



MEMORANDUM

(610) 478-6300
FAX: (610) 478-6316

Berks County Planning Commission
Berks County South Campus
400 E. Wyomissing Ave. Suite D Box 2
Mohnton, PA 19540

TO: Berks County Municipal Secretaries

FROM: Jamie L. Passon, Planner II

RE: Berks County Uniform Construction Code Board of Appeals

DATE: December 22, 2025

As you may be aware, the County of Berks has established a countywide Board of Appeals for the Uniform Construction Code, in accordance with Act 45 of 1999. Act 45 requires each municipality that has adopted the Uniform Construction Code to establish an Appeals Board to handle appeals, variances, and time extensions relating to that municipality's adopted UCC ordinance. Due to the difficulty of staffing such a board, many municipalities have joined with the County to take a regional approach to this requirement.

Each municipality that joins the Board is required to pay a \$300.00 annual membership fee, which is used to cover Board operating costs. Although a municipality can opt into the Board at any time throughout the year, the fee is not prorated for partial-year membership. Each municipality joining the Board is also required to enter into an intergovernmental cooperation agreement with the County and the other municipalities who are members of the Board.

In 2021, the County of Berks adopted an ordinance (Berks County Ordinance No. 02-2021) amending the intergovernmental cooperation agreement used to continue operations of the Board. Due to this recent amendment, all current and new member municipalities must execute the new agreement in order to continue participation on the Board, as authorized by the municipality's governing body.

If you are receiving this memo and your municipality is already a member of the Berks County UCC Board of Appeals, or if you wish to join the Board in 2026, please return the following to the Berks County Planning Commission:

- ☐ Intergovernmental Agreement (enclosed), signed and sealed by an authorized representative of the municipality
- ☐ Completed 2026 Municipality Response Form (enclosed)
- ☐ Membership fee (\$300.00) payable to the County of Berks

Even if your municipality is not interested in participating in the UCC Board, we request that you still return the 2026 Municipality Response Form with your selection as indicated. Your response will help our office determine which municipalities are interested in participating or continuing to participate in the countywide Board of Appeals for 2026.

If you have any questions, please contact our office at (610) 478 6300 ext. 6318. Thank you.

Berks County UCC Board of Appeals 2026 Municipality Response Form

Please complete and return this form, along with the duly executed Intergovernmental Agreement and membership fee (if applicable), **no later than February 27, 2026.**

_____ Municipality Name.
_____ Contact person and info.

Please check one of the following lines:

_____ We are interested in participating in the Berks County UCC Board of Appeals. Our membership fee and signed and sealed Intergovernmental Agreement are enclosed. (If you already have a current executed Intergovernmental Agreement, please include a copy)

_____ We are already a member of the Berks County Board of Appeals. Our membership fee and signed and sealed Intergovernmental Agreement are enclosed.

_____ We are not interested in participating in the Berks County UCC Board of Appeals.

**MAIL TO BERKS COUNTY PLANNING COMMISSION, BERKS COUNTY SOUTH CAMPUS,
400 E. WYOMISSING AVE, SUITE D BOX 2. MOHNTON, PA 19540**

**INTERGOVERNMENTAL AGREEMENT FOR THE
ESTABLISHMENT OF THE BERKS COUNTY
UNIFORM CONSTRUCTION CODE BOARD OF APPEALS**

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement") is made this ____ day of _____, 20__, by and among Berks County, Pennsylvania ("County") and the undersigned Boroughs and Townships of Berks County.

BACKGROUND

A. Certain townships and boroughs in Berks County have enacted ordinances adopting the Uniform Construction Code ("UCC"), Act 45 of 1999, 35 P.S. § 7210.101, et seq. (the "Act").

B. Section 301 of the Act directed the Pennsylvania Department of Labor and Industry to promulgate regulations with respect to the administration and enforcement of the Act, which regulations were codified at Title 34 Pa.Code, Chapters 401, 403 and 405 ("Regulations").

C. Section 403.121(d) of the Regulations, 34 Pa.Code § 403.121(d), as authorized by Section 501(c) of the Act, 35 P.S. § 7210.501(c), provides that two or more municipalities may establish a joint board of appeals through an intergovernmental agreement adopted under the authority of the Pennsylvania Intergovernmental Cooperation Act, 53 Pa.C.S. § 2301, et seq.

D. Under the Pennsylvania Intergovernmental Cooperation Act, a municipality may enter into an intergovernmental cooperation agreement upon the passage of an ordinance by its governing body.

E. Certain boroughs and townships located in Berks County (individually, "Participating Municipality" and collectively, "Participating Municipalities") desire to enter into an intergovernmental agreement ("Agreement") in cooperation with the County to establish the Berks County Uniform Construction Code Board of Appeals, to hear and rule on appeals, requests for variances and requests for extension of time as may be filed under each Participating Municipality's UCC ordinance.

