



AGENDA

Cranberry Township Board of Supervisors Agenda Preparation Meeting Thursday, April 30, 2026 6:30 PM

Call to Order

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Public Comment** (Any item on or off the Agenda except for Public Hearing Items)

Motion to close the public comment portion of this meeting.

Special Recognition

4. **Community Leadership Institute of Cranberry Graduates**
173/2026

This evening the Board will recognize the graduates of the 2026 Community Leadership Institute of Cranberry.

Presentation

5. **Parks & Open Space Update**
162/2026

Staff will present an update on the Township's ongoing park improvement initiatives and current open space planning efforts. This overview will include progress on recent park projects, upcoming phases of previously approved plans, and key milestones related to the development of the Cranberry Conservancy. The update will highlight how these projects support the community's long-term vision for parks, recreation, and open space.

Public Hearings

6. PR #COND-26-1- D-Bat - Conditional Use Development (TLD to open public hearing 5/1/26)
107/2026

Accept public comment on a Conditional Use application for a 21,000 s.f. Commercial and Private Recreation facility located at 250 W. Kensinger Drive, Suite 200 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 Regular meeting scheduled on May 7, 2026.)

7. PR #COND-26-3 - 7 Brew - Conditional Use Development (TLD to open public hearing 5/1/26)
106/2026

Accept public comment on a Conditional Use application for a 770 s.f. Drive-thru Establishment on approximately 1.16 acres located at 20315 Route 19 in the C-3 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 Regular meeting scheduled on May 7, 2026.)

8. PR #COND-26-2 - North Pointe at Cranberry - Conditional Use (TLD to open public hearing 5/1/26)
104/2026

Accept public comment on a Conditional Use application for a Neighborhood Shopping Center, which includes a 7,320 s.f. Automobile Repair use (America's Tire) located on approximately 16.9 acres at Route 19/Dutilh Road in the SU-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 Regular meeting scheduled on May 7, 2026.)

Planning & Development Services

9. PR #LD-26-1 - Boylan Funeral Home Expansion - Preliminary & Final Land Development (TLD 6/27/26)
101/2026

An application for Preliminary and Final Land Development has been submitted for the Boylan Funeral Home Expansion, which includes an approximately 8,700-square-foot addition to the existing funeral home situated on 2.8 acres at 130 Wisconsin Avenue in the SU-1 zoning district.

At the May 7, 2026 Regular meeting, the Board will be asked to consider adoption of a resolution granting Preliminary and Final Land Development for the Boylan Funeral Home Expansion.

10. PR #SUB-26-1 - Boylan Funeral Home Lot Consolidation - Preliminary & Final Subdivision (TLD 6/27/26)
102/2026

An application for Preliminary and Final Subdivision has been submitted for the consolidation of two lots totaling approximately 2.79 acres located at 130 Wisconsin Avenue in the SU-1 zoning district.

At the May 7, 2026 Regular meeting, the Board will be asked to consider adoption of a resolution granting Preliminary and Final Subdivision for the Boylan Funeral Home Lot Consolidation.

11. PR #LD-26-3 - 7 Brew - Preliminary and Final Land Development (TLD 6/27/26)
105/2026

An application for preliminary and final land development has been submitted requesting approval for a 770 s.f. Drive-thru Establishment on approximately 1.16 acres located at 20315 Route 19 in the C-3 zoning district.

At the May 7, 2026 Regular meeting, the Board will be asked to consider adoption of a resolution granting preliminary and final land development approval for the property located at 20315 Route 19.

12. PR #LD-26-1 - North Pointe at Cranberry - Preliminary Land Development (TLD 6/27/26)
103/2026

An application for preliminary land development has been submitted for North Pointe at Cranberry requesting approval for a Neighborhood Shopping Center, which includes a 7,320 s.f. Automobile Repair use (America's Tire) located on approximately 16.9 acres at Route 19/Dutilh Road in the SU-1 zoning district.

At the May 7, 2026 Regular meeting, the Board will be asked to consider the adoption of a resolution approving the preliminary land development plan for the property located at the intersection of Route 19 and Dutilh Road.

