

# DRAFT

– Subject to Change –

## AGENDA

Cranberry Township Board of Supervisors  
Agenda Preparation Meeting  
Thursday, May 30, 2019 6:30 PM

### Call to Order Chairman Hadley

1. Pledge of Allegiance
2. Roll Call
3. Public Comment (Any item on or off the Agenda except for Public Hearing Items)

### Public Hearings

4. PR #23395 - Indoor Dog Park - Cranberry - Conditional Use (TLD to open public hearing  
**113/2019** 6/21/19)

Accept Public Comment on a Conditional Use Application for a one (1) story, 19,425 square foot Commercial and Private Recreation facility to be located at 2714 Rochester Road on 1.2 acres in the SP-1 zoning district.

(Following Public Comment and provided no additional testimony is needed, the recommendation is to close the Public Hearing with consideration of adoption at the June 6, 2019 Regular Meeting)

5. PR #23636 - JPMorgan Chase Bank - Conditional Use (TLD to open public hearing 6/6/19)  
**158/2019**

Accept public comment on a Conditional Use application for a one (1) story, 3,470 square foot Financial Institution with Drive Thru facility to be located at 1338 Freedom Road on .94 acres in the C-3 zoning district.

(Following public comment and provided no additional testimony is needed, the recommendation is to close the public hearing with consideration of adoption at the June 6th Regular Meeting)

**6.** PR #23627 - Meeder - Conditional Use (TLD to open public hearing 6/6/19)  
**162/2019**

Accept public comment on a Conditional Use application for a CCD-2 Development consisting of Large and Small Retail, Restaurant, Office, Single Family Detached Dwellings, Single Family Attached/Townhouse Units, Multi-story/Multi-Family Units, and Apartments/Multi-Family Units to be located between Rochester Road, Unionville Road, Ogle View Road and Route 19 on 57.30 acres in the CCD-2 zoning district.

(Following public comment and provided no additional testimony is needed, the recommendation is to close the public hearing with consideration of adoption at the June 6th Regular Meeting)

**Planning & Development Services**

**7.** PR #23394 - Indoor Dog Park - Cranberry - Preliminary and Final Land Development (TLD  
**112/2019** 6/21/19)

At the June 6th Regular Meeting, the Board will be asked to consider Preliminary and Final Land Development Approval for a one (1) story, 19,425 square foot Commercial and Private Recreation facility to be located at 2714 Rochester Road on 1.2 acres in the SP-1 zoning district.

**8.** PR #23635 - JPMorgan Chase Bank - Preliminary and Final Land Development (TLD 7/27/19)  
**157/2019**

At the June 6th Regular Meeting, the Board will be asked to consider Preliminary and Final Land Development Approval for a one (1) story, 3,470 square foot Financial Institution with Drive Thru facility to be located at 1338 Freedom Road on .94 acres in the C-3 zoning district.

**9.** PR #23626 - Meeder - Revised Preliminary Land Development (TLD 7/27/19)  
**161/2019**

At the June 6th Regular Meeting, the Board will be asked to consider Revised Preliminary Land Development approval for a CCD-2 Development consisting of Large and Small Retail, Restaurant, Office, Single Family Detached Dwellings, Single Family Attached/Townhouse Units, Multi-story/Multi-Family Units, and Apartments/Multi-Family Units to be located between Rochester Road, Unionville Road, Ogle View Road and Route 19 on 57.30 acres in the CCD-2 zoning district.

**10.** PR #23962- Meeder, Phase 1- Revised Final Land Development (TLD 8/25/19)  
**221/2019**

At the June 6th Regular Meeting, the Board will be asked to consider Revised Final Land Development Approval to revise the infrastructure for Phase 1 located within the Meeder Development in the CCD-2 zoning district.

**11.** PR #23628 - Meeder, Phase 4 - Final Land Development (TLD 7/27/19)  
**164/2019**

At the June 6th Regular Meeting, the Board will be asked to consider Final Land Development approval for Phase 4 for two (2) apartment buildings: Building 289: 48,090 square foot, 138 unit apartment building with integral clubhouse to be located at 1000 Strand Drive and Building 288: 43,400 square foot, 138 unit apartment building with pool to be located at 2000 Strand Drive within the Meeder Development in the CCD-2 zoning district.

**12.** PR #23624 - Forest Edge PRD - Final Phase 3 PRD (TLD 6/12/19)  
**156/2019**

At the June 6th Regular Meeting, the Board will be asked to consider Final Planned Residential Development approval for Phase 3 consisting of forty-two (42) single family residential lots located along Morningside Drive within the Forest Edge PRD on approximately 33.9 acres in the PRD zoning district.

**13.** PR #23630 - Progress Avenue Distribution Warehouse Plan of Lots - Subdivision (TLD 7/27/19)  
**159/2019**

At the June 6th Regular Meeting, the Board will be asked to consider Preliminary and Final subdivision approval for a two (2) lot subdivision of 4.75 acres located at 50 Progress Avenue in the TLI zoning district.

