

Bern Township Planning Commission Meeting of March 10, 2026

Present: Planning Commission: Michael Werley, Christopher Becker, James Colflesh, Steve Tricarico and Thomas Egan.

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

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

Acceptance of Minutes

Mr. Morey noted in the Subdivision and Land Development Plans section - correction to the spelling of Stinson Drive, and change the word *this* to *he* in the sentence, ... tractor trailers spaces then *this* would consider removing it. The minutes of January 13, 2026, meeting were approved with noted changes. Motion by Mr. Becker, seconded by Mr. Tricarico. Motion carried.

Subdivision and Land Development Plans

Berks County Youth Center Waiver Request

Terry Naugle from Great Valley Consultants, stated the county, is looking to reopen the Youth Detention Facility. There are renovations planned for the inside of the facility and would like to add a small Sally Port behind the two existing buildings. With the scope of this project and the fact that it is all impervious surface and there is no additional stormwater detention we are requesting a waiver to the land development process. Mr. Morey stated in accordance with the SSM letter dated March 4, 2026, we support the waiver request. Berks County has partnered with (3) three other counties Lehigh, Dauphin and Lackawanna in hopes of getting funding from the state to help with the renovations. There will be a total of 40 beds, and 15 beds for shelter, strictly for juveniles (male and females) from these counties. Mr. Tricarico made a motion for recommendation to the Supervisions to accept the waiver, seconded by Mr. Colflesh. All in favor. Motion carried.

Berks 183 Lots A, F & G

Mr. Morey presented a partial review letter dated March 9, 2026, from SSM office. Paul Schmoll of Barry Isett & Associates presented an overview of the plans. Mr. Schmoll noted the existing storm systems will be used, plus setting up a small detention area underground. Mr. Jeremy Zaborowski from the Berks County Industrial Development Authority (BCIDA) stated about 6 months ago a Sketch Plan was submitted to get the input for the redesign for the site, and looking to present the Preliminary Plan.

Mr. Morey read the following waiver requests outlined in his review letter dated March 9, 2026.

Section 154-19.A(2)- If the subdivision or land development contains more than 50 acres, the plan may be drawn to a scale of one-inch equals 100 feet. The applicant has provided plans with a scale of one-inch equals 120 feet and one-inch equals 40 feet. The one-inch equals 120 feet is

for the Master Plan, and the one-inch equals 40 feet is for the Land Development, there are no objections to this request by the Engineer. Mr. Becker made a motion to use the letter from March 9, 2026, from SSM for Section 154-19.A(2) no objections to the scale settings, seconded by Mr. Colflesh. All in favor. Motion carried.

Section 154-19.C(6)- A location map for purpose of locating the property being subdivided or developed, drawn at a scale of one-inch equals 800 feet shall be shown. The applicant has requested the location map be drawn at a scale of one-inch equals 2000 feet, there are no objections to this request by the Engineer. Mr. Becker made a motion to use the letter from March 9, 2026, from SSM for Section 154-19.C(6) no objections to the scale settings, seconded by Mr. Tricarico. All in favor. Motion carried.

Item #4 Mr. Morey stated there are enough parking spaces, but it is confusing about what the Ordinance requires and looking for clarification.

Item #5 Mr. Zaborowski asked if the Covenants could be presented to show the agreed upon façade? Atty. Mooney stated the Ordinance requires an artistic rendering of the façade.

Item #6 Mr. Zaborowski asked for confirmation on providing a site model and/or graphic portrayal. Atty. Mooney noted he does not believe there has ever been a model provided so provide as much detail as possible for this portrayal.

Item #9 Mr. Morey noted there shall be site element screens west of Aviation Road and north side of the retaining wall. Mr. Schmoll asked about relief if relocation needs to happen but will align with the requirements as much as possible.

Item #11 Mr. Morey read this information. There was a lengthy discussion regarding the projection of these numbers, but until an end user is named, getting the specific information for this will be difficult. A traffic study will have to be completed within a couple of months. There will need to be a note on the drawing that would allow conditional approval.

Mr. Morey noted when dealing with sewer it would be with (RRAA) Reading Regional Airport Authority and for water it is (RAWA) Reading Area Water Authority.

Item #31(a) Mr. Morey clarified it shows two lanes into the site but one of these lanes is an exit lane, and a truck turning template shall be submitted for the entire site.

Item #32 There was discussion regarding the driveway and there will be signage and will provide traffic improvements to indicate this will be a one-way road.

Item #38 Discussion of improvements into the Fed-Ex property lines and believe the condominium documents need to be revised to allow this to happen. Mr. Zaborowski stated they have been in contact with Fed-Ex, and we have to get everything into the newest boundaries, so cleaning this up will be resolved, it is not a condominium conversation.

Alternative Energy Ordinance discussion and recommendation

Mr. Potts created a plan with revisions from Atty. Mooney. This provides better provisions than currently what is in our Ordinances for large scale solar facilities. Mr. Potts noted that he sourced information from Windsor, Cranberry and Norristown Townships for this Ordinance. The Ordinance covers residential and commercial. Mr. Potts explained “commercial solar” refers to commercial and “solar accessory” is residential. There were lengthy discussions regarding electric power stations and kilowatt levels for residential vs commercial. It was recommended to provide Mr. Potts with a list of recommendations for revising the proposed Ordinance. Mr. Werley made a motion to have Mr. Egan, Mr. Colflesh and Mr. Tricarico be a subcommittee for the Alternative Energy Ordinance, seconded by Mr. Colflesh. All in favor. Motion carried.

Public Comments

No Comment

Solicitor

No Comment

Adjournment

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