NOW, THEREFORE, based on the foregoing and pursuant to the authority of the Pennsylvania Intergovernmental Cooperation Act, as amended, the County and the Participating Municipalities agree and intend to be legally bound as follows:

SECTION 1. ESTABLISHMENT OF THE BOARD OF APPEALS

- 1.1 The Berks County Board of Commissioners, in cooperation with the governing bodies of the Participating Municipalities, hereby establishes the Berks County Uniform Construction Code Board of Appeals ("Board").

- 1.2 By enactment of an ordinance authorizing execution of this Agreement, the Participating Municipalities hereby designate the Board as the body to hear and rule on appeals, requests for variances, and requests for extensions of time brought under the codes and standards promulgated in the most current version of the Act, as may be amended and adopted by a Participating Municipality from time to time.

SECTION 2. PURPOSE

- 2.1 The purpose of the Board is to hear and rule on appeals, requests for variances, and requests for extensions of time under the Act.

SECTION 3. ORGANIZATION

- 3.1 The Board shall consist of five (5) members.
- 3.2 Subject to Section 3.8 below, members of the governing body of a Participating Municipality and its building code official may serve on the Board, provided they shall not serve in any matter in which their municipality is a party or in any matter for which there is a substantial risk the Board member's duty to serve fairly and impartially will be materially limited by the Board member's duty to the municipality where he or she serves on the governing body or as its building code official.
- 3.3 A member of the Board shall be qualified by training and experience to pass on matters pertaining to building construction. Training and experience may consist of licensure as an architect or engineer, experience in the construction industry, or training or experience as an inspector or plan reviewer.
- 3.4 A member of the Board is appointed by and holds office at the discretion of the Berks County Board of Commissioners.
- 3.5 The Board shall hold an annual organizational meeting, in person or by virtual means, at which it shall elect a Chairman and Vice Chairman. The Chairman or Vice Chairman shall have the authority to call the Board into a special session.
- 3.6 The Secretary to the Board shall be the Berks County Planning Commission Director or the Director's designee.
- 3.7 The County Board of Commissioners may fill a position on the Board with a qualified person who resides outside of the County when it cannot find a person within the County who satisfies the requirements of Section 3.3.

- 3.8 A member of the Board may not cast a vote or participate in a meeting or hearing in any appeal, request for variance or request for extension of time in which the member has a personal, professional or financial interest, or where such participation may otherwise constitute a conflict of interest within the meaning of the State Ethics Act.
- 3.9 The Board shall schedule meetings and hearings and provide public notice of meetings and hearings in accordance with the Pennsylvania Sunshine Act, 65 Pa.C.S. § 701, *et seq.*, as amended.
- 3.10 The Board may not act on appeals, requests for variance or requests for extension of time relating to accessibility. See Section 4.11 below.
- 3.11 The Board may, as it deems necessary, hire legal, architectural, engineering or other professional consultants.
- 3.12 Each Participating Municipality shall pay an annual subscription fee in an amount as may be determined by resolution of the Board from time to time. Checks shall be made payable to the County Treasurer. Any Participating Municipality that fails to pay the annual subscription fee shall be required to withdraw from this Agreement and appeals and requests for variance and extensions of time from such Participating Municipality shall not be heard by the Board.
- 3.13 The required filing fee for an appeal or request for variance or extension of time shall be established from time to time by resolution of the Board.
- 3.14 From time to time, the Board may establish rules and procedures for the conduct of its business.

SECTION 4. APPEALS, REQUESTS FOR VARIANCE AND EXTENSIONS OF TIME

- 4.1 An owner or owner's agent may seek a variance or extension of time or appeal a decision of a Participating Municipality's building code official by filing with the Board Secretary an appeal form available from the office of the Berks County Planning Commission or the Participating Municipality ("Appeal Form").
- 4.2 The postmark date or the date of personal service of the Appeal Form on the Board Secretary, together with receipt of the filing fee, will establish the filing date of the appeal, or request for variance or extension of time.
- 4.3 The filing of an appeal or request for variance or extension of time to the Board will automatically suspend an action to enforce an order to correct issued by the building code official until the matter is resolved; provided,

however, an action under Section 403.84 of the Regulations, 34 Pa.Code § 403.84 (relating to unsafe building, structure or equipment) may not be stayed.

