



**Application Completeness Check for Subdivision and Land Development Review**

Property Address 103 & 107 Angelica Street Reading, PA 19607

Date Received 8/9/21

The following documentation must be submitted with each Subdivision and Land Development application. Required items are to be checked off by the applicant as they are completed. Upon submission of an application, staff will review the application and notify the applicant of any deficient information. If an item is not applicable, a written request to waive that Section should be submitted.

	Required Item (Applicant Use):	Staff Use:	Notes (if deficient)
1	Is the fee for Planning Commission review included with the application? Yes <input checked="" type="checkbox"/> Date of submission : <u>June 25, 2021</u> No <input type="checkbox"/>	Complete <input checked="" type="checkbox"/> Deficient <input type="checkbox"/>	
2	Was the plan submitted to Berks County Planning Commission for review? <i>For final or preliminary plans only.</i> Yes <input type="checkbox"/> Date of submission : _____ No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> *To Be submitted	Complete <input checked="" type="checkbox"/> Deficient <input type="checkbox"/>	
3	Have the necessary waiver requests been submitted in writing? Yes <input type="checkbox"/> Date of submission : _____ No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Complete <input checked="" type="checkbox"/> Deficient <input type="checkbox"/>	
4	Have the Erosion and Sedimentation Pollution Control Guide for Small Projects, and Flood Plain Plan Review applications and fees been submitted to Berks County Conservation District? Yes <input type="checkbox"/> Date of submission : _____ No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Complete <input checked="" type="checkbox"/> Deficient <input type="checkbox"/>	
5	Has a Shade Tree Work Permit Application been submitted to the city Arborist? Yes <input type="checkbox"/> Date of submission : _____ No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Complete <input checked="" type="checkbox"/> Deficient <input type="checkbox"/>	
6	Has a zoning permit application been submitted? <u>2020-533</u> Yes <input checked="" type="checkbox"/> Date of submission : <u>10/19/2020</u> Permit number: <u>2020-534</u>	Complete <input checked="" type="checkbox"/> Deficient <input type="checkbox"/>	
7	Have the stormwater management drainage plan review application and fees been submitted? Yes <input type="checkbox"/> Date of submission : _____ No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Complete <input checked="" type="checkbox"/> Deficient <input type="checkbox"/>	

Berks County now has a Commercial Property Assessed Clean Energy program (C-PACE). Commercial property owners can obtain low-cost, long-term financing for energy efficiency, water conservation, and renewable energy projects. Developers of new and existing commercial, agricultural, industrial, and non-profit properties are encouraged to take advantage of this program. For more information: <https://www.pacpacecounties.org/county/berks-county/>. **I acknowledge that I have received this information**

This application has been filed and is scheduled for review at the Planning Commission meeting on September 28, 2021, Meeting location: via Zoom

This application has been determined to be incomplete and cannot be scheduled for Planning Commission review at this time.

Reviewer name: Naomi Crimm Title: Planner

Signature: \_\_\_\_\_ Date: 8/10/21

Contact phone: 610-655-6443 Email: planning@readingpa.gov

Staff Use: The 90-day review period for this application ends on 12/27/21. Date of extension request: \_\_\_\_\_. New deadline: \_\_\_\_\_

**City of Reading Planning Commission**

**Application for Review of a Subdivision or Land Development Plan**

The undersigned hereby applies for review by the Planning Commission of the subdivision or land development plan submitted herewith and described below:

(Please check one): Sketch plan

Preliminary subdivision/land development plan

Final subdivision/land development plan

Other: Minor Land Development Plan

1. Name of subdivision: MJ Reider Site Plan Plan Date: June 22, 2021

Site Address: 103 & 107 Angelica Street, Reading PA 19607

18530665536402

Parcel Number/UPI: 18530665536349

2. Property Owner

Name: Barbara R. Coyle

Address: 107 Angelica Street, Reading PA 19607

Daytime Phone: 610-374-5129

Email: bcoyle@mjreider.com

3. Applicant (if different than Owner)

Name: N/A

Address: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Email: \_\_\_\_\_

4. Applicant's interest if other than owner: N/A

5. Other Representative

Name: The Crossroads Group, LLC (Branden Bialek)

Address: 769 State Street, Hamburg PA 19526

Daytime Phone: 484-660-3055 ext. 107

Email: bbialek@thecrossroadsgroupllc.com

6. Total acreage: 0.32 Acres (14,100 SQ. FT.) Number of lots: 2

Number of building units (if land development plan): N/A (addition to existing building)

Square footage of impervious coverage: 12,724 SQ. FT. (Total existing & proposed)

7. Acreage if adjoining land in same ownership (if any): N/A

8. Type of development planned: \_\_\_\_\_ Single family \_\_\_\_\_ New construction  
\_\_\_\_\_ Two family \_\_\_\_\_ Redevelopment/reuse  
\_\_\_\_\_ Row  
\_\_\_\_\_ Multi-family  
\_\_\_\_\_ Commercial  
\_\_\_\_\_ Industrial  
X Other (specify) Building Addition

9. Who will construct proposed structures?

- Subdivider/developer
- Other developer(s)
- Purchaser(s) of individual lots

10. Type of sanitary sewage disposal proposed:

- Public (municipal) system
- Live
- Capped
- Individual on-site

11. Streets proposed for dedication:  N/A  linear feet  
Other streets (exclude driveways):  N/A  linear feet

12. Are you intending to vacate or realign curbs?  YES  NO

13. Area proposed for park or other public or semi-public use:  N/A  sq. ft.

14. If you anticipate requesting waivers of any section(s) of the Subdivision and Land Development Ordinance, indicate the affected section number(s) here. Written requests are required.  
 N/A

15. Please list the Zoning District this project is in:  R-2 Residential District

16. Will you be appealing to the Zoning Hearing Board?  YES  NO

\*\*\*Applicant received requested relief from  
the City of Reading Zoning Hearing Board  
at a public meeting on May 12, 2021.  
(Appeal No. 2021-07)

Use/Dimensional Variance

Special Exception

Conditional Use

If you anticipate requesting relief of any provision of the Zoning Ordinance, indicate the affected section numbers here:  (See Appeal No. 2021-07)

17. Is this subdivision/land development located in a Historic District?  YES  NO

18. Is this subdivision/land development located in the flood plain?  YES  NO

19. List proposed improvements and utilities and intentions to install or post performance guarantee prior to final approval.

	IMPROVEMENT:	INTENTION:	COST:
1.	<u> Building Addition </u>	<u> Additional Space for Business </u>	<u> TBD </u>
2.	<u> Pation/Pergola Area </u>	<u> Improve Building Appearance </u>	<u> TBD </u>
3.	<u> </u>	<u> </u>	<u> </u>
4.	<u> </u>	<u> </u>	<u> </u>
5.	<u> </u>	<u> </u>	<u> </u>

20. List of maps and other material accompanying application and number of each.

	NUMBER:	ITEM:
a.	1 plus electronic version	MJ Reider Site Plan
b.	1	BCPC Application
c.		
d.		
e.		
f.		
g.		

The undersigned represents that to the best of their knowledge and belief all the above statements are true, correct, and complete.

The undersigned further represents that, except as otherwise specifically noted on the attached sheet, all proposed public improvements and facilities as shown on the final subdivision plan are to be improved, constructed, and completed, or a bond posted with the city in sufficient amount to cover full estimated cost of construction thereof, prior to sale, transfer, or agreement of sale of any subdivided parcels as shown on the plan.

Date: 7/2/21

Signature of Owner or Applicant: [Handwritten Signature]

(By): Meghan Helinek

[Handwritten Signature]  
Barbara R Coyle