



CITY OF READING PENNSYLVANIA PLANNING COMMISSION 2022 ANNUAL REPORT

To: City of Reading Mayor Eddie Moran
City of Reading Council Members

From: City of Reading Planning Commission
Jamal Abodalo, Director of Community Development Services
Jerome Skrincosky, AICP, Planning and Zoning Consultant
Brandy Davis, Planner

Subject: Planning Commission Annual Report for 2022

Date: April 25, 2023

Pursuant to the provision specified by Section 207 of the Pennsylvania Municipalities Planning Code, the City of Reading Planning Commission (Planning Commission) has prepared an Annual Report in order to summarize its activities during the 2022 calendar year. This Annual Report has been reviewed and was approved by the Planning Commission on April 25, 2023.

Section A: Planning Commission Members (2022 and 2023)

Wayne Bealer, Chairman; Term Expires April 1, 2026
Will Cinfici, Vice Chairman; Term Expires April 1, 2024
Nelson DeLeon; Term Expires April 1, 2025
Daniel DeCarlo; Term Expires April 1, 2026
Peter Rye; Term Expires April 1, 2026
Lee Olsen; Served through October 2022
Bob Conklin; Served through October 2022
Frank Denbowski; Served through January 2023
Donna Reed; City Council Liaison

Section B: Approved Subdivision and Land Development Plan Applications (2022)

The following plans have been approved by the Planning Commission in 2022:

B.1 Hope Rescue Land Development Plan

The development is located on a 4.88 acre tract of land located at 645 North 6th Street (TPID 14530759846130). The Applicant proposed to subdivide the property into two (2) lots. Lot 1 will be 2.44 acres and include a 17,664 square foot building designated as the Men's Residence and Office. Lot 2 will be 2.44 acres and include a 24,986 square foot building designated as the Women and Children Shelter. The plan was reaffirmed by the Planning Commission on August 23, 2022 via Resolution 53-2022. Construction on this project commenced in 2022 and should be completed in 2024.

B.2 Jan and Wil Properties Land Development Plan

The development is located on a 34,720 square feet located at 810 Windsor Street (TPID 12530760944840). The plan involves combining eight (8) residential apartment units that shall be converted and contained on three (3) floors plus one (1) commercial use to be contained on the first floor or street level. The proposed uses are permitted as per the provisions relating to Adaptive Reuse. The Revised Plan of Record was approved by the Planning Commission on May 24, 2022 via Resolution 29-2022.

B.3 Habitat for Humanity Land Development Plan

This revitalization project is located along Miltimore Street and West Buttonwood Street as part of Buttonwood Gateway Project, which included the reconfiguration and redevelopment of 29 parcels of land with 11 residential dwelling units, which includes: 1 one-family detached dwelling unit; 10 one-family semi-detached dwelling units; and 6 parcels designated for off-street parking for this development. The Planning Commission approved this plan February 22, 2022 via Resolution 09-2022. Construction on this project has commenced in 2022 and should be completed in 2023.

B.4 Medical Arts Building Annexation Plan

This development is located on two (2) parcels of land containing 20,029 square feet, which are located at 226 and 230 North 5th Street (TPID's 075307757166970001 and 07530775716791). The Applicant combined the two (2) parcels of land into a single parcel of land through this Annexation Plan. The Planning Commission approved the annexation on May 24, 2022 via Resolution 36-2022. The Land Development will be considered separately.

B.5 Scott Street Subdivision Plan

The development contains two (2) separate parcels of land. The property identified as 1341 Scott Street (TPID 1853066110528) is an undeveloped tract of land containing 9,000 square feet. The property located at 1325 Scott Street (TPID 1853066110528) is an undeveloped parcel of land containing 12,000 square feet. The Applicant proposed to develop each property with a one-family semi-detached dwelling (2 units) for a cumulative total of 4 residential units within the development. Final Plan approval was granted by Planning Commission on February 22, 2022 via Resolution 11-2022.

B.6 Super Natural Produce III Land Development Plan

This development is located on four (4) contiguous parcels of land with a cumulative total area of 48,400 square feet, which is located at the southeast corner of North 4th Street and Elm Street. Site accessibility is also permitted via Madison Avenue. The Applicant proposes to redevelop the project site with a combination of uses that shall include: a grocery store; retail center; warehouse; restaurant; office complex; 9 residential apartment units; an off-street parking garage; and other uses. Zoning relief has been granted to permit certain aspects this development. Final Plan approval was granted by Planning Commission on March 22, 2022 via Resolution 13-2022.

B.7 Prince and Princess Land Development Plan

This development includes two (2) parcels of land located at 936 and 938 Penn Street (TPID 03331777003073 and 03531777003093), which contain 12,214 square feet of cumulative land area. The Applicant proposed to combine the two (2) parcels of land through an Annexation Plan. The Applicant proposed to further develop and utilize the existing commercial building as a day care center, as permitted by the Zoning Hearing Board via Appeal 2020-03. The Planning Commission approved the plan via Resolution 21-2022 on April 26, 2022.

B.8 Overlord Real Estate Land Development Plan

The proposed development site is located on 8,630 square foot lot at 916 North 9th Street (TPID 13530752959345), which contains an existing 3-story building that was previously occupied by a commercial use (Outlet Mart) and is now vacant. The Applicant shall apply adaptive reuse provisions as part of a conversion to residential use (9 apartments) that will include: 5 apartment units on Floors 1 and 2; 4 apartment units on Floor 3; a common area (1,050 square feet on Floor 1; and a basement level that will provide 14 off-street parking spaces. The Applicant has been granted zoning relief by the Zoning Hearing Board. Final Plan approval was granted by Planning Commission on March 22, 2022 via Resolution 15-2022.

B.9 MJ Reider Laboratory Land Development Plan

This development is located on two (2) parcels of land, which includes 103 Angelica Street (TPID 18530665536402) and 107 Angelica Street (TPID 18530665536349). These properties shall be joined in common deed. The existing buildings are occupied by MJ Reider Associates (Tenant) as a laboratory and office use. The 2-story building addition (465 square feet of gross floor area) will be utilized and occupied by the Tenant. The area utilized for off-street parking and loading will be expanded in order to alleviate the parking requirements that are required for the Tenant. The Preliminary/Final Plan approval was granted by Planning Commission on April 26, 2022 via Resolution 22-2022.

B.10 Fairview Christian Annexation Plan

Fairview Christian School proposes to combine 5 contiguous parcels and to consider site improvements at 410 South 14th Street, which includes: the demolition of an existing garage; the removal of an existing wall; modifications to the off-street parking and loading areas; the

relocation of a shed; pedestrian accessibility enhancements; and other site improvements that may be necessary for this project. Preliminary/Final Plan approval was granted by Planning Commission on May 24, 2022 via Resolution 35-2022.

B.11 Reading Station Building D Subdivision and Land Development.

Reading Station Building D is located at 600 Spring Street (TPID 14530752858138), which is currently part of a 20.53 acre property. The Applicant proposes to subdivide a 2.243 acre portion of the parent tract to encompass Building D, which will be occupied by Cube Smart (self-storage facility). Zoning relief was granted in April 2022 to permit the subdivision as a result of lot coverage and dimensional requirements. Preliminary/Final Plan approval was granted by Planning Commission on April 26, 2022 via Resolution 25-2022.

