



Berks County Services Center | 633 Court Street, 14th Floor Reading, PA 19601- 4309

Phone: 610.478.6300 | Fax: 610.478.6316 | Email: planning@berkspa.gov

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December 20, 2024

Spring Township
Mary I. Rossi
2850 Windmill Road
Sinking Spring, PA 19608

Re: Broadcast District at Spring
Township
File #: 59-12129a
Plan #: 24401110 (64 Sheets of 67; 1-58,
and 62-67)
Dated: 11/15/24 with a revision 11/25/24
Prop ID #: 80 4397-10-46-8758

Dear Ms. Rossi,

The Berks County Planning Commission staff has reviewed the Preliminary Plan as submitted for the above captioned land development and subdivision. The tract is located along the northeast side of the Paper Mill Road (S.R.3021) and Broadcasting Road intersection.

This plan is reviewed by the Berks County Planning Commission pursuant to Section 502 of the Pennsylvania Municipalities Planning Code. The Commission staff has not evaluated the plan for compliance with local ordinances, unless so noted. The municipality must ensure that the plan meets local zoning, subdivision and land development requirements, and any other regulations. The following comments are added for consideration:

A. Conformity of the plan with the Berks County Comprehensive Plan:

The site is in a Designated Growth area. The proposal for the 10-lot mixed use subdivision and land development with 782 residential units and 12 commercial buildings with public water and sewer service and associated site improvements is consistent with the Berks County Comprehensive Plan 2030 Update.

B. Planning Comments:

1. The plan should provide a blank box measuring **3.5" x 6"** for the Berks County Planning Commission's review stamp in lieu of the box provided.

Transportation:

2. The Plan must be reviewed by PennDOT under their current regulations and standards relative to access onto S.R.3021. Highway occupancy permit number(s) should be included on the plan for recording.

3. A highway occupancy permit will be needed for all grading and utilities proposed within the S.R.3021 PennDOT right-of-way.
4. Staff strongly supports a signalized intersection at Road 'B'/Ethan Drive and Paper Mill Road.
5. The section of Road 'B' in the proposed Lot 6 (single-family section of the development) identifies "No Parking" along the inside curve of the street. Will parking be allowed along the outside curve of this section of Road 'B'?
6. Consideration should be given to providing signage along Alley 'B' to indicate the 'No Outlet' at the southern end of the alley.
7. Consideration should be given to providing a 'No Parking' sign at the turn around area at the southern end of Alley 'B', at the bollards.
8. Consideration should be given to providing a 'Stop' sign at the Alley access to Road 'B', next to townhouse unit 223.
9. The alignment of the Alley 'A' and Alley 'B' intersection (end units 19 and 20 and 88 and 89) should be reviewed for appropriateness.
10. Consideration should be given to providing way-finding signage for hotel ingress and egress through the site.
11. The proposed street system is noted as remaining private. With the proposed subdivision, the need for access easements over the street system and cross easements over the apartment and retail lots should be evaluated.
12. The developer should be required to take the appropriate actions to mitigate any issues that might arise to the existing roadways.

Environmental:

13. PennDEP and the US Army Corp of Engineers should review the proposal for applicable regulations and permit requirements for the proposed stream/creek encroachments.
14. The developer should make sure that water quality controls are in place to meet applicable state and federal MS4 (Municipal Separate Storm Sewer Systems) requirements and applicable regulations of the Township's Stormwater Management Ordinance.
15. The Township should be satisfied with the proposal's stormwater management system prior to plan approval.
16. Water quality control devices for the proposed storm sewer inlets should be considered.
17. The plan identifies proposed connections to the existing storm sewer system. The developer should ensure that the existing storm sewer system is adequately sized to accommodate the proposed flows from the project site.
18. The developer should ensure that the stormwater outfall from Basin 8 will have no adverse effects on the properties adjacent to the proposed feature.
19. Erosion and sediment control measures where required under Title 25, Pennsylvania Code, Chapter 102, Rules and Regulations of the Pennsylvania Department of Environmental Protection, shall meet standards and specifications of the Berks County Conservation District. The Berks County Conservation District must approve the erosion and sediment control plan prior to final plan approval.
20. The project site is in the Pennsylvania American Water's Penn District ground water source water protection area. The developer should contact Pennsylvania American Water for additional information and/or further direction. **The water supplier requests**

that Spring Township notify them of the meeting date when the project will be on the next agenda.

