

19 March 2025

Mr. James McCarthy, PE  
Wyomissing Borough Engineer  
[JMcCarthy@mccarthy-engineering.com](mailto:JMcCarthy@mccarthy-engineering.com)  
1011 North Park Road, Suite 100  
Wyomissing, Pennsylvania 19610

Re: Proposal for Professional Services  
Borough of Wyomissing, Pennsylvania  
Creation of Landscape Regulations

Dear Mr. McCarthy:

The Borough of Wyomissing is one of the most beautiful communities in our Commonwealth. In very recent years, Architerra has had the privilege of reviewing proposed landscape designs by developers for their land development projects within the Borough of Wyomissing. As landscape architects, Architerra believes the landscape regulations pertaining to new or renovated land development within your Borough could be improved to the benefit of everyone involved. The ambiguity which exists within the current regulations on such issues as definition of a tree, required tree sizes, the appropriateness of a building architect's seal, focus upon buffering, and general lack of quality control and design integrity are just a few of the components Architerra believes could be bolstered with a revised landscape regulation. Better control over the definition of quality and quantity with regards to landscape situations within the Borough should save the developer time and money through efficiency in design due to the defined expectations, while improving the aesthetic quality of the Borough.

In order to enhance the landscape requirements within the Borough, Architerra proposes the following Outline Scope of Professional Services:

## **OUTLINE SCOPE OF PROFESSIONAL SERVICES**

1. While Architerra is familiar with the Borough of Wyomissing, we will nonetheless tour all zoning districts within the community to see if the built environment could have been improved through the creation of a stronger landscape regulation. This effort will also identify specific shortcomings of the current ordinance.
2. Architerra will share three peer community landscape regulations in an effort to highlight some of the issues which the current landscape regulations may be a candidate for improvement. Also, we will utilize our forty-four years as landscape architects to suggest how your landscape regulations may be improved.



# architerra, pc.

Proposal: Borough of Wyomissing, Pennsylvania – Creation of Landscape Regulations

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3. An initial meeting with key Borough officials will be scheduled to discuss what the goals of the landscape ordinance should be, as well as, what specific elements of a landscape ordinance should address.
4. Given the information gained in the first three tasks, Architerra will draft a landscape ordinance capable of addressing landscape issues in any zoning district.
5. Architerra will introduce the draft landscape ordinance to the Borough of Wyomissing administrators for review and comment.
6. Based upon input received from the Borough of Wyomissing on the review of the draft landscape regulation, Architerra will refine the landscape regulation into its final form.

Architerra's fee to perform the professional services outlined within this proposal is a lump sum fee of \$5,600.00. This fee does **not** include typical reimbursable expenses such as travel mileage, tolls, copies, or postage (above a standard first class mail stamp). Reimbursable expenses will be billed at direct cost (no mark-up) and receipts will be submitted for all expenses whenever possible or practical to do so. Billing for our services will occur monthly and payment is expected within forty-five days of the date of the invoice. Architerra will begin work immediately upon receiving written authorization from McCarthy Engineering to proceed, or if preferred, you may simply countersign in the following space provided.

Thank you for this opportunity to assist the Wyomissing Borough in strengthening and preserving their quality of life, Jim. Please feel free to contact me should you have any questions pertaining to this proposal.

Respectfully,



David E. Horn  
Principal

ARCHITERRA, PC  
[dehorn@architerrapc.com](mailto:dehorn@architerrapc.com)

cc: File

architerra, pc.

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Proposal Accepted by:

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for  
McCarthy Engineering

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Date

Note: This proposal was sent electronic mail only on this date.