B.12 Albright College Exeter Hall Land Development Plan

This project is located on 3.98 acres of land at 1700 and 1716 North 12th Street. Albright College is developing this site with a 5-story residential dormitory building (136,165 total square feet) to be occupied by 350 students. Final Land Development was approved on January 25, 2022 via Resolution 03-2022. Construction on this project has commenced in 2022 and should be completed in 2023.

B.13 Elm Street Daycare Land Development Plan

G&A Investment Corp proposed to redevelop an existing building as a daycare facility at 1010 Elm Street by combining 6 parcels of contiguous land (16,812 +/- square feet). The Planning Commission approved the Plan on April 26, 2022 via Resolution 20-2022.

B.14 Iron Gate Land Development Plan

This development is located on a 10,400 square foot parcel of land located at 228 Moss Street (TPID 09531769012629). The Applicant proposed to redevelop the site and abandoned building with a 3-story self-storage facility with a cumulative total of 19,305 square feet or 6,435 square feet per floor, which will include 228 self-storage units; 4 off-street parking spaces with access along Moss Street; and 7 garage bays with access to Justice Avenue. The main entrance will be located along Moss Street. Final Plan approval was granted by Planning Commission on September 27, 2022 via Resolution 64-2022.

B.15 Reading Station Building II

Reading Station Building II is located in the Manufacturing Commercial (M-C) District on a 0.92 acre parcel (TPID 14530752950662). The applicant proposed to redevelop Building II and lease portions for wholesale and distribution use and restaurant use. Building II received approval in 2021 and Reaffirmation was approved by the Planning Commission on November 22, 2022 via Resolution 86-2022.

B.16 Dream Ventures at 100 South 4th Street Land Development Plan

Dream Ventures is seeking to redevelop a property located at 100 South 4th Street (TPID 05530626792516) through adaptive reuse and revitalization techniques in order to convert an existing 4-story building from an abandoned industrial use (manufacturing and warehouse) to

20 residential apartment units. The Planning Commission granted Final Plan approval March 22, 2022 via Resolution 14-2022.

B.17 Alvernia University Berkshire Building Land Development Plan

The plan involves the Berkshire Building located on a 21,022 square foot property at 101 North 5th Street and 501 Washington Street (TPID 07530783800808). The Applicant proposes to revitalize and redevelop the building through adaptive reuse techniques, which shall include: a commercial/retail use; 79 residential apartments to house 145 foreign exchange students; and other supporting accommodations. The Final Land Development plan was approved April 26, 2022 via Resolution 24-2022.

B.18 Scheibner Annexation Plan

This development includes three (3) parcels of land (663, 665 and 669 South 17th Street) to be joined in common deed, which is now identified as 665 South 17th Street. The consolidated parcel of land (8,797 square feet) was previously occupied as a one-family attached dwelling (2 units) or semi-detached dwelling. The Applicant proposes to convert the existing dwellings into a one-family detached dwelling (1 unit). The Planning Commission approved this plan via Resolution 07-2022 on February 22, 2022

B.19 Bern Street Car Wash Land Development Plan

This Preliminary Application Plan is one of two projects proposed on two contiguous parcels on Bern Street between 5th Street and 6th Street. A carwash has been proposed for the 1.82 acre parcel (TPID 14530708890812) located at 1725 North 5th Street. Zoning relief was granted via ZHB Appeal 2022-01 on March 9, 2022. The Preliminary Plan was approved by Planning Commission on May 24, 2022 via Resolution 33-2022

B.20 Bern Street Storage Land Development Plan

The second project on Bern Street between 5th and 6th (TPID 14530708892842) will be a storage facility located on the 2.012 acre parcel at 1704 North 6th Street. As with the carwash, this plan was granted Zoning Relieve via Appeal # 2022-01. This plan was also approved by Planning Commission on May 24, 2022 via Resolution 34-2022.

B.21 600 South 9th Street Auto Repair Facility Land Development Plan

The applicant submitted a Preliminary/Final Plan application proposing development of an Auto Repair Center within an existing building on the 32,230 square foot parcel (TPID 02530644979223) located at 600 South 9th Street. The property is within the Manufacturing Commercial (M-C) Zoning District. The plan was approved by Planning Commission on May 24, 2022 via Resolution 30-2022.

B.22 O'Neill Storage Land Development Plan

The development is located on a 15,424 square foot property at 1403 Chester Street (TPID 19530737063667). The Applicant proposes to expand the storage facility by adding 34 self-storage units and other related improvements. The Applicant was granted relief by the Zoning

Hearing Board via ZHB Appeal 2020-16. Final Plan approval was granted by Planning Commission on May 24, 2022 via Resolution 31-2022.

B.23 6th and Spring Street Parking Land Development Plan

The Applicant submitted a Preliminary/Final Plan proposing development on a 23,085 square foot property along the east side of North 6th Street and the north side of Spring Street (TPID 14530751855748). The Applicant intends to develop the site with a surface parking area in order to accommodate the existing commercial and residential use. The Zoning Hearing Board granted zoning relief via Appeal # 2016-21 on October 12, 2016. The Planning Commission approved the plan on August 23, 2022 via Resolution 49-2022.

B.24 532-534 Minor Street Land Development Plan

The Applicant proposed to join in one deed the three parcels located within the R-3 Zoning district: 532 Minor Street (TPID 02530643876017), 532R Minor Street (TPID 02530643875067) and 534 Minor Street (TPID 02530643875092). The Applicant was granted Zoning Relief via ZHB Appeals # 2018-22 and 2021-09. The existing nonconforming use may continue. The Preliminary/Final plan was approved by the Planning Commission on June 28, 2022 via Resolution 41-2022.

B.25 35 N. 6th Street Land Development Plan

This application was for a Revised Plan of Record for the adaptive reuse of an existing commercial 5-story commercial building located on a 27,600 +/- square foot property. Proposed uses include commercial retail use on the first floor, professional offices on the second floor and 39 residential apartment units on floors 3, 4 and 5. The applicant was granted zoning relief via 2021-11. This Preliminary/Final Plan was approved by the Planning Commission on June 28, 2022 via Resolution 40-2022.

B.26 615-619 Walnut Street Land Development Plan

A Preliminary/Final Annexation plan was submitted for 615-619 Walnut Street on behalf of Berks County Nonprofit Development Corporation. The total combined land area of the consolidated parcels will be 5,880 +/- square feet, which shall include an existing building to that will be renovated with 12 residential apartment units as housing for homeless veterans units and an office space on the first floor along Reed Street. Zoning relief was granted by the Zoning Hearing Board on June 8, 2022 via ZHB Appeal 2022-19, which permitted the use of the consolidated parcels of land with the 12 residential apartment units and the office space. The Planning Commission approved the plan on August 23, 2022 via Resolution 52-2022.

