

The Secretary of the Commission
Pennsylvania Public Utility Commission
400 North Street
Harrisburg, PA 17120

September 29, 2023

RE: Application of DB Rentals LLC for Approval of Warning Devices at Crossing 510453A

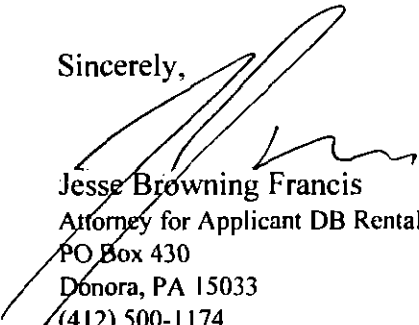
Dear Sir or Madame:

Please find DB Rentals completed Application E for the approval of installation of warning devices at the public crossing 510453A where 6th Street crosses, at grade, of tracks of Norfolk Southern Railway Company located in the City of Monongahela in Washington County, Pennsylvania.

If you have any further questions or require any additional information, please direct all correspondence to me at:

Jesse Browning Francis, Esquire
PO Box 430
Donora, PA 15033
(412)500-1174
jbf@jbfrancislaw.com

Sincerely,



Jesse Browning Francis
Attorney for Applicant DB Rentals LLC
PO Box 430
Donora, PA 15033
(412) 500-1174
jbf@jbfrancislaw.com

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OCT 2 2023 PM 2:43

enc: Application E

E.

BEFORE
PENNSYLVANIA PUBLIC UTILITY COMMISSION

In re: Application of DB RENTALS LLC
for approval of installation of warning devices
at the public crossing 510453A where 6th Street
crosses, at grade, of tracks of Norfolk Southern
Railway Company located in the City of
Monongahela in Washington County, Pennsylvania.

Application
Docket No.

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To Pennsylvania Public Utility Commission:

1. Applicant is DB Rentals LLC (“Applicant”), a Pennsylvania Limited Liability Company, with its principal place of business being 88 Craven Avenue, Charleroi, Pennsylvania 15022.
2. DB Rentals LLC’s attorney is Jesse Browning Francis, Esquire, Pennsylvania Bar Identification number 325541, with a mailing address of PO Box 430, Donora, Pennsylvania 15033.
3. DB Rentals submits its application for the installation of railway safety crossing warning systems as part of the company’s development of a site in Monongahela, Pennsylvania which is to house Four Points Brewery and Brew Pub—a micro-brewery, restaurant, entertainment venue and marina.
4. The present application is being submitted to address the public crossing of the City of Monongahela’s 6th Street over Norfolk Southern Railway Company’s tracks (“Crossing”). (Please see Site Map and Site Plan Drawing attached here as Exhibit A).
5. To the best of Applicant’s knowledge, there currently exists two People’s gas meters at the Crossing. It is the Applicant’s belief that service has been disconnected to the subject property beyond and the meters currently serve no function. A copy of this Application and its Attachments will be served to People’s.
6. There are currently no safety or warning devices located at the Crossing.
7. *DB Rentals LLC makes application for the installation of a rail crossing gate and/or necessary warning lights and/or components of the type and specification required or preferred by Norfolk Southern Railway Company.*
8. It is the understanding of the Applicant that Norfolk Southern Railway Company will install and maintain any necessary safety and/or warning devices at the Crossing.
9. DB Rentals LLC believes the approval of the present Application to be necessary for the protection and safety of the public crossing over the Norfolk Southern Railway on Monongahela’s 6th Street when entering or leaving the subject property. DB Rentals LLC anticipates that daily public traffic into and out of Four Points Brewery and Brew Pub will be approximately 200 personal vehicles and 10 to 20 commercial deliveries. Applicant anticipates seasonal spikes in crossing traffic which will include boat and trailer traffic accessing the marina and additional spikes in connection to events held at the venue.

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WHEREFORE, Applicant prays your Honorable Commission to approve the application:

FOR DB RENTALS LLC

BY: DAVID BARBE

VERIFICATION

I, DAVID BARBE, hereby state that the facts above set forth are true and correct (or are true and correct to the best of my knowledge, information and belief) and that I expect to be able to prove the same at a hearing held in this matter. I understand that the statements herein are made subject to the penalties of 18 Pa. C.S. § 4904 (relating to unsworn falsification to authorities).

