

MINUTES

Cranberry Township Board of Supervisors Agenda Preparation Meeting Thursday, February 28, 2019

Supervisors:

Richard Hadley
Bruce Hezlep
Mike Manipole
Bruce Mazzoni
John Skorupan

Staff Present:

Jerry Andree , Township Manager
Bert Bertoncello , Assistant Township Manager
Tammy Corb , Administrative Assistant
Ron Henshaw , Director , Planning & Development Services
Keith Hughes , IT Support Technician
Jason Kratsas , Director , Engineering & Environmental Services
Paul Lalley , Township Solicitor
Peter Longini , Staff Writer
Jeanne Manko , Legal Stenographer
Kevin Meyer , Police Chief
Adam Osterrieder , Director , Information Technology
Daniel Santoro , Assistant Township Manager

Call to Order Chairman Hadley

1. Executive Session

Following the Pledge of Allegiance, Chairman Hadley announced the Board met in Executive Session immediately prior to this meeting to discuss litigation.

2. Pledge of Allegiance

Chairman Hadley called the meeting to order at 6:30 p.m. in the Council Chambers of the Cranberry Township Municipal Center, 2525 Rochester Road, Cranberry Township, PA, and

led the salute to the flag.

3. Roll Call

Roll call showed all Supervisors to be present. Supervisor Mazzoni was present via SKYPE, but the connection to SKYPE was lost during the Public Hearings section of this meeting, following Agenda Item #5 (Forest Edge – Revised Tentative Planned Residential Development). Supervisor Mazzoni was unable to vote beginning with Agenda Item #6 (The Courtyards at Willow Grove – Tentative Planned Residential Development) through the rest of the meeting.

4. Public Comment (Any item on or off the Agenda except for Public Hearing Items)

Miranda Larson, a 12-year old student at the Ryan Gloyer Middle School, spoke about her Community Project called “Mustache Mania Days”. Miranda’s project raised over \$400 for the Fraternal Order of Police Benevolent Fund. On behalf of the Township and Chief Meyer, Vice Chairman Manipole thanked Miranda for her hard work and for understanding the value of public service in our community. Vice Chairman Manipole also thanked Chief Meyer and all of the officers of the Cranberry Township Police Department for supporting Miranda, and stated he was overwhelmed by the massive police cooperation for this project.

Anne Gill, a resident of Cranberry Township, expressed concerns about the pace of development in Cranberry Township and asked Supervisors for their consideration in creating an Environmental Advisory Council. Gill pointed out the Pennsylvania Land Trust Association has a wealth of information on this topic and provided handouts to the Supervisors.

Public Hearings

5. PR #22888 - Forest Edge - Revised Tentative Planned Residential Dev (TLD continuing PH 3/31/19)

The Board continued to accept public comment on a Revised Tentative Planned Residential Development Application for a four phase, one hundred one (101) single family residential lot development located along Hope Road on 96.97 acres in the PRD/R-1 zoning districts.

Those wishing to speak were sworn in. Mr. Henshaw provided a reorientation of the plan. Virginia Loaney of Herbert, Rowland & Grubic (HRG) spoke on behalf of the developer and provided a presentation to provide context to the property, address concerns from the January 31st Agenda Preparation Meeting and illustrate the due diligence being conducted. Comments were recorded by Stenographer, Jeanne Manko.

Public comment was received as follows:

Ray Huber of 115 Mirage Drive expressed concerns about stormwater/water runoff, lack of 2nd entrance, protecting wetlands, wildlife, deforestation and congestion in the areas of where the mailbox cluster is located and where parents would drop off/pick up from the school bus.

Rodney Smith of 113 Mirage Drive stated he agreed with Ray Huber and requested that the Board require official soil samples rather than look at historical information (web sites). Mr. Huber also expressed concern over protecting wetlands, water runoff and wildlife.

Erma Scarfutti of 154 Majestic Drive in Carriage Manor noted she is opposed to phase 3. Mrs. Scarfutti is concerned about mail mix-ups at the mailbox cluster, lack of parking at the mailbox

cluster, traffic/safety on Woodlawn Road, protection of wetlands and wildlife, hardwood tree removal, increase in ticks/lyme disease, a decline in property value and concern over trail privacy.

Judy Hammel of Forest Knoll agreed with her neighbors and felt the slides depicted in the presentation were skewed to make it look more appealing. Hammel also questioned how it is possible to approve Phase 2-B until Phase 3 is approved.

Jason Satteson of 1 David Hill Road felt the vast majority of trees depicted in the presentation are located in Windwood Heights and not in Forest Edge and that a second entrance should be considered for safety reasons.