13. PR #SUB-26-7 - St. Ferdinand Subdivision - Preliminary and Final Subdivision Plan (TLD 7/25/26)
155/2026

An application for preliminary and final subdivision plan has been submitted for the St. Ferdinand subdivision requesting approval for a one (1) lot subdivision of approximately 23 acres located at 2045 Rochester Road in the SU-1 zoning district.

At the May 7, 2026 Regular meeting, the Board will be asked to consider adoption of a resolution granting preliminary and final subdivision plan approval for the property located at 2045 Rochester Road.

Public Works and Engineering

Authorizations to Bid

14. **Contract Order #2026-439 – Authorization to Bid - Route 19 Waterline Replacement Project - Phase 1**
167/2026

The project is part of a broader effort to improve water system reliability along the Route 19 corridor and reduce the likelihood of future line failures. This phase includes the replacement of the existing waterline from Dutilh Road to Rochester Road.

At the May 7, 2026 Regular meeting, the Board will be asked to consider approval of the authorization to bid for the Route 19 Waterline Replacement Project - Phase 1.

Contract Awards

15. **Contract Order #2026-373 - Contract Award - Pin Oak Court Waterline Replacement Project**
166/2026

The Pin Oak Court Waterline Replacement Project will replace approximately 1,250 linear feet of 8-inch waterline from McIntyre Lane to Freedom Road. This area has experienced a high number of waterline breaks, and the project is part of the Township's ongoing waterline maintenance program to improve reliability and reduce future repair costs.

At the May 7, 2026 Regular meeting, the Board will be asked to consider approval of a contract award for the Pin Oak Court Waterline Replacement Project. Staff is currently reviewing the bids.

16. **Contract Order #2026-417 - Contract Award - 2026 Line Painting Program**
165/2026

The 2026 Line Painting Program includes repainting designated Township long-line markings (double yellow centerlines and white edge lines) along with necessary handwork.

At the May 7, 2026 Regular meeting, the Board will be asked to consider approval of a contract award for the 2026 Line Painting Program to Alpha Space Control, LLC, inclusive of the base bid and alternates 1 through 4, in the amount of \$201,007.00.

Purchase Awards

17. **Purchase Approval #26309 – Energy Recovery Ventilator HVAC Unit**
96/2026

The Public Works Department recommends replacing the Energy Recovery Ventilator HVAC Unit at the Public Works facility. The current unit is 15 years old and has reached the end of its useful life. It provides ventilation, heating, and cooling to approximately 5,000 square feet, including locker rooms, upstairs restrooms, and adjacent hallways on both levels.

At the May 7, 2026 Regular meeting, the Board will be asked to consider approval of the purchase of an Energy Recovery HVAC Unit from Huckestein Mechanical Services Inc., via a Co-Stars cooperative purchasing program, in the amount of \$38,966.05.

Contract Payments

18. Contract Order #2025-48 - Partial Payment - Solids Handling Upgrade - General Contractor
156/2026

At the May 7, 2026 Regular meeting, the Board will be asked to consider approval of a partial payment for the Solids Handling Upgrade for general contracting work to Kukurin Contracting, Inc. in the amount of \$799,864.20.

19. Contract Order #2025-51 - Partial Payment - Solids Handling Upgrade - Electrical
157/2026

At the May 7, 2026 Regular meeting, the Board will be asked to consider approval of a partial payment for the Solids Handling Upgrade for electrical work to McCurley Houston Electric Inc. in the amount of \$63,449.99.

20. Contract Order #2025-180 - Partial Payment – Community Park North Improvements – General Contractor
169/2026

At the May 7, 2026 Regular meeting, the Board will be asked to consider approval of a partial payment for general construction for Community Park North Improvements to Thomas Construction, Inc. in the amount of \$315,098.21.

21. Contract Order #2025-181 - Partial Payment – Community Park North Improvements – Plumbing
163/2026

At the May 7, 2026 Regular meeting, the Board will be asked to consider approval of a partial payment for plumbing work for Community Park North Improvements to Shipley Plumbing LLC in the amount of \$17,664.30.

22. Contract Order #2025-182 - Partial Payment – Community Park North Improvements – Electrical
170/2026

At the May 7, 2026 Regular meeting, the Board will be asked to consider approval of a partial payment for electrical work for Community Park North Improvements to McCurley Houston Electric, Inc. in the amount of \$310,266.17.

