

HANOVER TOWNSHIP, LEHIGH COUNTY
SPECIAL COUNCIL MEETING

Monday, October 6, 2014
7:00 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: 96

Old Business:

1. The Impact on Hanover Township of the Proposed Rockefeller/Federal Express Development in Allen Township (Review and Discussion)

Chairman Bruce Paulus opened the discussions by advising all in attendance that the governing body determined to send notices to all the residences and businesses of the Township as well as any other interested parties of the Township's intent to hold this meeting to hear and accept comments regarding the proposed Federal Express Development in Allen Township. Chairman Paulus noted that in order to provide for an orderly discussion the Board would hear from businesses on Race Street first followed by businesses on Airport Road and then any businesses in the Lehigh Valley and then Township residents and after that residents from other communities and any other interested parties.

The Township Attorney, J. Jackson Eaton, III, Esquire, addressed the audience at this time and advised the attendees that as they may be aware this year there had been numerous newspaper articles regarding the proposed new FedEx Development in Allen Township. Although currently in Hanover Township there is nothing before the Board to approve, Attorney Eaton noted that he does anticipate that such plans will be presented to the Hanover Township Council in the near future but in the meantime the Township has been gathering information in a number of ways. As part of that process, the Township has decided to ask for input from businesses and residents and that is the purpose of this meeting. By way of background information, Attorney Eaton advised the attendees that there had been two meetings with surrounding municipalities regarding this matter and a meeting with Allen Township representatives and representatives of the Township to review sewer, water and storm water issues. Additionally, Hanover Township had a meeting with PennDOT and a meeting with the Lehigh Valley Planning Commission. There was a public workshop held with the developer to discuss problems Council felt there might be as a result of this development. Attorney Eaton indicated that the Township has appeared before the Allen Township Planning

Commission and the Allen Township Board of Supervisors at meetings where those bodies considered these plans. The end result of that process was that Allen Township's Board of Supervisors approved the land development of Federal Express within their Township.

Attorney Eaton indicated that Hanover Township has a concern with respect to significant traffic generated by this development which essentially goes south on Willowbrook Road, turns left and then goes east on Race Street and then turns south on Airport Rd. to Route 22. The Township has considered that the impact of this project may cause residents and businesses some problems as a direct result of the development. Attorney Eaton noted that some may actually benefit from the project. But at the present time, even though the Township has no plans before them and had not called for a meeting for public input, Council decided to go ahead and schedule this meeting to secure public input at this time.

Attorney Eaton advised the attendees that they have been provided with a document titled Executive Summary which document outlines the traffic issues. On the second and third pages of the document, the proposed improvements are set forth and everything up to number 5 takes place in Hanover Township, Lehigh County. The Township Attorney noted that Hanover Township had originally engaged an engineer to perform a traffic study. There had been a PennDOT request that Willowbrook Road be given a truck access route designation to allow tandem trucks. Hanover Township said no to that request.

Attorney Eaton noted that both the developer and Allen Township had requested that Hanover transfer sanitary sewer allocation through the Township's trunk line which process has been done for other townships. The Township is treating that request in accordance with its usual procedures. As previously stated, Attorney Eaton indicated to all in attendance that the Developer has secured all the approvals in Allen Township and in reviewing the Executive Summary you will note that the traffic numbers are set forth therein. They indicated that their peak hours are not the same as the peak hour of traffic on the local roads. Additionally, it has been stated that the traffic trips will not all be generated immediately. Further it has been noted that the improvements of Willowbrook Road, Race Street and Airport Rd. will be completed before the start of work to widen Route 22 begins. Chairman Paulus commented that the proposed road improvements would result in Willowbrook Rd. becoming four lanes, Race Street becoming five lanes, and Airport Rd. adding one more lane going south.

Vice Chairman Heimbecker commented that the PennDOT widening is not scheduled to occur until the year 2022 and that PennDOT has indicated they will keep one lane open in each direction during construction. He indicated that the Township's concern is the fact that you have this influx of 14,000 trips per day. The truck traffic from the development cannot go anywhere except the approved route. There is a restriction on the bridge by the

Catasauqua High School of 20,000 pounds. There is a problem on Willowbrook Road. The trucks have no place to go. Mr. Heimbecker indicated to the audience that if you have a business or travel this area somewhere around 3:00 P.M., there is a slowdown and a backup up to approximately 6:30 P.M. Vice Chairman Heimbecker noted that the Township has serious concerns over the additional traffic being placed on Route 22. The Township Attorney interjected at this point in the meeting that PennDOT had indicated that during construction of the widening project, they would allow two lanes not one lane in each direction to be open. Vice Chairman Heimbecker apologized for his misstatement, but noted to the audience that the truck traffic on Route 22 is already rated by PennDOT by way of their 2001 study as being Level D. There is still Level E and F. Vice Chairman Heimbecker indicated that the Township has always been pro-commerce and that the Township wants business in the Township. He stated that FedEx is and has been a good business partner in many places. Additionally, it was noted that nothing has been proposed with respect to improvements to Airport Road going north.

