



# MINUTES

## Cranberry Township Board of Supervisors Regular Meeting Thursday, March 6, 2025

### **Supervisors:**

Bruce Hezlep  
Mike Manipole  
Bruce Mazzoni  
Karen Newpol  
John Skorupan

### **Township Manager:**

Daniel Santoro - Township Manager

### **Staff Present:**

Kyle Beidler - Assistant Township Manager, CPO  
Lori Coon - Recording Secretary  
Ryan Eggleston - Assistant Township Manager, COO  
Ron Henshaw - Director, Planning & Development Services  
J.W. Johnson - Mgr., Content & Communications  
Chad Julkowski - Director, Information Technology  
Michael Malak - Director, Engineering & Environmental Services  
Kevin Meyer - Police Chief  
Michael Palombo - Township Solicitor  
Mary Soroka - Assistant Township Manager, CFO

### **Call to Order - Chairman Hezlep**

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

Chairman Hezlep 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. Supervisor

Mazzoni participated virtually.

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

Jim Lynskey, 7246 Franklin Road, expressed concern about the Zoning ordinance changes. One of his concerns was specifically about an old tree on Franklin Road near Hope Road.

Dan Santoro assured Mr. Lynskey that staff would answer all his questions.

Jim Charles, 240 Sherwood Drive, expressed concern about the Graham Park walking trails during winter conditions.

Motion to close the public comment section of the meeting.

### **VOTING**

Motion by: Manipole, Mike

Second by: Newpol, Karen

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

Motion Carried

### **Planning & Development Services - Supervisor Skorupan**

#### **4. PR #COND-24-11 - C & M Play Studio - Conditional Use (TLD to render decision 4/13/25)**

Motion to adopt Resolution No. 2025-16, granting approval for a one (1) story, 14,430 square foot Daycare facility to be located in an existing space at 3120 Unionville Road, Suite 50 in the SP-1 zoning district.

### **VOTING**

Motion by: Skorupan, John

Second by: Newpol, Karen

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

Motion Carried

**5. Ordinance Amendment- Bill No. 2025-02 - Chapter 27 (Zoning) - Multistory Multiple-Family Dwelling**

Motion to adopt Ordinance No. 2025-522, granting approval of a zoning amendment that would provide revisions for requirements and provisions for Multistory Multiple-Family Dwellings in certain zoning districts.

**VOTING**

Motion by: Skorupan, John

Second by: Newpol, Karen

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

Motion Carried

**6. Ordinance Amendment - Bill No. 2025-03 - Chapter 27 (Zoning) - Timber Harvesting**

Motion to adopt Ordinance No. 2025-523, granting approval of a zoning amendment that would provide for revisions to repeal, replace and update provisions related to Chapter 27, Section 321 (Timber Harvesting).

**VOTING**

Motion by: Skorupan, John

Second by: Newpol, Karen

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

Motion Carried

**Parks & Recreation and Library - Supervisor Newpol**

Supervisor Newpol had no additional business for this meeting.

**Public Works and Engineering - Vice-Chairman Manipole**

**Authorizations to Bid**

**7. Contract Order #2025-85 & 2025-88 - Authorization to Bid – 2025 Paving Program**

Motion to approve the authorization to bid for the 2025 Paving Program.

**VOTING**

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

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

Motion Carried

**Contract Awards**

**8. Contract Order #2025-52 - Contract Award – BCWPCF - Bio-Solids, Grit & Screening Disposal**

Motion to approve a contract award for the BCWPCF - Bio-Solids, Grit & Screening Disposal to Vogel Disposal Service, Inc. in the amount of \$274,034.00 which includes an option for an additional one-year extension.

**VOTING**

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

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

Motion Carried

**9. Contract Order #2025-68 - Contract Award - Community Park Court Coating/Line Painting Project**

Motion to approve a contract award for the Community Park court coating/line painting project to Two Men and A Striper in the amount of \$58,869.00.

**VOTING**

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

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

Motion Carried

**10. Contract Order #2025-86 - Contract Award - Municipal Facilities Housekeeping Services**

Motion to approve a contract award for the Municipal Facilities Housekeeping Services year two (2) to Professional Cleaning, Inc. in the amount of \$203,432.40.

**VOTING**

Motion by: Manipole, Mike

Second by: Skorupan, John

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

Motion Carried

**11. Contract Order #2025-89 - Contract Award - Pretreatment Program Consulting Services**

Motion to approve a contract award for Pretreatment Program Consulting Services to Gannett Fleming, Inc. in the amount of \$29,750.00.

