MINUTES

Cranberry Township Board of Supervisors
Agenda Preparation Meeting
Thursday, April 30, 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
Leaette Cavaliere - Legal Stenographer
Lori Coon - Recording Secretary
Ryan Eggleston - Assistant Township Manager, COO
Tina Fedko - Director, Communications
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

Guests:

Jeremy Bohman, D Bat
Robert Gage, 7 Brew
Phil Bishop, North Point at Cranberry
Jonathan Garczewski, Gateway 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. Public Comment (Any item on or off the Agenda except for Public Hearing Items)

There was no public comment for this meeting.

Motion to close the public comment portion of this meeting.

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

Announcement

Chairman Hezlep announced that the Board had met in executive session immediately prior to this meeting to discuss personnel matters.

Special Recognition

4. Community Leadership Institute of Cranberry Graduates

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

Chairman Hezlep acknowledged each of the 2026 Community Leadership graduates, presented them with diplomas, and thanked them for their time commitment to the program.

Presentation

5. Parks & Open Space Update

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.

Kyle Beidler, Assistant Township Manager and Chief Planning Officer, provided an update on the Recreation and Open Space projects and presented a series of photographs to the Board. Mr. Beidler highlighted the following projects:

Active Construction Projects

Field Improvements
Baseball Infield Improvements
Soccer Turf Improvements
Community Park North – Multi-Use Fields

Powell Farm – Master Plan
Commercial Agricultural Production
Land Conservation & Restoration
Sustainable Infrastructure Systems

Community Park – Court Improvement Master Plan
Tennis & Public Pickleball Courts
Basketball & Sand Volleyball Courts
Amphitheater Improvements
Phase 3: Pavilion Partnerships, Event Space Work, Accessibility Upgrades

Public Hearings

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

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.

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 presented an overview and map orientation of the proposed D-Bat Conditional Use development, offering attendees a clear understanding of the site's layout and intended use.

Jeremy Bohman, representing D-Bat, explained that the business is dedicated to providing training for youth in baseball and softball.

Public Comment

No public comment was provided for this public hearing.

Motion to close the public hearing with consideration at the Regular meeting scheduled on May 7, 2026.

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 #COND-26-3 - 7 Brew - Conditional Use Development (TLD to open public

hearing 5/1/26)

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.

Prior to the start of the public hearing portion of the meeting, stenographer Leaette Cavaliere administered the Oath of Truth to all individuals providing public testimony.

Ron Henshaw presented an overview of the proposed 7 Brew site and provided a map orientation.

Robert Gage, representing 7 Brew, presented site renderings and described the drive-thru operation. He also mentioned ongoing collaboration with Cranberry Gardens and PennDOT regarding traffic flow.

Supervisor Skorupan asked whether site access would be restricted to right-in, right-out movements only.

Mr. Gage clarified that entry would allow full access, but exit would be restricted to the right out only.

Public Comment

Maureen Sweeney, representing LaSalle Partners, expressed concern that 7 Brew may not meet ordinance standards applicable to restaurants and noted inconsistencies in the enforcement of such standards.

Ron Henshaw clarified that 7 Brew is classified as a drive-thru establishment rather than a restaurant. As such, the shopping center requirement does not apply because drive-thru uses are subject to different standards.

Motion to close the public hearing with consideration at the Regular meeting scheduled on May 7, 2026.

VOTING

Motion by: Skorupan, John
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

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

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.

Prior to the start of the public hearing portion of the meeting, stenographer Leaette Cavaliere administered the Oath of Truth to all individuals providing public testimony.

Ron Henshaw presented an overview of the proposed North Pointe at Cranberry conditional use and presented a map for orientation.

Phillip Bishop, representing Echo Realty, provided renderings of the proposed development. Mr. Bishop noted that the developer will contribute to traffic signal upgrades at the intersection of Route 19/Dutilh Road. The first proposed tenant will be America's Tire.

Public Comment

There was no public comment for this public hearing.

Motion to close the public hearing with consideration at the Regular meeting scheduled on May 7, 2026.

VOTING

Motion by: Skorupan, John
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

Planning & Development Services

9. 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.

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.

Ron Henshaw provided an overview of the Boylan Funeral Home Expansion, along with map orientation.

Jonathan Garczewski, Gateway Engineering, shared renderings of the proposed expansion.

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.

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)

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)

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)

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

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

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.

Mike Malak noted that the bids are currently under review, and staff will make a recommendation at next week's meeting.

16. 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.

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

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

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

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

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

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

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

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

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

FOR BOARD ACTION THIS EVENING

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

Staff is requesting approval to execute these easements to provide the Township with the right to install, maintain, repair, replace, and access 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.

VOTING

Motion by: Bertolino, Anthony
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

Township Manager

26. Personnel

FOR BOARD ACTION THIS EVENING

One (1) Personnel Recommendation

Motion to ratify the promotion of Nathan Nicklas to Risk Reduction Coordinator within the Department of Fire and Emergency Services, at an hourly rate of $27.50, effective May 4, 2026.

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

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

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.

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

28. SHACOG 2026 Spring Commodities Bids

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

The Solicitor had no additional business for this meeting.

Minutes

Minutes - March 26, 2026 & April 2, 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

Remittance Proposals & Payroll Warrants – April 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

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

Township Manager, Dan Santoro, was formally recognized by the Board for being named one of ten statewide recipients of Pennsylvania's 2026 Governor's Award for Local Government Excellence.

Adjournment

34. Motion to Adjourn

The meeting was adjourned at 8:04 p.m.

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

Respectfully submitted,

Lori Coon
Recording Secretary