DEH/kan



505 Penn Street, Suite 400, Reading, PA 19601

610-375-9301

[www.libertyenviro.com](http://www.libertyenviro.com)

April 22, 2025

Jim McCarthy  
McCarthy Engineering Associates, Inc.  
1011 N Park Rd, Suite 100  
Wyomissing, PA 19610

**Re: Wyomissing Borough Review  
Innovation Way Condo Unit 8  
Borough of Wyomissing, Berks County, PA  
Liberty Project No. 240469**

Dear Mr. McCarthy,

As per your request, Liberty Environmental, Inc. (Liberty) reviewed the revised Soil Management Plan prepared by Environmental Maintenance Company dated April 21, 2025 for the above-referenced parcel. The revised SMP adequately addresses the two comments in Liberty's review letter of April 15, 2025. As such, we have no outstanding comments or concerns.

We appreciate the opportunity to submit this report and look forward to continuing to serve you on this project. If you have any questions regarding this report, please feel free to call us at (610) 375-9301.

Sincerely,  
**Liberty Environmental, Inc.**

A handwritten signature in blue ink, appearing to read "J. P. Cinelli", is written over a large, light gray "DRAFT" watermark.

James P. Cinelli, P.E., BCEE  
Principal



April 4, 2025

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

**RE: Preliminary Plan for  
Boiler Building Site-House Island LLC  
Preliminary Plan Review #7  
McCarthy File 230004-31**

Dear Members:

In accordance with the Borough's request, we have reviewed the above-referenced plan, application and supporting documents to determine compliance with the Borough's various Ordinances as related to zoning regulations. The proposed project is located on the eastern side of Park Road with an address of 15 Innovation Way, Wyomissing, PA 19610. This project proposes to develop an existing 1.77-acre condominium area which is part of the VF North Condominium portion property with a 54 unit apartment building.

**The documents received and reviewed by this office include the following items as prepared by Bogia Engineering:**

- Preliminary/Final Plans titled, "Boiler Building Site – Boiler House Island LLC", Sheets 1-22 of 22 dated April 14, 2023, last revised February 17, 2025
- Response letter to McCarthy Engineering review letter dated February 17, 2025
- Response letter to Architerra review letter dated February 4, 2025
- Building renderings (4 sheets), not dated
- Soil Management Plan prepared by Environmental Maintenance Company dated January 30, 2025

***\*Based on all conditions of the conditional use hearing not being satisfied, we recommend no action be taken on this plan at this time.***

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

#### **CONDITIONAL USE CONDITIONS**

The following conditions imposed under the Conditional Use Hearing have not been addressed or are not properly addressed:

Condition 2. All impacts, including traffic, shall be analyzed per the requirements of the Subdivision and Land Development Ordinance. (SALDO Section 509.5) ***The PC should determine that they are satisfied with what has been submitted for the impact studies.***

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Condition 5. The Applicant shall test the site for contaminants and provide a plan to remove any contaminated soil compliant with local, state and federal regulations. No soil test results have been provided to the Borough. The Borough is requiring the existing fill pile to be tested. An updated letter from January 2024 utilizing the testing from 2019 does not suffice. ***A soil management plan has been submitted. This plan is under review by the Borough Environmental Consultant.***

Condition 7. The applicant shall provide evidence of DEP approval of sewage facilities planning. The sewage for this project will go through the Borough's 4<sup>th</sup> and Oley Pump Station, which is currently undergoing an expansion design. The developer of this project will need to enter into a cost sharing agreement to facilitate the expansion until such time no approval may be granted because the project does not have any sewage disposal method. (SALDO Section 505) ***The response letter states the applicant is working on the cost sharing agreement. We don't recommend any action on the plan until this agreement is executed and fees paid, as without this in place, the project does not meet zoning requirements since it does not have sewer capacity.***

Condition 8. The Applicant must provide evidence that the existing public water system has adequate capacity and pressure to meet domestic and fire flows. Nothing has been submitted to satisfy this condition. A willingness to serve letter has been issued on behalf of the Borough for potable water. Nothing has been received to date on fire flows. It was discussed that this will be addressed during the building permit process. The developer may need to install fire pumps and/or storage tanks and other items to meet the NFIP Code requirements. ***A note was added to the plans to this effect.***

Condition 11. The applicant shall obtain approval for stormwater discharge from Norfolk Southern if required. Nothing has been submitted to satisfy this condition.

