

MEMORANDUM

To: South Middleton Township

From: NB Land, LLC

Date: June 6, 2023

Re: Heritage Village Conditional Use Plan
Off-Site Infrastructure Mitigation

Attached is an Opinion of Likely Mitigation prepared by Dawood for the Heritage Village Conditional Use Plan. This document anticipates off-site traffic impacts for the Berks Homes development. Berks Homes would offer to make a voluntary contribution to South Middleton Township for the improvements at the following intersections:

1. Trindle Road (SR 0641)/Army Heritage Drive;
2. Army Heritage Drive/Westminster Drive – Fairview Street;
3. York Road (SR 0074)/I-81 NB Off-Ramp;
4. York Road (SR 0074)/Westminster Drive.

The offered amount of this contribution is One Hundred Sixty Thousand Dollars (\$160,000.00).

As it relates to Trindle Road (SR 0641)/Middlesex Road located in Middlesex Township, we would propose an agreement that would address the variety of options that could occur at that intersection:

1. It is our understanding that PennDOT is currently evaluating a roundabout for that intersection that would be installed as a PennDOT project. Should that be the path forward, there are no additional improvements anticipated by this Developer.
2. This Developer makes a fair share contribution in conjunction with the Kensington Development for installation of a traffic signal.
3. If the intersection does not meet warrants for a traffic signal control, the Developer would enter into a traffic monitoring agreement to allow for occasional traffic study updates of the intersection, which agreement would provide for a fair share contribution to be made in the future if it would meet traffic signal warrants.

We look forward to discussions of these contributions with staff and the Township Board of Supervisors.