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From: **Maureen Schreiber** <Missmo@bschreib.com>

Date: Thu, Sep 16, 2021 at 4:07 PM

Subject: RE: Newtown Twp.-Toll PA XVIII, P.P./All Saints Cemetery; Proposed Settlement

To: glagreca@tollbrothers.com <glagreca@tollbrothers.com>, micahl@newtownpa.gov <micahl@newtownpa.gov>, gadelman@kaplaw.com <gadelman@kaplaw.com>

CC: Joe Hillock <joehillock@hillockanodizing.com>, jaykay54@aol.com <jaykay54@aol.com>, Carol Urbach <urbachs@verizon.net>, Dick Trout (troutstatistics@verizon.net) <troutstatistics@verizon.net>, doncampbell0219@gmail.com <doncampbell0219@gmail.com>, F Mac <ftmccarron@gmail.com>

Dear Sirs,

The following email was sent to all Delancey Court residents in response to Mr. Adelman's letter dated August 27, 2021 RE: Newtown Twp.-Toll PA XVIII, P.P./All Saints Cemetery; Proposed Settlement.

Mr. Lewis, please pass this email along to all the Township Supervisors.

Kind Regards,

Maureen & Bill Schreiber

*[105 Rittenhouse Cir](#)
[Newtown, PA 18940](#)*

Dear Neighbors,

Thanks much to the Delancey Court Board for bringing more details of this to our attention and to Joe for the clear stance taken with the Township. We also appreciate the Board's approval to allow us to share our thoughts with the community.

We think there are better alternatives that do not involve disrupting the current traffic arrangement at Municipal Drive and SR 413 and we need to push the town supervisors to directly address them.

- 1.) Place the entrance to the new development directly opposite the North Drive entrance to Newtown Grant and use the existing signal light. (#1 on the attached map)
 - a. Newtown Grant has 4 entrances and hundreds of homes such that the additional intersection traffic from 45 homes is not likely to cause much inconvenience for the folks living there and the signal can be programmed to their benefit. **This is the obvious solution.**
 - b. An independent report to address access to this section of SR 413, conducted by the Delaware Valley Regional Planning Commission (DVRPC), concluded "If parcel is developed, recommend access aligned with North Dr." (Figure 7b, page 28 in the attached Highway Access Management Report. Thank you Frank McCarron for sharing the report.
- 2.) Use the existing farm right-away to SR 413 (#2 on the attached map) approximately 2-300 ft. to the South of North Drive

Whereas providing the safety features that Joe mentions would be nice, this proposal could be acted on as soon as Sept. 22 and does not provide for any of that. Even If PennDOT does agree to add a signal light, the current proposal has significant downsides for the Township as a whole, as well as for Delancey Court residents, for which reason we should insist on consideration of option 1 or 2 above:

- 1.) The new proposal would send significant commuter, school bus, family and youth traffic from the center of the proposed development to a point 1200 ft. down Rt. 413, and then entangle it with Emergency Fire, Police, and Township road maintenance vehicles as well as with traffic from the sole entrance to Delancey Court's 120 homes. Our intersection is already at capacity. With the likely mix mingled onto the last 200 ft. of Municipal Drive, even with a signal, one could see emergency vehicles delayed where minutes and even seconds can matter. There is no reasonable mitigation to this, which is a real safety issue.

2.) Assuming a new traffic signal is installed, the **SIGNIFICANT NOISE** impact of cars, trucks, buses, motorcycles etc. that would continuously be stopping and starting at the new signal will be a detriment to many homes in our community.

a. This noise would have significant impact along both sides of Rittenhouse Circle and Elfreths Ct. We have personal experience with this as we lived in a community near Princeton along a similar thoroughfare, where the vehicle start and stop noise from the signaled intersection was disruptive every 2 to 3 minutes, even though we were 5-600 feet from that intersection and 3-400 ft. from the road. It impacted home showings and values even with all that distance.

It makes no sense to divert this traffic from the obvious solution, an entrance across from the signal at North Drive. This is the clear recommendation from the expert planning commission (DVRPC) report designed specifically to address access to SR 413. We had a discussion with Town Supervisor Kyle Davis (up for re-election) who mentioned that he was the only Supervisor opposed to using Municipal Dr as the access road to the new development and felt that if we want to have any impact, we need to show up in significant numbers at the next meeting (tentatively Sept. 22) and clearly make our thoughts known.

Respectfully,

Maureen and Bill Schreiber

[105 Rittenhouse Circle](https://www.google.com/maps/place/105+Rittenhouse+Circle)

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