D R A F T

– Subject to Change –

AGENDA

Cranberry Township Board of Supervisors
Regular Meeting
Thursday, November 5, 2026 6:30 PM

Call to Order - Chair Hezlep

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.

Planning & Development Services - Supervisor Skorupan

4. **PR# SUB-26-13 – Clary Subdivision – Preliminary/Final Subdivision (TLD 1/3/27)**
421/2026

An application for Preliminary and Final Subdivision has been submitted for a one-lot subdivision, resulting in one new lot and one existing lot, on a 30-acre tract located at 590 Callery Road in the R-1 zoning district.

Motion to adopt Resolution No. 2026-66, approving the Preliminary and Final Subdivision of the property located at 590 Callery Road, resulting in one new lot and one existing lot.

5. **PR #LD-26-13 – 800 Commonwealth Loading Docks – Preliminary/Final Land Development (TLD 12/26/26)**
351/2026

An application for Preliminary and Final Land Development has been submitted for the construction of three loading docks at 800 Commonwealth Drive within the Thorn Hill Industrial Park in the SU-1 zoning district.

Motion to adopt Resolution No. 2026-67, granting Preliminary and Final Land Development approval for the construction of three loading docks at 800 Commonwealth Drive.

6. **PR #LD-26-14 – Brookvue – Revised Preliminary Masterplan (TLD 12/26/26)**
352/2026

An application for a Revised Preliminary Masterplan has been submitted for the Brookvue masterplan for the construction of a park and pavilion in phase 1A open space, road adjustments, and removal of one unit in phase 2A. All revisions are in the Planned Neighborhood zoning district located at Glen Eden and Unionville Roads.

Motion to adopt Resolution No. 2026-68, granting approval for a Revised Preliminary Masterplan in the Brookvue development.

7. **PR #LD-26-15 – Brookvue – Revised Preliminary Final Phases 1A & 2A Land Development (TLD 12/26/2026)**
353/2026

An application for a Revised Preliminary and Final Land Development has been submitted for Brookvue phases 1A and 2A for the construction of a park and pavilion, road adjustments, and removal of a unit. All revisions are in the Planned Neighborhood zoning district located at Glen Eden and Unionville Roads.

Motion to adopt Resolution No. 2026-69, granting approval for the Revised Preliminary and Final Land Development for phase 1A and 2A of the Brookvue development.

8. **Bill No. 2026-06 - Zoning Ordinance Amendment - Chapter 27, Drive-Thru Establishment**
359/2026

The proposed zoning amendment would provide changes, clarifications, and amendments to Chapter 27 ("Zoning") Part 2 ("Definitions"), revising Part 7 ("Express Standards and Criteria for Each Use Authorized By Conditional Use Procedure") for Drive-Thru Establishments.

Motion to adopt Ordinance No. 2026-535 approving amendments to Chapter 27, including revisions to definitions and standards for Drive-Thru Establishments.

Parks & Recreation and Library - Vice Chair Newpol

Public Works and Engineering - Supervisor Bertolino

Authorizations to Bid

9. **Contract Order #2026-534 - Authorization to Bid - Park Fire Station Sign Update**
395/2026

Staff requests authorization to solicit bids for the Park Station Sign Update, which will be a replacement of the existing sign with a new electronic sign fully funded by a SAFER Grant.

Motion to approval the authorization to bid the Park Fire Station Sign Update.

Contract Awards

10. 398/2026 **Contract Order #2025-248 - Contract Award - Printing Services - Cranberry Township Newsletter**

Motion to approve contract award Year 2 (Option A) for the Township newsletter printing services to Triangle Press, Inc. for the base bid amount of $64,164.50.

11. 336/2026 **Contract Order #2026-496 - Contract Award - Engagement/Recreation Center - Architectural and Engineering Design Services**

After more than a year and a half of public outreach and a recommendation from the Ad Hoc Advisory Committee, staff is requesting consideration to advance the proposed architectural and engineering design services for a new Engagement/Recreation Center. The proposal would advance the first three phases of design development, with status checks at each phase. Completing these phases will move the project to the bid stage at which time the Board would be asked to consider authorization to bid the project.

Motion to approve a contract award for professional services for Architectural and Engineering Design Services for the proposed Engagement/Recreation Center, to DesignStream, LLC. inclusive of the Design Development, Construction Documentation, and Bid Phases.

12. 373/2026 **Contract Order #2026-512 - Contract Award - Sports Facilities Companies LLC**

Motion to approve a contract award for professional services for consulting services during design phases related to the Engagement/Recreation Center to Sports Facilities Companies.

Contract Change Order

13. 411/2026 **Contract Order #2025-157 - Change Order - Sun Valley Waterline Replacement - Phase 3**

Motion to approve a change order for the Sun Valley Waterline Replacement - Phase 3 to Metarko Excavating, LLC for a deduction in the amount of ($-148,303.00).

14. 412/2026 **Contract Order #2025-180 - Change Order - Community Park North Improvements - General Contractor**

Motion to approve a change order for general construction for Community Park North Improvements to Thomas Construction, Inc. in the amount of $57,382.45.

15. 413/2026 **Contract Order #2025-182 - Change Order - Community Park North Improvements - Electrical**

Motion to approve a change order for electrical work for Community Park North Improvements to McCurley Houston Electric, Inc. in the amount of $7,500.00.

16. 414/2026 **Contract Order #2026-373 - Change Order - Pin Oak Court Waterline Replacement Project**

Motion to approve a change order for the Pin Oak Court Waterline Replacement Project to W.A. Petrakis Contracting, LLC in the amount of $14,851.50.

