MINUTES

Cranberry Township Board of Supervisors
Regular Meeting
Thursday, May 7, 2026

Supervisors:

Anthony Bertolino
Bruce Hezlep
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
Michael Malak - Director, Engineering & Environmental Services
Michael Palombo - Township Solicitor
Ken Ruckel - Police Chief
Gary Shreve - Systems Administrator
Mary Soroka - Assistant Township Manager, CFO

Call to Order - Chair Hezlep

1. **Pledge of Allegiance**

2. **Roll Call**

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

   There was no public comment for this meeting.

   Motion to close the public comment portion of this meeting.

VOTING

Motion by: Skorupan, John
Second by: Bertolino, Anthony

Supervisor	YES	NO	ABSTAIN
Anthony Bertolino	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		
John Skorupan	X		

Motion Carried

Special Recognition

4. Retiring Old Glory - American Flag Retirement

Denise Etter, coordinator of the Retiring Old Glory community service project, an initiative focused on collecting and honorably retiring American flags, will give a presentation to the Board.

Denise Etter provided an overview of the program, which began 15 years ago. Ms. Etter explained the mission of the organization and its longstanding work collecting unserviceable American flags for proper retirement and announced the upcoming Flag Day Ceremony.

Chairman Hezlep expressed the Board's appreciation for the ongoing efforts of Ms. Etter and the organization and voiced support for the upcoming ceremony.

5. Communication PSATS Award Recognition

On April 20, 2026, the Cranberry Township Communication Team was honored at the Pennsylvania State Association of Township Supervisors' 2026 Excellence Awards ceremony with the Outstanding Citizen Communication Award for Townships with a population over 5,000. In addition to the top communication award, the team also received first place in the Newsletter and Other Publications categories, as well as third place in Electronic Newsletters, Multimedia Communications, and Social Media.

The Board congratulated the Communications Team on their well-deserved accomplishments and expressed appreciation for their continued excellence in serving the community.

Planning & Development Services - Supervisor Skorupan

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

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.

Motion to adopt Resolution No. 2026-25, granting Preliminary and Final Land Development approval for the Boylan Funeral Home Expansion.

VOTING

Motion by: Skorupan, John
Second by: Bertolino, Anthony

Supervisor	YES	NO	ABSTAIN
Anthony Bertolino	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		
John Skorupan	X		

Motion Carried

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

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.

Motion to adopt Resolution No. 2026-26, granting Preliminary and Final Subdivision approval for the Boylan Funeral Home Lot Consolidation.

VOTING

Motion by: Skorupan, John
Second by: Bertolino, Anthony

Supervisor	YES	NO	ABSTAIN
Anthony Bertolino	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		
John Skorupan	X		

Motion Carried

8. PR #COND-26-1- D-Bat - Conditional Use Development (TLD to render decision 6/14/26)

An application for a Conditional Use approval has been submitted for a 21,000 square foot Commercial and Private Recreation facility located at 250 W. Kensinger Drive, Suite 200, in the SP-1 zoning district.

Motion to adopt Resolution No. 2026-27, granting conditional use approval for the property located at 250 W. Kensinger Drive, Suite 200.

VOTING

Motion by: Skorupan, John
Second by: Bertolino, Anthony

Supervisor	YES	NO	ABSTAIN
Anthony Bertolino	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		
John Skorupan	X		

Motion Carried

9. PR #LD-26-3/COND-26-3 - 7 Brew - Preliminary and Final Land Development

(TLD 6/27/26)-Conditional Use (TLD to render decision 6/14/26)

Applications for preliminary and final land development and conditional use have been submitted requesting approval for a 770 square foot drive-thru Establishment on approximately 1.16 acres located at 20315 Route 19 in the C-3 zoning district.

Motion to adopt Resolution No. 2026-28, granting preliminary and final land development and conditional use approval for the property located at 20315 Route 19.