23. Contract Order #2026-313 - Partial Payment – North Boundary Park Soccer Field Turf Improvements
158/2026

At the May 7, 2026 Regular meeting, the Board will be asked to consider approval of a partial payment for turf improvements to Playing Surface Solutions, Inc. in the amount of \$73,189.68.

Bond Release Requests

24. Bond Release Request - April 2026
164/2026

At the May 7, 2026 Regular meeting, the Board will be asked to consider approval of the following Bond Release:

PARTIAL RELEASE

D2427-01 - Summerwind

Additional Engineering Business

25. Permanent Storm Sewer Easement Right-of-Ways – 50 & 52 Progress Avenue

171/2026

FOR BOARD ACTION THIS EVENING

Staff is requesting approval to execute these easements to provide the Township with the right to install, maintain, repair, replace, and access a storm sewer lines and related appurtenances across these properties. The agreement also permits necessary ingress and egress and allows the Township to utilize an additional 10 feet of adjoining ground during construction activities.

Motion to ratify the execution of the Permanent Storm Sewer Easement Right-of-Ways for the properties located at 50 & 52 Progress Avenue.

Township Manager

26. Personnel

160/2026

FOR BOARD ACTION THIS EVENING

One (1) Personnel Recommendation (Motion attached)

27. DCNR Grant Application - Community Park ADA Access and Event Space Improvements Project

161/2026

FOR BOARD ACTION THIS EVENING

Cranberry Township is seeking financial assistance to implement Phase III of the Court Complex Master Plan at Community Park. The proposed project includes earthwork, infrastructure upgrades, and access improvements to the amphitheater area. The total funding request to DCNR's Community Conservation and Partnerships Program (C2P2) will not exceed \$750,000.

Motion to adopt Resolution No. 2026-24, authorizing the submission of a grant application to DCNR for funding to support the Community Park ADA Access and Event Space Improvements Project.

28. SHACOG 2026 Spring Commodities Bids

172/2026

At the May 7, 2026 Regular meeting, the Board will be asked to consider awarding the SHACOG 2026 Spring Commodities Bids as per the attached listing.

Additional Township Solicitor Business

29. Additional Township Solicitor Business

Minutes

30. Minutes - March 26, 2026 & April 2, 2026

148/2026

At the May 7, 2026 Regular meeting, the Board will be asked to consider approval of the following meeting minutes:

1. March 26, 2026 - Agenda Preparation Meeting
2. April 2, 2026 - Regular Meeting

Remittance & Payroll Warrants

31. Remittance Proposals & Payroll Warrants – April 2026

154/2026

At the May 7, 2026 Regular meeting, the Board will be asked to consider approval of the following Remittance Proposals and Payroll Warrants:

1. Remittance Proposal MAR26WIR dated 3-31-26
2. Remittance Proposal MAR26PPD dated 3-31-26
3. Remittance Proposal APREIS26 dated 4-7-26
4. Remittance Proposal APRRERUN dated 4-20-26
5. Remittance Proposal APR26MID dated 4-21-26
6. Remittance Proposal APR26REF dated 4-23-26
7. Remittance Proposal MAY26BIG dated 5-08-26
8. Payroll Warrant 072026 dated 3-27-26
9. Payroll Warrant S0626 dated 3-31-26
10. Payroll Warrant 082026 dated 4-10-26
11. Payroll Warrant S0726 dated 4-15-26
12. Payroll Warrant 092026 dated 4-24-26

Reports

32. Monthly Reports – April 2026

147/2026

1. Planning and Development Services - March 2026
2. Police Department – March 2026
3. EMS Report – March 2026
4. Open Records Summary – March 2026
5. Property Tax Collection Report – March 2026
6. Budget Report – March 2026
7. Fire Company – April 2026
8. Utilities Department Report - April 2026
9. Public Works Activity Report - April 2026
10. Information Technology Report - April 2026
11. Communications Report - April 2026

- 12. Cranberry Highlands Golf - April 2026
- 13. Parks & Recreation Report - April 2026

Additional Business

- 33. Additional Business**

Adjournment

- 34. Motion to Adjourn**