**REPORTS**

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

- **NOVEMBER 2022:** Twp. Real Estate Tax is \$4,723.73, Per Capita @ Penalty is \$605.00, Tax Duplicate is \$0.00 Exonerations: 000

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

- **NOVEMBER 2022:** Earned Income Tax is \$161,758.46, Local Services Tax is \$24,418.97

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

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

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

- **NOVEMBER 2022:** \$23,614.89

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

- **NOVEMBER 2022:** 0 Permits Issued, 0 Single Family Residences, 0 Solar Panel, 0 Porch/Decks/Roof, 0 Cell Phone Tower, 0 Grading Permits, Building Permit Fee: \$0.00, Mileage: 000  
Grading Permit Fee: \$0.00, Lot Development Fund: \$0.00

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

- **NOVEMBER 2022** Ordinance & Statute Violations \$74.85, Code Violations \$70.22

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

- **NOVEMBER 2022:** Total calls 214
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**OLD BUSINESS**

**DISCUSSION/POSSIBLE MOTION TO APPROVE TWIN OAKS PRD PHASE 2 & PHASE 3 BOND REDUCTION REQUESTS**

Atty. Farrington stated that this was denied at the last meeting due to a landscaping issue and he sent out a letter. The landscaping needed to be removed for the request to be approved. Ken Howard with Bankson Engineers stated that Phase 2 will be reduced by \$615,481.02 leaving a balance of \$101,922.70 and Phase 3 will be reduced by \$452,914.13 leaving a balance of \$30,085.00.

On a motion of Albert Roenigk, seconded by Michael Oehling to approve the Twin Oaks PRD Phase 2 & Phase 3 Bond Reduction requests. Motion Carried. Un. Approval.

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**NEW BUSINESS**

**MOTION TO SET REGULAR MONTHLY MEETINGS - APPROVED**

Motion to set Regular Monthly Meetings at 7:30 pm, the 2<sup>nd</sup> & 4<sup>th</sup> Wednesday of the month. The months of June, July, August, November & December will be the 2<sup>nd</sup> Wednesday only. The Reorganization Meeting will be Tuesday, January 3, 2023 at 7:00 pm with the Regular Monthly Meeting to immediately follow. This will be published in the December 31, 2022 Legal Ad portion of the Butler Eagle.

On a motion Matt Sweeny, seconded by Gary Risch to set the 2023 Regular Monthly Meeting Schedule as listed above. Motion Carried. Un. Approval.

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**MOTION TO ADOPT RESOLUTION #2022-21 REGARDING ACT 57 AMENDING THE TAX COLLECTION LAW**

Atty. Farrington stated that this is a resolution that has been passed by the State Legislature and is a State mandated Resolution.

On a motion of Michael Oehling, seconded by Albert Roenigk to adopt Resolution #2022-21 regarding Act 57. Motion Carried. Un. Approval.

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**MOTION TO ADOPT RESOLUTION #2022-22 REGARDING THE BUFFALO TOWNSHIP POLICE PENSION**

Rich Hill, Township Manager stated that Act 600 deals with the Police Pension. The Township waives the employees contribution to the Police Pension Plan. This is very well funded. So, the employees contribution is waived but the Township still contributes.

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On a motion of Michael Oehling, seconded by Gary Risch to adopt Resolution #2022-22 regarding the Buffalo Township Police Pension. Motion Carried. Un. Approval.

**MOTION TO APPOINT JOHN ZURISKO TO THE MUNICIPAL AUTHORITY BOARD TO FILL THE UNEXPIRED TERM OF PATRICK REITZ, WHO RESIGNED IN NOVEMBER. THE TERM WILL EXPIRE DECEMBER 31, 2024**

Ron Zampogna stated that Patrick Reitz resigned his position from the Board because he is moving and now there is a vacancy that needs to be filled. Atty. Farrington stated that the Township received 3 Letters of Interest from Barry Wolfe, John Zurisko and Richard A. Swartz.

On a motion of Gary Risch, seconded by Michael Oehling to appoint John Zurisko to the Municipal Authority Board to fill the unexpired term of Patrick Reitz, who resigned in November. The term will expire December 31, 2024. Motion Carried. Un. Approval.

**DISCUSSION/POSSIBLE MOTION TO APPROVE OAK CREEK FARM BOND REDUCTION REQUEST NUMBER 2**

On a motion of , seconded by to approve the Oak Creek Farm Bond Reduction request Number 2. Motion Carried. Un. Approval.

**LETTER OF RESIGNATION FROM RHONDA SUE SWARTZ**

On a motion of Gary Risch, seconded by Matt Sweeny to accept Rhonda's resignation letter. Motion carried. Un. Approval.

**AMENDMENT TO RESOLUTION #2022-23 REGARDING THE REVISED H2O GRANT APPLICATION TOWNSHIP CONTRIBUTION AMOUNT**

Ken Howard with Bankson Engineers spoke regarding this Grant and stated that the match amount was changed.

On a motion of , seconded by to adopt the Resolution #2022-23 regarding the revised H2O Grant Application Township Contribution amount. Motion Carried. Un. Approval.

