



Cranberry Township Board of Supervisors
Regular Meeting
Thursday, September 3, 2026

Supervisors:

Anthony Bertolino
Bruce Mazzoni
Karen Newpol
John Skorupan

Township Manager:

Daniel Santoro - Township Manager

Staff Present:

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

Call to Order – Vice Chair Newpol

1. Pledge of Allegiance

Vice-Chair Newpol 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, the quorum consisted of Vice-Chair Newpol, Supervisor Bertolino, Supervisor Mazzoni, and Supervisor Skorupan.

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

Jeff Deller, 327 Telluride Lane, expressed concern about the Breckenridge bond release, indicating that the developer has not fulfilled all requirements within the development.

Stuart Hammerschmidt, 401 Auburn Drive, noted that he is an ambassador of the Car Wash Industry, expressed concern about the proposed ordinance amendment, and asked for a stay of the current ordinance.

Motion to close the public comment portion of this meeting.

VOTING

Motion by: Bertolino, Anthony

Second by: Skorupan, John

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

Motion Carried

Planning & Development Services - Supervisor Skorupan

4. PR #SUB-26-11 - North Pointe at Cranberry – Preliminary/Final Subdivision (TLD 10/24/26)

Motion to adopt Resolution No. 2026-54, granting Preliminary and Final Subdivision approval for a four-lot subdivision of a 16.56-acre parcel to accommodate three retail outparcels and approximately six acres of residential development located at 20400 Route 19 in the SU-1 zoning district.

VOTING

Motion by: Skorupan, John

Second by: Mazzoni, Bruce

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

Motion Carried

5. PR #LD-26-12 - North Pointe at Cranberry – Final Land Development (TLD 10/24/26)

Motion to adopt Resolution No. 2026-55, granting Final Land Development approval for the infrastructure phase of North Pointe at Cranberry, proposing site grading,

roadway improvements, utility infrastructure, stormwater management facilities, water facilities, and landscaping on approximately 16.9 acres located at the intersection of Route 19 and Dutilh Road in the SU-1 zoning district.

VOTING

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

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

Motion Carried

6. PR #PRD-26-4 – The Reserve at Cranberry Springs - Revised Tentative Land Development (TLD 10/8/26)

Motion to adopt Resolution No. 2026-56, granting Revised Tentative Land Development approval for revisions to building and garage footprints, parking configurations, grading, and perimeter site features.

VOTING

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

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

Motion Carried

7. PR #PRD-26-5 The Reserve at Cranberry Springs - Revised Final Land Development (TLD 10/14/26)

Motion to adopt Resolution No. 2026-57, granting Revised Final Land Development approval for revisions to building and garage footprints, parking configurations, grading, and perimeter site features.

VOTING

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

Supervisor	YES	NO	ABSTAIN
Anthony Bertolino	X		
Bruce Mazzoni	X		
Karen Newpol	X		

John Skorupan	X		
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Motion Carried

8. Ordinance Amendment - Bill No. 2026-05 - Chapter 27 (Zoning) - Table of Uses and Signs

Motion to adopt Ordinance No. 2026-533, amending Chapter 27 of the zoning code ("Table of Uses"), to revise Attachments 2 and 2.1 ("Table of Uses for Automobile Wash"), and to amend Section 608 regarding building-mounted signs.

VOTING

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

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

Motion Carried

Parks & Recreation and Library - Vice Chair Newpol

Vice Chair Newpol had no additional business for this meeting.

Public Works and Engineering - Supervisor Bertolino

Contract Awards

9. Contract Order #2026-500 - Contract Award - Sanitary Sewer Manhole Lining

Motion to approve a contract award for the lining of 20 sanitary sewer manholes to State Pipe Services, Inc., via a Co-Stars contract, in the amount of \$90,267.80.

VOTING

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

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

Motion Carried

Contract Change Order

10. Contract Order #2026-314 - Change Order - Community Park Ballfields 3 & 4

Infield Turf Improvements

Motion to approve a change order for the Community Park Ballfields 3 & 4 Infield Turf Improvements to Playing Surface Solutions, Inc. in the amount of \$17,655.00.

VOTING

Motion by: Bertolino, Anthony

Second by: Skorupan, John

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

Motion Carried

11. Contract Order #2026-354 – Change Order - 2026 Paving Program – Superpave Street Resurfacing

Motion to approve a change order for Superpave Street Resurfacing to Youngblood Paving, Inc. in the amount of \$23,000.00.