Leona Mitchell of 117 Mirage Drive felt the pictures in the presentation were misleading and expressed concern about the effects of grading.

Doug Matthews of Forest Knoll noted his concern for the density/lot size in Phase 3, and the possibility that the co-existence of nature and community could be eliminated with phase 3.

Jim Kennedy of Lee Drive commented he believes water runoff created by Phase 2 caused damage to his driveway forcing its replacement and asked the Board to listen to the concerns being expressed for Phase 3.

Josh Pace of Forest Edge noted concerns for congestion and safety at the cluster of mailboxes, as well as concern for increased traffic, the need for a 2nd entrance, decline in home values and sidewalks on Woodlawn Road.

There were no questions from the Board.

Chairman Hadley stated he appreciates everyone’s comments/concerns and expressed the Board hears them. Chairman Hadley also commented that he wished there was a way to convey what the Board has authority and control over and what they do not. Chairman Hadley asked the solicitor if the plan meets the state planning code and ordinances of Cranberry Township. Solicitor, Paul Lalley, confirmed the plan does comply and meets all ordinances.

The motion was to close the public hearing with consideration of adoption at the March 7th Regular Meeting.

VOTING

Motion by: Manipole, Mike
Second by: Skorupan, John

| Supervisor | YES | NO | ABSTAIN |
|----------------|-----|----|---------|
| Richard Hadley | X | | |
| Mike Manipole | X | | |
| Bruce Hezlep | X | | |
| Bruce Mazzoni | X | | |
| John Skorupan | X | | |

Motion Carried

6. PR #23119 - The Courtyards at Willow Grove - Tentative Planned Residential Development (TLD to open public hearing 3/9/19)

The Board accepted public comment on a Tentative Planned Residential Development

Application for a one phase, twenty-seven (27) single family residential unit development to be located along N. Boundary Road on 15 acres in the R-2 zoning district.

Those wishing to speak were sworn in. Ron Henshaw provided an overview of the plan. Brett Schulz spoke on behalf of the Applicant/Builder, Weaver Homes, and provided a review of the development and pattern book.

Public comment was received as follows:

Barry Rotz of 138 Ridgemont Drive noted his concern for the density of development, adequate buffers and questioned why the Courtyards at Willow Grove is a PRD and not a subdivision.

At this point, Jonathan Garczewski of Gateway Engineers spoke about land development and tree placement.

Roger Miller of 130 Ridgemont Drive spoke of safety issues along North Boundary Road and the need for proper lighting. Mr. Miller also expressed environmental, water runoff, wildlife, lyme disease/ticks, deforestation and buffer concerns. Mr. Miller is also concerned debris during construction could be an issue, and requested sidewalk connections to Franklin Ridge.

Ron Henshaw stated sidewalks will connect to Park Meadows.

There were no questions from the Board.

Chairman Hadley encouraged anyone with concerns to contact Ron Henshaw to provide further information and answer questions as the process moves forward.

The motion was to close the public hearing with consideration of adoption at the March 7th Regular Meeting.

VOTING

Motion by: Manipole, Mike
Second by: Skorupan, John

| Supervisor | YES | NO | ABSTAIN |
|----------------|-----|----|---------|
| Richard Hadley | X | | |
| Mike Manipole | X | | |
| Bruce Hezlep | X | | |
| John Skorupan | X | | |

Motion Carried

Planning & Development Services

7. PR #23034 - Forest Edge PRD - Revised Final Phase 2B PRD (TLD 3/8/19)

At the March 7 Regular Meeting, the Board will be asked to consider Revised Final Planned Residential Development Approval for Phase 2B consisting of seventeen (17) single family residential lots located along Morningside Drive within the Forest Edge PRD on approximately 23.4 acres in the PRD zoning district.

8. FOR BOARD CONSIDERATION AT THIS MEETING:

Assignment & Assumption Agreement (Khushi, Inc.)

Motion to approve an Assignment and Assumption Agreement between Echo Hotel Investment, LLC and Mars Real Estate Holdings, LLC ("Assignor") and Khushi, Inc. ("Assignee") for Phase 1B, consisting of a four (4) story, 84 room, 55,144 square foot Hotel to be located at 1744 Route 228, Cranberry Township, subject to final review and approval by the Solicitor.

