

MINUTES

Cranberry Township Board of Supervisors Agenda Preparation Meeting Thursday, May 26, 2022

Supervisors:

Richard Hadley
Bruce Hezlep
Mike Manipole
Bruce Mazzoni
John Skorupan

Staff Present:

Bert Bertoncello - Assistant Township Manager
Lori Coon - Recording Secretary
Ron Henshaw - Director, Planning & Development Services
J.W. Johnson, Jr. - Content & Communications Specialist
Chad Julkowski - Director, Information Technology
Lucas Martsolf - Assistant Township Manager
Kevin Meyer - Police Chief
Michael Palombo - Township Solicitor
Daniel Santoro - Township Manager

Guests:

Ryan Wotus, Goldberg, Kamin & Garving LLP
Greg Gorman, PVE LLC
Anthony Franda-Diedrich, Charter Homes
David Heath, Gateway Engineers Inc.

Call to Order Chairman Hadley

1. 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.

2. Roll Call

When the meeting was called to order, all Supervisors were present.

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

There was no public comment for this meeting.

Public Hearings

4. PR #COND-22-3 -Creative World School - Conditional Use (TLD to open public hearing 6/3/22)

Accept public comment on a Conditional Use application for a one (1) story, 14,552 square foot Daycare Center facility to be located at 9112 Marshall Road on 3.1 acres of land in the SP-1 zoning district.

(Following public comment and provided no additional testimony is needed, it is the recommendation to close the public hearing with consideration at the June 2nd Regular Meeting.)

Prior to the start of the public hearing section of the meeting, stenographer, Jeanne Manko administered the Oath of Truth to those providing public testimony.

Ron Henshaw provided an overview of the Creative World School conditional use application. Mr. Henshaw explained the proposed day care facility located on Marshall Road. Mr Henshaw provided renderings of the proposed use. Mr. Henshaw explained the developer will make stormwater improvements, add a retaining wall and provide shielding on the light fixtures.

Mr. Ryan Wotus of Goldberg, Kamin & Garving LLP., stated the facility is in compliance with all requirements and has provided all necessary licenses to the Township.

Chairman Hadley inquired as to how many students the facility anticipates.

Ryan Wotus responded the facility will have a maximum capacity of 200 students.

John Herog (resident) Expressed concern for the outdoor play area at the facility and the traffic at the Rowan Road/Marshall Road intersection.

Greg Gorman of PVE LLC., stated the outdoor play are will be fenced.

Michael Macher (resident) Expressed concern for the entrance and egress of the property and stormwater concerns.

Greg Gorman of PVE LLC., explained the upgraded stormwater system will collect water from the perimeter and capture and detain the water for a slow release into the public system.

Tim Zola (resident) Expressed concern about the traffic impact.

Mr. Henshaw explained a traffic study was performed and the study resulted in no necessary changes.

Ryan Wotus explained the day care facility is not open on Saturday and Sunday when more traffic is created by the church in that area.

Chairman Hadley urged anyone with questions or concerns to contact Ron Henshaw.

Motion to close the Public Hearing with consideration on this application at the June 2, 2022 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

5. PR #COND-21-10 - Crescent - Conditional Use (TLD to open public hearing 6/3/22)

Accept public comment on a Conditional Use application for 790 residential units and 9,300 square feet of Non-residential uses to be located off Coolsprings Drive on approximately 114.4 acres in the BPK and C-3 zoning districts.

(Following public comment and provided no additional testimony is needed, it is the recommendation to close the public hearing with consideration at the June 2nd Regular Meeting.)

Prior to the start of the public hearing section of the meeting, stenographer, Jeanne Manko administered the Oath of Truth to those providing public testimony.

Ron Henshaw provided an overview of the Crescent Conditional Use application. Mr. Henshaw explained the developers had two separate meetings with affected home owners to explain the development. Mr. Henshaw said the application received favorable recommendation from the Planning Advisory Commission. The development will be a three phase project with 790 residential units consisting of apartments, single family homes, and townhouses. There will also be commercial units similar to those in the Meeder development. Mr. Henshaw explained Charter Homes and Sippel Enterprises will exchange property near the area for road access. Mr. Henshaw stated there will be 52 acres of open space or 45 percent which exceeds the required minimum of 15 percent. Mr. Henshaw stated the school is aware of the development and will plan bus stops at a later date. Mr. Henshaw explained stormwater improvements will be made to address water flow into the Fox Run plan.

Supervisor Manipole asked if the only access to Mars Crider Road is a walking path.

Mr. Henshaw responded that is correct, the only access to Mars Crider Road is a walking path.

Chairman Hadley inquired if the phase will go in order of 1, 2, 3.

Ron Henshaw stated the phases will go in the order of 1, 2, 3 and phase 2 and 3 still need final approval.

