

January 24<sup>th</sup>, 2025

**Waiver Request**

The following waiver is requested for the Boiler Building Site- House Island LLC Land Development project:

**Section 304 Review of Preliminary Plan**

**Section 306 Review of Final Plan**

A waiver is requested to allow this Land Development Plan to be reviewed and approved as combined Preliminary/ Final Plan.

If you have any questions, please do not hesitate to call me at 610-678-3071.

Sincerely,



Gregg A. Bogia, PE, PTOE  
President

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1340 Penn Avenue  
Wyomissing, PA 19610  
T: 610-678-3071  
[www.bogiaeng.com](http://www.bogiaeng.com)

1101 S. Broad Street  
Lansdale, PA 19446  
T: 215-362-3878  
[www.bogiaeng.com](http://www.bogiaeng.com)

667 Exton Commons  
Exton, PA 19341  
T: 484-872-8886  
[www.bogiaeng.com](http://www.bogiaeng.com)



November 13, 2024

Borough of Wyomissing  
Planning Commission  
22 Reading Boulevard  
Wyomissing, PA 19610

**RE: WASD - Flannery Field Improvements  
Land Development Waiver Request  
Plan Review #1  
McCarthy File #240004-44**

Dear Borough Planning Commission Members,

In accordance with the Borough's request, we have performed a cursory review of the above-referenced plan and waiver request letter to determine whether a Waiver of Land Development is appropriate for this project. The project proposes to construct several new features throughout the complex, including but not limited to, new bullpens, dugouts, bleachers, batting cages, walkways, retaining walls, press box/concession stand, ticket booth and turnstile, and an expansion to the existing field house.

**The documents received and reviewed by our office include the following items:**

- Waiver request letter prepared by Integrated Consulting, dated November 11, 2024
- Site Plan Exhibit prepared by Integrated Consulting, dated November 11, 2024

Based on our review, we offer the following comments for your consideration:

**ZONING**

1. The property is located in the R1 Low Density Residential Zoning District. The existing and proposed use of the property is a public school with athletics fields. A public or private elementary, middle, junior or senior high school (for grades K-12) is permitted by special exception.
2. The maximum height of any accessory building or structure shall be 15 feet. No such building or structure shall exceed one story in height. The maximum height listed on the plan is 20 feet. It is unclear if this is for the press box, field house, or both. (§602.1.B)
3. Two driveways/access roads off of High Road are being proposed or modified. The requirements of §610 may apply.

**SUBDIVISION AND LAND DEVELOPMENT**

The applicant is requesting waivers of Sections 303 and 305 to forego the submission of preliminary and final plans. We offer the following comments relating to land development:

**McCarthy Engineering Associates, Inc.**

1. The Site Plan Exhibit notes a limit of disturbance of 0.98 acres. While this would not require an NPDES permit, it may be in the Borough's best interest to table any waivers until BCCD approval or an NPDES permit is granted.
2. There is not enough information to determine if there will be an increase in water consumption.
3. There is not enough information to determine if there will be an increase in sanitary sewer flows.
4. There is not enough information to determine if there will be an increase in traffic flow.
5. There is not enough information to determine if the new access paths/walkways will meet ADA regulations.

#### **STORMWATER MANAGEMENT**

1. The project will result in an increase in the overall impervious area, therefore, a full stormwater design, compliant with the Borough's Stormwater Management Ordinance, will be required.

Should the Borough be in favor of granting the requested land development waivers, it is our recommendation that the waiver approval be to forego the formal meeting process of the Planning Commission and Borough Council, but to still require the plan to comply with the Subdivision and Land Development Ordinance and obtain staff approval.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

*Nick Perilli*

Nick Perilli, for

Jim McCarthy, PE  
Wyomissing Borough Engineer  
[JMcCarthy@McCarthy-Engineering.com](mailto:JMcCarthy@McCarthy-Engineering.com)

cc: Michele Bare, Borough Manager  
Christopher Hartman, Esq., Borough Solicitor  
Joseph Neidert  
Elliot Shibley, RLA, Engineer for Applicant



January 21, 2025

Mike Cafoncelli  
Wyomissing Area School District  
630 Evans Avenue  
Wyomissing, PA 19610

**Subject: Erosion and Sediment Control (E&S) Plan Approval**  
**Flannery Fields Improvements**  
**849 Old Mill Road**  
**District Project ID: ESP-06-03600**  
**Wyomissing Borough, Berks County, PA**

Dear Mike Cafoncelli:

The Erosion and Sediment Control (E&S) Plan for the above-referenced project is adequate for erosion and sedimentation control during normal weather conditions. With a total area of 15.96 acres and a total disturbance of 0.98 acres, the project is located at 849 Old Mill Road in Wyomissing Borough, Berks County, Pennsylvania. The latest versions of the permit application and all supporting documents, including the E&S Plan and Post-Construction Stormwater Management (PCSM) Plan, are incorporated into this approval, including the following plan drawings:

- The E&S Plan drawings, for Flannery Field Improvements, dated 12/3/2024.