VOTING

Motion by: Skorupan, John
Second by: Bertolino, Anthony

Supervisor	YES	NO	ABSTAIN
Anthony Bertolino	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		
John Skorupan	X		

Motion Carried

10. PR #LD-26-1/COND-26-2 - North Pointe at Cranberry - Preliminary Land Development (TLD 6/27/26)-Conditional Use (TLD to render decision 6/14/26)

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

Motion to adopt Resolution No. 2026-29, granting preliminary land development and conditional use approval for the property located at the intersection of Route 19 and Dutilh Road.

VOTING

Motion by: Skorupan, John
Second by: Bertolino, Anthony

Supervisor	YES	NO	ABSTAIN
Anthony Bertolino	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		
John Skorupan	X		

Motion Carried

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

An application for preliminary and final subdivision plan approval 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.

Motion to adopt Resolution No. 2026-30, granting preliminary and final subdivision

plan approval for the property located at 2045 Rochester Road.

VOTING

Motion by: Skorupan, John
Second by: Bertolino, Anthony

Supervisor	YES	NO	ABSTAIN
Anthony Bertolino	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		
John Skorupan	X		

Motion Carried

Parks & Recreation and Library - Vice Chair Newpol

Supervisor Newpol had no additional business for this meeting.

Public Works and Engineering - Supervisor Bertolino

Authorizations to Bid

12. Contract Order #2026-439 – Authorization to Bid - Route 19 Waterline Replacement Project - Phase 1

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.

Motion to approve the authorization to bid for the Route 19 Waterline Replacement Project - Phase 1.

VOTING

Motion by: Bertolino, Anthony
Second by: Newpol, Karen

Supervisor	YES	NO	ABSTAIN
Anthony Bertolino	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		
John Skorupan	X		

Motion Carried

Contract Awards

13. Contract Order #2026-373 - Contract Award - Pin Oak Court Waterline Replacement Project

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.

Motion to approve a contract award for the Pin Oak Court Waterline Replacement Project to W.A. Petrakis Contracting, LLC in the base bid amount of $531,296.35.

VOTING

Motion by: Bertolino, Anthony
Second by: Newpol, Karen

Supervisor	YES	NO	ABSTAIN
Anthony Bertolino	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		
John Skorupan	X		

Motion Carried

14. Contract Order #2026-417 - Contract Award - 2026 Line Painting Program

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

Motion to approve 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.

VOTING

Motion by: Bertolino, Anthony
Second by: Newpol, Karen

Supervisor	YES	NO	ABSTAIN
Anthony Bertolino	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		
John Skorupan	X		

Motion Carried

Purchase Awards

15. Purchase Approval #26309 – Energy Recovery Ventilator HVAC Unit

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.

Motion to approve 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.

VOTING

Motion by: Bertolino, Anthony
Second by: Newpol, Karen

Supervisor	YES	NO	ABSTAIN
Anthony Bertolino	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		
John Skorupan	X		

Motion Carried

Contract Payments

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

Motion to approve a partial payment for the Solids Handling Upgrade for general contracting work to Kukurin Contracting, Inc. in the amount of $799,864.20.

VOTING

Motion by: Bertolino, Anthony
Second by: Newpol, Karen

Supervisor	YES	NO	ABSTAIN
Anthony Bertolino	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		
John Skorupan	X		

Motion Carried

17. Contract Order #2025-51 - Partial Payment - Solids Handling Upgrade - Electrical

Motion to approve a partial payment for the Solids Handling Upgrade for electrical work to McCurley Houston Electric Inc. in the amount of $63,449.99.

VOTING

Motion by: Bertolino, Anthony
Second by: Newpol, Karen

Supervisor	YES	NO	ABSTAIN
Anthony Bertolino	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		
John Skorupan	X		

Motion Carried

18. Contract Order #2025-180 - Partial Payment – Community Park North Improvements – General Contractor

Motion to approve a partial payment for general construction for Community Park North Improvements to Thomas Construction, Inc. in the amount of $315,098.21.