**14.** PR #23631 - 50 Progress Avenue Distribution Warehouse - Revised Preliminary and Final Land Development (TLD 7/27/19)  
**160/2019**

At the June 6th Regular Meeting, the Board will be asked to consider Revised Preliminary and Final Land Development approval for a two phase, four building, 47,813 square foot Distribution Warehouse Center development located at 50 Progress Avenue on 4.7 acres in the TLI zoning district.

**15.** PR #23866- Park Place Amendment No. 32 - Prelim/Final Subdivision (TLD 8/25/19)  
**195/2019**

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

**Public Works and Engineering**

**16.** Contract Action Requests (CAR's)

**17.** CAR #16-13-60 - Change Order - BCWPCF Expansion Rebid - General Construction  
**215/2019**

At the June 6 Regular Meeting, the Board will be asked to consider CAR #16-13-60 - Change Order - BCWPCF Expansion Rebid - General Construction to Mascaro Construction Co., LP in the amount of (\$277,996.04) (Contract Deductions - See Description)

- 18.** CAR #16-13-59 - Partial Payment - BCWPCF Expansion Rebid - General Construction  
**200/2019**  
At the June 6 Regular Meeting, the Board will be asked to consider CAR #16-13-59 - Partial Payment - BCWPCF Expansion Rebid - General Construction to Mascaro Construction Co., LP in the amount of \$392,172.88.
- 19.** CAR #16-14-30 - Partial Payment - BCWPCD Expansion Rebid - HVAC Construction  
**201/2019**  
At the June 6 Regular Meeting, the Board will be asked to consider CAR #16-14-30 - Partial Payment - BCWPCD Expansion Rebid - HVAC Construction to D&G Mechanical Inc. in the amount of \$32,486.87.
- 20.** CAR #16-16-48 - Partial Payment - BCWPCF Expansion Rebid - Electrical Construction  
**202/2019**  
At the June 6 Regular Meeting, the Board will be asked to consider CAR #16-16-48 - Partial Payment - BCWPCF Expansion Rebid - Electrical Construction to Westmoreland Electric Services in the amount of \$28,335.23.
- 21.** CAR #18-04-13 - Partial Payment - Fire Station Expansion - Renovations - Electrical  
**206/2019** Construction  
At the June 6 Regular Meeting, the Board will be asked to consider CAR #18-04-13 - Partial Payment - Fire Station Expansion - Renovations - Electrical Construction to McCurley Houston Electric, Inc. in the amount of \$19,289.25.
- 22.** CAR #18-05-14 - Partial Payment - Fire Station Expansion - Renovations - Mechanical  
**216/2019** Construction  
At the June 6 Regular Meeting, the Board will be asked to consider CAR #18-05-14 - Partial Payment - Fire Station Expansion - Renovations - Mechanical Construction to Hranec Sheet Metal, Inc. in the amount of \$20,000.00.
- 23.** CAR #18-06-17 - Partial Payment - Fire Station Expansion - Renovations - Plumbing  
**217/2019** Construction  
At the June 6 Regular Meeting, the Board will be asked to consider CAR #18-06-17 - Partial Payment - Fire Station Expansion - Renovations - Plumbing Construction to Vrabel Plumbing Co., LLC in the amount of \$7,316.00.
- 24.** CAR #18-15-08 - Partial Payment - Lighting - North Boundary Park Soccer Fields  
**207/2019**  
At the June 6 Regular Meeting, the Board will be asked to consider Partial Payment - Lighting - North Boundary Park Soccer Fields to Bronder Technical Services in the amount of \$16,625.00.
- 25.** CAR #18-17-04 - Partial Payment - MSA Thruway - Utility Grading  
**203/2019**

At the June 6 Regular Meeting, the Board will be asked to consider CAR #18-17-04 - Partial Payment - MSA Thruway - Utility Grading to Thomas Construction in the amount of \$27,213.75.

**26.** CAR #19-07-03 - Partial Payment - Line Painting & Traffic Markings  
**204/2019**

At the June 6 Regular Meeting, the Board will be asked to consider CAR #19-07-03 - Partial Payment - Line Painting & Traffic Markings to CASMAC Line Striping, Inc. in the amount of \$2,800.31.

**27.** CAR #19-11-01 - Authorization to Bid - Library Makerspace & Renovations - General  
**209/2019** Construction

(Staff will brief the Board this evening on the Library Makerspace Project & Design).

At the June 6 Regular Meeting, the Board will be asked to consider CAR #19-11-01 - Authorization to Bid - Library Makerspace & Renovations - General Construction

**28.** CAR #19-12-01 - Authorization to Bid - Library Makerspace & Renovations - Electrical  
**210/2019** Construction

At the June 6 Regular Meeting, the Board will be asked to consider CAR #19-12-01 - Authorization to Bid - Library Makerspace & Renovations - Electrical Construction.