Date: Sept 28/2023 
DAVID BARBE

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EXHIBIT A



re's Pizza

SITE

St. Andrew the Apostle Parish - Monongahela

W Main St

8th St

Chess Park

Chess St

6th St

Big G Tire Pros

hurch

Railroad St

Hard Time Contracting

Geary St

Rite Aid

Fry

Monongahela

Grant St

St Alley

5th St

United States Post

Article 16, District C Overlay

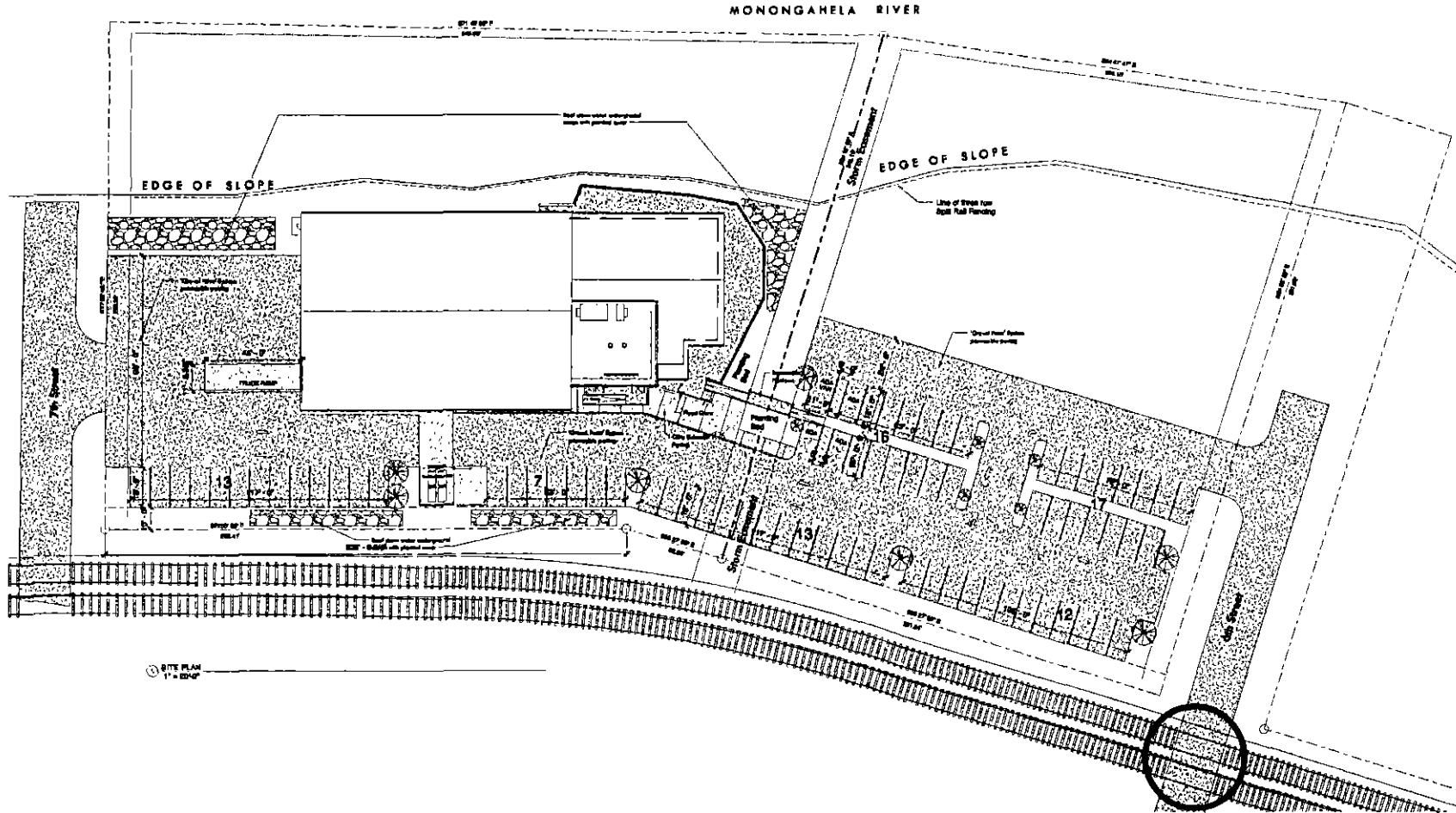
- 200.20** Riverfront District
200.21 Permitted Uses 22. Local Service (Establishments) (1) Brewery Pub (2) Restaurants
200.22 Development Standards:
 A) Min Lot Size: 3000 S.F. Actual LCR Size: 1.1 Acres
 B) Min Lot Width: 25' Actual: 230' +/-
 C) Front Yrd Setback: 10' Actual: 20' Observed
 D) Side Yrd Setback: 5' Actual: 15' Observed
 E) Maximum Building Coverage: 65% 23,126 S.F. (1,914 S.F. +/-) +/- 14%
 F) Max. Building Height: 40' Actual: 28.5'
 G) Max. Building Height: 40' Actual: 28.5'