- 4.4 The Board shall decide an appeal, request for variance or extension of time by reviewing the Appeal Form, accompanying documents, evidence presented at the hearing, and the written brief of argument, if any.
- 4.5 The Board shall schedule a hearing and notify the owner or owner's agent and Participating Municipality's building code official of the date, time and place of the hearing. The hearing may be held by virtual means. The Board shall hold the hearing within 60 days from the filing date of the Appeal Form unless the owner or owner's agent agrees in writing to an extension of time for the hearing.
- 4.6 All hearings shall be held in accordance with the Local Agency Law, 2 Pa.C.S. § 551, *et seq.*
- 4.7 The Board shall only consider the following factors when deciding an appeal under Section 501 (c) (2) of the Act:
 - 4.7.1 The true intent of the Act or the Regulations was incorrectly interpreted.
 - 4.7.2 The provisions of the Act do not apply.
 - 4.7.3 An equivalent or better form of construction is to be used.
- 4.8 The Board may consider the following factors when ruling on a request for extension of time:
 - 4.8.1 The reasonableness of the application of the Act or the Regulations in a particular case.
 - 4.8.2 The extent to which the granting of an extension of time will pose a violation of the Act or the Regulations or an unsafe condition.
 - 4.8.3 The availability of professional or technical personnel needed to come into compliance.
 - 4.8.4 The availability of materials and equipment needed to come into compliance.
 - 4.8.5 The efforts being made to come into compliance as quickly as possible.

- 4.8.6 Compensatory features that will provide an equivalent degree of protection to the Act and/or the Regulations.
- 4.9 The Board may:
 - 4.9.1 Deny the appeal or request in whole or in part.
 - 4.9.2 Grant the appeal or request in whole or in part
 - 4.9.3 Grant the appeal or request upon certain conditions being satisfied.
- 4.10 The Board shall provide a written notice of its decision to the owner and to the Participating Municipality's building code official and any other party requiring notice.
- 4.11 Appeals and requests for extension of time relating to accessibility shall be filed with the Accessibility Advisory Board under Section 403.142 of the Regulations, 34 Pa.Code § 403.12 (relating to Accessibility Advisory Board).
- 4.12 An owner desiring to appeal the decision of the Board shall do so to the Berks County Court of Common Pleas within thirty (30) days of the date of the written decision.

SECTION 5. EFFECTIVE DATE

- 5.1 The effective date of this Agreement between the County and a Participating Municipality shall be the effective date of an ordinance authorizing the execution of this Agreement by the Participating Municipality (the "Effective Date").

SECTION 6. PREVIOUS AGREEMENTS

- 6.1 Any previous agreements between the County and a Participating Municipality regarding the Board are terminated as of the Effective Date.

[Signature page follows]

ATTEST:

COUNTY OF BERKS, PENNSYLVANIA

Secretary

Chairman

ATTEST:

TOWNSHIP, BERKS
COUNTY, PENNSYLVANIA

Secretary

Chairman

ATTEST:

BOROUGH, BERKS
COUNTY, PENNSYLVANIA

Secretary

President

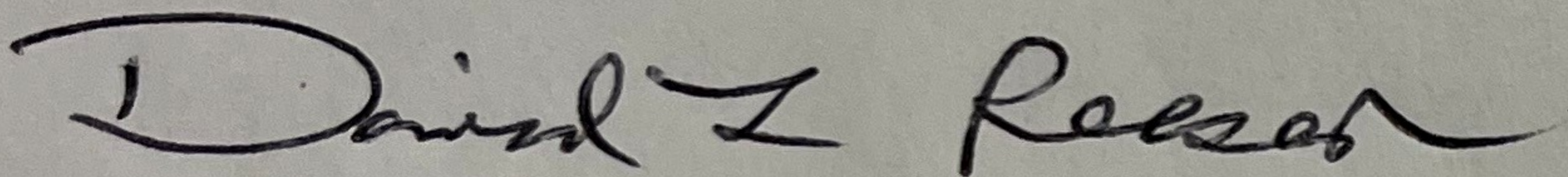
David L. Reeser
1110 Fairview Avenue, #5
Wyomissing, PA 19610

22 Reading Blvd.,
Wyomissing, PA 19610
January 09, 2026

Dear Wyomissing Council Members and Michele Bare, Manager,

Effective immediately, please accept my resignation from the position of a Wyomissing representative on the Western Berks Water Authority. It has been a great pleasure serving on this board for many years.

Sincerely,

A handwritten signature in black ink that reads "David L. Reeser". The signature is written in a cursive style with a large, stylized 'D' and a long, sweeping underline.

David L Reeser

cc: Chip Bilger
Matthew Walborn

The Borough of Wyomissing is accepting applications from Borough residents that are interested in serving a Five-year term as the Borough representative for the Western Berks Water Authority. This is a voluntary, unpaid position.

The Borough of Wyomissing is represented on the **Western Berks Water Authority (WBWA)** Board of Directors by two members. These individuals are appointed by the Wyomissing Borough Council to five-year terms.

