

**AGENDA**

**BERN TOWNSHIP PLANNING COMMISSION MEETING**

**JUNE 13, 2023**

1. Call to Order
2. Acceptance of Minutes
3. Public Comment –
  - Anyone in attendance
4. Subdivision/Land Development Plans:
  - a. S&L Mechanical – Preliminary Plan
  - b. Penske District Service Facility – Preliminary Plan
  - c. Garage Strength Sports – Preliminary Plan
5. Solicitor
6. Adjourn



June 8, 2023

Mrs. Diane DeJesus  
Secretary  
Bern Township  
1069 Old Bernville Road  
Reading PA 19605

RE: S & L Mechanical  
Preliminary Land Development Plan  
SSM File 107990.0202

Dear Diane:

We have reviewed the above referenced plan consisting of the following:

- John W. Hoffert Professional Land Surveyor, Plan #D-22-85-01 through 07, dated February 21, 2023, last revised May 15, 2023;
- Traffic Trip Generation Calculations , prepared by John Hoffert Surveying dated April 18, 2023 and;
- Liberty Environmental, Inc., Environmental Assessment Statement, 116 James Drive Associates LLC Development, Project No. 230246, dated May 16, 2023.

The intent of the plan is to gain necessary approvals to develop a 2.69 acre lot at the end of James Drive cul-de-sac. 116 James Drive Partners is proposing to construct a 17,580 square feet building with associated parking for the proposed use of Industrial and storage/handling space. The existing lot is currently vacant. The site is located within the Limited Industrial Zoning District. The site has lot frontage along Old Bernville Road but is proposing a driveway via James Drive. Public sewer and public water service is proposed for the building.

We have the following comments regarding the plan.

#### **REQUESTED WAIVERS**

1. Section 154-30.I(2) – To not require any other impact studies since, in the applicant’s opinion, the submitted Environmental Assessment Statement addresses these requirements. We do not object to this request subject to our comment x, below.
2. Section 149-22.C.(2). To allow “approved backfill” in utility trenches below paved surfaces in lieu of PADOT No. 2A stone The request is made since all trenches in paved areas are on private property and not within Township road right of way. We do not object to this request.

#### **COMPLIANCE WITH ZONING ORDINANCE**

3. A decorative building façade treatment and site modeling of the proposed development to the site and its visual impact on adjacent properties will be required, Sections 184-52.H and 184-52.I. A building façade plan was previously presented to the Township and no objections were raised.



4. A screen or buffer along the northern property line is required per Section 184-52.B. The Board of Supervisors may allow alternative designs, Section 184-148.B. The Board approved the proposed alternate landscaping plan at their April 4, 2023 meeting.
5. The Township may require the applicant to demonstrate compliance with the environmental performance standards of Section 184-153. Although the EAS prepared by Liberty Environmental, Inc. has addressed most of the items in Section 184-153, it has not but shall address the following:
  - a. Section 184-153.B – Wastewater Management,
  - b. Section 184-153.E – Heat,
  - c. Section 184-153.G - Electromagnetic and radioactive radiation.
  - d. Section 184-153.I – Carcinogenic substances,
  - e. Section 184-153.J – PaDEP requirements (i.e. PaDEP Chapter 102 / E&S
  - f. Section 184-153.K – Explosives.

#### **COMPLIANCE WITH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

6. Approval will be required from the Authority for the proposed sewer and water connection per Section 154-27 and Section 154-28.
7. As required by Section 154-30.C., a sediment and erosion control plan has been submitted. In lieu of the staked hay bales, filter sock(s) shall be used. Also, It is likely that the Conservation District will require a sediment trap. If so, and the designer decides to utilize the infiltration bed area, the sediment basin shall adhere to the notes noted above in item a. and the bottom of the sediment trap shall be no lower than elevation 350.50.
8. The Township reserves the right to require any other impact studies as listed under Section 154-30.I(2). See the waiver request noted above.

#### **COMPLIANCE WITH STORMWATER MANAGEMENT ORDINANCE**

9. The limits of disturbance (LOD) will be More than 1 acre and therefore will require an NPDES permit, Section 149-14.C. Evidence of the NPDES permit approval shall be provided to the Township. **Final**
10. Evidence of any necessary permit(s) for Regulated Earth Disturbance activities from the appropriate DEP regional office or County Conservation District must be provided to the Municipality. The issuance of an NPDES Construction Permit (or permit coverage under the statewide General Permit (PAG-2)) satisfies the requirements subsection 149.14.A. **Final**
11. The minimum top of berm width shall be eight feet, unless waived by the Township, Section 149-22.A.(5)(a). The Board of Supervisors approved a waiver request of this section. The date of the Board of Supervisors' approval shall be added to the plans. **Final**
12. All storm sewer, sanitary sewers, water pipes, and other utilities beneath a paved surface shall be bedded and backfilled with PADOT No. 2A stone. This backfill shall be placed in six-inch lifts and solidly compacted to the satisfaction of the Township, Section 149-22.C.(2). Please see the waiver request noted above. **Final**
13. A stormwater management maintenance agreement is required, Section 149-37. **Final**



#### **TRAFFIC COMMENTS**

14. As the proposed use is Light Industrial, using Office and/or Warehousing projections is not appropriate, especially since the average number of employees for those studies is much larger than those for the subject site. Based upon an assumed 20 employees for the entire proposed building, using Light Industrial use projections, total PM peak hour trips rounds up to 9 trips. Using the total proposed building floor area, however, for Light Industrial, yields a total of 17 PM peak hour trips. Since the number of employees may vary from time to time and from specific use to specific use, we recommend basing the transportation impact fee on 17 PM peak hour trips.

#### **GENERAL COMMENTS**

15. The plan will need to comply with all applicable FAA requirements. A FAA response to Form 7460 is required.

We respectfully request for ease of review that future response letters indicate the drawing sheet(s) and/or report page(s) numbers corresponding to the changes that have been made.

Should you have any questions regarding our comments, please contact us.

Sincerely,  
Spotts, Stevens and McCoy

A handwritten signature in black ink, appearing to read "Kent D. Morey", written over a light blue horizontal line.

Kent D. Morey, PE, CBLP  
[kent.morey@ssmgroup.com](mailto:kent.morey@ssmgroup.com)

cc: Brian Potts  
Keith Mooney, Esq.  
John W. Hoffert