

Bern Township Planning Commission Meeting of January 13, 2026

Present: Planning Commission: Michael Werley, Christopher Becker via phone, James Colflesh, and Steve Tricarico.

Also Attending: Kent Morey, Spotts, Stevens & McCoy; Atty. Keith Mooney, Barley Snyder

Michael Werley called the meeting to order at 7:30 p.m.

Reorganization

Mr. Dailey has resigned as Chairman of the Planning Commission. Mr. Tricarico nominated Mr. Werley for Chairman for 2026 Planning Commission, seconded by Mr. Colflesh. Motion carried.

Mr. Tricarico nominated Mr. Colflesh for Vice Chairman for 2026 Planning Commission, seconded by Mr. Chris Becker. Motion carried.

Mr. Tricarico nominated Mr. Becker for Secretary for 2026 Planning Commission, seconded by Mr. Colflesh. Motion carried.

Acceptance of Minutes

The minutes of December 9, 2025, meeting were approved. Motion by Mr. Becker, seconded by Mr. Tricarico. Motion carried.

Conditional Use Application from Reading One Three, LLC – Stinson Dr. Properties

Atty. Mooney stated the Conditional Use applicant is Reading One Three, LLC, which is the same applicant for the Preliminary Plan which will be presented this evening. This application plan shows a 35' high building which is the height allowed by the Zoning Ordinance. However, the Zoning Ordinance does allow, with Conditional Use Application, to request an extension of height to 45' and this is what is being requested. There was extensive discussion regarding the need for the requested additional height. Mr. Colflesh made a motion not to submit a recommendation to the Supervisors, seconded by Mr. Tricarico. Motion carried.

Subdivision and Land Development Plans

Sinson Drive Properties

Mr. Morey reviewed several items from the SSM letter dated January 11, 2026. There was extensive discussion regarding Item #2 screening/buffers along Stinson Drive. Mr. Nick Perilli from McCarthy Engineering presented plans with suggested landscaping and buffers for this project. It was also recommended that sidewalks are not provided along West Leesport Road, for safety reasons. Mr. Morey reviewed Item #7 and noted needing to know the number of employees, so a proper count for parking spaces could be established. Atty. Mooney noted that office space verses warehouse space uses a different calculation to figuring parking space for employees. It was stated, currently this plan is presented for warehouse space only. Mr. Morey also read Item #9 and stated the plan must show the appropriate amount of resources (wetland

margin) and that this area would need to be defined. Question was raised regarding Item #14; it was noted from last year's meeting that the warehouse would operate 24 hours-7 days a week with traffic of four (4) trucks an hour. When this information was presented, Crossroads was the owner and occupant of this warehouse, which is no longer the case and currently the function of this warehouse is unknown. Item #22 was reviewed and it was noted by Mr. Perilli that he thought this was applicable to passenger car parking and not to tractor trailer spaces. Mr. Morey stated if the developer can show proof in the ordinance that this applies to automobiles and not tractor trailer spaces then this would consider removing it. But if this information cannot be provided then a waiver request would have to be made. Item #24 was reviewed and noted the landscaping shown on the plan is not appropriate buffering in certain areas. Item #41 the infiltration testing has not been done with regards to the stormwater in order to move forward. If results come back, they cannot infiltrate it may be possible they can utilize the Penske detention basin. Mr. Potts noted due to all the flooding that happens on Leisz's Bridge Road, it is strongly suggested that control rate and infiltration be used and not rely only on the detention basin. Mr. Morey wanted a note added to Item #43 under the porous paving spec/details, in the Operation and Maintenance (O&M) portion of the plan, signage will need to be noted for the owner or future owners that porous area cannot be sealed, and certain deicing products need to be used. Mr. Morey asked Atty. Mooney to weigh in on Item #46 regarding proposed improvements to Faller Lane and West Leesport Road if (Lot 2) Penske does not make the future improvements. Atty. Mooney stated he would need to review and get back to them regarding this matter. Mr. Morey did add a comment to Item #46 requiring the FAA approval for clearance. There was a lengthy discussion regarding the traffic flow when exiting the warehouse facility.

Public Comments

Resident Terry Smith asked with regards to residents living on West Leesport Road what their view will be of this projected warehouse.

Solicitor

No Comment

Adjournment

Mr. Colflesh made a motion to adjourn at approximately 8:45 p.m.; seconded by Mr. Tricarico. All in favor. Motion carried.