The WBWA is a Pennsylvania joint municipal authority that provides bulk water to nine Berks County municipalities. Its governance is shared among the founding member boroughs:

- **Wyomissing**
- **West Reading**
- **Shillington**

Each borough has two representatives on the board. The board meets monthly to discuss infrastructure projects (such as recent plant upgrades), water quality compliance, and rate setting. Board members from Wyomissing act as the borough's voice in regional water management.

WBWA monthly board meetings are scheduled for the third Monday of each month at noon at the water treatment plant, unless there is a conflict.

The board oversees:

- **Financial Stewardship:** Managing budgets and securing loans for treatment facility improvements.
- **Operational Oversight:** Working with the WBWA Staff to ensure reliable service.
- **Strategic Planning:** Ensuring the water supply remains sustainable for future residential and commercial growth in the borough.

Qualified candidates will have a strong background in accounting, budgeting, financial management and have a solid understanding of municipal finance. The position requires a time commitment of approximately three to five hours per month to attend meetings, discuss authority business, review financial information, and discuss operational and compliance performance. Attendance is required at the monthly authority meetings with availability to attend the Wyomissing Borough infrastructure committee meetings.

In order to be considered for this position, please submit a letter of interest that includes your experience and qualifications, to mbare@wyomissingboro.org no later than 9am on _____



MEMORANDUM

TO: JIM BABB, PUBLIC WORKS DIRECTOR / BOROUGH OF WYOMISSING
FROM: NICK PERILLI
SUBJECT: WEST LAWN INTERCEPTOR
JNS PAVING & EXCAVATION CORP. – PAYMENT APPLICATION NO. 2
RECOMMENDATION TO PAY
FILE: MCCARTHY NO. 230004-12
DATE: JANUARY 13, 2026

Original Contract Amount:	\$ 539,238.00
Change Order Amount:	\$ 0.00
Current Contract Amount:	\$ 539,238.00

Please be advised that we have received Contractor's Application for Payment No. 2 from JNS Paving & Excavating Corp. for the above-referenced project. The Payment Application for **\$44,634.60** is dated January 12, 2026, and includes work completed from December 2, 2025 through January 12, 2026.

Based on our review and field observations of the completed work, we have determined that everything is in order; therefore, we recommend payment to JNS Paving & Excavating Corp. in the amount of \$44,634.60, as indicated on the Contractor's Payment Application.

The contractual retainage to date for this project is \$8,059.40 (10%).

The current contract completion percentage is 15%.

Attachment

cc: Michele Bare, Borough Manager
File

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA Document G702/Cma

CONSTRUCTION MANAGER-ADVISER EDITION

PAGE ONE OF TWO PAGES

TO OWNER:

Borough of Wyomissing
22 Reading Blvd
Wyomissing, PA 19610

PROJECT: West Lawn Interceptor

APPLICATION NO: 2

Distribution to:

☐ OWNER
☐ CONSTRUCTION

FROM CONTRACTOR:

JNS Paving & Excavating Corp
81 Woodside Avenue
Chalfont, PA 18914

VIA ARCHITECT:
VIA CONSTRUCTION MANAGER:

PERIOD TO: 01/12/26
PROJECT NOS: 230004-12
CONTRACT DATE: 6/10/2025

☐ MANAGER
☐ ARCHITECT
☐ CONTRACTOR

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	539,238.00
2. Net change by Change Orders	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	539,238.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	80,594.00
5. RETAINAGE:		
a. 10 % of Completed Work (Column D + E on G703)	\$	8,059.40
b. % of Stored Material (Column F on G703)	\$	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	8,059.40
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	72,534.60
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	27,900.00
8. CURRENT PAYMENT DUE	\$	44,634.60
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	466,703.40

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: JNS Paving & Excavating Corp

By: [Signature] Date: 1/12/2026
James Nieves-Sosa, President
State of: Pa County of: Bucks
Subscribed and sworn to before me this 12th day of January 2026
Notary Public: [Signature]
My Commission expires: Feb. 5, 2026

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Construction Manager and the Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

AMOUNT CERTIFIED \$ 44,634.60

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

CONSTRUCTION MANAGER:

By: _____ Date: _____

ARCHITECT:

By: Nick Perilli Date: 1/13/26

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Commonwealth of Pennsylvania - Notary Seal
Briana Fechter, Notary Public
Bucks County
My commission expires February 5, 2026
Commission number 1279766
Member, Pennsylvania Association of Notaries