**VOTING**

Motion by: Manipole, Mike

Second by: Skorupan, John

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

Motion Carried

**Purchase Awards**

**12. Purchase Approval #25166 - 2024 Ford Transit Van**

Motion to approve a purchase approval for a 2024 Ford Transit van from Laurel Motors, via a Co-Stars cooperative purchasing contract, in the amount of \$74,975.00 for use by the Facilities Division of Public Works.

**VOTING**

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

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

Motion Carried

**13. Purchase Approval #25167 - Box Broom Sweeper Attachment**

Motion to approve a purchase approval for a box broom sweeper attachment from Bobcat of Pittsburgh, via a PA eMarketplace cooperative purchasing contract, in the amount of \$10,516.32 for use by the Street Division of Public Works.

**VOTING**

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

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

Motion Carried

**14. Purchase Approval #25169 - Tack Application Trailer**

Motion to approve a purchase approval for a tack application trailer from Sealmaster, via a Co-Stars cooperative purchasing contract, in the amount of \$33,991.98 for use by the Street Division of Public Works.

**VOTING**

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

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

Motion Carried

**15. Purchase Approval #25170 and #25171 - 2026 Peterbilt - 10 Ton with a Fit Out Package**

Motion to approve a purchase approval for a 2026 Peterbilt truck from Hunter Truck Sales & Service in the amount of \$142,848.00 and a purchase approval for a fit out package from Stephenson Equipment in the amount of \$121,300.00. Both purchases are via Co-Stars cooperative purchasing contracts. The truck will be utilized by the Public Works Department.

**VOTING**

Motion by: Manipole, Mike

Second by: Skorupan, John

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

Motion Carried

**16. Purchase Approval #25172 and #25173 - 2025 Ford F600 Truck with a Fit Out Package**

Motion to approve a purchase approval for a 2025 Ford F600 truck from Laurel Motors, Inc. in the amount of \$49,330.00 and a purchase approval for a fit out package from Stephenson Equipment in the amount of \$65,800.00. Both purchases are via Co-Stars cooperative purchasing contracts. The truck will be utilized by the Public Works and Utilities Departments.

**VOTING**

Motion by: Manipole, Mike

Second by: Skorupan, John

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

Motion Carried

**17. Purchase Approval #25174 - Three (3) Exmark Mowers**

Motion to approve a purchase approval for three (3) Exmark Mowers from M&R Powerup Equipment Group, via a Co-Stars cooperative purchasing contract, in the amount of \$40,605.99 for use by the Grounds Maintenance Division of Public Works.

**VOTING**

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

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

Motion Carried

**18. Purchase Approval #25175 - Kubota Utility Cart**

Motion to approve a purchase approval for a Kubota Utility Cart from M&R Powerup Equipment Group, via a Sourcewell cooperative purchasing contract, in the amount of \$34,352.60 for use by the Grounds Maintenance Division of Public Works.

**VOTING**

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

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

Motion Carried

**19. Purchase Approval #25176 - Toro 4500D Mower**

Motion to approve a purchase approval for a Toro 4500D Mower from E.H. Griffith Inc., via a Co-Stars cooperative purchasing contract, in the amount of \$99,151.08 for use by the Grounds Maintenance Division of Public Works.

**VOTING**



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

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

Motion Carried

**20. Purchase Approval #25178 - Cranberry Highlands Golf Course - Lightning Detection System**

Motion to approve a purchase approval for a lightning detection system for the Cranberry Highlands Golf Course from Thor Guard Inc., in the amount of \$29,920.00.

Mike Malak explained the new lightning detection system will replace a system that is over twenty years old.

**VOTING**

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

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

Motion Carried

**Contract Change Order**

**21. CAR #23-10.01-22-GC- Change Order - Municipal Center Building Renovation - General Contractor**

Motion to approve a change order for the Municipal Center Building Renovation - General Contractor to FMS Construction Company in the amount of \$6,823.00.

**VOTING**

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

Supervisor	YES	NO	ABSTAIN
Mike Manipole	X		

Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		
John Skorupan	X		

Motion Carried

**22. CAR #23-10.03-23-PC - Change Order - Municipal Center Building Renovation - Plumbing**

Motion to approve a change order for the Municipal Center Building Renovation plumbing work to East End Plumbing & Mech, Inc. in the amount of \$731.85.

**VOTING**

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

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

Motion Carried

**23. CAR #23-10.04-21-EC- Change Order - Municipal Center Building Renovation - Electrical**

Motion to approve a change order for the Municipal Center Building Renovation electrical work to Allegheny City Electric, Inc. in the amount of \$13,990.26.

