



County of Berks
Planning Commission

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

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August 30, 2021

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

Re: Reading Truck Group, LLC
File #: 49-11646
Plan #: 100737.0017 (3 Sheets; V.0-01, V.1-01
and V.1-02)
Dated: 08/03/21
Prop ID #: 18 5306-56-44-2522 and
18 5306-56-45-3607

Dear Mr. Peris,

The Berks County Planning Commission staff has reviewed the Final Plan as submitted for the above captioned subdivision. The tract is located along the eastern side of Hancock Boulevard/East Wyomissing Boulevard at the intersection with Liggett Avenue.

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 annexation of 0.052 acres of land with no new construction is consistent with the Berks County Comprehensive Plan Update 2030.

B. General Planning Comments:

1. Until further notice, the Berks County Planning Commission will be accepting subdivision plans for endorsement **by appointment only**. Staff will only be able to accommodate 3 appointments per day. You can make an appointment with Michelle Franklin at mfranklin@countyofberks.com.
2. Staff has no adverse comments regarding the proposed annexation of lands.
3. The plan notes that waivers have been requested. Staff suggests that the final plan provide the meeting date at which the waivers were considered.

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
Poindexter Properties, LLC
SSM Group Inc.
PennDEP