At this point in the meeting, it was noted by Council that the Township had received a few letters from businesses in the Township. Some in support of the project and some against the project. At this point in the meeting, Chairman Paulus called for businesses on Race Street to provide input to the Township with respect to this proposed development.

Mr. Rich Mitchell, 1680 East Race Street, the plant manager of Craftco Inc. advised the Board that his company supports this project but has a concern with respect to making a left turn going east on Race Street. He advised the Board that his company is situated approximately one-half mile east of Willowbrook Road and has 20 to 25 tractor trailers a day going to and from his facility. His concerns were noted by the Board.

Mr. Tom Miller of Saylor's Mobile Home Park, 3350 Airport Rd., Allentown, PA 18109, approached the Board. He noted that an airport had been built in Hanover Township with great plans for the future. However, Mr. Miller questioned what is happening now. He indicated that the issue of pollution needs to be addressed as same results from this proposed development. There was a discussion with respect to improvements on Schoenersville Rd. and the Township Engineer indicated they are extending the turning lane on Schoenersville Rd. The Township Attorney commented that the Township cannot decide this issue by the raising of hands. It has discretion within certain limits; but, until plans are provided, the Board cannot make any decisions. The Township does not have absolute discretion to indicate that it does not want the project to move forward. Mr. Miller questioned whether or not there would be a medial placed on Airport Rd. by his mobile home park and Chairman Paulus indicated that was not the case. Mr. Charles Everett, the Executive Director of the Lehigh-Northampton Airport Authority, in attendance at the meeting, commented that the airport has a master plan for development which had been provided to all the communities in the area. He noted that the aviation industry is

trying to survive. Fuel costs have sky rocketed. He noted that the airport has no major capital improvements anticipated in the near future.

Ms. Eleanor Woytusik, 2043 Troxell Street, Allentown, PA 18109 questioned why Allen Township approved the FedEx development. The Board indicated they had no answer to that question.

Mr. Sharma, 3575 Airport Road, Allentown, PA 18109, the owner of the former Lukoil Gas Station located on the stub road between Race Street and Schoenersville Rd., inquired as to the impact of the FedEx project on his property. It was noted that the stub road would remain in place.

Mr. Craig Roper, 1530 East Race Street, Allentown, PA 18109 approached the Board at this time and indicated that his business is All Brand Appliance Parts on Race Street. He questioned the Board as to information in the Executive Summary which indicated that it is anticipated that the FedEx project would be opened in 2015. He commented that such projection is unbelievable due to the amount of improvements that would need to be in place. Chairman Paulus commented that he agreed that time frame was impractical. Mr. Roper questioned who is paying for the improvements in Hanover Township. Are the residents and businesses paying for this? Is Allen Township paying for this? Attorney Eaton indicated that Hanover Township will require that all costs of the improvements in the Township be covered by the developer. Before the development begins, the developer will be required to post a bond based on the estimate of improvement costs involved. The developer is responsible for the improvements. Mr. Roper further expressed his concern about people getting to and from his business. He noted that in addition to the FedEx Development, there are additional warehouses proposed for the Allen Township properties and he questioned who would be operating those warehouses. Attorney Eaton indicated that the Township does not know what the future is for those properties and that the only land development approval currently is for the FedEx project. Mr. Roper questioned whether or not the FedEx Development would be all ground or has there been consideration for air. The Board noted that we have been told it is an all ground operation. Mr. Roper stated that he is of the opinion that with respect to peak traffic there are two peaks in the morning hours for trucks coming and leaving and two peaks again in the afternoon of trucks and individuals coming and leaving. Councilman Wegfahrt commented that Township has been advised that this is a 24-7 operation. Councilman Wegfahrt also noted that he sometimes sees more issues with the construction itself than the facility opening. Chairman Paulus commented that the Hanover Township owns Willowbrook Road. He indicated that we repave it when necessary. However, now instead of two lanes, the developer wants to make that road four lanes. The Township will have the responsibility of repaving the additional roadway. There was also discussion with respect to the additional work force being put in place from the FedEx development and it was noted that the Morning Call quoted the average wage for workers at the new facility at \$10.23 per hour.

