



County of Berks
Planning Commission

Phone: 610.478.6300
Fax: 610.478.6316
Email: planning@countyofberks.com

Berks County Services Center
633 Court Street, 14th Floor
Reading, PA 19601- 4309

Thomas C. McKeon, AICP, CECD, Chairman | Jodi L. Gauker, Vice-Chair | James A. Adams, Secretary
Glenn R. Knoblauch | James C. McCarthy, P.E. | Lee C. Olsen, AIA, NCARB | Douglas Paul Rauch, Esq.
Christopher J. Spohn | David H. Turner
David N. Hunter, Sr., AICP, Executive Director | Heidi B. Masano, Esq., Acting Solicitor

June 4, 2021

City of Reading
David Peris
815 Washington Street, Rm 1-25
Reading, PA 19601

Re: Super Natural Foods III
File #: 49-13508
Plan #: T18-011-D (6 Sheets of 6)
Dated: 3/15/2021 and 4/18/18 with revisions
through 1/08/19
Prop ID #: 07 5307-74-71-4845 and
07 5307-74-71-4746

Dear Mr. Peris,

The Berks County Planning Commission staff has reviewed the Final Plan as submitted for the above captioned land development. The tract is located along the southeast side of the N. 4th Street (S.R.2003) and Elm Street intersection.

This plan is reviewed by the Berks County Planning Commission pursuant to Section 502 of the Pennsylvania Municipalities Planning Code. The Commission staff has not evaluated the plan for compliance with local ordinances, unless so noted. The municipality must ensure that the plan meets local zoning, subdivision and land development requirements, and any other regulations. The following comments are added for consideration:

A. Conformity of the plan with the Berks County Comprehensive Plan:

The site is in an Existing Development area. The proposal for the reuse of the existing structure for a food center is consistent with the Berks County Comprehensive Plan 2030.

B. General Planning Comments:

1. Until further notice due to social distancing guidelines recommended by Governor Wolf, the Berks County Planning Commission will start accepting subdivision plans for endorsement **by appointment only**. There will be only 3 appointments per day. You can make an appointment with Michelle Franklin at mfranklin@countyofberks.com.
2. The plan must be reviewed by PennDOT under their current regulations and standards to ensure that the existing highway occupancy permit for the driveway along S.R.2003 does not require modifications.
3. The developer should make sure that water quality controls are in place to meet applicable state and federal MS4 (Municipal Separate Storm Sewer Systems).

RECEIVED
JUN 08 2021

BY: *pm*

requirements and applicable regulations of the City's Stormwater Management Ordinance.

4. The appropriate internal traffic control signage should be provided.
5. Erosion and sediment control measures where required under Title 25, Pennsylvania Code, Chapter 102, Rules and Regulations of the Pennsylvania Department of Environmental Protection, shall meet standards and specifications of the Berks County Conservation District. The Berks County Conservation District should approve the erosion and sediment control plan prior to final plan approval.
6. The Landscaping Plan indicates that Norway Maple trees will be planted on the site. This type of Maple tree is considered an invasive species. Consideration should be given to providing a different type of tree for the site.
7. The local fire official(s) and EMS should review the plan relative to fire protection/emergency issues.
8. The local sewer authority and water company should review the proposal relative to any additional public sewer and water supply needs.
9. The developer should be sure that applicable Americans with Disabilities Act requirements are met.
10. If a freestanding sign is to be associated with the proposed use, the plan should provide its location and details.

The Berks County Planning Commission will review any additional submission of this plan at the request of the municipality. After municipal approval of the plan for recording, **a minimum of two prints should be delivered to the Berks County Planning Commission for signature. One copy is retained by this office and one copy is forwarded to the Mapping Office.** Any additional copies for the municipality and the Subdivider or Developer will be stamped. The Berks County Recorder of Deeds Office should be contacted at (610) 478-3380 relative to any questions regarding recording requirements. The applicant has 90 days to record the plan after the governing body approves the plan at a public meeting.

PennDEP should consider this review as the Berks County Planning Commission's review of the Planning Module required under Act 537. Those persons responsible for preparing the Planning Module submission for PennDEP should include a copy of this review with the module submission. Municipalities are advised that subdivision and/or land development plans must be consistent with a DEP-approved planning module or official plan revisions or have been granted an exemption from planning by DEP prior to plan recording.

If there are any questions regarding this review, please contact me at (610) 478-6300 ext. 6305.

Sincerely,



Michelle D. Franklin
Planner III
Berks County Planning Commission

cc: City of Reading Engineer
City of Reading Chief Clerk
KBLJ, LLC
Tarson LLC
PennDEP
PennDOT