



REGAN / KLINE / CROSS
ARCHITECTS

ARCHITECTURE
PLANNING
PROJECT MANAGEMENT

April 6, 2022

Mr. Henry Sekawungu
Director of Planning and Zoning
8230 Old York Road
Elkins Park, PA 19027

RE: **Response to Traffic Review #1 (McMahon Associates, Inc.)**
222 Church Road (SLD #21-06)
Cheltenham Township, Montgomery County, PA

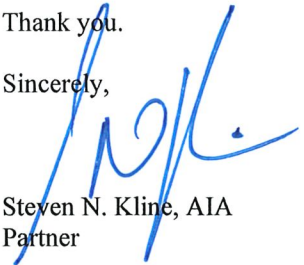
Dear Mr. Sekawungu,

Below is our response to Traffic Review, performed by McMahon Associates, Inc., dated January 21, 2022. Our responses are numbered to correlate with the comments on the review letter.

1. We agree.
2. It is our understanding that PennDOT wants to reduce traffic/trip generations on state roads not increase them. An increase would occur by diverting all the traffic, for this subdivision, onto the state road. It is also understood that PennDOT would be opposed to a configuration that would bring all the traffic from this subdivision directly onto the state road when there is a viable option on secondary roads that would allow for a disbursement of the traffic by several pathways through the neighborhood.
3. We agree.
4. Provide.
5. Will comply.
6. We provided the requested emergency access from the fire marshal's letter of 12/8/21. He specifically mentioned that it would be need for foot access not vehicular access.
7. Will comply.
8. Will comply.
9. No, this is not warranted.
10. Shown on revised plans.
11. Will comply and shown.
12. If required by PennDOT since we are using the existing driveway.
13. No response necessary.

Thank you.

Sincerely,


Steven N. Kline, AIA
Partner

JEFFREY J. REGAN
STEVEN N. KLINE, AIA
THOMAS N. CROSS, RA

c.c. — Zvi Bloom (applicant)
Christen G. Pionzio (Hamburg, Rubin, Mullin, Maxwell & Lupin)
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