Janelle Steckel, representing Health Network Labs, located in LVIP III in Hanover Township commented that Health Network has poured millions of dollars into a fit out of a facility in Hanover Township. She noted that she applauds the proactiveness of the elected officials in Hanover Township. She noted that she had a concern over water pressure as a result of this project and was advised by the Township Engineer that there should be no issue. The City of Bethlehem provides the water for the area and there are two major water mains coming down Willowbrook Road.

Cheryl Butler of Brosky Insurance, 1540 East Race Street, Allentown, PA 18109, questioned what improvements are planned for the west side of Race Street heading into Catasauqua. The Township Engineer commented that the widening stops at Willowbrook Road and that there is some minor widening in front of the Brosky Insurance facility.

Rebecca Silfies representing Homewood Suites, Avenue C, Bethlehem, PA 18017, advised the Board that they support the Federal Express land development project in Allen Township.

Mr. Tom Miller of Saylor's Mobile Home Park in Hanover Township again addressed the Board and questioned why the widening of Airport Road would only occur on one side, namely, going south to Route 22. Chairman Paulus indicated that they had been told by the developer's engineer that the timing of the lights will take care of the traffic. Mr. Miller also suggested to the Board that a determination should be made as to whether or not people will have problems getting in and out of the airport as a result of this project.

Mr. Barry Schultz, 2054 Clarence Avenue, Allentown, PA 18109, addressed the Board and expressed his opinion that although the development in Allen Township is a FedEx ground operation, he felt that the airport would benefit from FedEx Air and he felt that the airport would be in favor of FedEx Air.

Ms. Donna Atkinson, 1849 Troxell Street, Allentown, PA 18109, questioned the Board as to the snow removal operations on Willowbrook Road which will be doubled as a result of the new development. She questioned whether or not this will slow the plowing process of the residential areas of the Township.

Mr. George Cyr, 3350 Airport Road, Lot #63, Allentown, PA 18109, suggested consideration be given to what he referenced a frontage road system in addition to the widening. By definition, a frontage road is a local road running parallel to a higher speed limited access road. A frontage road is often used to provide access to private driveways, shops, houses, industries or farms. Mr. Cyr also addressed the issue of Route 22 widening not occurring until the year 2022. He indicated that the elephant in the room is U.S. Route 22 and that the State and U.S. Representatives and Senators should be lobbied to move this project further at a quicker pace.

Ms. Ricki Bonn, 2733 Irma Drive, Allentown, PA 18109, addressed the Board and indicated that when traffic picks up people find other ways. She felt they would use Grove Road and Schoenersville Road. She felt that there could be problems with emergency responders trying to get into the area. Chairman Paulus indicated that the Township's Fire Chief has concerns about that situation as well as U.S. Route 22.

Ms. Diane Conn, 1821 Sherwood Street, Allentown, PA 18109, advised that she has a copy of the Pidcock traffic study prepared on behalf of the developer. She noted that the facility would have 700 full-time employees and 1,300 part-time employees. She expressed concern over traffic in peak hours conflicting with the Catasauqua High School located in the general area. She also questioned how many double trailers can get through a green light versus the number of cars. She also indicated she has concerns over the FedEx becoming an airport hub and how the transportation to the airport would affect the area.

Mr. John Yawney, 2236 Grove Road, Allentown, PA 18109, expressed his concerns over how this project affects U.S. Route 22. He noted he has little faith in PennDOT. He also expressed concern over the effect of this development on the traffic lights along the route.

Mr. Troy Kasick, 5400 North Halbea Street, Bethlehem, PA 18017 indicated to all in attendance that he is a resident of East Allen Township and that he travels through roads in this area all the time. He indicated that he acknowledges that there will be a problem with Route 22, but he also felt that people should focus on all the other acres behind this project which will be developed, most likely creating additional traffic concerns. He indicated that it is his desire to move out of this area as soon as it is feasible.

Ms. Donna Atkinson, 1849 Troxell Street, Allentown, PA 18109 again advised the Board that she was surprised that no one from the Catasauqua School District was in attendance at this meeting. She felt the school buses will have issues driving to the high school. She also indicated that she felt the Borough of Catasauqua should be concerned and should have had representation at this meeting.

