

BUFFALO TOWNSHIP SUPERVISORS – REGULAR MONTHLY MEETING – AUGUST 12, 2026

The Regular Monthly Meeting of the Buffalo Township Board of Supervisors was held Wednesday, August 12, 2026, and convened at 7:07 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 July 8, 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.

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

MONTHLY BILLS

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

NEW BUSINESS

DISCUSSION/POSSIBLE MOTION ON ANTHONY DONATELLI & MICHELE DONATELLI, ANTHELE PROPERTIES, INC. CONDITIONAL USE APPLICATION BASED ON PUBLIC HEARING.

On a motion of Gary Risch, seconded by Bob Buterbaugh, to approve the conditional use application contingent all procedural items have been taken care of. Motion Carried. Un. Approval.

DISCUSSION/POSSIBLE MOTION TO APPROVE TWIN OAKS PLANNED RESIDENTIAL DEVELOPMENT REQUEST FOR REDUCTION NUMBER 1, PHASE 5 OF PERFORMANCE BOND FROM \$2,083,798.75 TO \$1,132,869.65 WHICH IS A REDUCTION OF \$950,292.10. BANKSON ENGINEERING HAS REVIEWED THE REQUEST AND RECOMMENDS THE REDUCTION.

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

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DISCUSSION/ POSSIBLE MOTION FOR AUTHORIZATION TO ADVERTISE AND BID THE “HARVEY ROAD SLIDE REPAIR AND CULVERT REPLACEMENT” PROJECT.

On a motion of Matt Sweeny, seconded by Bob Buterbaugh, to approve the request. Motion Carried.
Un. Approval.

DISCUSSION/ POSSIBLE MOTION ON RESOLUTION 2026-8 INITIATING THE PROCESS FOR A MUNICIPAL CURATIVE AMENDMENT RELATIVE TO DATA CENTERS.

On a motion of Bob Buterbaugh, seconded by Matt Sweeny, to approve Resolution 2026-8. Motion Carried. Un. Approval.

DISCUSSION/ POSSIBLE MOTION TO APPROVE A REQUEST FOR CHANGE ORDER OF \$139,215.68 BY MORET CONSTRUCTION CO., INC. FOR SITE WORK CONSISTING OF PHASE I AND PHASE II LIGHT DUTY PAVING OF MUNICIPAL BUILDING PARKING LOT.

On a motion of Bob Buterbaugh, seconded by Matt Sweeny, to approve the request. Motion Carried.
Un. Approval.

DISCUSSION/ POSSIBLE MOTION TO APPROVE REQUEST FOR CHANGE ORDER OF \$45,443.57 BY RIGHT ELECTRIC, INC. TO FURNISH AND INSTALL NEW LIGHT POLES AND FIXTURES. EXCAVATION AND CONCRETE POL BASES INCLUDED. CONDUIT, WIRING, AND TERMINATIONS INCLUDED. PROVIDE (1) EXTERIOR QUAZITE BOX FOR FUTURE SITE LIGHTING NEEDS.

On a motion of Matt Sweeny, seconded by Michael Oehling, to approve the request. Motion Carried.
Un. Approval.

LAND DEVELOPMENT

ANTHONY DONATELLI & MICHELLE DONATELLI ANTHELE PROPERTIES INC 110 SOUTH PIKE ROAD SUBDIVISION APPLICATION

Location of the property is on the southwest side of South Pike Road between Sarver Road (SR 228) and Parker Road. The Applicants request the extra space not currently being used for business purposes, to be subdivided off the main parcel and to be used for single family residence. This newly created lot would abut an existing Planned Residential Community. The lot dimensions of the new lot would meet all the B-1 Zoning requirements.

Rec'd Subdivision Application

Rec'd Steel City Surveying LLC Survey

Rec'd Letter from Applicant requesting a modification to the side setback

Rec'd MABT response with map

Rec'd Bankson Engineering Review Letter

On a motion of Gary Risch, seconded by Michael Oehling, to approve the Subdivision Application.
Motion Carried. Un. Approval.

ANNOUNCEMENTS

MS4 UPDATE

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

REMARKS FROM THE FLOOR

Chris Zeigler gave an update on the Butler-Freeport Community Trail Council.

Carla Alese of 101 Wren Drive and Patricia Varisco of Blue Bird Lane both spoke about the conditions of Blue Bird Lane. They were both looking for assistance to get Maronda to make corrections to Blue Bird Lane. Blue Bird Lane is private property and the Township cannot make any changes.

Timothy Kuhns, 115 Woodland Drive requested that the Township fix the catch basins in his yard. Township cannot make repairs on private property.

Kim Gentile, 112 Woodhaven Drive requested to be repaid by the Township for repairs she had made in her yard to catch basins. She stated that through the years her and her husband have spent \$28,075 to fix the issues in her yard. The Township does not make repairs on private property or reimburse for work done on private property. The engineer did agree to look at the catch basins near her property that are on Township Property.

ADJOURNMENT was on motion of Gary Risch, seconded by Michael Oehling, at 8:10 p.m. Motion Carried. Un. Approval.

APPROVED:

CHAIRMAN

SECRETARY/TREASURER