



MINUTES

Cranberry Township Board of Supervisors Agenda Preparation Meeting Thursday, July 31, 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
Leaette Cavaliere - Legal Stenographer
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

Guests:

Andrew Hansen, Crash Champions
Doug Tait, Tait Engineering

Call to Order

1. Pledge of Allegiance

Chairman Hezlep called the meeting to order at 6:30 p.m. in 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. Announcement - Dedication of Council Chambers

Chairman Hezlep announced that immediately prior to this meeting, Council Chambers was dedicated to the late Richard (Dick) M. Hadley. Dick served on the Board of Supervisors as a guiding force behind Cranberry Township's success for nearly three decades. He was a fierce advocate for the Cranberry community and was instrumental in introducing initiatives and legislation that allowed the Township to grow as a well-planned community. One of Dick's goals as a Supervisor was to make Cranberry a world-class community and ensure the future of the Township was both healthy and sustainable.

Chairman Hezlep also announced that immediately prior to this meeting, the Board met in executive session to discuss potential litigation and personnel matters.

4. Update - July 16, 2025 Storm Event

Mike Malak provided the Board with an overview of the storm event that occurred on July 16, 2025. Mr. Malak's presentation included key data on rainfall amounts and information collected from the Township's rain gauge station.

Mr. Malak noted that the storm significantly affected the Fox Run, Timberline, and Canterbury Trails developments. All three neighborhoods were constructed under stormwater standards from the 1970s, which are less stringent than today's requirements.

As a next step, the Township plans to broaden the scope of the study to explore additional mitigation options.

During the discussion, Chairman Bruce Hezlep inquired about the Crescent development located adjacent to Fox Run.

Mr. Malak explained that although some trees in the area were cleared, the root balls were intentionally left in place to limit soil disturbance, and the development activity did not worsen the situation.

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

Jim Charles, 240 Sherwood Drive, expressed concerns about the pickleball program.

Janet Melensky, 427 Sussex Drive, expressed concern for the handicap parking at the Municipal Center, tree trimming on McIntyre Drive, street parking, and flooding in the Fernway plan.

Zaire Agrate expressed a need to draw attention to veteran assistance, homelessness, busing, autism awareness, and activities for young people.

Motion to close the public comment portion of this meeting.

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 Hearings

6. PR #COND-25-3 - Crash Champions - Conditional Use (TLD 8/8/25 to open public hearing)

Accept public comment on a Conditional Use application for a one (1) story, 20,000 square foot Automotive Repair Use located on approximately 4.35 acres at 21239 Route 19 in the PIC zoning district.

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

Ron Henshaw provided an overview of the Crash Champions application.

Andrew Hansen, project manager for Crash Champions, presented an overview of the proposed development of a high-end auto collision repair facility in Cranberry Township.

Motion to close the public hearing with consideration at the August 7, 2025, Regular meeting.

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

Planning & Development Services

7. PR #SUB-25-12 - Crash Champions - Preliminary and Final Subdivision (TLD 9/27/25)

At the August 7, 2025, Regular meeting, the Board will be asked to consider a Preliminary and Final Subdivision application for the consolidation of two lots totaling approximately 4.35 acres at 21239 Route 19 the PIC zoning district.

8. PR #LD-25-9 - Crash Champions - Preliminary and Final Land Development (TLD 9/27/25)

At the August 7, 2025, Regular meeting, the Board will be asked to consider a

Preliminary and Final Land Development application for a one (1) story, 20,000 square foot Automotive Repair Use located on approximately 4.35 acres at 21239 Route 19 in the PIC zoning district.

9. PR #SUB-25-11 - Amish Yard - Preliminary and Final Subdivision (TLD 9/27/25)

At the August 7, 2025, Regular meeting, the Board will be asked to consider a Preliminary and Final Subdivision application for lot consolidation of two lots totaling approximately 1.5 acres at 1331 Old Freedom Road in the C-3 zoning district.