B.27 Reading School District STEM Academy Land Development Plan

The development is located on 2.424 acres of land located at 801 North 9th Street. The site is currently abandoned as a result of demolition activities. The Applicant is proposing to redevelop the property with a STEM School that will include a new building (95,188 square feet) that will accommodate 1,000 students and 96 staff members. Construction will start in 2023 and should be completed in 2025. The Land Development plan was approved by the Planning Commission on December 20, 2022 via Resolution 84-2022.

B.28 Fisher Annexation Plan

The purpose of this plan was to consolidate two parcels (TPID 15530818327035 & TPID 15530818328013) in the R-1 Zoning District into one parcel. The existing nonconforming structures and use will continue. The Planning Commission approved this Preliminary/Final Plan on August 23, 2022 via Resolution 51-2022.

B.29 First Energy Stadium Land Development Plan

This proposed development includes the expansion of the stadium complex existing that includes a 2-story building addition (14,220 square feet) in the eastern portion of the property that can facilitate several activities and related site improvements in order to meet the future needs of the Reading Phillies and the community. Construction on this project has commenced in 2022 and should be completed in 2023. This plan was approved by the Planning Commission on August 23, 2022 via Resolution 48-2022.

B.30 531 Upland Avenue Annexation and Land Development Plan

The 531 Upland Land Development Plan proposed development of six residential units on what was previously three parcels (527, 529 and 531 Upland Avenue). The development is on a 12,319 +/- square foot parcel in the R-2 Zoning District. Zoning Relief was granted via ZHA Appeal # 2021-20. Final approval for the Annexation and Land Development Plan was given by the Planning Commission on November 1, 2022 via Resolution 69-2022.

B.31 1849 Perkiomen Street

This Preliminary/Final Plan subdivided the parcel at 613 Summit Avenue (TPID 18530666633231) located in the R-3 Zoning District. The purpose of the plan was to develop a commercial building that includes a retail use along with three residential apartments in one parcel, and a detached parking garage with 18 garage units in the second parcel. Planning Commission approval was granted September 27, 2022 via Resolution 60-2022.

B.32 Holy Trinity Church of God Land Development

The Preliminary Plan application proposes a place of worship to include an administrative center along with a sanctuary. The 6.4 acre property contains an existing single-family detached residence; along with other accessory site improvements. The Planning Commission approved the Preliminary Plan on July 26, 2022 via Resolution 43-2022.

B.33 322 Walnut Street Land Development Plan

The Preliminary/Final Plan Application for 322 Walnut proposed the redevelopment of two parcels of land at 322 Walnut Street (TPID 06530774619279 and 144 Rose Street (TPID 06530782619280). The applicant proposed to revitalize and convert an existing building on two parcels measuring a 3,255 +/- cumulative square foot area. Zoning Relief was provided on April 13, 2022 via ZHB Decision Appeal # 2202-10. The Planning Commission approved this plan on August 23, 2022 via Resolution 50-2022.

B.34 1010 & 1012 Lancaster St

The applicants proposed to consolidate the properties at 1010 Lancaster Ave (TPID 1853061827317) and 1012 Lancaster Ave (TPID 18530618327355) for the purpose of developing the existing buildings into 2-story and 3-story mixed use buildings respectfully. The Planning Commission approved the annexation plan on September 27, 2022 via Resolution 63-2022

B.35 Reading Housing Authority Oakbrook Daycare Center

The site improvements are located on 25.06 +/- acre parcel of land located at 1001 Scott Street (TPID 18530655246465), which is owned/ managed by the Reading Housing Authority (RHA). The Applicant proposes to develop and improve a portion of the property in order to include site improvements for a day care facility, parking, stormwater management and other related facilities. The development is located within R-3 Zoning District. The proposed day care facility and related site improvements are permitted by special exception within the R-3 Zoning District. The Applicant has obtained zoning relief (special exception and zoning variance) that has been granted by the Zoning Hearing Board via ZHB Appeal 2022-18 on May 11, 2022. Final Plan approval was granted by Planning Commission on December 20, 2022 via Resolution 83-2022.

B.36 420 Walnut Street Development Plan

The Preliminary/Final Plan Application proposed redevelopment of three parcels of land located at 416, 418 and 420 Walnut Street. The Applicant sought approval for revitalization and conversion of two existing building groups located along Walnut Street. The development is located within the R-3 Zoning District. The Applicant received zoning relief from the Zoning Hearing Board via ZHB Appeal 2022-24 granted on June 8, 2022. The Planning Commission approved the Preliminary/Final on December 20, 2022 via Resolution 85-2022.

Section C: Pending Subdivision and Land Development Plan Applications (2022)

The following plans have been submitted to the Planning Commission in 2022 and are considered “pending” or have not been approved during the 2022 calendar year:

C.1 Iglesias Pentecostal Annexation and Land Development Plan (Preliminary Plan)

The Applicant intends to develop two (2) parcels of land. Lot 1 is a 14,373 square foot property located at 1124 Schuylkill Avenue (TPID 19530739267209) that contains an existing building that will be utilized as a place of worship. Lot 2 is a 9,350 square foot property located at 1119 Luzerne Street (TPID 19530747266127) that will be converted and utilized as a “worship facility” to support the place of worship. Zoning relief was granted to the Applicant by the Zoning Hearing Board.

C.2 Medical Arts Land Development Plan (Preliminary Plan)

The Applicant proposes to convert the existing building located at 230 North 5th Street from a commercial and office use to a mixed-use development concept via adaptive reuse that shall include commercial or retail uses (4,409 square feet) within the basement level and 1st floor

and 31 residential apartment units on the 2nd floor through 11th floor of the building. The Applicant also proposes to construct a commercial building at 226 North Fifth Street in order to accommodate 3 retail uses (3,873 square feet) on floors 1 and 2 and 4 residential apartment units on the 3rd floor, which will be added onto the south side of the existing Medical Arts Building located at 230 North 5th Street.

C.3 Villa Independent Land Development Plan

The Preliminary Plan proposes to build five new cottages as an independent living option to a site currently utilized as a personal-care home. The parcel of land is located on Old Wyomissing Road (TPID 18530645065111) within the Institutional Overlay Zone (INS).

C.4 Thorn Street Parking

The applicant proposed to consolidate two parcels and develop the property as a parking facility to contain 16 off-street parking spaces with access to Thorn Street.

C.5 625 McKnight Parking Lot

The Reading Parking Authority submitted this Preliminary/Final Land Development plan proposing redevelopment of a vacant lot at a parcel currently addressed as 641 McKnight Street into an 82-space parking lot. Zoning relief will need to be granted for dimensional, buffer strip, landscaping, and shade tree requirements.

C.6 Triple Deuce Minor Land Development

This Minor Land Development Plan proposes a food truck to be incorporated as a subordinate use at the Triple Deuce Car Care facility located at 1527 N 5th Street (TPID 14530735881597).

C.7 Albright Gingrich Library

Albright College proposes renovations to the Gingrich Library located on the east side of North 13th Street (TPID 17531723297432). The site is within the R-3 Zoning District and the Institutional Overly District (INS). The proposed academic uses will include class rooms, study areas, and a commons area.

Section D: Conditional Use Applications (2022)

The Planning Commission considered the following Conditional Use Applications which were favorably recommended to City Council.