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE TWO OF TWO PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 2
APPLICATION DATE: 01/12/26
PERIOD TO: 01/12/26
ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
	Mobilization & Site Preparation	\$12,000.00	\$3,000.00	\$6,000.00		\$9,000.00	75.00%	\$3,000.00	\$900.00
	Bonds & Insurance	\$28,000.00	\$28,000.00	\$0.00		\$28,000.00	100.00%		\$2,800.00
	Traffic Control	\$12,000.00		\$6,000.00		\$6,000.00	50.00%	\$6,000.00	\$600.00
	Silt Sock (12")	\$1,974.00		\$1,974.00		\$1,974.00	100.00%		\$197.40
	Concrete Washout Area	\$1,600.00		\$1,600.00		\$1,600.00	100.00%	\$0.00	\$160.00
	Rock Construction Entrance	\$8,000.00		\$8,000.00		\$8,000.00	100.00%		\$800.00
	Erosion Control Matting	\$3,720.00		\$0.00				\$3,720.00	
	Inlet Filter Bags	\$440.00		\$440.00		\$440.00	100.00%		\$44.00
	Bypass Pump System & Cofferdam	\$35,600.00		\$17,800.00		\$17,800.00	50.00%	\$17,800.00	\$1,780.00
	Remove & Reinstall Rip Rap	\$3,500.00		\$1,750.00		\$1,750.00	50.00%	\$1,750.00	
	Demo & Remove Existing Manhole	\$11,700.00		\$0.00				\$11,700.00	
	Remove Existing 12" Pipe	\$11,979.00		\$0.00				\$11,979.00	
	Demo & Remove Existing Pump Station	\$8,500.00		\$0.00				\$8,500.00	
	Flowable Fill – Existing 12" Pipe to be Ab	\$3,600.00		\$0.00				\$3,600.00	
	Concrete Encasement	\$3,400.00		\$0.00				\$3,400.00	
	3' Wide TrenchingIncludes Backfill	\$122,560.00		\$0.00				\$122,560.00	
	Furnish & Install 15" PVC Pipe	\$84,260.00		\$0.00				\$84,260.00	
	Furnish & Install 48" Dia. Manhole	\$60,300.00		\$6,030.00		\$6,030.00	10.00%	\$54,270.00	
	Furnish & Install 72" Dia. Manhole	\$12,200.00		\$0.00				\$12,200.00	
	Furnish & Install 15"x6" TeeFor Lateral C	\$14,400.00		\$0.00				\$14,400.00	
	Paving Restoration from Trench	\$24,800.00		\$0.00				\$24,800.00	
	Grass Restoration from Trench	\$1,075.00		\$0.00				\$1,075.00	
	1.5" Mill & OverlayApartment Parking Lo	\$43,000.00		\$0.00				\$43,000.00	
	Line Striping	\$2,250.00		\$0.00				\$2,250.00	
	Remove & Replace Vertical Concrete Cu	\$2,000.00		\$0.00				\$2,000.00	
	Remove & Replace Concrete Sidewalk	\$2,880.00		\$0.00				\$2,880.00	
	BYPASS PUMPING SEWER	\$23,500.00		\$0.00				\$23,500.00	
	GRAND TOTALS	\$539,238.00	\$31,000.00	\$49,594.00	\$0.00	\$80,594.00	15%	\$458,644.00	\$7,281.40

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity



MEMORANDUM

TO: JIM BABB, PUBLIC WORKS DIRECTOR / BOROUGH OF WYOMISSING
FROM: NICK PERILLI
SUBJECT: BERKSHIRE HEIGHTS PLAYGROUND
GORDON H. BAVER – PAYMENT APPLICATION NO. 4
RECOMMENDATION TO PAY
FILE: MCCARTHY NO. 240004-13
DATE: JANUARY 8, 2025

Original Contract Amount:	\$ 237,623.00
Change Order Amount:	\$ 54,266.01
Current Contract Amount:	\$ 291,889.01

Please be advised that we have received Contractor's Application for Payment No. 4 from Gordon H. Bayer, Inc. for the above-referenced project. The Payment Application for **\$16,081.64** is dated January 7, 2026, and includes work completed from November 30, 2025, through December 31, 2025.

Based on our review and field observations of the completed work, we have determined that everything is in order; therefore, we recommend payment to Gordon H. Bayer, Inc. in the amount of \$16,081.64, as indicated on the Contractor's Payment Application.

The contractual retainage to date for this project is \$22,942.47 (10%).

The current contract completion percentage is 79%.