10. PR #LD-25-8 - Amish Yard - Preliminary and Final Land Development (TLD 9/27/25)

At the August 7, 2025, Regular meeting, the Board will be asked to consider a Preliminary and Final Land Development application for a one (1) story, 2,550 square foot Small Retail Use located on approximately 1.5 acres at 1331 Old Freedom Road in the C-3 zoning district.

Ron Henshaw provided an overview of the Amish Yard development. Mr. Henshaw explained the location will house a retail establishment selling Amish-built furniture.

Doug Tait of Tait Engineering explained that the retailer plans to feature both an indoor and outdoor showroom, showcasing sheds and outdoor furniture.

11. PR #SUB-25-15 - Crescent, Phase 3 - Preliminary and Final Subdivision (TLD 10/25/25)

At the August 7, 2025, Regular meeting, the Board will be asked to consider approval of a resolution granting Preliminary and Final Subdivision approval to adjust lot lines within Phase 3 of the Crescent CCD-2 Development.

Ron Henshaw presented an overview of the Crescent Phase 3 subdivision, detailing a temporary lot line adjustment to accommodate stormwater management requirements.

12. PR #SUB-25-13 - Park Place Amendment No. 73 - Preliminary and Final Subdivision (TLD 10/25/25)

At the August 7, 2025, Regular meeting, the Board will be asked to consider an application to create five (5) units on Lot 8-19 along Chital Lane within the Park Place, Phase 8B Development.

Public Works and Engineering

Authorizations to Bid

13. Contract Order #2025-25553 - Authorization to Bid - BCWPCF - Activated Carbon

At the August 7, 2025, Regular meeting, the Board will be asked to consider approval of an authorization to bid for BCWPCF - Activated Carbon.

Mike Malak explained that this bid is the annual bid for activated carbon for the Treatment Plant.

Contract Awards

14. Contract Order #2025-180 - Contract Award – Community Park North Improvements – General Contractor

At the August 7, 2025, Regular meeting, the Board will be asked to consider approval of a contract award for general construction for Community Park North Improvements to Thomas Construction, Inc. in the amount of \$2,932,643.80, which includes alternates 1 through 5.

15. Contract Order #2025-181 - Contract Award – Community Park North Improvements – Plumbing

At the August 7, 2025, Regular meeting, the Board will be asked to consider approval of a contract award for plumbing work for Community Park North Improvements to Shipley Plumbing LLC in the amount of \$239,886.00.

16. Contract Order #2025-182 - Contract Award – Community Park North Improvements – Electrical

At the August 7, 2025, Regular meeting, the Board will be asked to consider approval of a contract award for electrical work for Community Park North Improvements to McCurley Houston Electric, Inc. in the amount of \$773,900.00 which includes alternate 2.

Mike Malak reported that the bids for the Community Park North Improvement project were received at amounts below the budgeted estimate.

17. Contract Order #2025-230 - Graham Park Fitness Court - Design

At the August 7, 2025, Regular meeting, the Board will be asked consider approval of a contract for Graham Park Fitness Court - Design to HRG/Herbert Rowland & Grubic Inc. in the amount of \$18,500.00.

Mike Malak explained that construction for the Graham Park Fitness Court Design is expected to begin in 2026.

Purchase Awards

18. Purchase Approval #25528 – Interceptor 1 - Cleaning, Inspection Services, & Pipe Lining

At the August 7, 2025, Regular meeting, the Board will be asked to consider approval of the purchase of services for the cleaning, inspection, and pipe lining of Interceptor 1 to Insight Pipe Contracting LP, via a Co-Stars cooperative purchasing contract, in the amount of \$300,000.00.

19. Purchase Approval #25561 – John Deere 5090GN Tractor & Plow – Powell Farm

At the August 7, 2025, Regular meeting, the Board will be asked to consider approval for the purchase of a John Deere 5090GN Tractor & Plow, for the Powell Farm, to Messick Farm Equipment Inc., via a Co-Stars cooperative purchasing contract, in the amount of \$38,950.00.