#### **A. ZONING REVIEW**

1. Provide proposed building renderings to show compliance with Section 504D.2 The Planning Commission and Borough Council shall review and comment on the provided renderings.
2. Upon land development approval, a \$500 fee per residential unit shall be paid to the Borough. (Section 504D.4)

#### **B. SUBDIVISION AND LAND DEVELOPMENT**

1. A Performance Guarantee or financial security shall be established with the Borough to ensure the completion of the required site improvements associated with the Preliminary/Final Plan application. Upon the resolution of the review comments offered in this letter, provide a construction cost estimate for review and consideration as a means to establish the amount of financial security. (Section 308) The revised cost estimate provided has been reviewed and is acceptable.
2. Plan scale is to be 1" = 50'. (Sections 401.1/403.1) A waiver of this provision will be required to allow the provided plan scale of 1" = 30'. We support granting the waiver of Sections 401.1/403.1. ***A waiver of these sections was recommended by the Planning Commission.***

3. Provide evidence of an approved E&S Plan and an individual NPDES Permit. (Section 404.2)
4. An erosion and sediment control plan shall be included in the plan set. Provide evidence of approval from the County Conservation District. (Section 508.2)
5. Delineate the open space on the plan to confirm the area stated is accurate. (Section 509.1) The "Public Open Space" note on sheet 1 states 25% of the tract must be open space for projects with more than 15 dwelling units. However, the table above the note states 10% is required. 13% open space is proposed. Revise accordingly. ***The applicant has noted that a fee will be paid in lieu of providing the required open space. The fee shall be confirmed by the Borough.***
6. Any required legal agreements as recommended by the Borough Solicitor (as necessary to cover the administration of the financial security, provisions to establish the maintenance and operation requirements for the storm water management/BMP facilities, etc.) shall be prepared and then reviewed/endorsed by the Borough prior to being executed and recorded as part of the Preliminary/Final Plan. (Section 601)
7. Provide evidence of Act 537 Sewage planning approval.

#### **C. STORMWATER MANAGEMENT**

1. Provide evidence of necessary permit from Conservation District or DEP (Section 303.e)
2. Statement shall be signed by the landowner (Section 403.b.22).
3. Statement shall be signed by the Design Engineer (Section 403.b.23).
4. A Stormwater Control and BMP Operations and Maintenance Plan needs to be established and a stormwater management agreement created to ensure the perpetual function of such facilities (Section 703). This agreement will need to be recorded after being reviewed, approved, and endorsed by the Borough. Agreement was not included with this submission. (Section 705).
5. The applicant/owner shall pay the required Stormwater Control and BMP Operation and Maintenance Fund in order to cover the cost of periodic inspections to be performed by the Borough for a period of ten (10) years. For this project, we estimate the costs of such to be \$5,000.00. (Section 706(a)(1) (Section 706.a.1).
6. Certification shall be added to the plans and signed accordingly. Certification shall be signed by the licensed engineer. (Section 310.b.4)

#### **D. GENERAL**

1. ***A review letter pertaining to landscaping and lighting is attached with this letter. The Borough's traffic engineer has deemed their plans acceptable.***

Considering the extent and nature of the review comments offered in this review and the potential for revisions that could impact the Plans, McCarthy Engineering reserves the right to provide additional

review comments as part of any future Plan re-submittals. At this time, we do not recommend approval of the plan.

Should you have any questions regarding this review, please contact Nick Perilli. ([nperilli@mccarthy-engineering.com](mailto:nperilli@mccarthy-engineering.com)) at this office.

