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MEMORANDUM

To: East Berlin Borough Council

From: Erik M. Vranich, P.E. – Keller Engineers, Inc.

Date: July 29, 2026

Subject: Pennwood Products Land Development Plan

It is our understanding that concerns have been raised regarding the status of the Pennwood Products Land Development Plan relative to the municipal approval process. Please consider the following as a summary of the history and current status of this Plan.

PennDOT Access Permitting (Highway Occupancy Permit – HOP):

- For background purposes, for an access to be approved on a PennDOT Highway, there are typically three steps that occur:
  - Scoping Application submission and approval – this establishes what needs to be studied / evaluated in the following Traffic Impact Study.
  - Traffic Impact Study submission and approval – this determines what the actual traffic impact will be and what improvements may be needed for a project.
  - PennDOT Highway Occupancy Permit submission and approval – this submission contains the actual construction plans that are needed to implement the required traffic improvements discussed in the Traffic Impact Study.
- In June of 2023, a Scoping Meeting Request was filed with PennDOT for the Pennwood project. This is the first step in the PennDOT Highway Occupancy Permit process and a Scoping Meeting was scheduled and held on July 18, 2023. Although there are no entrances proposed within the Borough limits, PennDOT acknowledged that roadways within the Borough limits might be impacted by this project and allowed the Borough to be a part of the discussions.
- Following this meeting, an updated Scoping Application was submitted to PennDOT for their review in November 2023. In November 2023, Borough Council approved having a traffic engineer review all traffic related documents for the project to ensure that the Borough's concerns were addressed by the applicant or PennDOT.
- In April 2024, PennDOT approved the scoping application, which allowed Pennwood to proceed with submitting and actual Traffic Impact Study, which was submitted in June 2024. This study was reviewed multiple times by the Borough and PennDOT over the ensuing months.
- The Traffic Impact Study continues to be reviewed by PennDOT, Hamilton Township, and East Berlin Borough, with the most recent submission occurring in July 2026.
- Upon approval of the Traffic Impact Study by PennDOT, it is likely that Pennwood will then proceed with preparing PennDOT Highway Occupancy Permit plans for submission to PennDOT.

Preliminary Subdivision and Land Development Plan Submission:

- At the end of October 2024, Preliminary Subdivision and Land Development Plans were submitted to the Borough with the first engineer's review letter issued on December 23, 2024. It should be noted that the vast majority of the project acreage is in Hamilton Township and only a very small corner of the proposed building was located in East Berlin Borough. Because of that, the Borough is only able to apply the Zoning and Subdivision and Land Development Ordinance requirements on the portion of the property within the Borough limits.
- This plan was reviewed three times by our office with the final review letter issued on January 9, 2026. The letter contained 7 minor/outside agency comments that needed to be addressed for the plan to be fully compliant with the Borough's ordinances.
- The East Berlin Borough Planning Commission recommended conditional approval of this Plan at their January meeting. The East Berlin Borough Council conditionally approved the Plan at their meeting on February 11, 2026.
- From the Borough perspective, once those outstanding conditions are met, the plan is considered complete and 'approved' by the Borough.
- At this time I am not sure of the status of this plan with Hamilton Township and whether they conditionally approved the plan at the Township level.

Generally speaking, the Subdivision/Land Development portion of this project was straightforward since there was very little actual acreage of this project within the Borough limits. Because of that, the Borough's jurisdiction over this project was limited.

With regard to the PennDOT Permitting process, the Borough's main concerns that were expressed to PennDOT dealt with the potential traffic impacts to the Borough streets. Of particular concern was truck traffic on Beaver Street, the configuration of Beaver Street and 194, and the improvements needed at the intersection of 194 and 234. In accordance with the Municipalities Planning Code, the Borough cannot require offsite improvements to be made, however through the PennDOT review process, PennDOT does have the ability to require offsite improvements and is working with the Borough to incorporate the suggestions made.