In reviewing this plan, the Berks County Conservation District (District) does not accept responsibility for project controls and does not authorize any land-use changes. Before any construction or earthmoving activities may begin, any pertinent local, state, and federal permits must be secured from the agency having specific permitting authority. It is your responsibility to ensure that Wyomissing Borough has a copy of the latest approved construction drawings. **The attached stamped plans must be kept on-site at all times during earth disturbance activities. Please contact the District when the project has been completed so that a final inspection can be conducted.**

Please note the Limits of Disturbance (LOD), as supplied, limit the amount of area disturbance to 0.98 acres. Any disturbance outside the proposed LOD will require a plan revision and likely the necessity to obtain a National Pollution Discharge Elimination System (NPDES) permit, as required for earth disturbance of 1.0-acre or more. Please note that if a NPDES permit becomes necessary, the municipality may not issue a building permit or occupancy permit until the NPDES permit is obtained.



If the earthmoving activity described within this plan is not completed within two years (1/21/2027) from this letter's date, the review will expire, and the plan may be considered inadequate. The plan may then have to be resubmitted to the District and reviewed again for adequacy.

**If further assistance is required, please do not hesitate to contact Savannah Phillips at the District via e-mail at [savannah.phillips@berkscd.com](mailto:savannah.phillips@berkscd.com) or 610-372-4657, ext. 218 and refer to District Project Identification No. ESP-06-03600.**

Sincerely,



Dean Druckenmiller  
District Executive  
Berks County Conservation District

Enclosures: Stamped & Approved Construction Drawings

CC: Elliot Shibley, Integrated Consulting ([Elliot@IntegratedDP.com](mailto:Elliot@IntegratedDP.com)), without enclosures  
Wyomissing Borough ([info@wyomissingboro.org](mailto:info@wyomissingboro.org)), without enclosures  
File

DD/slp

"S:\RCT\Projects\Municipality\Wyomissing Boro\Flannery Fields Improvements\Correspondence\20250121\_Flannery\_Fields\_Improvements\_ESP-06-03600\_Adequacy\_Ltr.docx"





November 11, 2024

Wyomissing Borough  
22 Reading Boulevard  
Wyomissing, PA 19610

Re: Waiver Request  
Wyomissing Area School District - Flannery Field Improvements  
1890 Cambridge Avenue, Wyomissing, PA 19610  
Project No. 24-0379

Borough Manager:

In conjunction with the above-referenced project, the Applicant respectfully requests considerations of the following waiver(s) of the Borough's Subdivision and Land Development Ordinance.

#### **SUBDIVISION & LAND DEVELOPMENT ORDINANCE**

##### **1. §303 – Submission of Preliminary Plan**

- a. Required: A Preliminary Land Development Plan shall be submitted to the Borough.
- b. Alternative: Submission of a Stormwater Management (SWM) Site Plan.
- c. Justification: The Applicant requests to waive the requirement to submit a Preliminary Land Development Plan to the Borough of Wyomissing due to the minimal amount of proposed improvements and impacts to the existing site. The Applicant requests to alternatively submit a SWM Site Plan for the Borough's review. The SWM Site Plan will comply with the Borough's SWM Ordinance and may require additional waivers.

##### **2. §305 – Submission of Final Plan**

- a. Required: A Final Land Development Plan shall be submitted to the Borough.
- b. Alternative: Submission of a Stormwater Management (SWM) Site Plan.
- c. Justification: The Applicant requests to waive the requirement to submit a Final Land Development Plan to the Borough of Wyomissing due to the minimal amount of proposed improvements and impacts to the existing site. The Applicant requests to alternatively submit a SWM Site Plan for the Borough's review. The SWM Site Plan will comply with the Borough's SWM Ordinance and may require additional waivers.

#### **CONCLUSION**

Due to the minimal amount of proposed improvements and impacts to the existing site, the Applicant wishes to submit a SWM Site Plan rather than proceeding with the full Land Development review process. The proposed earth disturbance is less than 1 acre and will not require PADEP NPDES Permit Approval.

Respectfully Submitted,

**Integrated Consulting**

A handwritten signature in black ink, appearing to read "Elliot Shibley".

Elliot Shibley, RLA

Project Manager, Partner

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