



County of Berks  
Planning Commission

Phone: 610.478.6300  
Fax: 610.478.6316  
Email: [planning@countyofberks.com](mailto:planning@countyofberks.com)

Berks County Services Center  
633 Court Street, 14<sup>th</sup> 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

October 21, 2021

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

Re: Exeter Hall Land Development  
File #: 49-12265  
Plan #: 2021-042 (11 Sheets of 11)  
Dated: 10-05-2021  
Prop ID #: 17 5317-22-5818 and  
17 5317-22-19-4644

Dear Mr. Peris,

The Berks County Planning Commission staff has reviewed the Preliminary Plan as submitted for the above captioned land development and subdivision. The tract is located along the west side of N. 12 Street between Exeter Street and Bern 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 in an Existing Development area. The proposal for the 2-lot lot consolidation for the development of a residence hall and associated improvements is consistent with the Berks County Comprehensive Plan Update 2030.

B. General Planning Comments:

1. The Berks County Planning Commission recommends that you call ahead for subdivision/land development plan endorsements. Please review the [Plan Endorsement Checklist](http://www.co.berks.pa.us/dept/Planning/Pages/default.aspx) at <http://www.co.berks.pa.us/dept/Planning/Pages/default.aspx> prior to coming to the office. If you have any questions, please contact the office at (610) 478-6300.
2. The City should be satisfied with the proposed stormwater management design prior to plan approval. The proposal should meet applicable state and federal MS4 (Municipal Separate Storm Sewer Systems) requirements and applicable regulations of the City's Stormwater Management Ordinance.
3. The proposal should be evaluated to determine what traffic impact the project will have on the intersections at N. 11<sup>th</sup> and Exeter Streets, N. 11<sup>th</sup> and Berks Streets and N. 13<sup>th</sup>

and Exeter Streets. The developer should be required to take actions to mitigate any problems.

4. Curbing should be installed at the existing curb cut along Exeter Street, at Locust Street.
5. The plan identifies a proposed paving area along Exeter Street. If the intent of this paved area is to provide additional off-street event parking for the college, a proper driveway access should be provided with the appropriate curb cuts and driveway apron.
6. Consideration should be given to providing sidewalk connections between the proposed sidewalk at the building and the existing N. 12<sup>th</sup> Street and Exeter Street sidewalk system.
7. 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.
8. The local fire official(s) and EMS should review the plan relative to fire protection/emergency issues.
9. The local sewer authority and water authority should review the proposal for public sewer and water service needs.
10. The site is in the Muhlenberg Township Authority's ground water source water protection area. The developer should contact the Muhlenberg Township Authority for additional information and/or further direction.
11. The developer should ensure that applicable Americans with Disabilities Act (ADA) requirements are met.
12. Consideration should be given to noting the number of units proposed for the building.
13. Consideration should be given to providing sidewalk(s)/pathway(s) away from the building at the proposed building emergency exits.
14. Bicycle racks and/or lockers should be provided.
15. Consideration should be given to providing an electric vehicle charging station.
16. Street tree plantings should be considered along N. 12<sup>th</sup> Street and Exeter Street.
17. Staff has no adverse comments regarding the lot consolidation proposal.

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  
Albright College  
MPG Acquisitions, LLC  
Bogia Engineering Inc.  
PennDEP  
Muhlenberg Township Authority