Mr. S. Sharma, 3575 Airport Road, Allentown, PA 18109 questioned the availability of information from FedEx personnel. The Township Attorney noted that when FedEx files plans with the Township, the Township will have a public meeting with detailed drawings available.

Mr. Thomas Lerch, 2320 Grove Road, Allentown, PA 18109, addressed the Board at this time and indicated that he grew up in Whitehall. He has watched all the changes which have occurred in this area over the years. He questioned what role Hanover Township can play due to the fact that Allen Township has already approved the project. He questioned what Hanover Township can do legally. Attorney Eaton commented that until Hanover Township has a plan before them, the Township can legally do nothing. The

Township does not know its options until the plan is in place. Attorney Eaton indicated that he doesn't know how the developer will address the problems which the Board has brought to their attention. Attorney Eaton indicated traffic congestion is an issue where the Township cannot get to the point of its legal options until something is filed with the Township. He indicated that we have tried to let the developer know over time what the Township's concerns are.

Mr. John Yawney, 2236 Grove Road, Allentown, PA 18109, advised that with respect to the intersection of Schoenersville Road and Airport Road, there is at least one accident per week. He questioned how this project will affect that situation.

Mrs. Joyce Nace, 1845 Sherwood Street, Allentown, PA 18109, suggested that the new lanes be made truck lanes and that the trucks only be allowed to use the new lanes.

Mr. Ron Covert, 2276 Grove Road, Allentown, PA 18109, expressed concern over traffic patterns in the morning and evening hours. He expressed concern over police and fire personnel traffic being unable to move at the intersections of Airport Rd. and Race Street and Airport Rd. and Schoenersville Rd.

Mr. Robert Nappa, 382 East Bullshead Road, Northampton, PA 18067 advised the Board that as they are aware he is a resident of Allen Township and he has relentlessly tried to stop this project. He questioned putting out millions of dollars for road widening for this facility when there are other places that make more sense. He further stated that he is aware that the airport needs the money and that this development would help them with their financial woes. Mr. Nappa quoted that there would be 1800 tractor trailers each day, 75% tandem and 580 box trucks. Additionally, there will be 12,000 cars every single day. With respect to pollution, this area is already the worst in Lehigh County. With respect to jobs, they said there would be 282 new full-time jobs spread out over a three-year period. One hundred ninety-seven of those jobs would be at a pay rate of \$13.32 per hour. Sixty percent of the jobs would be part-time over the course of the build-out. Gilmore Associates, the traffic engineering firm hired by Hanover Township found several discrepancies in the Pidcock traffic study. Mr. Nappa noted that his people do not want this facility here.

Chairman Paulus commented that the Township's research seems to indicate that there are 10,000 cars per day on Race Street. With respect to the numbers on Route 22, Chairman Paulus noted that one has to bear in mind that the figures are 13 years old. He also indicated that the Township had a meeting with PennDOT representatives and PennDOT indicated that everything will be fine on Route 22 with this development in place. Councilman Wegfahrt commented that Lehigh Valley Planning Commission figures show 81,800 trips per day on Route 22.

Mr. Clark Machemer, Regional Director for the Rockefeller Group, addressed the group at this time. He indicated that some of the information set forth at this meeting is factual and with respect to other information, he looks forward to correcting misconceptions. He indicated that his company had engaged The Pidcock Company to do a comprehensive transportation study which had been reviewed by the Lehigh Valley Planning Commission, PennDOT and the municipalities involved. The projections in the traffic study, Mr. Machemer noted are for a full build-out (500 plus acres of the site). The first phase, which Allen Township approved, will add about 350 vehicles. FedEx has an existing facility off Route 512 that puts transit vans on the highway now. The proposed roadway expansions will increase capacity by 50%. The traffic will increase 40% at full build-out. Mr. Machemer also noted that after receiving comments from the review entities, Rockefeller Group had incorporated those comments into the plans as same relate to the roadway south of the airport. Mr. Machemer noted that with respect to the study which encompasses the full 530 acres, only one-half of that land is zoned for industrial use. He advised that his company is building a road network to support the traffic. He indicated that they stand behind their work product. He noted they have been working with the airport for many years and have also been working with Allen Township and the Lehigh Valley Planning Commission.

There was no further comment from the floor at this time and Vice Chairman Heimbecker thanked all the attendees for coming to this meeting.

Adjournment:

The meeting was adjourned at 9:00 P.M.

Respectfully submitted,

Sandra A. Pudliner
Township Manager