Contract Payments

17. **Contract Order #2025-48 - Partial Payment - Solids Handling Upgrade - General Contractor**
391/2026

Motion to approve a partial payment for the Solids Handling Upgrade for general contracting work to Kukurin Contracting, Inc. in the amount of $1,616,710.50.

18. **Contract Order #2025-51 - Partial Payment - Solids Handling Upgrade - Electrical**
397/2026

Motion to approve a partial payment for the Solids Handling Upgrade for electrical work to McCurley Houston Electric Inc. in the amount of $143,445.52.

19. **Contract Order #2025-54 - Partial Payment - Franklin Acres Pump Station & Force Main - Electrical Contractor**
392/2026

Motion to approve a partial payment for electrical work to McCurley Houston Electric, Inc. in the amount of $2,847.14.

20. **Contract Order #2025-55 - Partial Payment - Franklin Acres Force Main**
405/2026

Motion to approve a partial payment in the amount of $227,493.00 for the Franklin Acres Force Main project to be paid at the direction of the Township Solicitor, upon determination of the appropriate payee(s), in light of correspondence from the surety for E2 Landscaping and Construction and other interested parties.

21. **Contract Order #2025-250 - Partial Payment - Franklin Acres Pump Station - General Contractor**
424/2026

Motion to approve a partial payment for Franklin Acres Pump Station & Force Main to S.E.T., Inc. in the amount of $55,800.00.

22. **Contract Order #2025-180 - Partial Payment - Community Park North Improvements - General Contractor**
406/2026

Motion to approve a partial payment for general construction for Community Park North Improvements to Thomas Construction, Inc. in the amount of $64,652.03.

23. **Contract Order #2025-181 - Partial Payment - Community Park North Improvements - Plumbing**
407/2026

Motion to approve a partial payment for plumbing work for Community Park North Improvements to Shipley Plumbing, LLC in the amount of $39,850.59.

24. **Contract Order #2025-182 - Partial Payment - Community Park North Improvements - Electrical**
396/2026

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 $5,068.20.

25. 426/2026 **Contract Order #2026-315 - Partial Payment - Route 19 Emergency Signal Replacement Project**

Motion to approve a partial payment for the Route 19 Emergency Signal Replacement Project to Bruce-Merrilee Electric Company in the amount of $49,451.11.

26. 408/2026 **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 $52,639.32.

27. 409/2026 **Contract Order #2026-373 - Partial Payment - Pin Oak Court Waterline Replacement Project**

Motion to approve a partial payment for the Pin Oak Court Waterline Replacement Project to W.A. Petrakis Contracting, LLC. in the amount of $84,471.25.

28. 410/2026 **Contract Order #2025-157 - Final Payment - Sun Valley Waterline Replacement - Phase 3**

Motion to approve a final payment for the Sun Valley Waterline Replacement - Phase 3 to Metarko Excavating, LLC in the amount of $81,507.22.

Bond Release Request

29. 415/2026 **Bond Release Request - October 2026**

Motion to approve the following bond releases:

PARTIAL RELEASE

D2125-01-PH 2 - Crescent
D0408-11-PH 8A - Park Place
D0925-01 - Henderson Crossing

FINAL RELEASE

D0408-05-PH 8B - Park Place

Additional Engineering Business

30. 419/2026 **Street Acceptance - Bucktail Drive Roundabout, Nolan Circle and a portion of Tuscarora Drive - Park Place**

Motion to adopt Resolution No. 2026-70, accepting the Deeds of Dedication for Bucktail Drive Roundabout, Nolan Circle and a portion of Tuscarora Drive within the Park Place development into the Township public road system.

31. **Deed of Dedication - Heights Drive**
418/2026

Motion to adopt Resolution No. 2026-71, executing the Heights Drive Deed of Dedication.

Public Safety - Supervisor Mazzoni

Administration - Chair Hezlep

32. **Sale of 2009 KME Wet Heavy Rescue**
394/2026

The Township received an offer from the Rochester Fire Department, Rochester, Pennsylvania, to purchase the 2009 KME Wet Heavy Rescue vehicle for $199,000. Staff recommends approving the sale and authorizing Township administration and the Township Solicitor to complete all actions necessary to finalize the transaction, including transfer of title.

Motion to approve the sale of the 2009 KME Wet Heavy Rescue vehicle to the Rochester Fire Department for $199,000 and authorize Township administration and the Township Solicitor to take all actions necessary to complete the sale and transfer title to the purchaser.

33. **Remittance Proposals & Payroll Warrants - October 2026**
384/2026

Motion to approve the following Remittance Proposals and Payroll Warrants:

1. Remittance Proposal SEP26WIR dated 9-30-26
2. Remittance Proposal OCT26MID dated 10-19-26
3. Remittance Proposal OCT26REF dated 10-22-26
4. Remittance Proposal NOV26BIG dated 11-06-26
5. Payroll Warrant 202026 dated 9-25-26
6. Payroll Warrant S1826 dated 9-30-26
7. Payroll Warrant 212026 dated 10-09-26
8. Payroll Warrant S1926 dated 10-15-26

Solicitor

34. **Additional Solicitor Business**

Reports

35. **Monthly Reports - October 2026**
383/2026

1. Planning and Development Services - September 2026
2. Police Department - September 2026

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

Additional Business

36. Additional Business

Adjournment

37. Motion to adjourn