D.1 Conditional Use Application 2022-01: Saldano Banquet Hall; 2040 Centre Avenue

D.2 Conditional Use Application 2022-03: Reading Historic Properties Banquet Hall; 46 South 5th Street

Section E: Municipal Plans, Reports and Ordinances (2022)

The Planning Commission considered the following plans, reports and ordinances:

E.1 Amendments to the Zoning Ordinance (Chapter 600)

Zoning Ordinance amendments under consideration by the Planning Commission through 2022 included following subjects: Technical updates, Certificate of Occupancy for Change of Use, Change of Use, Daycares, Auto Service Stations, Amusements and/or Gaming Devices, Buffer Yard Requirements, Clear Sight Triangles, Sidewalk and Street Improvements, and Wireless Communications Facilities.

E.2 Amendments to the Subdivision and Land Development Ordinance (Chapter 515)

Changes to the Subdivision and Land Development Ordinance considered by the Planning Commission included: Clear Sight Triangles, Minor Land Development Plan, and Sidewalks and Streetscape Improvements.

E.3 Church Street Vacation (Bern Street Carwash and Bern Street Storage)

The vacation of Church Street between 5th Street and 6th Street to the south of Bern Street was considered by the Planning Commission which provided recommendation in favor of the vacation to City Council on November 15, 2022. This vacation was associated with Bern Street Car Wash and Bern Street Storage plans further to the above.

Section F: Planning Commission Resolutions and Meeting Minutes (2022)

- F.1** The Planning Commission approved thirty-five (35) plans or reaffirmations via municipal resolution during the 2022 calendar year. Copies of all resolutions adopted by the Planning Commission are maintained by the Department of Community Development Services.
- F.2** The Planning Commission is responsible for preparing, issuing and maintaining meeting minutes for all public meetings held by the Planning Commission. A copy of the meeting minutes for the 2022 calendar year is maintained by the Department of Community Development Services.
- F.3** The Planning Commission posts and advertises all public meeting and agendas in accordance with the provisions specified by the PA Municipalities Planning Code.

Section G: Planning Commission Projects and Activities (2022)

- G.1** Wayne Jonas Bealer serves as the Planning Commission's representative on the Blighted Property Review Committee. Mr. Bealer also served as president of the Friends of Berks Ballet Theatre. Mr. Bealer and Mr. Cinfici both served on the Greenhouse Committee throughout the year.



CITY OF READING PENNSYLVANIA

P L A N N I N G C O M M I S S I O N

Appendix

Planning Commission Resolutions — 2022

January 25th, 2022

Resolution #01-2022: To conditionally approve the Preliminary Land Development Plan for O'Neill Storage Land Development Plan [2022-100-P] subject to the applicant resolving all issues referenced within the review letter issued by Hawk Valley Associates dated January 21st, 2022. Lee Olsen moved; Nelson DeLeon seconded. The commission voted unanimously, 5-0}

Resolution #02-2022: To recommend that the City of Reading Zoning Map should be revised by changing TPID 17531722195818 from the M-C Zoning District to the R-3 Zoning District [2021-122-F]. {Bob Conklin moved; William Cinfici, seconded. The commission voted unanimously, 5-0}

Resolution #03-2022: To conditionally approve the Final Annexation and Land Development Plan for the Exeter Hall, Albright College, Land Development Plan [2021-122-F] subject to the Applicant resolving all comments within the review letter issued by Hawk Valley Associates, dated January 21st, 2022 {Lee Olsen moved, Nelson DeLeon seconded. The commission voted unanimously, 5-0}. The Reading City Council approved the revision to the Zoning Map on May 9, 2022. A copy of Ordinance 42-2022 was

forwarded to the Berks County Planning Commission.

Resolution #04-2022: To approve a ninety (90) day review extension of the Medical Arts Annexation and Land Development Plan [2021-102-P]. {Nelson DeLeon moved; William Cinfici seconded. The commission voted unanimously, 5-0}.

Resolution #05-2022: To approve a ninety (90) day review extension of the 916 North 9th Street (Overlord Real Estate) Land Development Plan [2021-110-PF]. {Lee Olsen moved; Bob Conklin seconded. The commission voted unanimously, 5-0.}

February 12th, 2023

Resolution #06-2022: To conditionally approve the Preliminary Annexation and Land Development Plan for Super Natural Produce III [2021-107-PF] subject to the Applicant resolving all comments within the review letter issued by Hawk Valley Associates dated February 11th, 2022. Lee Olsen moved; Nelson DeLeon seconded. The commission voted unanimously, 5-0.}

February 22nd, 2023

Resolution #07-2022: To conditionally approve the Preliminary/Final Annexation and Land Development Plan for the Scheibner Annexation Plan [2022-102-PF] subject to the Applicant resolving all comments within the review letter issued by Hawk Valley Associates dated February 14th, 2022. {Lee Olsen moved; Nelson DeLeon seconded. The commission voted unanimously, 6-0.}

Resolution #08-2022: To recommend that City Council should consider the waiver of the performance maintenance guarantee that may apply to the Habitat for Humanity Miltimore Street Land Development Plan [2021-101-S] for the residential lots that will be funded or guaranteed by the Department of Housing and Urban Development (HUD). {Nelson DeLeon moved; Peter Rye seconded. The commission voted 5-0-1. Lee Olsen abstained.} The Reading City Council approved the waiver on March 14th, 2022 as Resolution 57-2022.

Resolution #09-2022: To reaffirm the approval of the Habitat for Humanity Miltimore Street Final Land Development Plan [2021-101-S]. The project was originally approved on November 23, 2021, Resolution #34-2021. {Bob Conklin moved; Wayne Jonas Bealer seconded. The commission voted 5-0-1. Lee Olsen abstained.}

Resolution #10-2022: To conditionally approve the Final Land Development Plan for the Hope Rescue Mission [2019-113-P] subject to the Applicant resolving all comments within the review letter issued by Hawk Valley Associates dated February 18th, 2022. {Bob Conklin moved; Lee Olsen seconded. The commission voted unanimously, 6-0.}

Resolution #11-2022: To conditionally approve the Final Land Development Plan for the Scott Street Subdivision subject to the Applicant resolving all comments within the review letter issued by Hawk Valley Associates dated February 19th, 2022. {Lee Olsen moved; William Cinfici seconded. The commission voted unanimously, 6-0.}

Resolution #12-2022: To reaffirm the approval of the Remcon Plastics Land Development Plan [2019-111-F] subject to the Applicant resolving all comments within the review letter issued by Hawk Valley Associates dated February 18th, 2022. {William Cinfici moved; Lee Olsen seconded. The commission voted unanimously, 6-0.}

March 22nd, 2022

Resolution #13-2022: To conditionally approve the Final Annexation and Land Development Plan for Super Natural Produce III [2021-107-PF] subject to the Applicant resolving all comments within the review letter issued by Hawk Valley Associates dated March 16th, 2022. Lee Olsen moved; Nelson DeLeon seconded. The commission voted unanimously, 6-0.}

Resolution #14-2022: To conditionally approve the Final Land Development Plan for Dream Ventures [2021-127-PF] subject to the Applicant resolving all comments within the review letter issued by Hawk Valley Associates dated March 18th, 2022 as well as addressing all comments raised by the Planning Commission as part of the Building Permit Application. {Lee Olsen moved; Peter Rye seconded. The commission voted unanimously, 6-0.}

