

MINUTES

Cranberry Township Board of Supervisors

Regular Meeting

Thursday, June 1, 2023

Supervisors:

Bruce Hezlep
Mike Manipole
Bruce Mazzoni
Karen Newpol

Township Manager:

Daniel Santoro - Township Manager

Staff Present:

Kyle Beidler - Mgr, Strategic Planning & Economic Development
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
Michael Malak - Director, Engineering & Environmental Services
Lucas Martsolf - Assistant Township Manager
Kelly Maurer - Director, Public Works
Kevin Meyer - Police Chief
Michael Palombo - Township Solicitor
Mary Soroka - Assistant Township Manager, CFO

Call to Order - Chairman Manipole

1. Pledge of Allegiance/Roll Call
2. Video - Seneca Valley Student Volunteer Day - May 31, 2023

On Wednesday, May 31, 2023 approximately 120 students from Ryan Gloyer Middle School volunteered at each of the Township Parks and the Municipal Center. Staff has prepared a video of the students hard at work.

A short video was played showing the student volunteers at work. Chairman Manipole thanked the Township staff for organizing the Ryan Gloyer Middle School Student Volunteer Day. Kelly Maurer, Director of Public Works, and Kaylee Eyth, Special Projects Coordinator, explained the events of the day. Some of the tasks completed during the day were painting, cleaning and

mulching. The students also had the opportunity to tour some of the Township facilities.

3. Public Comment (Any item on or off the Agenda)

Nancy Dhuering, Franklin Road, requested the voting on the Comprehensive Plan Update be delayed permitting additional time to review the changes.

Colleen Tanner, Crimson Court, thanked the Board for their support on the proposed changes to the Comprehensive Plan Update. Ms. Tanner expressed her support to move forward with the update.

Dan Santoro, Township Manager, explained the process to update the Comprehensive Plan has been ongoing for over one (1) year. There was a public survey pushed out over social media to obtain public input, stakeholder interviews were conducted and a legal advertisement informing the public of the public hearing to accept public comment on the update. Mr. Santoro explained the process to obtain public comment has been significant.

Planning & Development Services - Supervisor Skorupan

4. PR #PRD-23-2 - Felson Phase 2 PRD - Tentative PRD (TLD to open public hearing 6/2/2023)

Motion to adopt Resolution No. 2023-31, granting Tentative Phase 2 Planned Residential Development application for three (3) buildings, one hundred eighty unit (180) apartment unit multi-family Planned Residential Development located along Brandt Drive on approximately 5.5 acres in the C-3 zoning district.

VOTING

Motion by: Newpol, Karen
Second by: Mazzoni, Bruce

Supervisor	YES	NO	ABSTAIN
Mike Manipole	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		

Motion Carried

5. PR #LD-23-8 - Crescent Revised Preliminary Land Development (TLD 7/22/23)

Motion to adopt Resolution No. 2023-32, granting Revised Preliminary Land Development Approval for revisions adjusting the apartment buildings within Phase 1B of the Crescent development located off Coolsprings Drive on approximately 115 acres in the CCD-2 zoning district.

VOTING

Motion by: Newpol, Karen
Second by: Mazzoni, Bruce

Supervisor	YES	NO	ABSTAIN
Mike Manipole	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		

Motion Carried

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

Motion to adopt Resolution No. 2023-33, granting Final Land Development approval to adjust the placement of eight (8) apartment buildings within Phase 1B of the Crescent development located off Coolsprings Drive on approximately 9.45 acres in the CCD-2 zoning district.

VOTING

Motion by: Newpol, Karen
Second by: Mazzoni, Bruce

Supervisor	YES	NO	ABSTAIN
Mike Manipole	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		

Motion Carried

7. PR #LD-23-9 - Manheim Remarketing, Inc. - Preliminary & Final Land Development (TLD 7/22/23)

Motion to adopt Resolution No. 2023-34, granting Preliminary and Final Land Development Approval for a revision to an existing Automobile Auction facility located at 21095 Route 19 in the I-L Zoning District.

VOTING

Motion by: Newpol, Karen
Second by: Mazzoni, Bruce

Supervisor	YES	NO	ABSTAIN
Mike Manipole	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		

Motion Carried

8. PR #SUB-23-4 - Lake Forest Plan of Lots Revised Lot Consolidation Plan - Preliminary & Final Subdivision (TLD 8/22/23)

Motion to adopt Resolution No. 2023-35, granting Lot Consolidation Approval for two lots totaling approximately 3.015 acres located at 306 Plains Church Road in the R-1 zoning district.

VOTING

Motion by: Newpol, Karen
Second by: Mazzoni, Bruce

Supervisor	YES	NO	ABSTAIN
Mike Manipole	X		
Bruce Hezlep	X		

Bruce Mazzoni	X		
Karen Newpol	X		

Motion Carried

9. PR #SUB-23-5 - Park Place Amendment No. 56 - Preliminary and Final Subdivision (TLD 8/24/23)

Motion to adopt Resolution No. 2023-36, granting Lot Line Revision Approval to create 5 lots on Lot 7-11 along Caledonia Place within the Park Place, Phase 7 Development.