Attachment

cc: Michele Bare, Borough Manager
File

PAYMENT APPLICATION

TO: BOROUGH OF WYOMISSING
22 READING BOULEVARD
WYOMISSING PA 19610

PROJECT NAME AND LOCATION: BERKSHIRE HEIGHTS PLAYGROUND
BOROUGH OF WYOMISSING
925 N SEVENTH STREET
WYOMISSING PA 19610

APPLICATION # 4
PERIOD THRU: 12/31/2025

Distribution to:

FROM: GORDON H. BAVER, INC.
187 WEST EIGHTH STREET
PENNSBURG PA 18073

ARCHITECT: MCCARTHY ENGINEERING ASSOCIATES
INC
1011 N PARK ROAD, SUITE 100
WYOMISSING PA 19610

Owner Project #:
DATE OF CONTRACT: 6/1/2025

___ OWNER
___ ARCHITECT
___ CONTRACTOR

CONTRACTOR'S SUMMARY OF WORK

Application is made for payment as shown below.
Continuation Page is attached

1. CONTRACT AMOUNT
2. SUM OF ALL CHANGE ORDERS
3. CURRENT CONTRACT AMOUNT (Line 1 + 2)
4. TOTAL COMPLETED AND STORED
(Column G on Continuation Page)

237,623.00

54,266.01

291,889.01

229,424.73

5. RETAINAGE:

A. 10% Of Completed Work
(Columns D+ E on Continuation Page)

22,942.47

B. 0% of Material Stored
(Column F on Continuation Page)

0.00

Total Retainage (Line 5a + 5b or Column I
on Continuation Page)

22,942.47

6. TOTAL COMPLETED AND STORED LESS RETAINAGE:
(Line 4 minus Line 5 Total)

206,482.26

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT:

190,400.62

8. CURRENT PAYMENT DUE:

16,081.64

9. BALANCE TO FINISH:
Line 3 - Line 6

85,406.75

SUMMARY OF CHANGE ORDERS	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	39183.55	0.00
Total approved this month	15082.46	0.00
TOTALS	54266.01	0.00
NET CHANGES	54,266.01	

The undersigned contractor certifies to the best of the contractor's knowledge and belief the work covered by this Application for Payment has been completed in accordance with the contract documents, that all amounts have been paid by the contractor for work for which previous Certificates for Payment were issued and payments received from the owner, and that current payment shown herein is now due.

CONTRACTOR:

By:

Aaron D. Bayer, President

State of:

Pennsylvania

County of: Montgomery

Subscribed and sworn to before me this 7 day of

Notary Public:

My Commission Expires:

Date:

Commonwealth of Pennsylvania - Notary Seal
Emily J. Bayer, Notary Public
Montgomery County
My commission expires May 5, 2027
Commission number 1433611
Member, Pennsylvania Association of Notaries

ARCHITECT'S CERTIFICATION

In accordance with the contract documents, based on on-site observations and the data comprising the above application, the architect certifies to the owner that to the best of the architect's knowledge, information and belief the work has progressed as indicated, the quality of the work is in accordance with the contract documents, and the contractor is entitled to payment of the AMOUNT CERTIFIED.

CERTIFIED AMOUNT:

.....16,081.64

ARCHITECT:

MCCARTHY ENGINEERING ASSOCIATES INC

By:

Nick Perilli

Date: 1/8/26

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the owner or contractor under this contract.

PAYMENT APPLICATION DETAILS	
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Customer: BOROUGH OF WYOMISSING
Project: BERKSHIRE HEIGHTS PLAYGROUND

For Period Ending: 12/31/2025[illegible]

PAYMENT APPLICATION DETAILS

Customer: BOROUGH OF WYOMISSING
Project: BERKSHIRE HEIGHTS PLAYGROUND

Application Number: 4
For Period Ending: 12/31/2025

A	B	C	D	E	F	G	H	I
		Work Completed		Materials Presently Stored	Completed and Stored To Date	Total %	Balance To Finish	Retainage Value
Item Number - Description		Scheduled Value	From Previous Application					
EX-017	SEGMENTAL RETAINING WALL	25,438.00	25438.00	0.00	0.00	25438.00	100.00	2,543.80
EX-018	18" SILT SOCK	7,120.00	3560.00	0.00	0.00	3560.00	50.00	356.00
EX-019	CVA MATTING	540.00	0.00	0.00	0.00	0.00	0.00	0.00
EX-020	BOLLARD LIGHTS	5,328.00	0.00	0.00	0.00	0.00	5,328.00	0.00
EX-021	ENGINEERED PLANS FOR RETAINING WALL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
EX-022	SEEDING	3,460.00	0.00	0.00	0.00	0.00	3,460.00	0.00
EX-023	ALTERNATES / AS-DIRECTED ITEMS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
EX-024	RUBBER PLAY AREA EDGING	6,720.00	6720.00	0.00	0.00	6720.00	100.00	672.00
EX-025	RUBBER PADDING (UNDER EQUIPMENT)	1,080.00	0.00	0.00	0.00	0.00	1,080.00	0.00
EX-026	2A STONE (6" THICK)	1,650.00	0.00	1,650.00	0.00	1650.00	100.00	165.00
GCCO	GCCO		0.00		0.00	0.00		
GCCO-01	CHANGE ORDER 01	22,001.25	0.00	0.00	0.00	0.00	22,001.25	0.00
GCCO-02	CHANGE ORDER 02	5,577.04	0.00	2,788.52	0.00	2788.52	50.00	278.85
GCCO-03	CHANGE ORDER 03	4,951.21	4951.21	0.00	0.00	4951.21	100.00	495.12
GCCO-04	CHANGE ORDER 04	6,654.05	3327.03	0.00	0.00	3327.03	50.00	332.70
GCCO-05	CHANGE ORDER 05	15,082.46	0.00	12,065.97	0.00	12065.97	80.00	1,206.60
TOTAL:		291,889.01	211,556.24	17,868.49	0.00	229424.73	78.60	22,942.47