Resolution #15-2022: To conditionally approve the Final Land Development Plan for Overlord Real Estate at 916 North 9th Street [2021-110-PF] subject to the Applicant resolving all comments referenced within the review letter issued by Hawk Valley Associates dated March 9th, 2022 as well as completing all site improvements (landscaping and utilities) prior to the issuance of a Use and Occupancy Permit by the Building and Trades Department. {William Cinfici moved; Bob Conklin seconded. The commission voted unanimously, 6-0.}

Resolution #16-2022: To recommend the approval of the Saldano Banquet Hall Conditional Use Application [CU-2022-01] at 2040 Centre Avenue to City Council provided that the Applicant resolves all traffic, site accessibility and parking issues with the Stadium Commission and Reading Phillies. {Lee Olsen moved, Nelson DeLeon seconded. The commission voted unanimously, 6-0.}

Resolution #17-2022: To approve a ninety (90) day review extension of the Elm Street Daycare Annexation Land Development Plan [2021-123-PF]. {Peter Rye moved; Lee Olsen seconded. The commission voted unanimously, 6-0.}

Resolution #18-2022: To approve a ninety (90) day review extension of the Prince and Princesses Daycare Annexation and Land Development Plan [2021-108-PF]. {Bob Conklin moved; Lee Olsen seconded. The commission voted unanimously, 6-0.}

Resolution #19-2022: To approve a ninety (90) day review extension of the Iglesias Pentecostal Land Development Plan [2021-113-P]. {Lee Olsen moved; Peter Rye seconded. The commission voted unanimously, 6-0.}

April 26th, 2022

Resolution #20-2022: To conditionally approve the Preliminary/Final Plan Application for the Elm Street Daycare Annexation and Land Development Plan [2021-123-PF] subject to the Applicant resolving all issues referenced within the review letter issued by Hawk Valley Associates on April 11, 2022. {Lee Olsen moved; Peter Rye seconded. The commission voted unanimously, 5-0.}

Resolution #21-2022: To conditionally approve the Preliminary/Final Plan Application for the Prince and Princesses Daycare Annexation and Land Development Plan [2021-108-PF] subject to the Applicant resolving all issues referenced within the review letter issued by Hawk Valley Associates on April 11, 2022. Lee Olsen moved; William Cinfici seconded. The commission voted unanimously, 5-0.}

Resolution #22-2022: To reaffirm approval of the Final Land Development Plan for the Hope Rescue Mission [2019-113-P]. {Nelson DeLeon moved; Lee Olsen seconded. The commission voted unanimously, 5-0.}

Resolution #23-2022: To conditionally approve the Preliminary/Final Plan Application for the MJ Reider Annexation and Land Development Plan [2021-112-PF] subject to the Applicant resolving all issues referenced within the Hawk Valley Associates review letter issued on April 18, 2022. {Lee Olsen moved; Peter Rye seconded. The commission voted unanimously, 5-0.}

Resolution #24-2022: To conditionally approve the Preliminary/Final Plan Application for the Alvernia Berkshire Building Land Development Plan [2022-101-PF] subject to the Applicant resolving all issues referenced within the Hawk Valley Associates review letter issued on April 15, 2022. {Peter Rye moved; William Cinfici seconded. The commission voted unanimously, 5-0.}

Resolution #25-2022: To conditionally approve the Preliminary/Final Plan Application for the Reading Station Building D Subdivision Plan [2021-121-S] subject to the Applicant resolving all issues referenced within the Hawk Valley Associates review letter issued on April 15, 2022. {Lee Olsen moved; Nelson DeLeon seconded. The commission voted unanimously, 5-0.}

Resolution #26-2022: To conditionally approve the Preliminary/Final Plan Application for the Scott Street Subdivision [2021-106-PF] subject to the Applicant resolving all comments referenced in the Hawk Valley Associates review letter issued on April 20, 2022. {Nelson DeLeon moved; William Cinfici seconded. The commission voted unanimously, 5-0.}

Resolution #27-2022: To approve a ninety (90) day review extension of the Iron Gate Land Development Plan Application [2021-119-P]. {Lee Olsen moved; Peter Rye seconded. The commission voted unanimously, 5-0.}

Resolution #28-2022: To approve a ninety (90) day review extension of the Medical Arts Building Land Development Plan [2021-102-P]. {Lee Olsen moved; Peter Rye seconded. The commission voted unanimously, 5-0.}

May 24th, 2022

Resolution #29-2022: To conditionally approve the Preliminary/Final Plan Application for Jan Wil Properties at 810 Windsor Street [2020-110-PF] subject to the Applicant resolving all issues referenced within the review letter issued by Hawk Valley Associates on May 16, 2022 as well as the execution of an Improvements agreement for the development. {Lee Olsen moved; Bob Conklin seconded. The commission voted unanimously 6-0.}

Resolution #30-2022: To conditionally approve the Preliminary/Final Plan Application for the 600 South 9th Street Auto Repair Center [2022-106-PF] subject to the Applicant resolving all issues referenced within the review letter issued by Hawk Valley Associates on May 17, 2022, as well as the execution of an improvements agreement for the development. {Peter Rye moved; Lee Olsen seconded. The commission voted unanimously, 6-0.}

Resolution #31-2022: To waive the infiltration requirements for the O'Neill Storage Facility at 1403 Chester Street [2022-100-P] specified under Section 505-125 of the Stormwater Management Ordinance. {Nelson DeLeon made a motion to grant the waiver as per the recommendation of the consultants; Lee Olsen seconded. The commission voted unanimously, 6-0.}

Resolution #32-2022: To conditionally approve the Final Plan Application for the O'Neill Storage Facility [2022-100-P] subject to the Applicant resolving all issues referenced within the review letter issued by Hawk Valley Associates on May 19, 2022 as well as the execution of the municipal improvements agreement and stormwater management agreement. {Lee Olsen moved; Nelson DeLeon seconded. The commission voted unanimously, 6-0.}

Resolution #33-2022: To conditionally approve the Preliminary Plan Application for Bern Street Carwash [2022-104-P] subject to the Applicant resolving all issues referenced within the review letter issued by Hawk Valley Associates on May 20, 2022 as well as the issues presented by the Planning Commission and Public Works Department. {Bob Conklin moved; Peter Rye seconded. The commission voted unanimously, 6-0.}

Resolution #34-2022: To conditionally approve the Preliminary Plan Application for the Bern Street Storage Facility [2022-105-P] subject to the Applicant resolving all issues referenced within the review letter issued by Hawk Valley Associates on May 20, 2022 as well as the issues presented by the Planning Commission and Public Works Department. {Bob Conklin moved; Peter Rye seconded. The commission voted unanimously, 6-0.}

Resolution #35-2022: To conditionally approve the Preliminary/Final Land Development Plan for Fairview Christian School [2021-116-S] subject to the Applicant resolving all issues referenced within the review letter issued by Hawk Valley Associates on May 22, 2022. {Lee Olsen moved; Bob Conklin seconded. The commission voted unanimously, 6-0.}