Chairman Hadley asked for details on the stormwater improvements.

David Heath, representing Gateway Engineers, Inc., explained the stormwater improvement details.

Chairman Hadely asked about the traffic impact.

Ron Henshaw stated a traffic study showed no other improvements were necessary. Mr. Henshaw said improvements may be necessary in the future at Mars Road.

Supervisor Skorupan commended Ron Henshaw and the staff for their hard work within a short time period and for keeping the development within code.

Supervisor Hezlep inquired about the original zoning of this area.

Ron Henshaw responded the area was originally zoned as a distribution warehouse.

Chairman Hadley then opened the floor to public comment.

Keith Hughes (resident) – Mr. Hughes thanked the Board for excellent planning of the development. Mr. Hughes views the development favorably.

Victor Marriotti (resident) – Mr. Marriotti is concerned with stormwater management and he is encouraged to hear stormwater is a priority.

Chairman Hadley thanked Charter Homes and Sippel Enterprises for working together and for their cooperation with this development.

Motion to close the Public Hearing with consideration on this application at the June 2, 2022 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

6. PR #LD-22-8 -Creative World School - Preliminary and Final Land Development (TLD 6/3/22)

At the June 2, 2022 Regular Meeting, the Board will be asked to consider a Preliminary and Final Land Development application for a one (1) story, 14,552 square foot Daycare Center facility to be located at 9112 Marshall Road on 3.1 acres of land in the SP-1 zoning district.

7. PR #LD-21-15 - Crescent - Preliminary Land Development (TLD 6/3/22)

At the June 2, 2022 Regular Meeting, the Board will be asked to consider a Preliminary Land Development application for 790 residential units and 9,300 square feet of Non-Residential uses to be located off Coolsprings Drive on approximately 114.4 acres in the BPK and C-3 zoning districts.

8. PR #LD-22-12 - Crescent - Final Phase 1 Land Development (TLD 7/23/22)

At the June 2, 2022 Regular Meeting, the Board will be asked to consider a Final Phase 1 Land Development application for a CCD-2 Land Development consisting of 9,300 square foot of Non-Residential Use, forty-nine (49) Single Family Residential lots, one hundred six (106) townhouse units and two hundred eighty-two (282) apartment units to be located in the Crescent development off Coolsprings Drive on approximately 45.24 acres in the CCD-2 zoning district.

9. PR #LD-22-13 - Cranberry Springs - Revised Preliminary Land Development (TLD 7/23/22)

At the June 2, 2022 Regular Meeting, the Board will be asked to consider an application for Revised Preliminary Land Development to reflect revisions from the Cranberry Springs Subdivision plan.

10. PR #SUB-22-8 - Cranberry Springs Subdivision (TLD 7/23/22)

At the June 2, 2022 Regular Meeting, the Board will be asked to consider a Preliminary and Final Subdivision application identifying a land swap with the adjacent Crescent development while providing rights-of-way for roads within Cranberry Springs and road connections into the adjacent Crescent Development.

Public Works and Engineering

Contract Change Orders

11. CAR #22-08-03 - Change Order - Superpave Street Resurfacing 2022

The change order will remove Executive Drive, Keystone Drive and Pennwood Place and add Canterbury Trail to the project.

At the June 2, 2022 Regular Meeting, the Board will be asked to consider CAR #22-08-03 -Change Order - Superpave Street Resurfacing 2022 to Youngblood Paving, Inc. in the amount of \$962.85.

Dan Santoro explained the paving schedule was adjusted moving Canterbury Trail forward because the drainage issue has been updated.

Contract Payments

12. CAR #22-04-04 - Partial Payment - Ehrman Road Right Turn Lane

At the June 2, 2022 Regular Meeting, the Board will be asked to consider CAR #22-

04-04 - Partial Payment - Ehrman Road Right Turn Lane to Shields Asphalt Paving, Inc. in the amount of \$47,886.79.

13. CAR #22-03-03 - Final Payment - Community Park - Dog Park Fence

At the June 2, 2022 Regular Meeting, the Board will be asked to consider CAR #22-03-03 - Final Payment - Community Park - Dog Park Fence to Duquesne Fence, Inc. in the amount of \$69,165.00.

Contract Awards

14. CAR #22-18-02 - Contract Award - Peters Road Water Line Replacement

At the June 2, 2022 Regular Meeting, the Board will be asked to consider CAR #22-18-02 - Contract Award - Peters Road Water Line Replacement to Jet Jack, Inc. in the amount of \$275,465.00.

15. CAR #22-20-02 - Contract Award - Brandt Drive Extension

At the June 2, 2022 Regular Meeting, the Board will be asked to consider CAR #22-20-02 - Contract Award - Brandt Drive Extension to Tedesco Construction, Inc. in the amount of \$289,547.10.

