

Tuesday, January 13, 2026

The Penn Township Board of Supervisors, having notified the residents in advance, met in the Municipal Building this evening at 5:45 PM for the Woodbrook Builder Conditional Use approval request for a "Two-Family Dwelling" in the "C-2" zoning district. Supervisors Roth and Salina, Township Manager Linda Zerfoss, Land Use Administrator Clinton Bonetti, and Administrative Assistant Nicole Tempalski were present. There were 13 residents and visitors present. Supervisor Mowry was not present.

The Penn Township Board of Supervisors met this evening at 6:00 p.m. at the Penn Township Municipal Building, 157 East Airport Road, Butler, PA 16002, with the Chairman, Douglas A. Roth, presiding. Also present was Supervisor Matthew Salina. Supervisor Wilbert J. Mowry, Jr. was absent. Also present were Township Manager Linda D. Zerfoss, Land Use Administrator, Clinton A. Bonetti, Administrative Assistant, Nicole Tempalski, and 13 Township residents.

Minutes - 12/09/25 and 01/05/26

Supervisor Roth made a motion, and Supervisor Salina seconded the motion that there being no additions or corrections to the minutes of the meeting held Tuesday, December 9, 2025 and January 5, 2026, they be approved as presented. The motion carried.

Public Comment

None.

Correspondence

PSATS - News Bulletin December 2025.

PA American Water - Annual downstream notification.

CDBG - Winter 2026 newsletter.

Board of Elections - Notice Primary election will be May 19, 2026, and the General election will be November 3, 2026.

Butler County Association of Township Officials - Letter advising townships to update their directory, and the dues for 2026 will remain at \$35.00.

Penn Township Auditors - Copy of their minutes from the meeting held Tuesday, January 6, 2026. They set the working supervisor's rate of pay at \$41.49.

Cleveland-Cliffs, Inc. - Annual downstream notification.

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Seminars

Keystone Dynamic Solutions Training January 17 & 18

America250A's Butler County Kick-Off Event, January 25

Supervisor Salina made the motion, and Supervisor Roth seconded that all involved be authorized to attend. The motion carried.

Treasurer's Report

Mrs. Zerfoss read the list of invoices paid since the last report was read on December 9, 2025. Township Fund: \$305,954.99, Fire Tax Fund: \$2,027.30, Act 13 Fund: \$55,586.24. Deposits into the various Township Funds totaled \$59,603.62. Balances were read as follows: Township Fund: \$471,720.64, Fire Tax Fund: \$253,373.77, Act 13 Impact Fund: \$239,307.14, Township Capital Savings Fund: \$204,383.56, State Fund: \$131,87.51. Supervisor Roth made the motion, and Supervisor Salina seconded the motion that the Treasurer's Report be approved as presented. The motion carried.

Zoning Department

Mr. Bonetti presented his Zoning Report for December 2025.

Mr. Bonetti also reported that the Butler County Planning Commission reviewed the Dargo/Mahan Lot Line Revision and had no comments.

Mr. Bonetti requested a motion to approve the conditional use for Woodbrook Builders to construct a two-family dwelling located on Dodds Road in the C2 Zoning District. He stated the Planning Commission has no issues. Supervisor Salina made the motion, and Supervisor Roth seconded the motion that the conditional use for Woodbrook Builders be approved. The motion carried.

Mr. Bonetti submitted the Woodbrook Builders site plan to construct a two-family dwelling on Dodds Road in the C2 Zoning District. Supervisor Roth made the motion, and Supervisor Salina seconded the motion that the Woodbrook Builders site plan be approved. The motion carried.

Mr. Bonetti submitted the Jim Mahan subdivision on Steward Drive. Supervisor Salina made the motion, and Supervisor Roth seconded the motion that the Jim Mahan subdivision be approved. The motion carried.

Police Department

Mrs. Zerfoss read the Police report for December 2025.

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Road Department

Mrs. Zerfoss submitted the December-January Road Department update.

Mrs. Zerfoss reported that 3 quotes were received for the security system at the Road Department. 2Krew - \$4,046.00; Guardian - \$5,610.02 and Morgantown - \$3,057.97. Supervisor Roth made the motion and Supervisor Salina seconded the motion to approve the quote from Morgantown in the amount of \$3,057.97. The motion carried.

Public Relations Department

Mrs. Tempalski reported that there will be a Touch a Truck Fundraising event on April 24th from 5:30 PM-8:30 PM, in partnership with Penn Christian Academy and its Family Fun Food Truck Fundraising Event.

Parks and Recreation Department

Supervisor Roth stated he and Mrs. Zerfoss met with Wendy Leslie, Community Development Block Grant, to discuss what can be done at the park.

Mrs. Zerfoss also reported that we received the Butler County Parks and Recreation Grant Application for 2026.

The next park committee meeting hasn't been scheduled.

Old Business

None.

New Business

Mrs. Zerfoss explained that last month, Ordinance #181, Penn Township Police Pension Plan, was adopted instead of advertised. Therefore, Ordinance #182 Penn Township Police Pension Plan was advertised and amends Ordinance #181. Mrs. Zerfoss read Ordinance #182. Supervisor Salina made the motion, and Supervisor Roth seconded the motion that Ordinance #182 Penn Township Police Pension Plan Amending Ordinance #181 was approved. The motion carried.

Mrs. Zerfoss requested a motion to allow the Penns Men group to meet at the Municipal Building twice a month for their monthly meetings. Supervisor Roth made the motion and Supervisor Salina seconded the motion to allow the Penns Men group to meet at the Municipal Building twice a month. The motion carried.

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Act 537 - Saxonburg Authority

Supervisor Roth reported that the Connoquenessing sewer project was turned down by DEP. They also discussed the Daivs Road pump station and handled authority business.

Executive Session

Supervisor Roth announced that since Supervisor Mowry was absent, there would be no Executive Session.

Jesse from the Butler Ambulance Service gave a brief report on the ambulance service for the year 2025.

Adjournment

Supervisor Salina made a motion and Supervisor Roth seconded the motion to adjourn the meeting. The motion carried.

The meeting adjourned at approximately 6:20 p.m.

Approved:

Respectfully Submitted:

Douglas A. Roth
Chairman
Board of Supervisors

Linda D. Zerfoss
Township Manager
Penn Township