**29.** CAR #19-13-01 - Authorization to Bid - Library Makerspace & Renovations - Mechanical  
**211/2019** Construction

At the June 6 Regular Meeting, the Board will be asked to consider CAR #19-13-01 - Authorization to Bid - Library Makerspace & Renovations - Mechanical Construction.

**30.** CAR #19-14-01 - Authorization to Bid - Library Makerspace & Renovations - Plumbing  
**219/2019** Construction

At the June 6 Regular Meeting, the Board will be asked to consider CAR #19-14-01 - Authorization to Bid - Library Makerspace & Renovations - Plumbing Construction.

**31.** CAR #19-15-01 - Authorization to Bid - MSA Thruway - Construction  
**213/2019**

At the June 6 Regular Meeting, the Board will be asked to consider CAR #19-15-01 - Authorization to Bid - MSA Thruway - Construction.

**32.** CAR #19-16-01 - Authorization to Bid - BCWPCF - Parking Lot Paving  
**214/2019**

At the June 6 Regular Meeting, the Board will be asked to consider CAR #19-16-01 - Authorization to Bid - BCWPCF - Parking Lot Paving.

**33.** Bond Release Requests:  
**208/2019**

PARTIAL RELEASE:

1. D2201-04-P1D2 - Cranberry Springs, Phase 1D2
2. D2702-02 - Franklin Square - 1656 Route 228
3. D2815-01 - Bank of America - 20133 Route 19
4. D2502-15-2GIP - Village of Cranberry Woods, Phase 2G Infrastructure Phase

**Township Manager**

**34. Personnel**  
**193/2019**

**35. Art Box Project**  
**218/2019**

At the June 6, Regular Meeting, our Communications Department will announce the winners of the Art Box Project, along with KeyTex, the Project sponsors, and the five winning pieces will be displayed.

**36. Resolution for Sewage Facility Planning Module - Forest Edge Phase 3**  
**205/2019**

At the June 6 Regular Meeting, the Board will be asked to consider Resolution No. 2019-\_\_\_\_, accepting and signing the Sewage Facility Planning Module for Forest Edge PRD, Phase 3.

**37. Cooperation Agreement with Delta Development Group**  
**222/2019**

At the June 6th Regular Meeting, the Board will be asked to consider an agreement with Delta Development Group to manage funding programs associated with the MSA Thruway.

**38. Purchase Approval #00019291-00 - Franklin Road Sidewalk**  
**223/2019**

At the June 6 Regular Meeting, the Board will be asked to consider Purchase Approval #00019291-00 - Franklin Road Sidewalk to H & N Concrete in the amount of \$20,500.00

**39. Consideration of Appointments to the Ad-Hoc Environmental Advisory Committee (Ad-Hoc EAC)**  
**224/2019**

At the June 6th Regular Meeting, the Board will be asked to consider appointments to the Ad-Hoc Environmental Advisory Committee (Ad-Hoc EAC)

**40. Intergovernmental Agreement with the PA State Police**  
**225/2019**

The Board will be asked to consider the renewal of the Intergovernmental Agreement with the PA State Police for funding through the Automobile Theft/Motor Vehicle Insurance Fraud Program at the June 6 meeting. This renewal is authorized through Ordinance 2017-469, which approved of this Intergovernmental Agreement.

**Additional Township Solicitor Business**

**Minutes**

**41. Minutes:  
191/2019**

The following minutes are submitted for the Board's review:

1. Minutes of Agenda Preparation Meeting of April 25, 2019
2. Minutes of Regular Meeting of May 2, 2019

**Remittance & Payroll Warrants**

**42. Remittance Proposals & Payroll Warrants:  
192/2019**

The following Remittance Proposals & Payroll Warrants are submitted for the Board's review:

1. Remittance Proposal APR19WIR dated 4/30/19
2. Remittance Proposal APR19W2 dated 4/30/19
3. Remittance Proposal APR19PPD dated 4/30/19
4. Remittance Proposal MAY19MID dated 5/21/19
5. Remittance Proposal MAY19REF dated 5/24/19
6. Remittance Proposal JUN19BIG dated 6/7/19
7. Payroll Warrant V0719 dated 4/15/19
8. Payroll Warrant 082019 dated 4/19/19
9. Payroll Warrant S0819 dated 4/30/19
10. Payroll Warrant 092019 dated 5/3/19
11. Payroll Warrant S0919 dated 5/15/19

**Reports**

**43. Monthly Reports:  
190/2019**

1. Planning & Development Services Report for April 2019
2. Police Department Monthly Report for April 2019
3. Cranberry Township EMS Report for April 2019
4. Engineering Newsletter for May 2019
5. BCTP - Compliance History Report for May 2019
6. BCTP - Flow Data History Report for May 2019
7. Technology & Communications Report for May 2019
8. Budget & Balance Sheet Report for April 2019
9. Property Tax Collections for April 2019
10. Public Works Activity Report for May 2019
11. Cranberry Highlands Golf Course Report for May 2019
12. Open Records Summary for May 2019

**Additional Business**

**Adjournment**

- 44.** Motion to Adjourn