VOTING

Motion by: Newpol, Karen
Second by: Mazzoni, Bruce

Supervisor	YES	NO	ABSTAIN
Mike Manipole	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		

Motion Carried

10. Bill No. 2023-02 - Zoning Ordinance (Chapter 27) Amendment, Solar Energy Facility as Accessory Use

Motion to adopt Ordinance No. 2023-510 for Bill No. 2023-02, (Zoning Ordinance) consisting of revisions to Section 352 (Solar-Energy Facility as Accessory Use) requirements.

VOTING

Motion by: Newpol, Karen
Second by: Mazzoni, Bruce

Supervisor	YES	NO	ABSTAIN
Mike Manipole	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		

Motion Carried

11. Comprehensive Plan Update

Motion to adopt Resolution No. 2023-37, approving the update to the Culture and Diversity section of the Cranberry Township Comprehensive Plan dated April 2, 2009.

VOTING

Motion by: Newpol, Karen
Second by: Mazzoni, Bruce

Supervisor	YES	NO	ABSTAIN
Mike Manipole	X		

Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		

Motion Carried

Parks & Recreation and Library - Supervisor Newpol

Supervisor Newpol had no additional items for this meeting.

Public Works and Engineering - Vice-Chairman Hezlep

Contract Change Order

- 12.** CAR #22-17-12 - Change Order - Municipal Campus Rear Parking Lot - Parking Lot Improvements

Motion to approve CAR #22-17-12 - Change Order - Municipal Campus Rear Parking Lot - Parking Lot Improvements to Holbein, Inc. in the amount of \$6,752.00.

VOTING

Motion by: Hezlep, Bruce
Second by: Newpol, Karen

Supervisor	YES	NO	ABSTAIN
Mike Manipole	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		

Motion Carried

- 13.** CAR #22-19-12 - Change Order - Sun Valley Utilities Upgrades

Motion to approve CAR #22-19-12 - Change Order - Sun Valley Utilities Upgrades to J.S. Bova Excavating in the amount of \$5,478.73.

VOTING

Motion by: Hezlep, Bruce
Second by: Newpol, Karen

Supervisor	YES	NO	ABSTAIN
Mike Manipole	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		

Motion Carried

Contract Payments

- 14.** CAR #22-17-13 - Partial Payment - Municipal Campus Rear Parking Lot - Parking Lot Improvements

Motion to approve CAR #22-17-13 - Partial Payment - Municipal Campus Rear Parking Lot - Parking Lot Improvements to Holbein, Inc. in the amount of \$109,494.58.

VOTING

Motion by: Hezlep, Bruce
Second by: Newpol, Karen

Supervisor	YES	NO	ABSTAIN
Mike Manipole	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		

Motion Carried

15. CAR #23-02-04 - Partial Payment - Pickleball Expansion Project

Motion to approve CAR #23-02-04 - Partial Payment - Pickleball Expansion Project to C.H. & D. Enterprises, Inc. in the amount of \$313,920.00.

VOTING

Motion by: Hezlep, Bruce
Second by: Newpol, Karen

Supervisor	YES	NO	ABSTAIN
Mike Manipole	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		

Motion Carried

16. CAR #22-20-08 - Final Payment - Brandt Drive Extension

Motion to approve CAR #22-20-08 - Final Payment - Brandt Drive Extension to Tedesco Construction, Inc. in the amount of \$71,732.40.

VOTING

Motion by: Hezlep, Bruce
Second by: Newpol, Karen

Supervisor	YES	NO	ABSTAIN
Mike Manipole	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		

Motion Carried

17. CAR #23-06-03 - Final Payment - Crack Sealing 2023

Motion to approve CAR #23-06-03 - Final Payment - Crack Sealing 2023 to Russell Standard Corporation in the amount of \$59,561.05.

VOTING

Motion by: Hezlep, Bruce

Second by: Newpol, Karen

Supervisor	YES	NO	ABSTAIN
Mike Manipole	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		

Motion Carried

Contract Awards

- 18.** CAR #22-30-02 - Contract Award - Fox Run Sewer System & Stormwater Infrastructure Upgrades

Motion to approve CAR #22-30-02 - Contract Award - Fox Run Sewer System & Stormwater Infrastructure Upgrades to Thomas Construction, Inc. in the amount of \$497,519.30.

VOTING

Motion by: Hezlep, Bruce
Second by: Newpol, Karen

Supervisor	YES	NO	ABSTAIN
Mike Manipole	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		

Motion Carried

- 19.** CAR #23-08-02 - Contract Award - Route 19 & Progress Avenue Signal Project

Motion to approve CAR #23-08-02 - Contract Award - Route 19 & Progress Avenue Signal Project to Traffic Control & Engineering Co. in the amount of \$1,116,322.20.

VOTING

Motion by: Hezlep, Bruce
Second by: Newpol, Karen

Supervisor	YES	NO	ABSTAIN
Mike Manipole	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		

Motion Carried

Authorizations to Bid

- 20.** CAR# 23-09-01 - Authorization to Bid - MS4 Glen Eden Watershed Stream Restoration Project

Motion to approve CAR# 23-09-01 - Authorization to Bid - MS4 Glen Eden Watershed Stream Restoration Project.