**MS4 STORMWATER PROGRAM UPDATE**

Ken Howard with Bankson Engineers spoke and gave an update regarding the MS4 Stormwater Program. Ongoing Stormwater Program Activities as follows are: Pollutant Reduction Plan Infrastructure Design is being prepared for the Buffalo Trails Pond C Retrofit. The field survey of Pond C has been performed. Pollutant Reduction Plan easement acquisition is ongoing. Audubon Society of Western

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Pennsylvania and Buffalo Creek Watershed and Important Bird Area News – Listing of upcoming events is included herein. Particular attention is encouraged for the upcoming Buffalo Creek Water Quality Monitoring Update – January 26, 2023 at 6:00 pm (online). Winter is here! How Rock Salt can impact nearby streams – Written tips to reduce negative impact to local streams include shovel early, salt responsibly, use watershed-friendly deicers. Refer to Penn State Extension website extension.PSU.Edu/watershed-friendly-deicing (handout included). The Township is soliciting public input and involvement regarding MS4 stormwater issues. If a possible illicit discharge is observed, please notify the Township. 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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**UPDATE FROM SOUTH BUTLER COUNTY LIBRARY REPRESENTATIVE**

Mr. D. Bobby Marion gave an update regarding the South Butler County Library and shared some information of what has been going on at the Library and what will be going on during this Holiday season. Bobby stated that there are 7900 residents in Buffalo Township.. He also stated that the donation amount that the Township pays is \$450.00 which is substantially less than most of the surrounding areas especially when the Township residents hold 1200 of the library cards and recommended that the Township possibly increase the donation amount to around \$5,000.00. The Library is planning on expanding. He asked if he could possibly place 2 small signs in the Township, one at the Municipal Building and one at the Nature Park. It was requested that he speak to Rich Hill about the signs. Ron Zampogna stated that they would take the increase into consideration. Bobby also suggested that everyone when they are purchasing from Amazon.com to put in Smile.amazon.com because when you do this, a donation goes to the South Butler County Library. The information regarding the South Butler Community Library is on the Township Website.

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**COHERENT (FORMER II-VI INCORPORATED) WILL BE TESTING THEIR COMMUNITY EARLY WARNING SYSTEM ON FRIDAY, DECEMBER 16<sup>TH</sup> & SATURDAY, DECEMBER 17<sup>TH</sup> AT NOON**

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**LAND DEVELOPMENT**

**TWIN OAKS DEVELOPMENT, LLC. – PINE RIDGE PRD – PRELIMINARY SUBDIVISION/SITE PLAN**

Gateway Engineers is proposing a Preliminary Subdivision/Site Plan for Twin Oaks Development, LLC for property which will be named Pine Ridge PRD and is located on the south side of Sunset Drive on Parcel 040-S2-AB in Buffalo Township, Butler County in the R-1 (Single Family Residential District) on 22.9 acres of land. The 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 32 single family homes with all lot owners being part of a homeowners association that will manage the open spaces and amenities within the site. The site is a hilltop which general slopes to the east and west. Stormwater runoff currently flows overland through the property which ultimately reaches Bull Creek and the stormwater will be managed via a single proposed infiltration/stormwater management detention facility. 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

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are no endangered species, mine subsidence areas, oil or gas wells, or documented flood ways on the site.

The Township office is in receipt of the Preliminary Subdivision/Site Plan Application, Subdivision/Site Plan Filing Fee, Stormwater Report, Butler County Planning Commission Comments 10/20/22, Municipal Authority Comments received 9/23/22 and Bankson Engineer revised comments received 12/1/22.

Ken Howard with Bankson Engineers read through the revised comment letter. Mike Ogin with Gateway Engineers, Gary Herbert and Buck Frey with Twin Oaks Development, LLC were in attendance. Ken stated that his office has reviewed the plans. There are outstanding items but since they are only seeking Preliminary Approval at this time, he would suggest the plan be approved and that they come back at a later date with the Final Submission.

On a motion of Michael Oehling, seconded by Albert Roenigk to approve the Twin Oaks Development, LLC. Pine Ridge PRD Preliminary Subdivision/Site Plan contingent upon revising the comments made by Bankson Engineers and submitting the Final Subdivision and Land Development Application. Motion Carried. Un. Approval.

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**REMARKS FROM THE FLOOR**

Chris Zeigler, President of the Butler-Freeport Community Trail Council gave an update regarding the trail. The Trail has been busy due to the good weather, lots of bikes and walkers. There have been trees down that we are still taking care of. The Caboose is decorated for Christmas and will be open for the Last Day Hike on December 31, 2022 at 10:00 am.

Grant McConnell, Chairman of the Planning Commission gave an update regarding the Traffic Impact Fee Meeting.

Anthony Donetelli, 110 S. Pike Road asked about the fence height. He is having a difficult time with his neighbor. He would like to put a fence up that is high enough that it would hopefully help with the issues. Atty. Farrington stated that the height is 6-foot. Mr. Donetelli would like to put up a 7-8-foot-high fence. Atty. Farrington stated that he can not speak on this because he has a conflict of interest as his firm represents the other party. This will have to go in front of the Zoning Hearing Board. It was requested that he get the forms from Rhonda.

There were 12 students from Mr. Wyatts class in attendance. Elize Whitlinger, 153 Singleton Road and Anand Bhatt, 102 Mesa Drive had questions for the Board of Supervisors. Elize asked about the new Community Foundation and Anand asked about the retention ponds in Buffalo Trails. Mike Oehling spoke regarding the new Community Foundation and Ken Howard spoke regarding the Buffalo Trails retention ponds.

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**ADJOURNMENT** was on a motion of Gary Risch, seconded Matt Sweeny by at 8:30 pm. Motion carried. Un. Approval.

**APPROVED:**

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**CHAIRMAN**

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**SECRETARY**