Contract Change Orders

20. CAR #24-11.02-06-CSC - Change Order - Fiber Installation & Signal Enhancements Project - Camera/Server

At the August 7, 2025, Regular meeting, the Board will be asked to consider approval of a change order for the Fiber Installation & Signal Enhancements Project -

Camera/Server to Secure Technical Solutions, Inc., for a time extension from June 30, 2025 to September 26, 2025.

21. CAR #24-12-08 - Change Order - Municipal Building Interior Signage & Exterior Electronic Sign

At the August 7, 2025, Regular meeting, the Board will be asked to consider approval of a change order for the Municipal Building Interior Signage & Exterior Electronic Sign to Advance Sign Company LLC in the amount of \$8,197.00.

22. Contract Order #2025-60 - Change Order - Cranberry Highlands Golf Course Clubhouse Roof Replacement

At the August 7, 2025, Regular meeting, the Board will be asked to consider approval of a change order for the Clubhouse roof replacement to Grahamboys, LLC in the amount of \$1,063.75.

Mike Malak stated that the change order pertains to the roof opening required for the installation of the lightning detection system.

23. Contract Order #2025-117 - Change Order - Fuel Island Canopy & Dispenser Upgrade - General Contractor

At the August 7, 2025, Regular meeting, the Board will be asked to consider approval of a change order for the Fuel Island Canopy & Dispenser Upgrade - General Contractor to Nexus Energy Services, LLC in the amount of \$8,500.00.

Mike Malak explained that the change order is for the replacement of the piping from the tanks to the new fuel dispensers.

Contract Payments

24. Contract Order #2025-48 – Partial Payment - Solids Handling Upgrade - General Contractor

At the August 7, 2025, Regular meeting, the Board will be asked to consider approval of a partial payment for the Solids Handling Upgrade for general contracting to Kukurin Contracting, Inc. in the amount of \$277,650.00.

25. Contract Order #2025-54 – Partial Payment - Franklin Acres Pump Station & Force Main - Electrical Contractor

At the August 7, 2025, Regular meeting, the Board will be asked to consider approval of a partial payment for electrical work to McCurley Houston Electric, Inc. in the amount of \$10,054.04.

26. Contract Order #2025-60 - Partial Payment - Cranberry Highlands Golf Course Clubhouse Roof Replacement

At the August 7, 2025, Regular meeting, the Board will be asked to consider approval of a partial payment to Grahamboys, LLC for the Clubhouse Roof Replacement in the amount of \$227,300.35.

27. Contract Order #2025-85 – Partial Payment - 2025 Paving Program – Superpave

At the August 7, 2025, Regular meeting, the Board will be asked to consider approval of a partial payment for the 2025 Paving Program to Youngblood Paving Inc. in the

amount of \$562,657.13.

28. Contract Order #2025-157 - Partial Payment - Sun Valley Waterline Replacement - Phase 3

At the August 7, 2025, Regular meeting, the Board will be asked to consider approval of a partial payment for the Sun Valley Waterline Replacement - Phase 3 to Metarko Excavating, LLC in the amount of \$136,840.50.

29. CAR #23-16-10 - Final Payment - Route 19 & Short Street Signal Replacement

At the August 7, 2025, Regular meeting, the Board will be asked to consider approval of a final payment for the Route 19 & Short Street Signal Replacement to Traffic Control & Engineering, Co. in the amount of \$131,089.98.

30. CAR #24-11.01-05-FC - Final Payment - Fiber Installation & Signal Enhancements Project - Fiber

At the August 7, 2025, Regular meeting, the Board will be asked to consider approval of a final payment for the Fiber Installation & Signal Enhancements Project to Susco LLC in the amount of \$64,923.57.

31. Contract Order #2025-67 - Final Payment - Community Park Amenity Fencing Project

At the August 7, 2025, Regular meeting, the Board will be asked to consider approval of a final payment for the Community Park Amenity Fencing Project to ProMax Fence System, LLC in the amount of \$69,650.00.

32. Contract Order #2025-68 - Final Payment - Community Park Court Coating/Line Painting Project

At the August 7, 2025, Regular meeting, the Board will be asked to consider approval of a final payment for the Community Park court coating/line painting project to Two Men and A Striper in the amount of \$58,869.00.