16. CAR #22-12-02 - Bid Rejection - Line Painting & Traffic Markings

At the June 2, 2022 Regular Meeting, the Board will be asked to consider CAR #22-12-02 - Bid Rejection - Line Painting & Traffic Markings due to no bids being received.

Authorizations to Bid

17. CAR #22-21-01 - Authorization to Bid - Printing Services - Cranberry Township Newsletter

The bid proposal for printing services for the Cranberry Township Newsletter will be for one (1) year, with options for additional yearly extensions up to four (4) one-year extensions.

At the June 2, 2022 Regular Meeting, the Board will be asked to consider CAR #22-21-01 - Authorization to Bid - Printing Services - Cranberry Township Newsletter.

18. CAR #22-22-01 - Authorization to Bid - Pickleball Air Dome

At the June 2, 2022 Regular Meeting, the Board will be asked to consider CAR #22-22-01 - Authorization to Bid - Pickleball Air Dome.

Dan Santoro explained the bids for the original pickleball structures are over the estimates, therefore the Township is considering a seasonal dome.

Supervisor Hezlep inquired as to the life expectancy of the seasonal dome.

Mr. Santoro responded the life expectancy of the seasonal dome is approximately twenty years.

Purchase Awards

19. Purchase Approval #00022182-00 - Kids Castle Playground Renovations

At the June 2, 2022 Regular Meeting, the Board will be asked to consider Purchase Approval #00022182-00 - Kids Castle Playground Renovations, via a cooperative State contract, to Jeffrey Associates in the amount of \$173,818.00.

20. Purchase Approval #00022198-00 - Line Painting

At the June 2, 2022 Regular Meeting, the Board will be asked to consider Purchase Approval #00022198-00 - Line Painting, via SHACOG contract, to Alpha Space Control Company, Inc. in the amount of \$139,990.00.

21. Purchase Approval #00022192-00 -Ford F150 Pickup Truck - Grounds Maintenance

At the June 2, 2022 Regular Meeting, the Board will be asked to consider Purchase Approval #00022192-00 -Ford F150 Pickup Truck - Grounds Maintenance to Laurel Motors Inc., via Co-Stars contract in the amount of \$31,910.00 (inclusive of a \$2,500 trade-in) for use by the Grounds Maintenance Division of Public Works.

22. Purchase Approval #00022196-00 -Three (3) Toro Greensmaster Mowers - Cranberry Highland Golf Course

At the June 2, 2022 Regular Meeting, the Board will be asked to consider Purchase Approval #00022196-00 -Three (3) Toro Greensmaster Mowers - Cranberry Highland Golf Course, via a cooperative State contract, to E.H. Griffith, Inc. in the amount of \$148,504.20 for use by the Turfgrass Maintenance Division at Cranberry Highlands Golf Course.

Dan Santoro explained the mowers need to be ordered now due to supply issues, but they will not be available to purchase until 2023.

23. Purchase Approval #00022197-00 -Two (2) Sand-Pro 5040 Bunker Rake - Cranberry Highland Golf Course

At the June 2, 2022 Regular Meeting, the Board will be asked to consider Purchase Approval #00022197-00 -Two (2) Sand-Pro 5040 Bunker Rake - Cranberry Highland Golf Course, via Co-Stars contract, to E.H. Griffith, Inc. in the amount of \$51,432.13 for use by the Turfgrass Maintenance Division at Cranberry Highlands Golf Course.

Dan Santoro explained the useful life of the bunker rakes are nearing the end therefore replacements need to be ordered now due to supply issues, but they will not be available to purchase until 2023.

Bond Release Requests

24. Bond Release Request

At the June 2, 2022 Regular Meeting, the Board will be asked to consider the following Bond Release Requests:

FULL RELEASE:

1. D2802-2-PH2 - Heights at Thorn Hill, Phase 2

Township Manager

25. Purchase Approval #00022193-00 - Comprehensive Recreation, Parks & Open Space Plan

It has been ten years since the completion of the last Comprehensive Recreation, Parks & Open Space Plan in 2012. As a part of the Townships ongoing planning efforts, the Board is being requested to authorize the completion of a new plan.

At the June 2, 2022 Regular Meeting, the Board will be asked to consider Purchase Approval #00022193-00 - Comprehensive Recreation, Parks & Open Space Plan to Pashek Associates in the amount of \$88,340.00 which is supported by 50% match by a DCNR grant.

26. Ad-Hoc Advisory Committee Establishment - Comprehensive Recreation, Parks & Open Space Plan

At the June 2, 2022 Regular Meeting, the Board will be asked to consider Resolution No. 2022-XX, establishing an Ad-Hoc Advisory Committee for the forthcoming Comprehensive Recreation, Parks & Open Space plan.

