

Meeting Minutes from Toll Brothers Crebilly Tract PennDOT Meeting on 2/11/2020 11:00 a.m.

Attendees:

Al Federico, Traffic Engineer Westtown
Mike Downs, Toll Bros.
Kristin Camp, Solicitor Westtown PC
Fran Hanney, PennDOT District 6 Senior Manager
Judy Lizza, Manager Thornbury Twp.
Andrew Semon, Toll
Paul Lutz, PennDOT Dst 6 , Traffic Signals
Susan LaPena, PennDOT
Drew Sirianni, Pennoni Engineers for PennDOT
Jack Embick, Westtown PC member
Nicole Klein, McMahon Associates for Toll
Gregg Adelman, Esquire for Toll
Jeff Madden PE ESE Consultants for Toll

Judy Lizza requested that Westtown send Thornbury all consultant review letters and that PennDOT also copy her on their review letters

Timing of Intersection Improvements at Route 926 / Route 202:

PHMC signed off on project.
PennDOT will proceed to design phase with Urban Engineers
Expected to commence construction in summer of 2021/2022.
Fran Hanney suggests this improvement will now go forward.

If PennDOT doesn't complete the project, it would include in a condition statement for Toll's HOP that Toll has to re-evaluate the intersection.
In Toll's HOP application, it is acceptable for Toll to consider the intersection as if it were improved.

Connector Road:

PennDot will demand that Connector Road must line up with Bridlewood Blvd.

Bridlewood Blvd. today has good traffic calming measures which slows motorists down

Fran Hanney doesn't think impacts will be that great on Bridlewood because of these traffic calming measures.

Judy Lizza stated that Thornbury doesn't intend to cooperate and the HOA has requested the Board to close Bridlewood Blvd and make it private.

Frank Tavani is the traffic engineer for Thornbury and has reviewed this issue

If Thornbury closes Bridlewood, Westtown would have to own the signal at the intersection of Connector Rd and Rte 926.

According to Nicole, this intersection still meets warrants for a light with Bridlewood Blvd. closed.

HOA is a party to CU hrg - this direction to close Bridlewood Blvd. came from HOA (Not Board).

Gregg asked Thornbury to provide comments on what is proposed at intersection so that Toll can include design changes as necessary.

Discussion about possible roundabout at Connector Rd and Pleasant Grove

Andrew S. spoke to the Westminster Church and they have requested access to Connector Rd.

No access from Route 202 to the Church.

Warrants are not met for a stop sign at Dunvegan and Pleasant Grove Rd.

All are concerned about increased traffic coming from Orvis and turning right onto Pleasant Grove Rd.

Township wants Pleasant Grove Rd. widened, with trees along edge of road removed.

Toll will widen along their property frontage to a width of 22 feet.

PennDOT suggests that Toll make an offer (Andrew says it is what Traffic Study offered).

New St. / Route 926

Left turn lanes are warranted today. Nicole claims no impact at this intersection.

Toll's plan provides a Westbound right turn lane

Fran isn't giving up on Left turn lanes at New St. / Route 926.

Accd to Judy, Spackman family is not willing to offer land to widen road and allow left turn lanes.

Toll wants to know what PennDot will require for Left turn lanes, so Toll can approach the Spackman Family and make formal offer to purchase the right of way.

Al suggested a Jughandle.

Ashwin who came into meeting late when Paul Lutz left suggested they explore a roundabout. Fran suggested that would not work because of grades, environmental constraints and structures close to road

Toll will coordinate design of Left turn lanes at this intersection with PennDot. Then will discuss these 2 options with Spackman.

Toll should also identify what is needed for Roundabout and discuss the challenges of bldg. a Roundabout.

Other improvements

To provide double left turn lanes off of Skiles Blvd onto Rte 202, need to widen Skiles on the other side of Rt. 202. Need to figure out who owns the land within the jughandle, near Skiles Blvd.

Gregg will look at LD plans on Joe McCauley's development to see if this land was offered for dedication to Twp. (There is a basin on this land so it is doubtful it is owned by Twp or Twp would accept it).

Al's Review Letter dated 1/30/2020

Can they meet site distance regulations in SALDO once Pleasant Grove Rd is widened? They don't have concerns about providing the necessary clear sight. Will remove vegetation and grade

Al wants documentation as to why Nicole's diversion analysis is appropriate. Wants a narrative to explain it better.

Nicole agrees she didn't get enough detail.

Nicole's conclusion that there is no impact on intersection of Rte 202 and 926 is largely dependent on diversion analysis.

Toll has agreed to add a trail to connect to intersection at 926/202. This is new.

KSC asked about timing and coordination of when construction could occur on PennDOT roads PennDOT would have peak hour restrictions and not allow lane closures during peak travel times. PennDOT will address this in the HOP. Can't close lanes during peak hours on Rt. 202 and 926.

School Bus Stops- Toll could add parallel parking on internal roads to provide places for cars to park, waiting for school buses.