Sincerely,

*Nick Perilli*

Nick Perilli, EIT, for

Jim McCarthy, PE  
Wyomissing Borough Engineer  
[jmccarthy@mccarthy-engineering.com](mailto:jmccarthy@mccarthy-engineering.com)

cc: Michele Bare, Borough Manager ([mbare@wyomissingboro.org](mailto:mbare@wyomissingboro.org))  
Melissa Miller ([mmiller@wyomissingboro.org](mailto:mmiller@wyomissingboro.org))  
Christopher Hartman, Esq., Borough Solicitor ([chartman@hvmllaw.com](mailto:chartman@hvmllaw.com))  
Greg Richardson ([grichardson@trafficpd.com](mailto:grichardson@trafficpd.com))  
Joseph F. Neidert, Jr. ([joe.neidert@kraftcodeservices.com](mailto:joe.neidert@kraftcodeservices.com))  
Gregg Bogia, PE ([gregg@bogiaeng.com](mailto:gregg@bogiaeng.com))



April 28, 2025

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

**RE: Preliminary Land Development Plan  
Metropolitan II  
Plan Review #1  
McCarthy File #250004-30**

Dear Members,

In accordance with the Borough's request, we have reviewed the above-referenced plan, application, and supporting documents to determine compliance with the Borough's Zoning, Subdivision and Land Development, and Stormwater Management Ordinances. The project proposes subdividing the existing 4.13-acre tract into two lots. Lot "A", currently operating as The Metropolitan, will be the residue tract and continue to be used for multifamily residential use. Lot "B" Purpart 1 will be the land used to construct a six-story mixed use building. The ground floor will contain approximately 8,800 square feet of commercial/retail space. The remaining five floors will contain 50 multifamily residential units. Lot "B" Purpart 2 consists of an existing gravel parking lot. This lot will be reconfigured and paved to provide additional parking for the new mixed-use building. No stormwater control facilities are proposed.

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

- Preliminary Plan Review Application, dated 4/11/25
- Preliminary Plan Set prepared by C2C Design Group, sheets 1 through 9 of 9, dated 4/11/25
- Stormwater Letter prepared by C2C Design Group, dated 4/11/25

*\*There are several items that remain open as part of the original Metropolitan project that have not been resolved. All items must be resolved prior to action being taken on the Metropolitan II plans.*

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

**A. ZONING**

1. The properties are located in the C-1 Neighborhood Commercial District and the C-2 Retail Commercial District. The lots are also located in the RD1 Redevelopment Area 1 Overlay District. Within Redevelopment Area 1, apartment units above the ground floor of a mixed-use building are permitted by right. (Section 502D.1)
2. A sealed landscape plan prepared by an architect or registered landscape architect shall be approved by the Borough's Planning Commission. The accessibility improvements

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outlined in this section must also be addressed to the satisfaction of the Borough. (Section 504D.1)

3. Provide building renderings to show compliance with this section. (Section 504D.2)
4. A recreation impact fee of \$1,500 per residential unit shall be paid to the Borough of Wyomissing at the time of plan approval. (Section 504D.4)
5. Add a note to the plans indicating that screen planting materials shall be maintained permanently and plant material which does not live shall be replaced. Replace note #4 on the landscaping plan with this note. (Section 604.3)
6. If wall packs will be installed on the building, they must be shown on the lighting plan. (Section 605)
7. The maximum grade of parking areas shall not exceed 6%. (Section 609.6)
8. Parking areas for nonresidential uses shall be designed such that vehicles will not back out onto public streets. (Section 609.11)
9. Parking areas shall be arranged so that no portion of any vehicle can extend over any lot line. (Section 609.14)
10. Parking areas and access drives shall be located a minimum of 10 feet from the right-of-way and lot lines. A variance from this section was granted. (Section 609.16)
11. A minimum of 10% of all surface parking areas shall be devoted to interior parking lot vegetative cover. (Section 609.18)
12. The minimum distance between the centerline of a driveway where it intersects a street and the centerline of another driveway where that driveway intersects the same street shall be 150 feet. A variance from this section was granted. (Section 610.3.A)
13. Clear sight triangles shall be provided at all intersections of driveways and streets. (Section 615.2)
14. Once available, the written decision from the Zoning Hearing Board shall be included on the plans.
15. The plans show Lot “A” being located in the I-2 Light Industrial zoning district, which is not accurate. Revise accordingly.
16. The parking spaces shown along the Reading Avenue extension do not comply with zoning requirements.