Borough of Wyomissing

November 2025 Permit, Building Plan Review and Inspection Report

Building Permits Issued:

<u>Scope of Work</u>	<u>Month</u>	<u>Year to Date</u>
Residential – New	0	0
Residential – Addition	0	4
Residential – Remodel	9	116
Commercial – New	0	0
Commercial – Addition	0	1
Commercial – Fit-Out	3	76
Miscellaneous	2	113
TOTAL	14	297
UCC	12	225

Permit Activity Report: *See attached*

Property Maintenance Complaints:
SEE ATTACHED REPORT FROM KRAFT CODES

Magisterial District Court Report

January 2025 – \$0.00
February 2025 - \$0.00
March 2025 - \$0.00
April 2025 - \$250.00
May 2025 - \$300.00
June 2025 - \$600.00
July 2025 - \$10,000 – Berkshire Mall/Namdar citations
August 2025 – Report not received
September 2025 – Report not received
October 2025 - \$0.00
November 2025 – \$175.00
December 2025 – \$369.50

2025 Rental Permits – 174 rental permits have been issued to date in 2025

Zoning Hearing Board

January 7, 2026 at 2pm - 1700 Tulpehocken Road/Nicholas Stoltzfus Homestead Preservation Committee - Mr. Thomas A. Rothermel, Esq., on behalf of his client, Nicholas Stoltzfus Homestead Preservation Committee, owner of property located at 1700 Tulpehocken Road, is requesting a variance from Section 463.A.18, to allow for the construction of a 20' by 40' pavilion to be used for weddings, reunions and similar events, with a three-foot wide unpaved walkway, where a minimum five-foot wide paved walkway is required for access between common parking areas, open space and recreation areas, and other community facilities. **The applicant testified that since submission of the application, the plans have been revised to provide a four-foot walkway, made of crushed stone. The requested relief was granted.**

January 7, 2026 at 3pm – 1110 Fairview Avenue/Iris Club Apartments, LLC – Mr. Keith Mooney, Esq., on behalf of his client, Iris Club Apartments, LLC, owner of property located at 1110 Fairview Avenue, is requesting a variance from Section 422 to allow a 7th apartment unit to remain that has been constructed and occupied without zoning or building code approval; and a variance from Section 609.2, for dimensional relief for the size of the required off-street parking spaces, at 7.6'x18' instead of the required 9'x18'. The variance from Section 422, to allow a seventh apartment unit was granted. The variance from Section 609.2, for dimensional relief of the parking spaces was denied. The applicant will either need to provide two additional parking spaces on-site that comply with the dimensional requirements or submit an application for a variance, to allow twelve off-street parking spaces at the property instead of the required fourteen.

DRAFT

Borough of Wyomissing

December 2025 Permit, Building Plan Review and Inspection Report

Building Permits Issued:

<u>Scope of Work</u>	<u>Month</u>	<u>Year to Date</u>
Residential – New	0	0
Residential – Addition	0	4
Residential – Remodel	9	116
Commercial – New	0	0
Commercial – Addition	0	1
Commercial – Fit-Out	3	76
Miscellaneous	2	113
TOTAL	14	297
UCC	12	225