VOTING

Motion by: Bertolino, Anthony
Second by: Newpol, Karen

Supervisor	YES	NO	ABSTAIN
Anthony Bertolino	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		
John Skorupan	X		

Motion Carried

19. Contract Order #2025-181 - Partial Payment – Community Park North Improvements – Plumbing

Motion to approve a partial payment for plumbing work for Community Park North Improvements to Shipley Plumbing LLC in the amount of $17,664.30.

VOTING

Motion by: Bertolino, Anthony
Second by: Newpol, Karen

Supervisor	YES	NO	ABSTAIN
Anthony Bertolino	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		
John Skorupan	X		

Motion Carried

20. Contract Order #2025-182 - Partial Payment – Community Park North Improvements – Electrical

Motion to approve a partial payment for electrical work for Community Park North Improvements to McCurley Houston Electric, Inc. in the amount of $310,266.17.

VOTING

Motion by: Bertolino, Anthony
Second by: Newpol, Karen

Supervisor	YES	NO	ABSTAIN
Anthony Bertolino	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		
John Skorupan	X		

Motion Carried

21. Contract Order #2026-313 - Partial Payment – North Boundary Park Soccer Field

Turf Improvements

Motion to approve a partial payment for turf improvements to Playing Surface Solutions, Inc. in the amount of $73,189.68.

VOTING

Motion by: Bertolino, Anthony
Second by: Newpol, Karen

Supervisor	YES	NO	ABSTAIN
Anthony Bertolino	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		
John Skorupan	X		

Motion Carried

Bond Release Request

22. Bond Release Request - April 2026

Motion to approve the following Bond Release:

PARTIAL RELEASE

D2427-01 - Summerwind

VOTING

Motion by: Bertolino, Anthony
Second by: Newpol, Karen

Supervisor	YES	NO	ABSTAIN
Anthony Bertolino	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		
John Skorupan	X		

Motion Carried

Public Safety - Supervisor Mazzoni

Administration - Chair Hezlep

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

Motion to approve the following meeting minutes:

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

VOTING

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

Supervisor	YES	NO	ABSTAIN
Anthony Bertolino	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		
John Skorupan	X		

Motion Carried

24. Remittance Proposals & Payroll Warrants – April 2026

Motion to approve 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

VOTING

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

Supervisor	YES	NO	ABSTAIN
Anthony Bertolino	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		
John Skorupan	X		

Motion Carried

25. SHACOG 2026 Spring Commodities Bids

Motion to approve the SHACOG 2026 Spring Commodities Bids as per the attached listing.

VOTING

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

Supervisor	YES	NO	ABSTAIN
Anthony Bertolino	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		
John Skorupan	X		

Motion Carried

26. Deputy Real Estate Tax Collector Appointment

Act 164 of 2014 requires the appointment of a Deputy Real Estate Tax Collector. The following is being proposed for the Board's consideration.

Motion to accept the recommendation of P.J. Lynd, Cranberry Township's Real Estate (Property) Tax Collector, to appoint Chelsie Walker, Deputy Real Estate Tax Collector.

Dan Santoro explained that a Deputy Tax Collector must be reappointed with each re-election of the Tax Collector.

VOTING

Motion by: Hezlep, Bruce
Second by: Bertolino, Anthony

Supervisor	YES	NO	ABSTAIN
Anthony Bertolino	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		
John Skorupan	X		

Motion Carried

Solicitor

27. Additional Solicitor Business

The Solicitor had no additional business for this meeting.

Reports

28. Monthly Reports – April 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

29. Additional Business

There was no additional business for this meeting.

Adjournment

30. Motion to adjourn

The meeting was adjourned at 6:56 p.m.

VOTING

Motion by: Hezlep, Bruce
Second by: Bertolino, Anthony

Supervisor	YES	NO	ABSTAIN
Anthony Bertolino	X		
Bruce Hezlep	X		
Bruce Mazzoni	X		
Karen Newpol	X		
John Skorupan	X		

Motion Carried

Respectfully submitted,

Lori Coon
Recording Secretary