**B. SUBDIVISION AND LAND DEVELOPMENT**

1. A Performance Guarantee or financial security shall be established with the Borough to ensure the completion of the required site improvements associated with the plan. Upon the resolution of the review comments offered in this letter, provide a construction cost estimate for review and consideration as a means to establish the amount of financial security. (Section 308)
2. Add a note to the plan that as-built plans must be submitted to the Borough following the completion of construction. (Section 310)
3. Plan scale shall be 1" = 50'. A waiver of this section is required. We would recommend that this waiver be granted, once requested. (Section 401.1 & 403.1)
4. The key map included on sheet 1 does not accurately outline the properties involved. The zoning district boundaries shall be included in the key map. (Section 401.4.F & 403.1.H)
5. The name, and license number of the responsible landscape architect and professional engineer must be included on the plan. (Section 403.1.F)
6. The zoning table on sheet 1 lists Lot "A" within the I-2 zoning district. Revise accordingly. (Section 403.1.J)
7. Proposed utility connections shall be shown on the plan. (Section 403.1.P(7))
8. The E&S plan shall be included in the plan set. (Section 403.1.R)
9. Drainage area plans shall be provided to compare existing and proposed drainage patterns. (Section 403.2.C)
10. Additional traffic control measures (stop signs, pavement markings, etc.) should be considered in the parking lot behind the proposed building. (Section 502.13)
11. Sanitary sewage is not addressed. (Section 505)
12. Water supply (domestic and fire flow) is not addressed. (Section 507)
13. All subdivision and land development plans must demonstrate compliance with the Wyomissing Borough Stormwater Management Ordinance. The applicant has provided a letter with this submission requesting an exemption from stormwater. (Section 508.1)
14. E&S plans and the necessary approvals shall be provided. (Section 508.2)
15. Public open space shall be provided or a fee for each dwelling unit shall be paid to the Borough. (Section 509.1 & 509.2)

16. Utility easements shall be shown on the plan. The plan also appears to require cross easements between both lots. (Section 509.3.B)
17. All buildings, structures, roads and other impervious surfaces and storm drainage facilities and other utilities shall be so situated, designed and constructed as to minimize the risk of structural damage from existing or future sinkholes. A recognized professional with competence in the field shall demonstrate that a minimal risk of structural damage due to sinkholes will exist or indicate mitigating measures to be taken to minimize the risk of structural damage. (Section 509.4.B(2))
18. Add a note to the cover sheet, signed by the design engineer, acknowledging that the site is/is not underlain by carbonate geology. (Section 509.4.C(1)(a))
19. No impact studies were included in the submission. (Section 509.5.A & 509.5.B)
20. Any required legal agreements as recommended by the Borough and Borough Solicitor shall be prepared, reviewed, and endorsed by the Borough prior to being executed and recorded as part of the final plan. (Section 601)
21. Fire hydrants may be required. (Section 602.G)
22. Monumentation may be required between Lot “A” and Lot “B” Purpart 2. (Section 602.H)
23. Curb radii shall be shown on the plans.
24. Internal circulation patterns must be approved by the Borough traffic engineer, fire chief, and EMS coordinator.
25. All plans must cover the entire Metropolitan. A requirement was to submit an as-built plan for zoning and engineering review. Make the required changes and record the final as-built plan as a revision to a recorded plan.
26. It does not appear that a tractor trailer can access the loading zone. Provide truck turning plans.
27. If a dumpster will be utilized, it must be shown on the plan.
28. Clarify how stormwater will be collected from the parking areas.
29. Provide proof that the applicant has the right to regrade and pave the area east of Lot B Purpart 2.

30. All ADA ramps along the property should be brought into compliance with current ADA standards.
31. No utility connections are shown on the plan.
32. Provide the location of the water meter pit.
33. Clarify the approximately 46' by 41' area, shown as part of Lot A, across the driveway.
34. It is recommended that Lot A be referred to as Lot 1, and Lot B referred to as Lot 2.
35. Provide the address for the Met II.
36. Clarify the location of proposed mailboxes.
37. If any site signage will be proposed, it must be shown on the plans.
38. Site vehicular signage shall be addressed.
39. Spot elevation should be shown on the plan to determine ADA compliance.