**VOTING**

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

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

Motion Carried

**Contract Payments**

**24. CAR #23-09-12 - Final Payment - MS4 Glen Eden Watershed Stream Restoration Project**

Motion to approve a final payment for the MS4 Glen Eden Watershed Stream Restoration Project to Hunt Valley Environmental in the amount of \$33,030.37.

**VOTING**

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

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

Motion Carried

**25. CAR #23-10.01-23-GC - Partial Payment - Municipal Center Building Renovation - General Contractor**

Motion to approve a partial payment for the Municipal Center Building renovations for general contracting to FMS Construction Company in the amount of \$228,083.84.

**VOTING**

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

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

Motion Carried

**26. CAR #23-10.03-24-PC- Partial Payment - Municipal Center Building Renovation - Plumbing**

Motion to approve a partial payment for the Municipal Center Building renovations for plumbing work to East End Plumbing & Mech, Inc. in the amount of \$17,045.71.

**VOTING**

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

Supervisor	YES	NO	ABSTAIN
Mike Manipole	X		

Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		
John Skorupan	X		

Motion Carried

**27. CAR #23-10.04-22-EC- Partial Payment - Municipal Center Building Renovation - Electrical**

Motion to approve a partial payment for the Municipal Center Building renovations for electrical work to Allegheny City Electric, Inc. in the amount of \$59,356.19.

**VOTING**

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

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

Motion Carried

**28. CAR #24-08.02-11-EC - Partial Payment - Armstrong Great Lawn - Electrical**

Motion to approve a partial payment for the Armstrong Great Lawn electrical work to McCurley Houston Electric, Inc. in the amount of \$27,561.79.

**VOTING**

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

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

Motion Carried

**Additional Engineering Business**

**29. Objects in Right of Way Agreement - Courtyard at Willow Grove**

Motion to approve an Objects in the Right-of-Way Agreement with Courtyard at Willow Grove to install a pedestrian safety fence along the sidewalk.

**VOTING**

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

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

Motion Carried

**Public Safety - Supervisor Mazzoni**

Supervisor Mazzoni had no additional business for this meeting.

**Administration - Chairman Hezlep**

**30. Proclamation Recognizing April 2025 as "Pennsylvania 811 Safe Digging Month"**

Motion to adopt Resolution No. 2025-17, recognizing April 2025 as "Pennsylvania 811 Safe Digging Month".

**VOTING**

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

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

Motion Carried

**31. Minutes - January 30, 2025 & February 6, 2025**

Motion to approve the following meeting minutes:

1. January 30, 2025 - Agenda Preparation Meeting
2. February 6, 2025 - Regular Meeting

**VOTING**

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

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

Motion Carried

### **32. Remittance Proposals & Payroll Warrants – February 2025**

Motion to approve the following Remittance Proposals and Payroll Warrants:

1. Remittance Proposal JAN25WIR dated 1-31-25
2. Remittance Proposal JAN25PPD dated 1-31-25
3. Remittance Proposal FEB25MID dated 2-19-25
4. Remittance Proposal FEB25M24 dated 2-19-25
5. Remittance Proposal FEB25REF dated 2-21-25
6. Remittance Proposal MAR25BIG dated 3-07-25
7. Payroll Warrant 022025 dated 1-17-25
8. Payroll Warrant S0225 dated 1-31-25
9. Payroll Warrant 032025 dated 1-31-25
10. Payroll Warrant S0325 dated 2-14-25
11. Payroll Warrant 042025 dated 2-14-25

### **VOTING**

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

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

Motion Carried

### **Solicitor**

### **33. Additional Solicitor Business**

The Solicitor had no additional business for this meeting.

### **Reports**

### **34. Monthly Reports - February 2025**

1. Planning and Development Services - January 2025
2. Police Department – January 2025
3. Fire Company – January 2025
4. EMS Report – January 2025
5. Open Records Summary – January 2025
6. Budget Report – January 2025
7. Utilities Department Report - February 2025
8. Public Works Activity Report - February 2025
9. Information Technology Report - February 2025
10. Communications Report - February 2025
11. Cranberry Highlands Golf - February 2025

### **Additional Business**

#### **35. Additional Business**

Supervisor Skorupan explained that the Township has over 136 miles of roadways and that the staff does a good job of keeping the public safe.

### **Adjournment**

#### **36. Motion to adjourn**

The meeting was adjourned at 7:01 p.m.

### **VOTING**

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

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

Motion Carried

Respectfully submitted,

Lori Coon  
Recording Secretary