

**ROUTE 88 / BROWNSVILLE ROAD INTERSECTION IMPROVEMENTS
PUBLIC INFORMATIONAL MEETING
FEBRUARY 27, 2023 @ 7:00 P.M.**

Walt Sackinsky presiding. Board member Brian Lucot was present. Also in attendance were: Karen Fosbaugh, Township Manager; and Mike Haberman, Project Engineer.

Chairman Sackinsky stated that the purpose of the meeting is to serve as an informational session with regard to the proposed upgrades to the Rt. 88/Brownsville Road intersection. He added that the first meeting was held in 2019. Mr. Sackinsky commented that because of personal issues, Mr. Snee was not able to attend.

Mrs. Fosbaugh provided an overview of the project. She mentioned that a number of years ago, Township residents were asked to complete a Citizen Attitude Survey, and many residents responded that they were concerned about the condition of the Rt. 88 and Brownsville Road intersection. Mrs. Fosbaugh informed the audience of the following:

- There were several reasons why the project could not move ahead quickly, financial concerns being one reason. Mrs. Fosbaugh explained that this is an expensive project, and the Township was able to acquire grant funding to help with the cost. The developer of Summit Station contributed \$365,000 to the project, and the Township acquired \$200,000 in funding through an ARLE grant which funded the cost of the new traffic signal. The Township was also successful in obtaining a \$100,000 Multi-modal grant.
- The intersection is the main entrance into our Community, and the goal is to make the area welcoming and attractive. In order to make the project happen, it was necessary to gain control of seven parcels with abandoned, deteriorated buildings. It took some time for the Township to acquire the properties, and the structures located on the parcels will be demolished. This will help make way for the intersection widening which will allow for a turning lane. This part of the project will help with the traffic situation turning onto Brownsville Road.
- Small businesses in the area will also benefit from the project. Once the buildings are demolished and the street widened, parking spaces and pedestrian walkways will be installed. Hopefully, this will help to encourage new businesses to occupy the vacant storefronts in the area.
- Peach Alley, which runs parallel to Route 88, is narrow and dead ends, making it difficult for fire trucks, snowplows and refuse trucks to service the street. The project will enable the township to enhance the street by widening it and installing a hammerhead at the end of the street, which will allow all vehicles to safely turn-around.
- Rt. 88 is a PennDOT road, and the Township approached them with regard to assisting in the funding for the project. PennDOT stated that additional properties would need to be removed and the project would be at least \$800,000 more to complete. The Township did not believe their proposal would be cost-effective and decided to move ahead without their assistance.

- The Township will be going out for bid for the demolition of the structures possibly in the summer of 2023, and moving ahead with the demolition activity in the fall. Depending upon how quickly PennDOT will review the design, construction activities may commence in the spring of 2024.

Mr. Lucot discussed the dangerous intersection and how adding the turning lane will make it safer. Cleaning up the area will help the aesthetics of the area. He mentioned that the Township would not evict current businesses, as PennDOT had proposed. Mr. Lucot added that they are happy with what they are accomplishing and hope that the project will be completed sometime in the near future.

Mr. Sackinsky expressed his appreciation to Mrs. Fosbaugh who has diligently worked with the engineers to obtain funding for the project. When completed, the intersection will be safer, parking spaces will be added, and the beautification will be a much needed improvement.

Mrs. Fosbaugh added that there have been many complaints about the “No Turn on Red” at the intersection. Due to Mr. Haberman’s design, when traveling up the hill on Rt. 88, past Library VFC, it will be graded back and will eliminate the need for the “No Turn on Red.”

Project Engineer Mike Haberman, of Gateway Engineers, discussed the design and referred to a map of the project.

- Indicating on the map, Mr. Haberman explained where the turning lane will be located. They will widen into the hillside slightly which will require a wall. The wall at its peak will be approximately eight feet (8’) high and will taper down. A minor adjustment to a private driveway will need to be made. The widening on Rt. 88 will be on the side where the structures are to be demolished.
- Along the Township property frontage, sidewalks will be installed from the beginning of the public parking lot down to the second crossing. There will be updated ADA ramps and crossings.
- The parking lot will have angled spacing, and you will be able to turn left into the parking lot. The purpose of the parking lot is to provide additional public parking for the businesses in the area.
- Peach Alley will be widened to create a full width road which can be used for formal parking on the side, and it will not inhibit the ability for other vehicles to pass through. A hammerhead will be installed to allow larger vehicles to turn around safely.
- New upgraded traffic signals will be installed, which include a protected left turn arrow and a flashing yellow arrow. All the vehicle detection will be radar.
- In the parking lot, there will be a wall in the back corner, with a maximum height of approximately four feet (4’).
- A full landscape plan on the hillside will be attractive and relatively low maintenance. There has been discussion of possibly a bench being installed along the sidewalk.
- When the project is complete, the amount of impervious area will be decreased by .2 acres, which will decrease the water runoff down Rt. 88. On Peach Alley, a wedge

curve will be installed which will catch the water into an inlet. The entire hammerhead will be sloped slightly so that it also catches water into an inlet.

