

Marc and Dodie Sable
And Krumsville Community Residents
593 Old 22
Krumsville, PA 19534

Copies to:

Dennis Toomey
PennDOT District Executive
Engineering District 5-0
1002 Hamilton Street
Allentown, PA 18101

John Davis
PennDOT Municipal Supervisor
District 5-0
Keystone Building
400 North St, 5th Floor
Harrisburg, PA 17120

Leslie Richards
Secretary
Department of Transportation
Keystone Building
400 North Street, Fifth Floor
Harrisburg, PA 17120

Brian J Boyer
Assistance District Traffic &
Operations Manager
1002 Hamilton Street
Allentown, PA 18101

The Honorable David G Argall
Senate of Pennsylvania
100 North Centre Street
Pottsville, PA 17901

The Honorable Jerry P Knowles
PA House of Representatives
61 N Third Street
Hamburg, PA 19526

Ron Devlin
Reading Eagle
345 Penn Street
Reading, PA 19601

Posted on Facebook/Blog/Twitter
10-15-2019

Cc: Mr. Corkery, Esq
Mr. Pinel, Esq

Michael W Rebert, P.E.
PennDOT Regional Champion
Engineering District 5-0
1002 Hamilton Street
Allentown, PA 18101

October 15, 2019

RE: Crossroads X#2 Warehouse Project in Krumsville, PA on State Route 737

Dear Mr. Rebert:

On April 12, 2017 you attended a township community meeting regarding the residents concerns on traffic generated by a warehouse, ITE code 150 or 152, project in regards to the Old Route 22, Route 737 and Rhoades Road, a 5 point intersection, located in the small village of Krumsville. On November 3, 2017, you attended a three and a half hour meeting with the Greenwich Township residents, board of supervisors and the developer in which they provided documents, charts, graphs and studies showing that this intersection cannot bear the traffic that will be generated by a warehouse. You stated at both meetings that this intersection is known to PennDOT as a current safety concern and PennDOT has no current plans to make any changes to the intersection .

We requested, as part of the HOP process, that PennDOT perform a TIA. The developer had performed a TIS in March 2017, and we did not believe it to be accurate. You stated that PennDOT could perform a TIA and you would look into whether that would be appropriate. PennDOT did not perform their own TIA and at this time, the traffic study performed by the developer is two years out of date.

Our township solicitor recently sent a letter, dated September 11, 2019, requesting PennDOT to review the open HOP application from the developer and conform that the intersection will operate safely and efficient for the Township residents and traveling public. While you sent a vague response letter dated October 1, 2019, you DID NOT confirm that PennDOT has performed their due diligence on this already compromised intersection and you DID NOT confirm that the Krumsville five point intersection will remain safe when warehouse traffic is added to the normal daily traffic in this intersection.

We are writing today to request that you provide us with a written confirmation that PennDOT has reviewed this five point Krumsville intersection thoroughly and maintains that the intersection will operate safely and efficiently for the Township residents and traveling public.

Please do not hesitate to contact me for more information or documentation on this five point intersection located in Krumsville, PA.

Thank you for your assistance,
Dodie Sable
Krumsville Community Coalition

Kozloff Stoudt Attorneys

September 11, 2019

Email Address:
aelliker@kozloffstoudt.com

Michael W. Rebert, PE
Engineering District 5-0
Maintenance Unit
1002 Hamilton Street
Allentown, PA 18101

RE: Highway Occupancy Permit Review
Developer: PSIP IV, LP
Property Pin #: 5446-03-01-9058
Property Owner: PSIP JVI Krumsville Road, LLC

Dear Mr. Rebert:

Our office is the Solicitor for Greenwich Township, Berks County, Pennsylvania ("Township"). As you are aware, the above-identified Developer is seeking to develop a warehouse/distribution facility at the above-identified Property ("Project"). The Project has been in progress for several years with the Township and it is anticipated that the Developer will be seeking Township Board of Supervisor action to approve or deny its preliminary land development plan at a public meeting on Monday, October 7, 2019. The Project will require a PennDOT Highway Occupancy Permit ("HOP") due to its access onto SR 0737. It is our understanding that the HOP review process is currently pending with your office.

As evidenced by multiple meetings and communications with PennDOT officials in the past, the Township has always been very concerned about the Project's potential traffic impact at the intersection of SR 0737 and Old Route 22, which contains a flashing red signal maintained by the Township. These traffic concerns are further exacerbated by Rhoades Road, which essentially creates a 5-way intersection at this location. The Township is also concerned about potential truck traffic using Long Lane Road, which lies on the east side of SR 0737 across from the Project. A significantly large increase of truck traffic is expected on these roadways, which were not designed to anticipate such volume.

To ensure the safety of its residents and the traveling public, the Township Board of Supervisors request confirmation from PennDOT that: (i) the Developer has submitted all data, reports, studies, calculations, and analyses required by the Commonwealth in regard to the HOP application ("Submissions"); and (ii) PennDOT has fully reviewed all

Kozloff Stoudt, Professional Corporation

2640 Westview Drive | Wyomissing, PA 19610 | Tel 610.670.2552 | Fax 610.670.2591 | Web kozloffstoudt.com

Greenwich Township

September 11, 2019

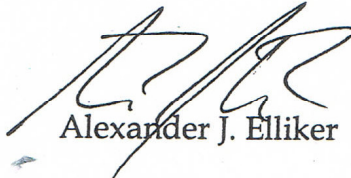
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required Submissions for compliance and confirmation that the intersection will operate safely and efficiently for the Township residents and traveling public.

If possible, kindly provide a written response to the Township prior to their next Board of Supervisors meeting, which takes place on Monday, October 7, 2019. Should you have any questions regarding this matter, please do not hesitate to contact me.

Very truly yours,

KOZLOFF STOUDT
Professional Corporation



Alexander J. Elliker

AJE
Enclosures

cc: Dennis R. Toomey, PE
Charles M. Suhr, Esq. (Attorney for Developer)
Greenwich Township Secretary



October 1, 2019

Mr. Alexander J. Elliker
Kozloff Stoudt
Professional Corporation
2640 Westview Drive
Wyomissing, PA 19610

Re: Berks County – Greenwich Township – Highway Occupancy Permit Application

Dear Mr. Elliker:

Thank you for your letter dated September 11, 2019, regarding the Highway Occupancy Permit application for the PSIP JVI Warehouse project along State Route 737 in Greenwich Township, Berks County.

The Applicant has submitted the required technical information in compliance with State Highway law and regulation, and in accordance with Department policy and procedures. The Applicant has followed and complied with 67 PA Code, Chapter 441 governing access to and occupancy of highways by driveways and local roads. The regulations address the location, design, off-site improvement, construction, maintenance, and drainage of access driveways and local roads. All policies and regulations have been followed and enforced by the Department for this Highway Occupancy Permit Application.

Should you require any additional information, please contact Assistant District Traffic & Operations Manager Brian J. Boyer at 610.871.4477.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael W. Rebert", written over a faint horizontal line.

Michael W. Rebert, P.E.
District Executive
Engineering District 5-0

OCT 07 2019