33. Contract Order #2025-88 – Final Payment - 2025 Paving Program - Cape Seal

At the August 7, 2025, Regular meeting, the Board will be asked to consider approval of a final payment for the 2025 Paving Program - Cape Seal to Russell Standard in the amount of \$461,980.53.

Bond Release Requests

34. Bond Release Request - August

At the August 7, 2025, Regular meeting, the Board will be asked to consider approval of the following Bond Release:

PARTIAL RELEASE

D2425-01 - Lifeway Baptist Church Parking Lot Expansion

Township Manager

35. Personnel

FOR BOARD ACTION THIS EVENING

Motion to ratify the transfer of Michael Quigney from seasonal Spray Technician to full-time Greenskeeper within the Golf Maintenance division of the Cranberry Highlands Golf Course, at an hourly rate of \$22.11/hour, effective July 28, 2025

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

36. Grant Application Submission - Commonwealth Finance Authority – Multimodal Transportation Fund Program

FOR BOARD ACTION THIS EVENING

Cranberry Township is seeking financial assistance from the Commonwealth Financing Authority (CFA) Multimodal Transportation Fund (MTF) to make safety and connectivity improvements. The proposed project seeks to reconstruct Hope Road and complete pedestrian safety improvements along this corridor.

Motion to adopt Resolution No. 2025-52, authorizing submission of a grant application to the Commonwealth Financing Authority (CFA) for funding towards the first phase of improvements along Hope Road.

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		
John Skorupan	X		

Motion Carried

37. Temporary Road Closure - Rolling Road/Greenwood Drive Intersection

FOR BOARD ACTION THIS EVENING

Dan Santoro explained that the road closure is necessary for improvements for the Sun Valley project.

Chairman Hezlep inquired as to how long the road will be closed.

Mr. Santoro informed the Board that the road will be closed for approximately one week.

Motion to authorize a temporary road closure at the Rolling Road/Greenwood Drive intersection to replace the waterline.

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

Additional Township Solicitor Business

38. Additional Township Solicitor Business

The Solicitor had no additional business for this meeting.

Minutes

39. Minutes - June 26, 2025

At the August 7, 2025, Regular meeting, the Board will be asked to consider approval of the meeting minutes for the June 26, 2025, Agenda Preparation meeting.

Remittance & Payroll Warrants

40. Remittance Proposals & Payroll Warrants – July 2025

At the August 7, 2025, Regular meeting, the Board will be asked to consider approval of the following Remittance Proposals and Payroll Warrants:

1. Remittance Proposal JUN25WIR dated 6-30-25
2. Remittance Proposal JUN25PPD dated 6-30-25
3. Remittance Proposal JUL25MID dated 7-17-25
4. Remittance Proposal JUL25REF dated 7-24-25
5. Remittance Proposal AUG25BIG dated 8-8-25
6. Payroll Warrant 132025 dated 6-20-25
7. Payroll Warrant V1325 dated 6-20-25
8. Payroll Warrant S1225 dated 6-30-25
9. Payroll Warrant 142025 dated 7-3-25
10. Payroll Warrant S1325 dated 7-15-25

Reports

41. Monthly Reports - July 2025

1. Planning and Development Services - June 2025
2. Police Department – June 2025

3. EMS Report – June 2025
4. Open Records Summary – June 2025
5. Property Tax Collection Report – June 2025
6. Budget Report – June 2025
7. Fire Company – July 2025
8. Utilities Department Report - July 2025
9. Public Works Activity Report - July 2025
10. Information Technology Report - July 2025
11. Communications Report - July 2025
12. Cranberry Highlands Golf - July 2025
13. Parks & Recreation Report - July 2025

Additional Business

42. Additional Business

Adjournment

43. Motion to Adjourn

This meeting was adjourned at 7:40 p.m.

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		
John Skorupan	X		

Motion Carried

Respectfully submitted,

Lori Coon
Recording Secretary