- The design plan was submitted to PennDOT on Friday, and they have a 30 day review period. PennDOT will have comments to be addressed. Mr. Haberman is hopeful that we will have PennDOT approval in three months.
- Once the design has been approved, the final schedule will be prepared. There will be a two-step process. Everything regarding the road widening, sidewalks, and the new signal is all within PennDOT's right-of-way, which requires a separate contractor. The first phase of the project will be to bid out the demolition of the six buildings on the seven properties. We will then demolish the structures and have general rough grade done on the hillside, the hammerhead, and the parking lot; however, none of the finished construction, such as asphalt and concrete, will be done at that time. This phase should be completed in the fall. The second phase will be the road widening and paving, sidewalk constructions, and signal installation. This phase will be bid out in mid to late summer. Once that contract is released, the critical component of the intersection is the signal poles. Currently, the lead times on those is approximately 8 to 12 months. The real timeline, from when you see the widening work and the signal installation, will be based on when the poles will be delivered. An anticipated date of completion of the project is approximately July or August of 2024.

CALL ON THE PEOPLE:

Bruce Raynor, Library VFC – Mr. Raynor mentioned that currently Library VFC has a controller for the traffic signal. Mr. Haberman stated that they will continue to have a controller for the new signal. Mr. Raynor informed the Township that Library VFC is giving permission to use the back parking lot for staging construction vehicles. Mrs. Fosbaugh expressed her appreciation.

John Nickoloff – Mr. Nickoloff explained that he is the prior owner of 6510 Library Road. He purchased the property in 1979 and had a law office there for 35 years. He mentioned that he is in litigation with South Park Township. He asked why the Commonwealth of Pennsylvania was not responsible for upgrades to the Rt. 88 intersection, since they own Rt. 88. Mrs. Fosbaugh replied that that is a legal matter, and she is not qualified to respond. Mrs. Fosbaugh explained that the property that the Township owns, which is the property that was recently purchased by the Township, is the Township's responsibility. As for improving the roadway, the cooperation from PennDOT is very limited, in fact, nonexistent. We understand that it is a liability to the Township and to the people driving on the roadway. We felt it was an error on the part of the state to allow it to remain in that condition and do nothing to address the issue. We thought it was our obligation to move ahead with this project. Mr. Nickoloff stated that his former property was declared Township real estate by virtue of legal means in court on January 11, 2019. That very day there was a padlock on the door. He requested access from the Township and was refused. He stated that he has 45 years of old files and personal property inside the building. He inquired about when the structure will be demolished, and Mr. Sackinsky replied that demolition will take place this fall. Mr. Nickoloff stated that if the Township will not cooperate, he will have to go to court and petition for a preliminary injunction. Mr. Sackinsky commented that what Mr. Nickoloff is discussing is a legal matter, and the purpose of this meeting is to present an overview of the project. Legal questions will need to be directed to the Township solicitor. Mr. Nickoloff asked to have someone get back to him regarding his concerns.

Carol McDonough, 6535 Library Road – Ms. McDonough stated that she is the owner of the Chiropractor business. She requested Mr. Haberman’s contact information. Ms. McDonough asked if Mr. Haberman’s presentation was the final plan, and Mr. Haberman confirmed that it is the final plan, pending any comments that PennDOT may have. Mr. Haberman answered questions that Ms. McDonough had relative to the map/plan and her business property. Mr. Haberman explained that as shown on the plan, the road will taper every 25 feet horizontally and will continue one foot towards the south of the plan. The discussion continued relative to the tapering on the plan. He added that all of the widening is within the PennDOT right-of-way until approximately the fourth angled parking space in the proposed parking lot. He explained that the Demolition bid documents would specify the duration of the demolitions and that they would not use her property to stage construction vehicles. He also assured her that the hours of operation for her business will not be affected, as the design submitted to PennDOT indicate that two lanes of traffic will be maintained at all times, and there will be no detours. Mr. Haberman informed Ms. McDonough that the duration of the second phase will take approximately three months. He commented that all of the work done in the second phase will be completed without having to shut down any part of Route 88. Ms. McDonough asked who would be using the parking lot, and Mr. Sackinsky and Mr. Lucot explained that it is for public use. Ms. McDonough inquired about parking in the hammerhead on Peach Alley, and Mrs. Fosbaugh stated that a current ordinance states that parking in a cul-de-sac is prohibited, which is the same as a hammerhead. Ms. McDonough asked if 24 hour parking will be permitted in the new parking lot. Mrs. Fosbaugh commented that those details have not yet been worked out, and it is an issue that will involve the Police Chief.

Danielle Strimlan, 1540 Truman Ave. – Ms. Strimlan expressed her concern for the safety of the children who may run from the parking lot across the street to the businesses.

Drummond Beach, 1000 Ajay Drive – Mr. Beach inquired about streetlights near the parking lot. Mrs. Fosbaugh commented that the issue has been discussed, and the engineer is looking into the matter. He asked if there will be additional lighting near the intersection. Mr. Haberman commented that the intersection will be completely new, including the curbing, thermoplastic pavement markings, and signals. There will also be pedestrian crosswalks. Mr. Beach asked about a possible bench to be placed near the sidewalk, and Mr. Haberman replied that the landscaping amenity details are still being discussed.

Mr. Haberman commented that his contact information is available for anyone interested.

Mr. Lucot thanked everyone for participating.

Mrs. Fosbaugh thanked everyone. She commented that the project has been a long time coming, and we truly hope that at completion it will be an enhancement to our community.

Mr. Sackinsky inquired about the estimate of the total cost of the project, and Mr. Haberman replied approximately \$1.4 million. Mrs. Fosbaugh added that we have 50% of the total cost through grant funding. She informed the residents that this project will not cause an increase in taxes. Mr. Sackinsky explained that the Board of Supervisors are conservative with every dollar that comes into the funds, and we try to secure any additional grant funding available. He thanked everyone for attending, as it is the best way to obtain information or answers to your questions. He added not everything read on Facebook is true.