

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.

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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.***

**McCARATHY ENGINEERING ASSOCIATES, INC.**

1011 N. Park Road, Suite 100, Wyomissing, PA 19610 | P: 610.373.8001 | MCCARTHY-ENGINEERING.COM

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))