**C. STORMWATER MANAGEMENT**

The applicant has submitted a letter stating there will be a net decrease in the impervious area as a result of the project. The letter states Lot "B" Purpart 1 and Purpart 2 have a combined existing impervious area of 75,800 square feet. In the proposed conditions, the total impervious area between the two purparts will be 68,400 square feet.

Because no stormwater plans or calculations were provided in this submission, a limited review was done for compliance with the Borough's Stormwater Management Ordinance.

1. Water quality requirements are not met. (Section 306)
2. Streambank erosion requirements are not met. (Section 307)
3. Add the certification to the plans. (Section 310(b)(4))
4. The applicant is required to cover all fees as a result of this project. (Section 601)
5. A financial guarantee, as-built plans, and inspections will be required. (Section 701)
6. The operation and maintenance plan, agreements, and easements (if applicable) shall be recorded. (Section 705)
7. Payment to the Borough's Operation and Maintenance Fund is required. (Section 706)

8. The plans propose no storm sewer system or roof drain collection piping.
9. Gutter spread calculations must be provided.
10. Based on the grading plan provided, there appears to be a point discharge along the western side of Lot B Purpart 1. An offsite discharge analysis shall be provided.

**D. GENERAL**

1. Separate review letters will be issued under separate cover for traffic and landscaping/lighting.
2. Outstanding items from the Arrow Building Redevelopment plan need to be addressed, including as-built plans and the annexation plan.
3. All notes making reference to “Township” shall be replaced with “Borough”.
4. Add the following note to the plans:

“The applicant and his contractor are required to schedule a pre-construction meeting with the Borough Engineer and the Borough of Wyomissing prior to commencement of work. The applicant and his contractor are responsible for providing a minimum of 3 business days’ notice to the Borough Engineer office at 610-373-8001 to schedule inspections of all escrowed items. If escrowed items are installed, placed, or constructed without the required notice and inspection, then the items will need to be removed in totality and replaced, at no cost to the Borough of Wyomissing, under the construction observation of the Borough Engineer.”
5. Any pending or forthcoming plan review comments offered by the Berks County Planning Commission shall be addressed to the satisfaction of the Borough.
6. Provide evidence of E&SPC approval and NPDES permit.
7. Prepare and submit application for Act 537 Sewage Planning Module or Module Exemption for Borough approval.
8. Approval from the Borough traffic engineer must be obtained.
9. Approval from the Borough Fire Chief must be obtained.
10. Approval from the Borough landscaping and lighting consultant must be obtained.
11. Lighting cannot extend on the neighboring residential properties.

12. Curbing and sidewalk must comply with Borough specifications.
13. The handicap sign detail provided is not compliant with ADA standards.
14. The stop sign detail provided shows additional signage attached to the same post. Confirm this is allowed.
15. Two light pole base details are provided. Identify where each is to be used.
16. Entrances to the building shall be shown on the plan.
17. Additional site, storm, E&S, landscaping, paving, etc. details are required on the plan.
18. There is a light pole shown on the adjacent property to the west.

**The applicant's engineer shall provide a response letter with future submissions indicating how each comment has been addressed and where the changes on each plan sheet or report pages can be found.**

Considering the extent and nature of the review comments offered in this letter, and the potential for revisions that could impact the plans, McCarthy Engineering reserves the right to provide additional review comments as part of any future plan resubmissions.

Should you have any questions regarding this review, please contact Nick Perilli ([nperilli@mccarthy-engineering.com](mailto:nperilli@mccarthy-engineering.com)) at this 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  
Melissa Miller, Borough Secretary  
Christopher Hartman, Esq., Borough Solicitor  
Dan Bartolo, RLA, Engineer for Applicant