

HANOVER TOWNSHIP, LEHIGH COUNTY
SPECIAL COUNCIL WORKSHOP

Wednesday, July 16, 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: 19

Old Business:

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

The Township Attorney initiated a discussion indicating to all in attendance that he had prepared on behalf of the Board a list of concerns/request which the Township had developed as a result of workshop meetings held regarding this matter. Attorney Eaton noted that there are no plans or applications presently pending before Hanover Township for approval. He also said that in addition to the items set forth on the list, he would like to add two additional concerns of the Township. The first concern involves the property of the Lehigh-Northampton Airport Authority situated in Hanover Township on Willowbrook Road. The Township had previously expressed hope that possibly this property could be developed commercially in some fashion on a short-term lease basis until the property was necessary for airport use. The second item involves the possible development of a tract of land which is part of the property purchased by the Rockefeller Group but which exists on Hanover Township's land off of Willowbrook Road.

At this point in the meeting, a discussion ensued relative to the list provided to Rockefeller and their representatives as same relate to subdivision and land development concerns/requests of Hanover Township, Lehigh County. Said list is attached hereto and made a part hereof. Items 1 and 3 were acceptable. Item 2 would be considered after developer could determine how much estimated future costs provided by the Township Engineer exceed current costs. With respect to Item 4, there was discussion that posting of security should be concurrent in both Hanover Township and Allen Township. Item 5 was requested to be offered to read all of township-controlled improvements in Hanover Township... Items 6 and 7 appear to be acceptable. Items 8 and 9 were discussed with the Township's Fire Chief, Robin Yoder, who was in attendance at the meeting. Mr. Yoder noted that the current Pumper Rescue of the Township is 20 years old and with increased activity anticipated on the roadways from truck traffic, car traffic, etc. the equipment will need to be replaced in the not too distant future. The Township's Fire Chief noted that the cost to replace the Pumper Rescue was most

likely in the area of \$750,000 and there was no request for any specific monetary donation toward fire equipment on behalf of the developer. The Township Attorney advised that the Chief could make no request to the developer and Chairman Paulus stated that the amount was just a reflection of the financial burdens the Township was under. Items 10 and 11 appear to be acceptable. With respect to Item 12 it was suggested that language be added to the end sentence as follows, "to the limits of PennDOT jurisdiction north of Race Street." With respect to Item 13 the developer indicated that they would be willing to remove the sidewalks suggested on Race Street from the plans. With respect to Item 14, it was noted that that matter is still being researched. As is Item 15. Item 16 is also being researched. With respect to Items 17 and 18, it was noted by the Township that the Township feels an additional traffic study is necessary. There was also a discussion with respect to the phasing in of the project and that all the traffic generation will not occur immediately but over a period of years. With respect to Item 19, the developer again reiterated a prior position that the Pidcock Traffic Impact Study was based on the entire 580 acre LNAA tract. Items 20 and 21 were reviewed and appeared acceptable.

Adjournment:

The meeting was adjourned at 7:30 P.M.

Respectfully submitted,

Sandra A. Pudliner
Township Manager