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DRAFT

BOROUGH OF WYOMISSING-Building Permits Issue Date: 12/1/2025 - 12/31/2025

PermitNo	Issue Date	Applicant	Owner	Project Addr	Est Cost	Fee	Descript	Final
Building								
250205	12/10/2025	RHOADS ENERGY,	KOCHU, STEVE & MARY F	136 DEBORAH DR	\$14,443	\$89.50	Heat Pump	
250206	12/10/2025	Trinity Solar,	RODRIGUEZ, ERICK	1545 FARR RD	\$60,073	\$439.50	Solar	
250207	12/10/2025	Bachman's Roofing,	Holist, Steven M & Kristin J	1216 CLEVELAND AV	\$19,875		Roof	
250208	12/16/2025	PACITTO, DAN	Wal-Mart Real Estate Trust,	1135 Berkshire Bl	\$5,000		Laydown yard & office tra	
250209	12/16/2025	Roto Router,	BACHMAN, DENNIS & MELISSA	1646 DAUPHIN AV	\$6,500	\$89.50	Sewer Line	
250210	12/16/2025	WYOMISSING SQUARE COMMERCIAL LLC	WYOMISSING SQUARE COMMERCIAL LL	945 HILL AVENUE	\$1,200,000		Ft out	
250211	12/16/2025	L & K Construction Inc., Jack Vesay	MALCODY, LLC	902 PENN AV	\$0		Demo & Asbestos Abate	
250212	12/29/2025	T. Conrad Electric Inc,	DUQUETTE, KATHIE KING & ROBERT	11 WICKFORD CT	\$12,000	\$139.50	Generator	
250213	12/29/2025	Royle Plumbing,	DONAHUE, JOHN J & ANNA MARIE	1852 BRANDYWINE RD	\$2,400		Alteration of plumbing an	
250214	12/29/2025	Trinity Solar,	NOEL, PAUL & SOLANGE MANIGAT	45 CHELTENHAM DR	\$61,769		Solar	
250215	12/29/2025	Steven Reed Building Contractor,	OCONNELL, KATHERINE & KEVIN DANIE	1917 STURBRIDGE DR	\$150,000		Renovate Kitchen	
250216	12/29/2025	Deck Craft Plus LLC,	WEITKAMP, CLYDE E & DEBORAH M	410 SEIBERTS CT	\$81,203		Deck	
Total Building 12					\$1,613,264	\$758.00		
Total Permits: 12					\$1,613,264	\$758.00		

BOROUGH OF WYOMISSING-Misc Permits Issue Date: 12/1/2025 - 12/31/2025

PermitNo	Issue Date	Applicant	Owner	Project Addr	Est Cost	Fee	Descript	Final
Misc								
250124Z	12/10/2025	AKA Fence,	MINEIRO FAMILY TRUST, LUIZ & AMY M	205 WYOMING AV	\$11,030		Fence	
250125Z	12/29/2025	Deck Craft Plus LLC,	WEITKAMP, CLYDE E & DEBORAH M	410 SEIBERTS CT	\$81,203		Deck	
Total Misc 2					\$92,233	\$0.00		
Total Permits: 2					\$92,233	\$0.00		

BOROUGH OF WYOMISSING-Building Permits Issue Date: 12/1/2025 - 12/31/2025

PermitNo	Issue Date	Applicant	Owner	Project Addr	Est Cost	Fee	Descript	Final
Building								
250205	12/10/2025	RHOADS ENERGY,	KOCHU, STEVE & MARY F	136 DEBORAH DR	\$14,443	\$89.50	Heat Pump	
250206	12/10/2025	Trinity Solar,	RODRIGUEZ, ERICK	1545 FARR RD	\$60,073	\$439.50	Solar	
250207	12/10/2025	Bachman's Roofing,	Holst, Steven M & Kristin J	1216 CLEVELAND AV	\$19,875		Roof	
250208	12/16/2025	PACITTO, DAN	Wal-Mart Real Estate Trust,	1135 Berkshire Bl	\$5,000		Laydown yard & office tra	
250209	12/16/2025	Roto Router,	BACHMAN, DENNIS & MELISSA	1646 DAUPHIN AV	\$6,500	\$89.50	Sewer Line	
250210	12/16/2025	WYOMISSING SQUARE COMMERCIAL LLC	WYOMISSING SQUARE COMMERCIAL LL	945 HILL AVENUE	\$1,200,000		Fit out	
250211	12/16/2025	L & K Construction Inc., Jack Vesay	MALCODY, LLC	902 PENN AV	\$0		Demo & Asbestos Abate	
250212	12/29/2025	T. Conrad Electric Inc,	DUQUETTE, KATHIE KING & ROBERT	11 WICKFORD CT	\$12,000	\$139.50	Generator	
250213	12/29/2025	Royle Plumbing,	DONAHUE, JOHN J & ANNA MARIE	1852 BRANDYWINE RD	\$2,400		Alteration of plumbing an	
250214	12/29/2025	Trinity Solar,	NOEL, PAUL & SOLANGE MANIGAT	45 CHELTENHAM DR	\$61,769		Solar	
250215	12/29/2025	Steven Reed Building Contractor,	OCONNELL, KATHERINE & KEVIN DANIE	1917 STURBRIDGE DR	\$150,000		Renovate Kitchen	
250216	12/29/2025	Deck Craft Plus LLC,	WEITKAMP, CLYDE E & DEBORAH M	410 SEIBERTS CT	\$81,203		Deck	
Total Building 12					\$1,613,264	\$758.00		
Total Permits: 12					\$1,613,264	\$758.00		