

# MINUTES

## Cranberry Township Board of Supervisors

### Agenda Preparation Meeting

### Thursday, May 30, 2019

#### **Supervisors:**

Richard Hadley  
Bruce Hezlep  
Mike Manipole  
Bruce Mazzoni  
John Skorupan

#### **Staff Present:**

Jerry Andree , Township Manager  
Bert Bertoncello , Assistant Township Manager  
Carlo DeCarlo, Deputy Chief, Fire and Emergency Services  
David Gallagher , Director , Fire and Emergency Services  
Ron Henshaw , Director , Planning & Development Services  
Jason Kratsas , Director , Engineering & Environmental Services  
Peter Longini , Staff Writer  
Jeanne Manko , Legal Stenographer  
Kevin Meyer , Police Chief  
Gretchen Moran , Recording Secretary  
Mike Palombo, Township Solicitor  
Daniel Santoro , Assistant Township Manager

#### **Call to Order Chairman Hadley**

##### **1. Pledge of Allegiance**

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

##### **2. Roll Call**

Roll call showed all Supervisors to be present.

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

There was no public comment.

**Public Hearings**

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

The purpose of this meeting was to 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.

Those wishing to speak were sworn in. Mr. Henshaw reviewed the development. Mr. Skorupan asked if there would be overnight kenneling. Sarah Gover, co-owner, answered there would be no kenneling, boarding or grooming. There was no public comment.

Motion was to close the Public Hearing with consideration of adoption at the June 6, 2019 Regular Meeting.

**VOTING**

Motion by: Manipole, Mike  
Second by: Mazzoni, Bruce

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

Motion Carried

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

The purpose of this hearing was to 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.

Those wishing to speak were sworn in. Mr. Henshaw reviewed the plan. There was no comment from the Board and no public comment.

Motion was to close the Public Hearing with consideration of adoption at the June 6, 2019 Regular Meeting.

## **VOTING**

Motion by: Manipole, Mike  
Second by: Mazzoni, Bruce

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

Motion Carried

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

The purpose of this hearing was to 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.

Those wishing to speak were sworn in. Mr. Henshaw reviewed the plan and Jessica Tuttle from Watermark Development also discussed the development.

Mr. Hadley asked if there was a change in the number of units in Phase 4. Ms. Tuttle answered no, the number of units is identical. There was no public comment.

Motion was to close the public hearing with consideration at the June 6, 2019 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

## **Planning & Development Services**

### **7. PR #23394 - Indoor Dog Park - Cranberry - Preliminary and Final Land Development (TLD 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)

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)

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)

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)

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)

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)

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)

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)

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

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

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

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

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 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 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 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

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

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

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 Construction

Evan Oswald of our Engineering Department briefed the Board 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 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 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 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

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

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.** The following Bond Release Requests will be on the June 6, 2019 Regular Meeting Agenda for consideration:

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

Mr. Manipole made a motion to approve the hire of Dean Simpson into the full-time position of Manager, Codes Administration, Planning & Development Services Department at a semi-monthly rate of \$3,125, effective June 24, 2019. Mr. Mazzoni seconded the motion and it

carried unanimously.

Mr. Manipole made a motion to ratify the change in position for Carlo DeCarlo from Training Coordinator/Codes Administrator to Deputy Chief, Fire and Emergency Services Department, at a semi-monthly rate of \$3,333.50 effective May 13, 2019. Mr. Hezlep seconded the motion and it carried unanimously.

**35. Art Box Project**

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**

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. Purchase Approval #00019291-00 - Franklin Road Sidewalk**

Evan Oswald of our Engineering Department reviewed the Community Connections program showing the current and future sidewalk connections in the Township.

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

**38. Cooperation Agreement with Delta Development Group**

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.

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

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**

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**

The Solicitor had no additional business for this meeting.

### **Minutes**

41. The following minutes were submitted for the Board's review and will be on the June 6, 2019 Regular Meeting Agenda for approval.
1. Minutes of Agenda Preparation Meeting of April 25, 2019
  2. Minutes of Regular Meeting of May 2, 2019

### **Remittance & Payroll Warrants**

42. The following Remittance Proposals & Payroll Warrants were submitted for the Board's review and will be on the June 6, 2019 Regular Meeting Agenda for approval:
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

### **Monthly Reports**

- 43.
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**

Supervisor Manipole mentioned at the Fire Station Ribbon Cutting ceremony, a resident commented that he is proud to live in Cranberry Township. Officer Mike Welesky saved his life. The man would not have lived if Mike hadn't done what he did immediately to stop his bleeding. He praised the EMS and emergency services.

## **Adjournment**

### **44. Motion to Adjourn**

The meeting adjourned at 7:32pm.

## **VOTING**

Motion by: Skorupan, John

Second by: Hezlep, Bruce

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

Motion Carried

Respectfully submitted,

Gretchen Moran, Recording Secretary