200.23

- 200.23.1** Riverfront Design Mandates:
 A) Automobile Access and Circulation:
 1) Streets replaced by clearly organized
 2) Vehicle Access (PM) is separated from Pedestrian Access (PM)
 3) Comprehensive Development (CM)
 4) Circulation and Parking for service areas should be designed to minimize disruption to the flow of vehicles and pedestrian. Mandate.
 B) Orientation of Buildings:
 1) Street Structures parallel the Main River and Primary Street to encourage creating adjacent development and to create a coordinated and visually attractive pedestrian environment. Mandate. Requirements has two parts.
 C) Building Design Considerations:
 1) Building Mass and Form: Buildings reflect historic and provide a variety of architectural styles.
 2) Buildings should be designed to relate directly to and reinforce the architectural scale and quality of the Main River and Street at levels in building massing. Mandate. Varies of height and profile. Mandate using a variety of pitched roofing and building heights.
 3) Provide large or mix of gaps at open street level and river side. Mandate by providing large glass areas in the waterfront.
 4) For "Double Street" running away from both city and river side. Mandate. Features provided on both sides.
 5) Buildings should be designed in a manner and constructed of materials that are compatible and complementary to the surrounding buildings in the Riverfront District and should contain a combination of materials. Mandate. Structure to a mixture of light face concrete masonry and metal roofing.
 6) Materials to a mixture of light face concrete masonry (blockwork) and glass, coral dimension, and metal roofing.
 7) Walls and Windows:
 1) Buildings should incorporate a variety of Architectural Elements that meet historic design and demonstrate respect for building materials. Mandate. Mandate. Mandate are provided.
 2) Roof Form: Should contribute to the overall image of high quality and permanence and should be used to screen rooftop equipment where possible. Mandate. Mandate. Mandate to be avoided.
 3) The building roof pitch, its materials, gage and projections should contribute to the overall character of the building. Mandate.
 4) Flat Roofs are Discouraged. Mandate to design with a flat roof due to rooftop equipment. Property and parking is prohibited.
 5) Landscaping:
 1) Using soft native plants, designers are encouraged to restore pre-existing waterfront water bodies or wetlands on the project site to an extent that is greater than 10% of the development footprint. Mandate. Native Western PA trees and shrubs are specified. Roof Storm water to be directed to bestial risk usage removal with natural plantings.

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 Using soft native plants, designers are encouraged to restore pre-existing waterfront water bodies or wetlands on the project site to an extent that is greater than 10% of the development footprint. Mandate. Native Western PA trees and shrubs are specified. Roof Storm water to be directed to bestial risk usage removal with natural plantings.

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CERTIFICATE OF SERVICE

I hereby certify that true and correct copies of the foregoing Application E have been served this 29th day of September, 2023 by U.S. first-class mail, postage prepaid, to:

The Secretary of the Commission
Pennsylvania Public Utility Commission
400 North Street
Harrisburg, PA 17120

Pennsylvania Department of Transportation (ROW & Utility Division, Bureau of Design-Project Delivery –
PennDOT
P.O. Box 3362, Harrisburg, PA 17105-3362

Office of Chief Counsel – PennDOT
P.O. Box 8212, Harrisburg, PA 17105-8212

PennDOT Engineering District 12
825 N. Gallatin Ave. Ext.
Uniontown, PA 15401-2105

Norfolk Southern Railway Company
ATTN: Brent Lewis
425 Holiday Dr.
Pittsburgh, PA 15222

City of Monongahela
ATTN: Sarah O'Brien, Director of Public Safety
449 West Main St.
Monongahela, PA 15063

Washington County-Planning Commission
Courthouse Square
100 W. Beau St.
Suite 701
Washington, PA 15301

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People's
Monongahela Office:
1291 W. Main St.
Monongahela, PA 15063

Pittsburgh Office:
375 N Shore Dr.
Pittsburgh, PA 15212

Respectfully submitted:

BY: 
Jesse Browning Francis, Esquire
Attorney for Applicant
DB Rentals LLC

JBF
Attorney at Law

PO Box 430
Donora, PA 15033

Retail



17120

RDC 99

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FCM LG ENV
DONORA, PA 15033
SEP 29, 2023

\$1.59

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THE SECRETARY OF THE COMMISSION
PENNSYLVANIA PUBLIC UTILITY COMMISSION
400 NORTH STREET
HARRISBURG, PA 17120