VOTING

Motion by: Hadley, Richard
Second by: Manipole, Mike

| Supervisor | YES | NO | ABSTAIN |
|----------------|-----|----|---------|
| Richard Hadley | X | | |
| Mike Manipole | X | | |
| Bruce Hezlep | X | | |
| John Skorupan | X | | |

Motion Carried

9. FOR BOARD CONSIDERATION AT THIS MEETING:

PR #23124 - Holiday Inn Express - Revised Prelim/Final Land Development (TLD 4/27/19)

Motion to adopt Resolution No. 2019-14, granting Revised Preliminary and Final Land Development Approval for a 4 story, 84 room, 55,144 square foot Hotel to be located at 1744 Route 228 on 1 acre in the BPK zoning district.

VOTING

Motion by: Hadley, Richard
Second by: Manipole, Mike

| Supervisor | YES | NO | ABSTAIN |
|----------------|-----|----|---------|
| Richard Hadley | X | | |
| Mike Manipole | X | | |
| Bruce Hezlep | X | | |
| John Skorupan | X | | |

Motion Carried

10. PR #23295 - Reserve at Eagle Hill Amendment No. 2 - Prelim/Final Subdivision (TLD 5/25/19)

At the March 7th Regular Meeting, the Board will be asked to consider Lot Line Revision Approval to create lots on Unit 104 within the Reserve at Eagle Hill development located along Moyer Hill Drive.

11. PR #23294 - Park Place Amendment No. 30 - Prelim/Final Subdivision (TLD 5/25/19)

At the March 7th Regular Meeting, the Board will be asked to consider Lot Line Revision Approval to create lots on Lot 6F within the Park Place development located along Amarth Lane.

12. FOR BOARD CONSIDERATION AT THIS MEETING:

Authorize Advertisement of Bill No. 2019-03 - Ordinance Amendment - Chapter 27 (Zoning)

Motion to authorize advertisement of Bill No. 2019-03 - Ordinance amending Chapter 27 (Zoning) to permit the Commercial & Private Recreation use in the C-1 zoning district and amending the Table of Authorized Principal Uses.

VOTING

Motion by: Hadley, Richard

Second by: Manipole, Mike

| Supervisor | YES | NO | ABSTAIN |
|----------------|-----|----|---------|
| Richard Hadley | X | | |
| Mike Manipole | X | | |
| Bruce Hezlep | X | | |
| John Skorupan | X | | |

Motion Carried

Public Works and Engineering

13. Contract Action Requests (CAR's) – **The following CAR's will be on the March 7th Regular Meeting Agenda for the Board's consideration.**

14. CAR #18-15-05 - Change Order - Lighting - North Boundary Park Soccer Fields

CAR #18-15-05 - Change Order - Lighting - North Boundary Park Soccer Fields - to Bronder Technical Services. Due to the delay of the Soccer Association Agreement, requesting authorization to change completion date to April 1, 2019.

15. CAR #16-13-55 - Change Order - BCWPCF Expansion Rebid - General Construction

CAR #16-13-55 - Change Order - Brush Creek Water Pollution Control Facility Expansion Rebid - General Construction - to Mascaro Construction Co., LP in the amount of \$2,939.41. (Contract Addition - See Description)

16. CAR #16-16-44 - Change Order - BCWPCF Expansion Rebid - Electrical Construction

CAR #16-16-44 - Change Order - Brush Creek Water Pollution Control Facility Expansion Rebid - Electrical Construction - to Westmoreland Electric Services in the amount of \$46,661.15 (Contract Additions - See Description)

- 17.** CAR #16-13-54 - Partial Payment - BCWPCF Expansion Rebid - General Construction
- CAR #16-13-54 - Partial Payment - Brush Creek Water Pollution Control Facility Expansion Rebid - General Construction - to Mascaro Construction Co., L.P. in the amount of \$163,996.64.
- 18.** CAR #16-16-43 - Partial Payment - BCWPCF Expansion Rebid - Electrical Construction
- CAR #16-16-43 - Partial Payment - Brush Creek Water Pollution Control Facility Expansion Rebid - Electrical Construction - to Westmoreland Electric Services in the amount of \$26,428.39.
- 19.** CAR #18-03-14 - Partial Payment - Fire Station Expansion - Renovations - General Construction
- CAR #18-03-14 - Partial Payment - Fire Station Expansion - Renovations - General Construction - to Tomlyn Construction in the amount of \$71,700.30.
- 20.** CAR #18-04-10 - Partial Payment - Fire Station Expansion - Renovations - Electrical Construction
- CAR #18-04-10 - Partial Payment - Fire Station Expansion - Renovations - Electrical Construction - to McCurley Houton Electric, Inc. in the amount of \$16,607.25.
- 21.** CAR #18-05-11 - Partial Payment - Fire Station Expansion - Renovations - Mechanical Construction
- CAR #18-05-11 - Partial Payment - Fire Station Expansion - Renovations - Mechanical Construction - to Hranec Sheet Metal, Inc. in the amount of \$48,298.50.
- 22.** CAR #18-06-14 - Partial Payment - Fire Station Expansion - Renovations - Plumbing Construction
- CAR #18-06-14 - Partial Payment - Fire Station Expansion - Renovations - Plumbing Construction - to Vrabel Plumbing Co., LLC in the amount of \$13,323.25.
- 23.** CAR #18-15-06 - Partial Payment - Lighting - North Boundary Park Soccer Fields
- CAR #18-15-06 - Partial Payment - Lighting - North Boundary Park Soccer Fields - to Bronder Technical Services in the amount of \$518,265.00.
- 24.** CAR #16-05-05 - Contract Award - Printing Services - Cranberry Township Newsletter
- CAR #16-05-05 - Contract Award - Printing Services - Cranberry Township Newsletter - to Knepper Press Corp. in the amount of \$22,702.34 (Year 4).
- 25.** CAR #19-01-02 - Contract Award - Burke Road Improvement Project
- CAR #19-01-02 - Contract Award - Burke Road Improvement Project - to Youngblood