Resolution #36-2022: To conditionally approve the Medical Arts Building Annexation Plan [2021-102-P] subject to the Applicant resolving all issues referenced within the review letter issued by Hawk Valley Associates on April 12, 2022. {Nelson DeLeon moved; Peter Rye seconded. The commission voted unanimously, 6-0.}

Resolution #37-2022: To approve a review extension until August 31st, 2022, of the Medical Arts Building Land Development Plan [2021-102-P]. {Peter Rye moved; William Cinfici seconded. The commission voted unanimously, 6-0.}

Resolution #38-2022: To approve a review extension until August 30, 2022, of the Iglesias Pentecostal Movimiento de Fe Land Development Plan [2021-113-P]. {Lee Olsen moved; Bob Conklin seconded. The commission voted unanimously, 6-0.}

Resolution #39-2022: To approve a review extension until August 24, 2022, of the Villa Independence Cottages Land Development Plan [2022-103-PF]. {William Cinfici moved; Lee Olsen seconded. The commission voted unanimously, 6-0.}

June 28th, 2022

Resolution #40-2022: To conditionally approve Preliminary/Final Land Development Plan for 35 N 6th Street [2022-110-P] subject to the Applicant resolving all issues referenced within the review letter issued by Hawk Valley Associates on June 20, 2022. {Commissioner Olsen Commissioner DeLeon seconded the motion. The vote on the motion was unanimously approved (5-0).}

Resolution #41-2022: To conditionally approve the Preliminary/Final Land Development Plan for 532 Minor St [2022-109-PF] subject to the Applicant resolving all comments that have been issued for this plan (May 21st, 2022 and June 20th, 2022) and establishing an improvements agreement for the required site improvements. {Nelson DeLeon moved; Bob Conklin seconded. The commission voted unanimously, 5-0.}

Resolution #42-2022: To recommend the approval of the Conditional Use Application [CU-2022-03] at the former Elks Club Building (46 South 5th Street) to City Council provided that the Applicant seek the professional services of a licensed architect with experience with historic preservation efforts so this project can be successfully implemented. The hours of operation should be designated by the Applicant and/or stipulated by City Council as part of the formal decision. {Lee Olsen moved; William Cinfici seconded. The commission voted unanimously, 5-0.}

July 26th, 2022

Resolution #43-2022: To conditionally approve the Preliminary Land Development Plan for Holy Trinity Church of God [2022-118-P] subject to the Applicant resolving all comments within the review letter issued by Hawk Valley Associates on July 18th, 2022, and the Berks County Planning Commission on July 26th, 2022. [Lee Olsen moved; Nelson DeLeon seconded. The commission voted unanimously, 6-0.]

Resolution #44-2022: To conditionally approve the Preliminary Plan for First Energy Stadium [2022-115-P] subject to the Applicant resolving all comments within the review letter issued by Hawk Valley Associates dated July 19th, 2022 and the incorporation of any comments by the Berks County Planning Commission into the Final Plan submission. {William Cinfici moved; Bob Conklin seconded. The commission voted unanimously, 6-0.}

Resolution #45-2022: To conditionally approve the Final Plan for the Bern Street Car Wash [2022-104-P] subject to the Applicant resolving all comments issued by Hawk Valley Associates on July 20th 2022, including: the Municipal Improvements Agreement; the Stormwater Management Maintenance Agreement; the Highway Occupancy Permit issued by the Pennsylvania Department of Transportation; the approval of the Sanitary Sewage Facility Planning Modules by the Pennsylvania Department of Environmental Protection; and that all technical issues be resolved. {Nelson DeLeon moved; Peter Rye seconded. The commission voted unanimously, 6-0.}

Resolution #46-2022: To conditionally approve the Final Plan for the Bern Street Storage Facility [2022-105-P] subject to the Applicant resolving all comments issued by Hawk Valley Associates, including the Municipal Improvements Agreement, the Stormwater Management Maintenance Agreement; the Highway Occupancy Permit issued by the Pennsylvania Department of Transportation; the approval of the Sanitary Sewage Facility Planning Modules by the Pennsylvania Department of Environmental Protection and that all technical issues be resolved. {Bob Conklin moved; Lee Olsen seconded. The commission voted unanimously, 6-0.}

Resolution #47-2022: To conditionally approve the Preliminary Plan for the Iron Gate Land Development [2021-119-P] subject to the conditions outlined within the review letter issued by Hawk Valley Associates on July 21, 2022, and the incorporation of any comments by the Berks County Planning Commission into the final plan. {Lee Olsen moved; Nelson DeLeon seconded the motion. The commission voted unanimously, 6-0.}

August 23rd, 2022

Resolution #48-2022: To conditionally approve the Final Plan for the First Energy Stadium Land Development [2022-115-P] subject to the Applicant resolving all comments referenced within the review letter issued by Hawk Valley Associates on June 21st, 2022. {Peter Rye moved; Nelson DeLeon seconded. The commission voted unanimously, 4-0.}

Resolution #49-2022: To conditionally approve the Preliminary/Final Plan for the 6th and Spring Street Parking Lot Land Development [2022-108-P] subject to the Applicant resolving all comments issued by Hawk Valley Associates on August 18th, 2022, and the Public Works Department. {Peter Rye moved; William Cinfici seconded. The commission voted unanimously, 4-0.}

Resolution #50-2022: To conditionally approve the Preliminary/Final Plan for the 322 Walnut Street Annexation and Land Development [2022-120-PF] subject to the Applicant resolving all comments issued by Hawk Valley Associates on August 21st, 2022. {Nelson DeLeon moved; Peter Rye seconded. The commission voted unanimously, 4-0.}

Resolution #51-2022: To conditionally approve the Preliminary/Final Plan for the Fisher Annexation [2022-113-A] subject to the Applicant resolving all issues referenced within the review letter by Hawk Valley Associates on August 22nd, 2022. {Peter Rye moved; Nelson DeLeon seconded. The commission voted unanimously, 4-0.}

Resolution #52-2022: To conditionally approve the Preliminary/Final Plan for the 615-619 Annexation and Land Development Plan [2022-111-PF] subject to the Applicant resolving all issues referenced within the review letter by Hawk Valley Associates on August 22nd, 2022. {William Cinfici moved; Wayne Jonas Bealer seconded. The commission voted unanimously, 4-0.}

Resolution #53-2022: To reaffirm the approval of the Hope Rescue Mission Final Land Development Plan [2019-113-F]. The project was originally approved, subject to conditions, on February 22nd, 2022, Resolution #10-2022. {Peter Rye moved; William Cinfici seconded. The commission voted unanimously, 4-0.}

Resolution #54-2022: To reaffirm the approval of the Reading Station Building D Subdivision Plan [2021-121-S]. The project was originally approved, subject to conditions, on April 26th, 2022, Resolution #25-2022. {Nelson DeLeon moved; Peter Rye seconded. The commission voted unanimously, 4-0.}

Resolution #55-2022: To reaffirm the approval of the O'Neill Storage Facility Land Development Plan [2022-100-P]. The project was originally approved, subject to conditions, on May 24th, 2022, Resolution #31-2022. {William Cinfici moved; Nelson DeLeon seconded. The commission voted unanimously, 4-0.}