VOTING

Motion by: Hezlep, Bruce
Second by: Newpol, Karen

Supervisor	YES	NO	ABSTAIN
Mike Manipole	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		

Motion Carried

21. CAR# 23-10-01 - Authorization to Bid - Municipal Center Building Renovation

Motion to approve CAR# 23-10-01 - Authorization to Bid - Municipal Center Building Renovation.

VOTING

Motion by: Hezlep, Bruce
Second by: Newpol, Karen

Supervisor	YES	NO	ABSTAIN
Mike Manipole	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		

Motion Carried

Purchase Awards

22. Purchase Approval #23347 - Line Painting

Motion to approve Purchase Approval #23347 - Line Painting to Alpha Space Control Company Inc., via the SHACOG cooperative purchasing program, in the amount of \$141,969.08.

VOTING

Motion by: Hezlep, Bruce
Second by: Newpol, Karen

Supervisor	YES	NO	ABSTAIN
Mike Manipole	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		

Motion Carried

23. Purchase Approval #23361 – Dek Hockey Rink Resurfacing

Motion to approve Purchase Approval #23361 – Dek Hockey Rink Resurfacing to T&C Sports, Inc., via Co-Stars contract, in the amount of \$56,425.48.

VOTING

Motion by: Hezlep, Bruce
Second by: Newpol, Karen

Supervisor	YES	NO	ABSTAIN
Mike Manipole	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		

Motion Carried

Bond Release Request

24. Bond Release Request:

Motion to approve the following Bond Release Requests:

PARTIAL RELEASE:

BAR D2223-05 - Cenci Pizza
BAR D2123-01 - Henry's Meat Market

VOTING

Motion by: Hezlep, Bruce
Second by: Newpol, Karen

Supervisor	YES	NO	ABSTAIN
Mike Manipole	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		

Motion Carried

25. PennDOT Private Status Agreement for Utility - Freedom Road Build II

Motion to approve and authorize the execution of the PennDOT Private Status Agreement for Utility between Cranberry Township and the Commonwealth of Pennsylvania, acting through the Department of Transportation as part of the Freedom Road Build II project.

VOTING

Motion by: Hezlep, Bruce
Second by: Newpol, Karen

Supervisor	YES	NO	ABSTAIN
Mike Manipole	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		

Motion Carried

Public Safety - Supervisor Mazzoni

Supervisor Mazzoni had no additional items for this meeting.

Administration - Chairman Manipole

26. Comcast Franchise Agreement

Motion to adopt Ordinance No. 2023-511, granting Comcast a non-exclusive franchise agreement to provide services in Cranberry Township.

VOTING

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

Supervisor	YES	NO	ABSTAIN
Mike Manipole	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		

Motion Carried

27. One Call Locating Services Agreement

Motion to authorize the execution of an agreement with USIC Locating Services, LLC. for utility locating and marking services.

VOTING

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

Supervisor	YES	NO	ABSTAIN
Mike Manipole	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		

Motion Carried

28. Minutes - April 27, 2023

Motion to approve the minutes for the April 27, 2023 Agenda Preparation meeting.

VOTING

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

Supervisor	YES	NO	ABSTAIN
Mike Manipole	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		

Motion Carried

29. Remittance Proposals and Payroll Warrants

Motion to approve the following Remittance Proposals and Payroll Warrants:

1. Remittance Proposal APR23WIR dated April 30, 2023
2. Remittance Proposal APR23PPD dated April 30, 2023
3. Remittance Proposal MAY23MID dated May 18, 2023
4. Remittance Proposal MAY23REF dated May 22, 2023
5. Remittance Proposal JUN23BIG dated June 2, 2023
6. Payroll Warrant S0823 dated April 28, 2023
7. Payroll Warrant 092023 dated April 28, 2023
8. Payroll Warrant 102023 dated May 12, 2023
9. Payroll Warrant S0923 dated May 15, 2023

VOTING

Motion by: Manipole, Mike

Second by: Hezlep, Bruce

Supervisor	YES	NO	ABSTAIN
Mike Manipole	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		

Motion Carried

Solicitor

30. Additional Solicitor Business

The Solicitor had no additional business for this meeting.

Reports

31. Monthly Reports

1. Planning and Development Services - April 2023
2. Police Department - April 2023
3. Fire Company - April 2023
4. EMS Monthly Report - April 2023
5. Open Records Summary - April 2023
6. Property Tax Collections - April 2023
7. Budget Report - April 2023
8. Utilities Department Report - April 2023
9. Public Works Activity Report - May 2023
10. Information Technology Report - May 2023
11. Communications Report - May 2023
12. Cranberry Highland Golf - May 2023

Additional Business

32. Additional Business

There was no additional business for this meeting.

Adjournment

33. Motion to adjourn

The meeting was adjourned at 6:58 p.m.

VOTING

Motion by: Hezlep, Bruce
Second by: Mazzoni, Bruce

Supervisor	YES	NO	ABSTAIN
Mike Manipole	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		

Motion Carried

Respectfully submitted,

Lori Coon
Recording Secretary