

# *Hawk Valley Associates, P.C.*

## *Professional Planning, Zoning and Consultant Services*

September 15, 2021

City of Reading  
ATTN: Naomi Crimm, Planner  
Community Development Services  
815 Washington Street  
Reading, PA 19601

**RE: *MJ Reider Associates; 103 and 107 Angelica Street  
Preliminary/Final Annexation and Land Development Plan***

Dear Ms. Crimm,

Pursuant to your request, my office has reviewed the Preliminary/Final Land Development Plan Application for MJ Reider Associates (Tennant), which has been submitted by Barbara Coyle (Record Owner and Applicant). Based upon my review, I hereby offer the following comments for consideration in accordance with the provisions specified by the City of Reading and PA Municipalities Planning Code:

- (1) This proposed development is located on two (2) parcels of land, which are described as follows:
  - (a) The parcel of land located at 103 Angelica Street (TPID 18530665536402) contains 5,644 square foot lot. This property has been classified as a nonconforming use occupied by commercial, storage and parking uses for MJ Reider Associates (Tenant). The Applicant intends on expanding the existing nonconforming use with a 2-story building addition located on the northern portion of the property to provide additional commercial or storage space (465 square feet of gross floor area) for the Tenant.
  - (b) The parcel of land located at 107 Angelica Street (TPID 18530665536349) contains 8,456 square foot lot. This property is classified as a nonconforming use occupied by commercial, storage and parking uses for MJ Reider Associates (Tenant). The Applicant intends on expanding the existing nonconforming use with a paved off-street parking area on the northern portion of the property in order to provide 4 off-street parking spaces.
  - (c) The Tenant is the principal occupant of both properties. The Tenant operates an environmental testing laboratory at this location. The proposed 2-story building addition (465 square feet of gross floor area) will be utilized and occupied by the Tenant. The area utilized for off-street parking will expanded in order to alleviate the parking requirements that are required for the Tennant.
- (2) The Land Development Plan Application has been submitted with 3 plan sheets, as prepared by Crossroads Group, LLC and last dated June 22, 2021.
- (3) Based upon the size of the proposed building addition and related site improvements, the project can be submitted as a Minor Land Development Plan, which permits the Applicant to combine the Preliminary and Final Plan Applications. [SALDO 515-312.D, 515-307 and 515-403]

- (4) The development is located on two (2) adjoining parcels of land. Since these parcels of land are dependent upon each other, they should be joined in common deed as part of an Annexation Plan that could be considered with this Land Development Plan. This issue should be reviewed by the Planning Commission. [Zoning 600-804; SALDO 515-307, 515-310 and 515-403]
- (5) The site is located within the R-2 Zoning District. The following comments shall apply:
  - (a) The Tenant operates an environmental testing laboratory on both properties. This use is not permitted within the R-2 Zoning District. Therefore, the existing building and use have been classified as a nonconforming. The Applicant has obtained zoning relief via Zoning Hearing Board Appeal 2021-07, which was granted on May 12, 2021.
  - (b) Since the proposed use is not a defined use that is permitted within the R-2 Zoning District, the site should be developed considering the minimum and maximum dimensional requirements for “other uses” for the R-2 Zoning District.
  - (c) The proposed building addition and related site improvements on the property will have conflicts with the minimum and maximum dimensional requirements for “other uses” as specified for the R-2 Zoning District. The Applicant has identified the zoning conflicts with the provisions relating to: lot coverage; building coverage; and the setback requirements. The Applicant has obtained zoning relief via Zoning Hearing Board Appeal 2021-07, which was granted on May 12, 2021.
  - (d) The expansion of the nonconforming use and/or building will require a zoning variance since the building and site improvements located on the property exceeds the provisions for nonconformities, as specified under Section 600-607 of the Zoning Ordinance and/or it violates the dimensional requirements for the R-2 Zoning District, as specified by Section 600-803.A of the Zoning Ordinance. The Applicant has obtained zoning relief via Zoning Hearing Board Appeal 2021-07, which was granted on May 12, 2021.
  - (e) The proposed plan should include a reference to Zoning Hearing Board Appeal 2021-07, which should include the date of the decision, the decision and all conditions of approval.

The plan should be revised accordingly. [Zoning 600-803.A, 600-803.B, 600-406.D and 600-607]

- (6) A Landscaping Plan should be submitted to consider the requirements for street trees, buffer yards and landscaping enhancements. If the existing buildings and site improvements preclude internal street trees, buffering or landscaping materials, the Applicant may consider alternative landscaping enhancements. [Zoning 600-913 and 600-914; SALDO 515-509]
- (7) A Lighting Plan should be submitted to consider exterior lighting requirements that should include down-lighting options and/or a reduction in the intensity of the illumination within the off-street parking areas during the hours of 10:00 pm and 6:00 am. [Zoning 600-912]
- (8) A Solid Waste Management Plan should be developed for the site, which should include a designated area for trash and recycling materials that are accessible and secured on all sides by a fence, wall or gate. A note and detail should be included on the plan, which specifies the responsibilities for solid waste management and disposal frequency. [Zoning 600-916]
- (9) A note should be provided on the plan indicating that all proposed signs shall comply with the provisions specified by the City of Reading. [Zoning 600-1701 through 600-1726]

- (10) The following comments pertain to site accessibility issues for this development:
  - (a) The driveway cut for 107 Angelica Street will be widened to provide vehicular access at 103 Angelica Street. The combined width of the common driveway cut will be 35.83 feet, which exceeds the required width of 20 feet, as specified by Section 600-1503.B(2) of the Zoning Ordinance. The Applicant has obtained zoning relief via Zoning Hearing Board Appeal 2021-07, which was granted on May 12, 2021.
  - (b) Site accessibility for the permitted uses at 103 and 107 Angelica Street is also provided by an existing 20 foot wide rear alley that provides vehicular ingress and egress between Fern Avenue and Park Avenue. The Applicant should provide evidence or supporting documentation that the site is capable of complying with the provisions for site accessibility as required by Parts 15 and 16 of the Zoning Ordinance.
  - (c) The proposed point of ingress and egress should be reviewed by the Public Works Department to determine if the proposed site accessibility improvements are acceptable and if a permit(s) is required.
  - (d) The plan should be reviewed by the local emergency management responders to determine how emergency vehicles can gain access to this site.