Paving, Inc. in the amount of \$196,532.27.

26. CAR #19-07-02 - Contract Award - Line Painting & Traffic Markings

CAR #19-07-02 - Contract Award - Line Painting & Traffic Markings - to CASMAC Line Striping, Inc. in the amount of \$69,681.25.

27. CAR #19-09-02 - Contract Award - BCWPCF - Disposal of Bio-Solids, Grit & Screening

CAR #19-09-02 - Contract Award - Brush Creek Water Pollution Control Facility - Disposal of Bio-Solids, Grit & Screening - to Joseph J. Brunner, Inc. in the amount of \$225,690.00.

28. CAR #19-10-01 - Authorization-to-Bid - Cranberry Twp - Water Tanks - Valve Project

CAR #19-10-01 - Authorization-to-Bid - Cranberry Twp - Water Tanks - Valve Project.

29. Bond Release Requests: The following Bond Release Requests will be on the March 7th Regular Meeting Agenda for the Board's consideration.

PARTIAL RELEASE

1. D0408-03-PH6 - Park Place, Phase 6 (Partial Release)
2. D2512-02-PH2A - Forest Edge, Phase 2A (Partial Release)
3. D2610-04-PH1 - Traditions of America, Phase 1 (Partial Release)
4. D2610-02-PH2 - Traditions of America, Phase 2 (Partial Release)

Township Manager

30. Presentation on Neighborhood Plan

Ron Henshaw gave an introduction to the Board on the Neighborhood Plan concerning Fernway.

John Skorupan asked if one lane of the Freedom Bridge will close down next year. Jerry Andree reported that the left turn lane from Freedom Road onto Executive Drive will be eliminated during construction, but traffic will continue to flow on Freedom Road in both directions.

31. Sewage Facility Planning Module - Courtyards at Willow Grove

At the March 7 Regular Meeting, the Board will be asked to consider Resolution No. 2019-___ accepting and signing the Sewage Facility Planning Module for The Courtyards at Willow Grove PRD.

32. FOR BOARD CONSIDERATION AT THIS MEETING:

Butler County/Cranberry Township Gateway 228 BUILD Project Reimbursement Agreement

Motion to approve the Butler County/Cranberry Township Gateway 228 BUILD Project Reimbursement Agreement, reimbursing Cranberry Township for preconstruction consultant services in excess of \$500,000 for consultants necessary to advance the

Gateway 228 BUILD Grant.

VOTING

Motion by: Hezlep, Bruce
Second by: Skorupan, John

| Supervisor | YES | NO | ABSTAIN |
|----------------|-----|----|---------|
| Richard Hadley | X | | |
| Mike Manipole | X | | |
| Bruce Hezlep | X | | |
| John Skorupan | X | | |

Motion Carried

33. FOR BOARD CONSIDERATION AT THIS MEETING:

Design Consultant for the Route 228 Gateway Project - Freedom Road Section

As part of the Agreement with Butler County, the Township is taking the lead with the preliminary engineering, environmental analysis, right-of-way engineering and public involvement for the project. If the Board approves this selection this evening, staff will ask for approval of the first work order at the March 7th Regular Meeting.

Motion to award KCI Technologies as the Design Consultant for the BUILD Route 228 Gateway Project - Freedom Road from Commonwealth Drive to Haine School Road.