VOTING

Motion by: Bertolino, Anthony

Second by: Skorupan, John

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

Motion Carried

12. Contract Order #2026-374 – Change Order - Graham Park Pickleball Court Acrylic Surfacing Project

Motion to approve a change order for the Graham Park Pickleball Court Acrylic Surfacing Project to Seal Pro in the amount of \$7,040.00.

VOTING

Motion by: Bertolino, Anthony

Second by: Skorupan, John

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

Motion Carried

Contract Payments

13. 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 \$720,360.00.

VOTING

Motion by: Bertolino, Anthony

Second by: Skorupan, John

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

Motion Carried

14. Contract Order #2025-50 - Partial Payment - Solids Handling Upgrade - Plumbing

Motion to approve a partial payment for the Solids Handling Upgrade for plumbing work to Shipley Plumbing, LLC in the amount of \$18,754.20.

VOTING

Motion by: Bertolino, Anthony

Second by: Skorupan, John

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

Motion Carried

15. 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 \$121,705.97.

VOTING

Motion by: Bertolino, Anthony

Second by: Skorupan, John

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

Motion Carried

16. 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 \$25,108.20.

VOTING

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

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

Motion Carried

17. 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 \$25,419.10.

VOTING

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

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

Motion Carried

18. 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 \$349,629.18.

VOTING

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

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

Motion Carried

19. Contract Order #2026-314 - Partial Payment - Community Park Ballfields 3 & 4 Infield Turf Improvements

Motion to approve a partial payment for the Community Park Ballfields 3 & 4 Infield Turf Improvements to Playing Surface Solutions, Inc. in the amount of \$296,339.46.

VOTING

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

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

Motion Carried

20. Contract Order #2026-354 – Partial Payment - 2026 Paving Program – Superpave Street Resurfacing

Motion to approve a partial payment for Superpave Street Resurfacing to Youngblood Paving, Inc. in the amount of \$614,209.26.

VOTING

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

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

Motion Carried

21. Contract Order #2026-356 – Final Payment - 2026 Paving Program – Pavement Rejuvenator

Motion to approve a final payment for Pavement Rejuvenator to Pavement

Technology, Inc., in the amount of \$125,477.50.

VOTING

Motion by: Bertolino, Anthony

Second by: Skorupan, John

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

Motion Carried

22. Contract Order #2026-374 – Final Payment - Graham Park Pickleball Court Acrylic Surfacing Project

Motion to approve a final payment for the Graham Park Pickleball Court Acrylic Surfacing Project to Seal Pro in the amount of \$91,150.00.

VOTING

Motion by: Bertolino, Anthony

Second by: Skorupan, John

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

Motion Carried

23. Contract Order #2026-384 – Final Payment - Fitness Court Studio at Graham Park

Motion to approve a final payment for the Fitness Court Studio at Graham Park to Holbein, Inc. in the amount of \$13,706.93.

VOTING

Motion by: Bertolino, Anthony

Second by: Skorupan, John

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

Motion Carried

Bond Release Request

24. Bond Release Request - August 2026

Motion to approve the following bond releases:

PARTIAL RELEASE

D2124-04 Breckenridge

D2427-05 Summerwind

FINAL RELEASE

D2221-03 Boundary Loft

Supervisor Mazzoni inquired if the bond balance for the Breckenridge Development was enough to meet the remaining developer requirements in reference to Mr. Deller's comments during the Public Comment section.

Mike Malak indicated that the balance was sufficient to cover the remaining requirements.

Dan Santoro noted that staff has set up a meeting with Jeff Deller to explain the developer requirements process.

VOTING

Motion by: Bertolino, Anthony

Second by: Skorupan, John

Supervisor	YES	NO	ABSTAIN
Anthony Bertolino	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 – Vice Chair Newpol

25. Minimum Municipal Obligation (MMO) for the Uniform and Non-Uniform Pension Plans for the Year 2027

Motion to adopt Resolution No. 2026-58, establishing the Township's Minimum Municipal Obligation (MMO) for the Uniformed and Non-Uniformed Pension Plans for the Year 2027.

VOTING

Motion by: Newpol, Karen
Second by: Skorupan, John

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

Motion Carried

26. One Call Locating Services Agreement Amendment

In 2023, the Board approved an agreement with USIC Locating Services, LLC for utility locating and marking services, and later extended it for one year in both 2024 and 2025. Staff now recommends extending the agreement for an additional one-year term to ensure continued delivery of these required services.