These issues should be resolved prior to municipal approval, [Zoning Parts 15 and 16]

- (11) The following comments pertain to off-street parking and loading for this development:
  - (a) The Applicant will continue to utilize a portion of both properties for off-street parking and loading in order to accommodate the existing non-residential use.
  - (b) There should be at least one (1) off-street loading spaces provided at this site.
  - (c) The Applicant has provided information to determine the number of off-street parking spaces for this site, as required by Section 600-1603.A of the Zoning Ordinance. The Tennant (MJ Reider) has a total of 54 employees that will require 45 off-street parking spaces. The Applicant currently has a total of 27 off-street parking spaces, which includes: 3 off-street parking spaces at 103 Angelica Street; 4 off-street parking spaces at 107 Angelica Street; and 20 off-site parking spaces leased by Bimbo Bakery. Therefore, the Applicant has a parking deficiency of 18 off-street parking spaces for this use. A plan should be developed to address the off-street parking deficiencies.
  - (d) There should be at least 3 handicapped parking spaces reserved at this site.
  - (e) The Applicant has obtained zoning relief for the provisions that are specified for off-street parking and loading via Zoning Hearing Board Appeal 2021-07, which was granted on May 12, 2021. The Zoning Administrator should verify if the Zoning Hearing Board considered these issues as part of their decision,

These issues should be resolved prior to municipal approval, [Zoning Parts 15 and 16]

- (12) The development shall be served by sanitary sewage disposal facilities. The plan should be reviewed by the departments or agencies with jurisdiction. [SALDO 515-505]
- (13) The development shall be served by municipal water supply facilities. The plan should be reviewed by the departments or agencies with jurisdiction. [SALDO 515-506]

- (14) The City Engineer in conjunction with the Department of Public Works should review the adequacy of the Stormwater Management Plan. [SALDO 515-507]
- (15) The existing curbs and sidewalks along the adjoining segments of Angelica Street are in fair to good condition. Further evaluation of the existing curbs and sidewalks as well as any modifications to the curb cuts for driveways should be considered by the Department of Public Works. [SALDO 515-502, 515-503, 515-601 and 515-602]
- (16) The Berks County Planning Commission should review the proposed plan. [SALDO 515-308]
- (17) The Certification of Accuracy should be endorsed prior to approval. [SALDO 515-403.13]
- (18) The Certification of Ownership should be endorsed prior to approval. [SALDO 515-403.13]
- (19) A note should be provided on the plan indicating that a zoning permit and building permit shall be submitted for the proposed building improvements, which shall be subject to the review and approval of the Zoning Officer, Building Code Officials and emergency management responders. [Zoning 600-807.A, 600-1101 and 600-1202.A]
- (20) A note should be added to the plan indicating that all proposed site improvements and utility connections shall be located, designed, permitted, constructed and inspected in accordance with the provisions specified by the City of Reading. [515-309, 515-501, 515-601 and 515-602]
- (21) A municipal improvements agreement may be required to ensure that all municipal improvements are properly completed by the developer. The Applicant should submit itemized cost estimates for the required municipal improvements. [515-309, 515-601 and 515-602]
- (22) All requirements, contributions and/or fees involving this development project should be resolved prior to municipal approval. [SALDO 515-403 and 515-703]

If you should have any questions, please contact me at (610) 775-7392 or [Jerome@HawkValley.com](mailto:Jerome@HawkValley.com).

Sincerely,



J. Jerome Skrincosky, AICP  
Planning Consultant to the City of Reading

copy: City of Reading Planning Commission  
Director of Community Development  
City of Reading Engineer  
Department of Public Works  
City of Reading Zoning Administrator  
City of Reading Solicitor  
Barbara R. Coyle  
MJ Reider Associates  
The Crossroads Group, LLC



Picture 1: Aerial View of 103 Angelica Street



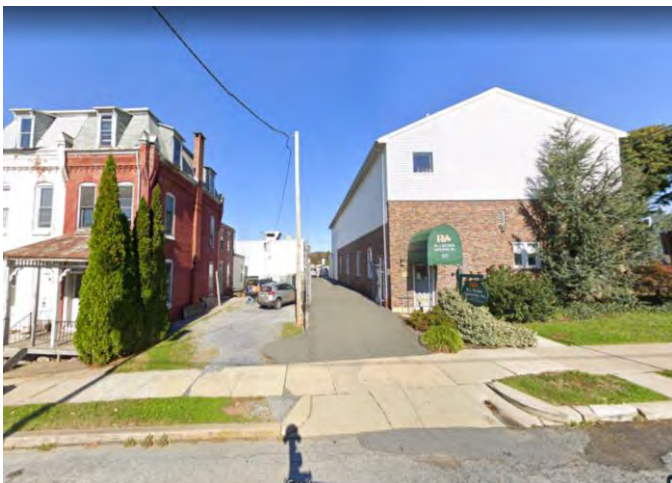
Picture 2: Aerial View of 107 Angelica Street



Picture 3: Aerial View of Subject Properties (Front)



Picture 4: Aerial View of Subject Properties (Rear)



Picture 5: Street View along Angelica Street



Picture 6: Ground View along Rear Alley