

BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – JUNE 10, 2026

The Regular Monthly Meeting of the Buffalo Township Board of Supervisors was held Wednesday, June 10, 2026, and convened at 7:00 p.m. The Meeting was called to order by the Chairman, Ron Zampogna.

ROLL CALL

Ron Zampogna III	Present
Matthew J. Sweeny	Present
Bob Buterbaugh	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.

APPROVAL OF THE MINUTES of the May 13, 2026 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.

APPROVAL OF THE MINUTES of the May 27, 2026 Special Monthly Meeting of the Buffalo Township Board of Supervisors, as recorded, was on motion of Bob Buterbaugh, seconded by Matt Sweeny. Motion Carried. Un. Approval.

ACCEPTANCE OF THE TREASURER’S REPORT for May 1-31, 2026, inclusive for audit, was on motion of Matt Sweeny, seconded by Bob Buterbaugh. Motion Carried. Un. Approval.

MONTHLY BILLS

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

NEW BUSINESS

DISCUSSION/POSSIBLE MOTION TO APPROVE PROPOSED ORDINANCE NO. 141 AUTHORIZATION THE ISSUANCE OF AN AWARDING OF ITS SEVEN HUNDRED FIFTY THOUSAND AND 00/100 DOLLAR (\$750,000.00), PRINCIPAL AMOUNT, GENERAL OBLIGATION NOTE, AT A PRIVATE SALE.

On a motion of Matt Sweeny, seconded by Bob Buterbaugh, to approve Ordinance No. 141 with First National Bank. Motion Carried. Un. Approval.

DISCUSSION/POSSIBLE MOTION TO APPROVE PROPOSED ORDINANCE NO. 142 AUTHORIZATION THE ISSUANCE OF AN AWARDING OF ITS ONE HUNDRED THIRTY-ONE THOUSAND TWO HUNDRED SIXTY-SIX AND 00/100 DOLLAR (\$131,266.00), PRINCIPAL AMOUNT, GENERAL OBLIGATION NOTE, AT A PRIVATE SALE.

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On a motion of Bob Buterbaugh, seconded by Michael Oehling, to approve Ordinance No. 142 with First National Bank. Motion Carried. Un. Approval.

DISCUSSION/POSSIBLE MOTION TO APPROVE OAK CREEK FARM DEVELOPMENT REQUEST FOR PERFORMANCE BOND REDUCTION NUMBER 4 FROM \$268,643.46 TO \$217,199.46. BANKSON ENGINEERING HAS REVIEWED THE REQUEST AND RECOMMENDS THE REDUCTION.

On a motion of Matt Sweeny, seconded by Bob Buterbaugh, to approve the Performance Bond Reduction Number 4. Motion Carried. Un. Approval.

DISCUSSION/POSSIBLE MOTION TO AUTHORIZE CHAIRMAN OF THE BOARD OF SUPERVISORS, RINALDO ZAMPOGNA III, TO EXECUTE THE GENERAL OBLIGATION NOTES.

On a motion of Michael Oehling, seconded by Matt Sweeny, to authorize Ron Zampogna and Rich Hill to execute the General Obligation Notes. Motion Carried. Un. Approval.

DISCUSSION/POSSIBLE MOTION TO APPROVE FIRST AMENDMENT TO DEVELOPER'S AGREEMENT FOR LAUREL HILLS DEVELOPMENT.

On a motion of Bob Buterbaugh, seconded by Gary Risch, to approve First Amendment to Developer's Agreement for Laurel Hills Development. Motion Carried. Un. Approval.

LAND DEVELOPMENT

D.R. HORTON – NEW JERSEY LLC – LOT LINE REVISION OF A PRIOR SUBDIVISION OF LAUREL HILLS PRD PLAN OF LOTS

This plan is a re-subdivision of Lot 65 of the Laurel Hills PRD Plan of Lots as recorded in PBV 428, Pages 38 & 39. The purpose is to further subdivide the affected lots to create fee simple units at the centers of the as-built party walls.

Rec'd Subdivision/Lot Line Revision Application
Rec'd Survey, Parcel Map Check Report, and Parcel Closure Report
Rec'd Butler County Planning Department Review Letter
Rec'd Bankson Engineering Review Letter

On a motion of Matt Sweeny, seconded by Gary Risch, to approve the Lot Line Revision. Motion Carried. Un. Approval.

JPC CONSTRUCTION SERVICES INC – LOT LINE REVISION SHUSTER DRIVE (BETWEEN BUFFALO TRAIL DR. AND SPRING CREEK LANE

Vacant land between Buffalo Trails and Shuster Drive, known as "Parcel B" of the Buffalo Trails Plan of Lots, also as the J.K. Miller Plan of Lots.

Rec'd Subdivision/Lot Line Revision Application
Rec'd Survey
Rec'd Bankson Engineering Review Letter

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On a motion of Matt Sweeny, seconded by Gary Risch, to approve the Lot Line Revision contingent upon all approvals for sewage & taps and pay the in lieu of payment for 17 lots. Motion Carried. Un. Approval.

ANNOUNCEMENTS

MS4 UPDATE

Bankson Engineer, Ken Howard gave an update on the projects.

REMARKS FROM THE FLOOR

There was an update on the on the Butler-Freeport Community Trail Council.

Rich received a call about whether e-bikes are allowed on the trail -- E-bikes are permitted, but motorized vehicles are not allowed.

There was a complaint about fireworks. It was requested to get a system in place to control or eliminate. Brian stated that they have been reviewing the ordinances and plan to create a Fireworks Ordinance.

There was also a question about Data Centers. Brian stated that the township is in the process of creating an Ordinance.

ADJOURNMENT was on motion of Gary Risch, seconded by Michael Oehling, at 7:22 p.m. Motion Carried. Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY/TREASURER