Dan Santoro explained the Ad-Hoc committee is to be comprised of stakeholders from groups such as the sports association, canine connection, and senior citizens. The committee will provide guidance to the staff and their recommendations will be shared with the Board.

27. Municibid Auction

At the June 2, 2022 Regular Meeting, the Board will be asked to consider authorization to advertise the sale of miscellaneous surplus tools, equipment and miscellaneous items through Municibid Auctions.

28. Cranberry Plan - Culture and Diversity Plan Section Update

Culture and diversity are important focuses for the Township. In an ongoing effort to keep the Cranberry Plan current, the Board is being asked to consider and update to this section of the plan.

At the June 2, 2022 Regular Meeting, the Board will be asked to consider authorization for the execution of a consulting agreement with Strategic Solutions, LLC. for an update to the Culture and Diversity section of the Cranberry Plan.

Dan Santoro explained the update to the Culture and Diversity Section of the Cranberry Plan is a follow up to the conversation with Cranberry Area Diversity Network. The Township is looking to continue the ongoing plan initiative therefore updating this section of the Cranberry Plan is a priority.

29. Delta Development Agreement - Federal Funding Appropriations

Our current agreement with Delta Development that focuses on federal funding opportunities is expiring. Accordingly, we are requesting authorization to renew our agreement to continue to focus on the federal appropriations funding process for priority projects in the Township.

At the June 2, 2022 Regular Meeting, the Board will be asked to consider authorization for the execution of a renewal of our agreement for eighteen (18) months with Delta Development Group to focus on federal funding and appropriations for priority infrastructure projects in Cranberry Township.

Dan Santoro explained the current agreement with Delta Development will expire at the end of June 2022. Mr. Santoro recommends renewing the agreement with a focus on funding for the Treatment Plant and stormwater upgrades.

30. MSA Thruway Project Funding Agreement- Assignment & Assumption Agreement

As a part of the access agreement reached between Sippel Enterprises, L.P. and Charter Homes for the newly proposed Crescent Development, Charter is assuming the obligation of Sippel Enterprises, L.P. for the MSA Thruway Project Funding Agreement initially executed between the Township and Sippel Enterprises, L.P.

At the June 2, 2022 Regular Meeting, the Board will be asked to consider authorizing execution of the Assignment & Assumption Agreement between Sippel Enterprises, LP; Charter Homes at Crescent, Inc. and Cranberry Township for the assignment of the responsibilities and obligations in the MSA Thruway Project Funding agreement for Sippel Enterprise, L.P. to Charter Homes at Crescent, Inc.

Dan Santoro explained Charter Homes at Crescent will assume the same terms and requirements in the agreement originally entered into with Sippel Enterprises for costs for the MSA Thruway.

31. Personnel

At the June 2, 2022 Regular Meeting, the Board will be asked to consider the attached recommendation.

One (1) recommendation attached.

Additional Township Solicitor Business

The Solicitor had no additional business for this meeting.

Minutes

32. Minutes -April 28, 2022

At the June 2, 2022 Regular Meeting, the Board will be asked to consider approving the minutes from the April 28, 2022 Agenda Preparation meeting.

Remittance & Payroll Warrants

33. Remittance Proposals and Payroll Warrants

At the June 2, 2022 Regular Meeting, the Board will be asked to consider the following Remittance Proposals and Payroll Warrants:

1. Remittance Proposal APR22PPD dated April 30, 2022
2. Remittance Proposal APR22WIR dated April 30, 2022
3. Remittance Proposal MAY22MID dated May 19, 2022
4. Remittance Proposal MAY22REF dated May 20, 2022
5. Remittance Proposal JUN22BIG dated June 3, 2022
6. Payroll Warrant 092022 April 29, 2022
7. Payroll Warrant S0822 April 29, 2022
8. Payroll Warrant 102022 dated May 13, 2022
9. Payroll Warrant S0922 dated May 16, 2022

Reports

34. Monthly Reports

1. Planning & Development Services - April 2022

2. Police Department - April 2022
3. Fire Company - April 2022
4. EMS Monthly Report - April 2022
5. Open Records Summary - April 2022
6. Budget Report - April 2022
7. Property Tax Collections - April 2022
8. Utilities Department Report - May 2022
9. Public Works Activity Report - May 2022
10. Information Technology Report - May 2022
11. Communications Report - May 2022
12. Cranberry Highlands Golf Report - May 2022

Additional Business

Supervisor Manipole announced Jacob Freshly, a Senior at Seneca Valley High School will be attending Board meetings as part of his Senior project.

Supervisor Hezlep stated complaints about speed are received on a regular basis. And he thanked the Police Department for their concerted effort to address this issue.

Adjournment

35. Motion to Adjourn

The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Lori Coon,
Recording Secretary