Motion to authorize the execution of a third amendment to the agreement with USIC Locating Services, LLC, for utility locating and marking services, extending the contract for an additional one (1) year term effective September 18, 2026 through September 18, 2027.

VOTING

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

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

Motion Carried

27. Ordinance - Cranberry Township/Jackson Township - Municipal Boundary

Cranberry Township and Jackson Township share a common boundary at the northern and southern limits of their respective municipalities. Because neither municipality possesses its original charter, conflicting information has appeared over time in property deeds, development plans, and tax maps regarding the precise location of the shared boundary. To resolve uncertainty, both Townships have jointly reviewed available records and reached a mutual understanding of a defined boundary location. Cranberry Township and Jackson Township held a joint public Board meeting at the Cranberry Highlands Golf Course on August 19, 2026, to accept public comment on the proposed ordinance defining the boundary.

Motion to adopt Ordinance No. 2026-534, establishing the boundary between Cranberry Township and Jackson Township; adopting the metes and bounds description of the boundary; setting the effective date; and repealing prior inconsistent ordinances.

VOTING

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

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

Motion Carried

28. Updated Resolution for Brush Creek Water Pollution Control Facility Local Limits

Motion to adopt Resolution No. 2026-59, updating the previous resolution for the Brush Creek Water Pollution Control Facility Local Limits.

VOTING

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

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

Motion Carried

29. Community Development Block Grant (CDBG) Urban County Program Participation

The County has qualified for Urban County Status due to population growth, making it eligible to receive CDBG and HOME funding directly from HUD rather than through the Pennsylvania Department of Community & Economic Development. This change will increase annual funding to approximately \$1.4 million, streamline administrative processes, and allow for longer contract periods, enabling larger and multi-year projects.

Motion to participate in Butler County's Urban County program and to authorize the Township Manager to execute and submit the required cooperation agreement and letter of intent.

VOTING

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

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

Motion Carried

30. Tenant Lease Agreement - State Representative's Office

Motion to approve the tenant lease agreement for the State Representative Brandon Dukes' Office in the Municipal Center with a term effective September 1, 2026 - November 30, 2026 subject to the review and approval of the lease language by the Township Solicitor.

VOTING

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

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

Motion Carried

31. Personnel

Motion to ratify the transfer of Daniel Saunier from Long Seasonal Groundskeeper to full-time Utility I within the Grounds Division of the Public Works Department, at an hourly rate of \$30.26, effective September 8, 2026.

VOTING

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

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

Motion Carried

32. Minutes – July 30, 2026, August 6, 2026 & August 19, 2026

Motion to approve the following meeting minutes:

1. July 30, 2026 - Agenda Preparation Meeting
2. August 6, 2026 - Regular Meeting
3. August 19, 2026 - Special Joint Meeting

VOTING

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

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

Motion Carried

33. Remittance Proposals & Payroll Warrants – August 2026

Motion to approve the following Remittance Proposals and Payroll Warrants:

1. Remittance Proposal JUL26WIR dated 7-31-26
2. Remittance Proposal JUL26PPD dated 7-31-26
3. Remittance Proposal AUG26MID dated 8-18-26
4. Remittance Proposal AUG26REF dated 8-19-26
5. Remittance Proposal SEP26BIG dated 9-04-26
6. Payroll Warrant S1426 dated 7-31-26
7. Payroll Warrant 162026 dated 7-31-26
8. Payroll Warrant S1526 dated 8-14-26
9. Payroll Warrant 172026 dated 8-14-26

VOTING

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

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

Motion Carried

Solicitor

34. Additional Solicitor Business

The Solicitor had no additional business for this meeting.

Reports

35. Monthly Reports – August 2026

1. Planning and Development Services – July 2026
2. Police Department – July 2026

3. EMS Report – July 2026
4. Open Records Summary – July 2026
5. Property Tax Collection Report – July 2026
6. Budget Report – July 2026
7. Fire Company Report - August 2026
8. Utilities Department Report - August 2026
9. Public Works Activity Report - August 2026
10. Information Technology Report - August 2026
11. Communications Report - August 2026
12. Cranberry Highlands Golf - August 2026
13. Parks & Recreation Report - August 2026

Additional Business

36. Additional Business

There was no additional business for this meeting.

Adjournment

37. Motion to adjourn

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

VOTING

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

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

Motion Carried

Respectfully submitted,

Lori Coon
Recording Secretary