VOTING

Motion by: Hezlep, Bruce
Second by: Skorupan, John

| Supervisor | YES | NO | ABSTAIN |
|----------------|-----|----|---------|
| Richard Hadley | X | | |
| Mike Manipole | X | | |
| Bruce Hezlep | X | | |
| John Skorupan | X | | |

Motion Carried

34. FOR BOARD CONSIDERATION AT THIS MEETING:

Butler County USDOT INFRA Grant Application for Gateway 228 Project

Motion to adopt Resolution No. 2019-15, authorizing financial and logistical support to Butler County for their Application to the U.S. Department of Transportation INFRA Grant program for the Gateway 228 Project.

Chairman Hadley wanted to clarify that our pledge will be up to \$2.5M toward the improvements to Freedom Road/Route 228. Jerry Andree confirmed that, yes, it will be up to \$2.5M.

VOTING

Motion by: Hezlep, Bruce
Second by: Skorupan, John

| Supervisor | YES | NO | ABSTAIN |
|----------------|-----|----|---------|
| Richard Hadley | X | | |
| Mike Manipole | X | | |
| Bruce Hezlep | X | | |
| John Skorupan | X | | |

Motion Carried

35. Purchase Approval #00019124-00 - Dell Computer Hardware Replacement

At the March 7th Regular Meeting, the Board will be asked to consider Purchase Approval #00019124-00 - Dell Computer Hardware Replacement - to Dell Marketing LP in the amount of \$118,845.34.

Chairman Hadley asked how broad is the replacement? Mr. Osterrieder reported the replacement is across the entire organization or approximately 200 machines. Chairman Hadley asked if it makes sense to replace everything at once? Mr. Osterrieder explained we were originally replacing computers every 3-4 years. Now, this change out has occurred at a 7 year point. We are refreshing the entire fleet in order to become more mobile. Moving forward, replacement will be at 25% rather than all at once.

36. Purchase Approval #00019125-00 - Microsoft Computer Hardware Replacement - CDW-G Inc.

At the March 7th Regular Meeting, the Board will be asked to consider Purchase Approval #00019125-00 - Microsoft Computer Hardware Replacement - to CDW-G Inc. in the amount of \$178,122.08.

37. Fee Schedule - Changes to Fee Schedule - Codes & Building-Electrical and Parks & Recreation Facility Rental

At the March 7 Regular Meeting, the Board will be asked to consider Resolution No. 2019-___ updating fees for Codes & Building - Electrical and Parks & Recreation Facility Rental.

Additional Township Solicitor Business

The Solicitor had no additional business to discuss at this meeting.

Minutes

38. The following minutes were submitted for the Board's review:

1. Agenda Preparation Meeting Minutes of January 31, 2019

Remittance & Payroll Warrants: The following Remittance & Payroll Warrants will be on the March 7th Regular Meeting Agenda for the Board's consideration.

39. Remittance Proposals & Payroll Warrants - 2/28/19

1. Remittance Proposal JAN19WIR dated 1/31/19
2. Remittance Proposal JAN19PPD dated 1/31/19
3. Remittance Proposal FEB19M18 dated 2/20/19
4. Remittance Proposal FEB19MID dated 2/20/19
5. Remittance Proposal FEB19REF dated 2/25/19
6. Remittance Proposal MAR19BIG dated 3/8/19
7. Payroll Warrant 022019 dated 1/25/19
8. Payroll Warrant S0219 dated 1/31/19
9. Payroll Warrant 032019 dated 2/8/19
10. Payroll Warrant S0319 dated 2/15/19

Reports

40. Monthly Reports:

1. Planning & Development Services for January 2019
2. Police Department for January 2019
3. Budget and Balance Sheet Report for January 2019
4. BCTP Flow Data History Report for February 2019
5. BCTP Compliance History Report for February 2019
6. Fire Company Monthly Incident Report for January 2019
7. Fire Company Yearly Comparison for January 2019
8. Engineering Department Newsletter for February 2019
9. Public Works Operations Activity for February 2019
10. Emergency Medical Services (EMS) Report for January 2019
11. Cranberry Highlands Golf Report for January 2019
12. Open Records Summary from 2/1/19 to 2/28/19
13. Information Technology (IT) and Communications Report for February 2019

Additional Business

There was no additional business discussed at this meeting.

Adjournment

41. Motion to Adjourn

The meeting adjourned at 8:53 p.m.

VOTING

Motion by: Skorupan, John
Second by: Hadley, Richard

| Supervisor | YES | NO | ABSTAIN |
|----------------|-----|----|---------|
| Richard Hadley | X | | |
| Mike Manipole | X | | |
| Bruce Hezlep | X | | |
| John Skorupan | X | | |

Respectfully submitted,

Tammy Corb, Recording Secretary