



## County of Berks Planning Commission

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Berks County Services Center  
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Reading, PA 19601- 4309

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May 24, 2021

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

Re: Princes and Princesses Daycare  
Center  
File #: 49-113505  
Plan #: T21-005  
Dated: 4/6/21  
Prop ID #: 03 5317-77-00-3093

Dear Mr. Peris,

The Berks County Planning Commission staff has reviewed the Preliminary Plan as submitted for the above captioned land development. The tract is located on the southern side of Penn Street approximately 350' west of 10<sup>th</sup> Street.

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 located in an Existing Developed Area. The proposal for a daycare center is consistent with the Berks County Comprehensive Plan.

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](mailto:mfranklin@countyofberks.com).
2. Consideration should be given to identifying the removal of the internal property lines between the two properties proposed to be combined.
3. The Municipality should be sure that applicable Americans with Disabilities Act requirements are met.

4. The local fire official(s) and EMS should review the plan relative to fire protection/emergency issues.
5. The Municipality should be sure that the current parking is adequate to accommodate the proposed daycare center.
6. The municipal engineer should review the plan to be sure that all driveways are safely designed as per municipal regulations and provide adequate sight distances.
7. Staff agrees with the proposal to add landscaping to the site.
8. The owner information listed on the page 1 of 3 is incorrect; the correct PIN for 936 Penn Street is 03 5317-77-00-3093.

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 [lmursch@countyofberks.com](mailto:lmursch@countyofberks.com) or (610) 478-6300 ext. 6310.

Sincerely,



Laura F. Mursch  
Planner II  
Berks County Planning Commission

cc: City of Reading Engineer  
City of Reading Chief Clerk  
Sor Angel Ferreras De Perez  
Tarson LLC  
PennDEP