Resolution #56-2022: To reaffirm the approval of the Jan and Wil Land Development Plan [2020-110-PF]. The project was originally approved, subject to conditions, on May 25th, 2021. The project was reaffirmed, subject to conditions on May 24th, 2022, Resolution #29-2022. {Wayne Jonas Bealer moved; Nelson DeLeon seconded. The commission voted unanimously, 4-0.}

Resolution #57-2022: To approve a review extension of the Medical Arts Land Development Plan [2021-102-P] until December 31st, 2022. {Peter Rye moved; Nelson DeLeon seconded. The commission voted unanimously, 4-0.}

Resolution #58-2022: To approve a review extension of the Iglesias Pentecostal Movimiento De Fe Land Development Plan [2021-113-P] until November 30th, 2022. {William Cinfici moved; Nelson DeLeon seconded. The commission voted unanimously, 4-0.}

Resolution #59-2022: To approve a review extension of the Villa Independence Cottages Land Development Plan [2022-103-PF] until November 23, 2022. {Nelson DeLeon moved; William Cinfici seconded. The commission voted unanimously, 4-0.}

September 27th, 2022

Resolution #60-2022: To conditionally approve the Preliminary/Final Plan for the 1849 Perkiomen Avenue Subdivision Plan [2022-117-PF] subject to the Applicant resolving all issues referenced within the review letter by Hawk Valley Associates on September 21st, 2022. {William Cinfici moved; Bob Conklin seconded. The commission voted unanimously, 5-0.}

Resolution #61-2022: To waive Section 515-402.A.2 of the Subdivision and Land Development Ordinance to permit 1:10 plan scale for the 531 Upland Avenue Annexation and Land Development Plan [2022-116-PF]. {Bob Conklin moved; Nelson DeLeon seconded. The commission voted unanimously, 5-0.}

Resolution #62-2022: To conditionally approve the Preliminary Plan for the 531 Upland Avenue Annexation and Land Development Plan [2022-116-PF] subject to the Applicant resolving all issues referenced within the review letter dated September 21st, 2022 by Hawk Valley Associates. {Nelson DeLeon moved; Peter Rye seconded. The commission voted unanimously, 5-0.}

Resolution #63-2022: To conditionally approve the Preliminary/Final Plan for the 1010 and 1012 Lancaster Avenue Annexation Plan [2022-122-PF] subject to the Applicant resolving all issues referenced within the review letter dated October 12th, 2022 by Hawk Valley Associates. {Peter Rye moved; William Cinfici seconded. The commission voted 4-0-1. Commissioner Conklin was advised to abstain from voting, out of abundance of caution: though not a principal on this project, he has worked with applicant on past unrelated projects.

Resolution #64-2022: To conditionally approve the Final Plan for the Iron Gate Land Development [2021-119-P] subject to the Applicant resolving all issues referenced within the review letter dated September 26th, 2022 by Hawk Valley Associates. {William Cinfici moved; Nelson DeLeon seconded. The commission voted unanimously, 5-0.}

Resolution #65-2022: To reaffirm the approval of the Albright College Rockland Warehouse Land Development Plan [2021-109-M]. The project was originally approved on May 25th, 2021, Resolution #15-2021. {Peter Rye moved; William Cinfici seconded. The commission voted unanimously, 5-0.}

Resolution #66-2022: To reaffirm the approval of the Dream Ventures Land Development Plan [2021-127-PF]. The project was originally approved, subject to conditions, on March 22nd, 2022, Resolution #14-2022. {Wayne Jonas Bealer moved; Peter Rye seconded. The commission voted unanimously, 5-0.}

Resolution #67-2022: To reaffirm the approval of the 600 South 9th Street Auto Repair Land Development Plan [2022-106-PF]. The project was originally approved, subject to conditions, on May 24th, 2022, Resolution #30-2022. {Nelson DeLeon moved; Bob Conklin seconded. The commission voted unanimously, 5-0.}

Resolution #68-2022: To reaffirm the approval of the Alvernia College Berkshire Building Land Development Plan [2022-101-PF]. The project was originally approved, subject to conditions, on April 26th, 2022, Resolution #24-2022. {Peter Rye moved; Wayne Jonas Bealer seconded. The commission voted unanimously, 5-0.}

November 1st, 2022

Resolution #69-2022: To conditionally approve the Preliminary/Final Plan for the 1010 and 1012 Lancaster Avenue Annexation Plan [2022-122-PF] subject to the Applicant resolving all issues referenced within the review letter by Hawk Valley Associates dated October 12th, 2022. {William Cinfici moved; Nelson DeLeon seconded. The commission voted unanimously, 4-0.} This plan was previously approved on September 27, 2022 [Resolution #63-2022].

Resolution #70-2022: To conditionally approve the Annexation and Land Development Plan for 531 Upland Avenue [2022-116-PF] subject to the Applicant resolving all issues referenced within the review letter by Hawk Valley Associates dated October 20th, 2022. {William Cinfici moved; Nelson DeLeon seconded. The commission voted unanimously, 4-0.} This plan was previously approved on September 27, 2022 [Resolution #62 – 2022].

Resolution #71-2022: To recommend the approval of the vacation of Church Street as presented [2022-126-PF] for the Bern Street Car Wash (Lot 1) and Bern Street Storage (Lot 2) Subdivision and Land Development Plans to Reading City Council. {Peter Rye moved, William Cinfici seconded. The commission voted unanimously, 4-0.}

Resolution #72-2022: To conditionally approve the Preliminary/Final Land Development Plan for the Triple Deuce Car Wash [2022-125-PF] subject to the Applicant resolving all issues referenced within the review letter by Hawk Valley Associates dated October 18th, 2022. {William Cinfici moved; Peter Rye seconded. The commission voted unanimously, 4-0.}

Resolution #73-2022: To conditionally approve the Preliminary Land Development Plan for the Reading School District STEM High School [2022-112-P] at 801 North 9th Street subject to the Applicant resolving all issues referenced within the review letter by Hawk Valley Associates dated October 21st, 2022. {Peter Rye moved; Nelson DeLeon seconded. The vote on the motion was approved (3-1). William Cinfici dissented.}

Resolution #74-2022: To reaffirm the approval of the 1010 Elm Street Daycare Annexation and Land Development Plan [2021-123-PF]. The project was originally approved, subject to conditions, on April 26th, 2022, Resolution #20-2022. {Nelson DeLeon moved; Peter Rye seconded. The commission voted unanimously, 4-0.}

Resolution #75-2022: To reaffirm the approval of the Prince and Princesses Daycare Annexation and Land Development Plan [2021-108-PF]. The project was originally approved, subject to conditions, on April 26th, 2022, Resolution #21-2022. {William Cinfici moved; Peter Rye seconded. The commission voted unanimously, 4-0.}

Resolution #76-2022: To reaffirm the approval of the Bern Street Carwash (Lot 1) Subdivision and Land Development Plan [2022-104-P]. The project was originally approved, subject to conditions, on May 24th, 2022, Resolution #33-2022. {Peter Rye moved; Nelson DeLeon seconded. The commission voted unanimously, 4-0.}

