

HANOVER TOWNSHIP, LEHIGH COUNTY  
SPECIAL COUNCIL MEETING

Wednesday, July 2, 2014  
6:00 P.M.

Present: Councilmen Heimbecker, Martucci, Wegfahrt, Woolley, Paulus; J. Jackson Eaton, III, Esquire, Frederick W. Hay, P.E., Sandra A. Pudliner; Vicky Roth

Absent: 0

Attendance: 17

Old Business:

1. Reviewing and Possible Action on the Proposed Rockefeller/Federal Express Development in Allen Township (Review and Discussion)

Chairman Paulus opened the discussions by welcoming all in attendance to the meeting being held for the purpose of receiving information regarding the proposed Federal Express Development in Allen Township. A list of the attendees at this meeting is attached hereto and made a part hereof.

The Township Attorney noted that the Workshop Session tonight had been scheduled in the event that Allen Township at their July 10 meeting would take some action regarding the approval of the FedEx Development in Allen Township. Attorney Eaton did note that he has now been advised that there has been a request for an extension by the Developer. The matter would again be reviewed at Allen Township Board of Supervisors Meeting to be held on July 23, 2014. At this point in the meeting, the Township Engineer described for the Board the route as detailed on the plans provided to the Township. The route in question is the route to be taken by Federal Express along Willowbrook Road onto Race Street and then Airport Road to Route 22.

There were discussions regarding issues such as road maintenance, signal light maintenance, security monies for maintenance, etc. There were discussions regarding the retention pond which is to be located on Airport property in Hanover Township and that same needs to be constructed in accordance with Hanover Township regulations. There was a discussion with respect to traffic being directed only into Hanover Township and that the traffic is not to go north into Allen Township.

The Board at this point in the meeting reviewed the Highway Occupancy Permit Plans. The Township Engineer commented that there are modifications to the signal light at Race Street and Willowbrook Road. The Township would be responsible for same. With respect to the sidewalks to be provided on Race Street, they are shown within the Township right-of-

way. The Township Engineer indicated he does not recommend that the Township allow that. Mr. Hay indicated that such sidewalk should not be in Township right-of-way.

There were discussions with respect to the Township's responsibility for traffic lights affected by this development including the maintenance of same, the striping, required signage, etc. The Township Engineer commented that reviewing the plans there is very little right-of-way from Township businesses. It was noted that one of the businesses along Race Street had written correspondence to the Township expressing concerns over the proposed development.

There were discussions held concerning people crossing the highway for the LANTA bus stop on Race Street. It was noted that a flashing light when a person is crossing the highway to get to the bus stop should be considered.

There was discussion with respect to the Township taking over the storm water pipes on Race Street and the Township Engineer noted that it was his recommendation that the Township not do so.

In reviewing the plans, it was noted that the widening on Airport Road only involves airport land. There is a dedicated lane for entering the airport and Postal Rd.

There was a discussion which ensued between the Township Attorney and Mr. Clark Machemer of Rockefeller Group who was in attendance. Mr. Machemer indicated that Rockefeller looked at the whole build-out when doing the improvements of the entire site. The Township Attorney indicated that he is somewhat confused and that he thought that the traffic study and traffic counts were only for the development within the FedEx subdivision. Mr. Machemer indicated that they are capped by PennDOT at the numbers in the traffic study. Mr. Machemer noted that when they reach their limitation in the study they cannot build anymore.

Chairman Paulus advised all in attendance that the Township has a great concern over the amount of traffic projected on Route 22 before any improvements are made to the highway system.

There was a discussion with the Township Attorney regarding how a developer must post security for all the improvements involving his development and in the event the developer did not proceed, the municipality would then have the monies to complete the project.

At this point in the meeting, the Township Attorney inquired of the Board as to whether or not they wanted to recess at this time and discuss this matter further after the Board holds its regular Council meeting which is scheduled for 7:30 this evening. The Board determined that it would not recess and come back at a later time in the evening but requested that the Township Attorney indicate all of the conditions the Township is looking at for all in

attendance at this meeting. In that regard, the Township Attorney noted that those conditions include that Willowbrook Road be made stronger to accommodate the heavy truck traffic. Additionally, it was noted that the Township has concerns about the maintenance costs for the newly constructed Willowbrook Road proposed. There is a concern with respect to the maintenance of the traffic signals affected by this proposed development. Attorney Eaton noted there is also a concern over the storm water facilities in Race Street and that the Township did not wish to have any responsibility for same. It was noted that Allen Township should be made aware that infrastructure in Hanover Township needs the approval of Hanover Township. There was discussion with respect to eliminating a condition for approval before the Allen Township Supervisors involving controlling airport development in Hanover Township.

Continuing on with this summary of these discussions, the Township Attorney noted that the Township will not accept any right-of-way along Race Street. Attorney Eaton also indicated that there would be some type of flashing pedestrian light provided along Race Street at the LANTA bus stop. The Township will not accept storm water responsibility for PennDOT.

It was noted that there is a traffic concern involving northbound traffic off the exit ramps of Route 22. The concern is that there is not an adequate merge for additional traffic northbound off those ramps.

The Township Attorney noted that the Township will require clarification with regard to the traffic study and as to whether or not it encompasses the entire 580 acres.

The Township Attorney noted that the Township has traffic concerns with respect to Route 22 as to the absence of a specific study, the exit ramps to westbound Route 22, cross weaving, and level of service.

At this point in the meeting, Vice Chairman Heimbecker indicated that he has a grave concern over the construction on Route 22 affecting everything. Representatives on behalf of the developer indicated that during construction two lanes would remain open. It was also noted that the Fire Chief's concern had not been discussed this evening due to the fact that he was unavailable to attend. Those issues will need to be addressed at another time. The discussions were concluded at this time.

Adjournment:

The meeting was adjourned at 7:45 P.M.

Respectfully submitted,

Sandra A. Pudliner  
Township Manager