Resolution #77-2022: To reaffirm the approval of the Bern Street Storage (Lot 2) Subdivision and Land Development Plan [2022-105-P]. The project was originally approved, subject to conditions, on May 24th, 2022, Resolution #34-2022. {William Cinfici moved; Peter Rye seconded. The commission voted unanimously, 4-0.}

November 22nd, 2022

Resolution #78-2022: To waive Sections 515-312 and 515-403 of the Subdivision and Land Development Ordinance to review the Reading Housing Authority (RHA) Oakbrook Daycare Center Land Development Plan [2022-127-P] as a Preliminary/Final Plan. {Nelson DeLeon moved; Wayne Jonas Bealer seconded. The commission voted unanimously, 6-0.}

Resolution #79-2022: To conditionally approve the Preliminary Land Development Plan for the Gingrich Library at Albright College [2022-128-P] subject to the Applicant resolving all issues referenced within the review letter by Hawk Valley Associates dated November 22nd, 2022. {William Cinfici moved; Nelson DeLeon seconded. The commission voted unanimously, 6-0.}

Resolution #80-2022: To reaffirm the approval of the Jan and Wil Land Development Plan [2020-110-PF]. The project was originally approved, subject to conditions, on May 25th, 2021. The project was reaffirmed, subject to conditions on May 24th, 2022 (Resolution #29-2022), and again on August 23rd, 2022 (Resolution #56-2022. {Wayne Jonas Bealer moved; Nelson DeLeon seconded. The commission voted unanimously, 6-0.}

Resolution #81-2022: To reaffirm the approval of the O'Neill Storage Facility Land Development Plan [2022-100-P]. The project was originally approved, subject to conditions, on May 24th, 2022 (Resolution #31-2022), and again on August 23rd, 2022 (Resolution #55-2022). {William Cinfici moved; Nelson DeLeon seconded. The commission voted unanimously, 6-0.}

Resolution #86-2022: To reaffirm the approval of the Reading Station Building D Subdivision Plan [2021-121-S]. The project was originally approved, subject to conditions, on April 26th, 2022 (Resolution #25-2022) and again on August 23rd, 2022 (Resolution #54-2022). {Peter Rye moved; Danny DeCarlo seconded. The commission voted unanimously, 6-0.}

Resolution #87-2022: To reaffirm the approval of the Reading Station Building II Revised Plan of Record [2021-126-S]. The project was originally approved, subject to conditions, on December 21st, 2021. {Frank Denbowski moved; William Cinfici seconded. The commission voted unanimously, 6-0.}

Resolution #82-2022: To approve a ninety (90) day review extension of the Iglesias Pentecostal Land Development Plan [2021-113-P]. {Nelson DeLeon moved; Wayne Jonas Bealer seconded. The commission voted unanimously, 6-0.}

Resolution #83-2022: To approve a ninety (90) day review extension of the Villa Independence Cottages Land Development Plan [2022-103-PF]. {Wayne Jonas Bealer moved; Frank Denbowski seconded. The commission voted unanimously, 6-0.}

December 20th, 2022

Resolution #84-2022: To conditionally approve the Preliminary/Final Land Development Plan for the Reading Housing Authority (RHA) Oakbrook Daycare Center [2022-127-P] subject to the Applicant resolving all issues referenced within the review letter by Hawk Valley Associates dated December 17th, 2022. {Peter Rye moved; Nelson DeLeon seconded. The commission voted unanimously, 4-0.}

Resolution #85-2022: To conditionally approve the Final Land Development Plan for the Reading School District STEM High School [2022-112-P] at 801 North 9th Street subject to the Applicant resolving all issues referenced within the review letter by Hawk Valley Associates dated December 19th, 2022. {Peter Rye moved; Nelson DeLeon seconded. The commission voted unanimously, 4-0.}

Resolution #88-2022: To conditionally approve the Preliminary/Final Land Development Plan for the 420 Walnut Street Annexation Plan [2022-129-PF] subject to the Applicant resolving all issues referenced within the review letter by Hawk Valley Associates dated December 15th, 2022. {Peter Rye moved; William Cinfici seconded. The commission voted unanimously, 4-0.}

Resolution #89-2022: To waive clear sites triangles for the 625 McKnight Street Parking Land Development [2022-124-PF] as specified in Section 515-503.F.7 of the Subdivision and Land Development Ordinance. {Nelson DeLeon moved; Peter Rye seconded. The commission voted unanimously, 5-0.}

Resolution #90-2022: To support the Letter of Consistency regarding the Reading Area Water Authority H2O Grant Program Application to the Pennsylvania Department of Community and Economic Development (DCED) for the purpose of obtaining funding under the Commonwealth Financing Authority (CFA). {Peter Rye moved; Nelson DeLeon seconded. The commission voted unanimously, 4-0.}

Resolution #91-2022: To reaffirm the approval of the First Energy Stadium Land Development Plan [2021-115-P]. The project was originally approved, subject to conditions, on August 23rd, 2022, Resolution #48-2022. {Peter Rye moved; William Cinfici seconded. The commission voted unanimously, 4-0.}

Resolution #92-2022: To reaffirm the approval of the 6th and Spring Parking Lot Land Development Plan [2022-108-P]. The project was originally approved, subject to conditions, on August 23rd, 2022, Resolution #49-2022. {Nelson DeLeon moved; Wayne Jonas Bealer seconded. The commission voted unanimously, 4-0.}

Resolution #93-2022: To reaffirm the approval of the Land Development Plan for 532 Minor St [2022-109-PF]. The project was originally approved, subject to conditions, on June 28th, 2022, Resolution #41-2022. {William Cinfici moved; Wayne Jonas Bealer seconded. The commission voted unanimously, 4-0.}

Resolution #94-2022: To reaffirm the approval of the 615-619 Walnut St Annexation and Land Development Plan [2022-111-PF]. The project was originally approved, subject to conditions, on August 23rd, 2022, Resolution #52-2022. {Peter Rye moved; Nelson DeLeon seconded. The commission voted unanimously, 4-0.}

Resolution #95-2022: To reaffirm the approval of the Plan Application for the Scott Street Subdivision [2021-106-PF]. The project was originally approved, subject to conditions, on April 26th, 2022, Resolution #26-2022. {William Cinfici moved; Nelson DeLeon seconded. The commission voted unanimously, 4-0.}

Resolution #96-2022: To reaffirm the approval of the Plan Application for the MJ Reider Annexation and Land Development Plan [2021-112-PF]. The project was originally approved, subject to conditions, on April 26th, 2022, Resolution #23-2022. {Peter Rye moved; Wayne Jonas Bealer seconded. The commission voted unanimously, 4-0.}

Resolution #97-2022: To approve a ninety (90) day review extension of the Final Land Development Plan for Holy Trinity Church of God [2022-118-F] until March 28, 2023. {Peter Rye moved; William Cinfici seconded. The commission voted unanimously, 4-0.}

Resolution #98-2022: To approve a review extension of the Preliminary/Final Land Development Plan for 625 McKnight Street [2022-124-PF] until March 28, 2023. {Nelson DeLeon moved; Peter Rye seconded. The commission voted unanimously, 4-0.}