Subdivision:

21. Consideration should be given to providing a Phasing Plan for the development of the site.
22. Consideration should be given to realign the proposed lot lines around the proposed 'Event Lawn/Play Area/Outdoor Fitness Area' so it is entirely located in Lot 8 rather than Lots 1, 7, and 8. Consideration should be given to adding additional play areas to the residential areas to accommodate the residents.

General:

23. The site is adjacent to Wyomissing Borough. Wyomissing Borough should receive copies of all plans, related correspondence and reviews for its information and consideration and as a matter of courtesy.
24. The proposal should ensure that sufficient parking is allocated for all residential units and visitor parking.
25. The plan should identify the proposed loading areas for the commercial areas of the development, the only loading area provided is located at retail Building 100.
26. Consideration should be given shifting the retail Buildings 300 and 400 closer to Broadcasting Road and removing the proposed parking spaces and drive access in order to provide a straight access drive to the proposed Lot 7, the proposed hotel site, in lieu of the indirect route needed to reach Lot 7.
27. The local sewer authority and water authority/company should review the proposal relative to public sewer and water supply needs.
28. The local sewer authority should be satisfied with the proposed relocated 12" PVC sanitary sewer main between SAN MH 6 and SAN MH SPT1.
29. The local fire official(s) and EMS should review the plan relative to fire protection/emergency issues.
30. The developer should ensure that applicable Americans with Disabilities Act (ADA) requirements are met. All internal intersections with crosswalks should be provided with ADA ramps with detectable warning surfaces.
31. Consideration should be given to providing safe access between the retail buildings and trash enclosures for employees.
32. Consideration should be given to extending the proposed sidewalk/pathway to the eastern edge of the property along Paper Mill Road.
33. The Township should consider extending the sidewalk system from Cromwell Drive to Ethan Drive on the southern side of Paper Mill Road to allow for safe pedestrian access to the shopping center from the existing surrounding neighborhoods.
34. The Township should consider extending the sidewalk system along Ethan Drive to Paper Mill Road to allow for safe pedestrian access to the shopping center from the existing Broadcasting Ridge neighborhood.
35. Consideration should be given to providing bicycle racks and/or lockers at the apartment buildings.
36. The 'No Parking' symbol in the middle of the Road 'B', at unit 324, should be removed.

37. The plan notes the Broadcast District at Spring Township Community Association will be responsible for the stormwater management facilities, solid waste removal, open space areas, the pedestrian walkway along Broadcasting Road , and the roads and alleys. The Township should review the by-laws and covenants of the proposed association to ensure for the appropriateness and adequacy of all provisions. The Township should make sure that these documents adequately discuss maintenance issues, operational/management process, long-term capital maintenance, how police coverage will be handled, enforcement of speed limits on private roads, etc.
38. The developer of the proposed mixed-use development should consider the inclusion of Electric Vehicle Charging Infrastructure for residents of the proposed apartment complex, and visitors and employees of the retail areas. The Electric Vehicle Charging Stations should be in well-lit, easily identifiable, designated parking areas. The area considered should be accessible to all residents, visitors, and employees with proper pedestrian access to building entry/exit points.
39. We recommend coordinating the project with the Berks Area Regional Transportation Authority (BARTA) with regards to service/vehicle routing service and bus stops/shelters.
40. Landscaping and tree plantings are recommended where possible to reduce stormwater runoff, promote groundwater recharge and add aesthetics to the site. A landscaping plan should be provided.
41. The specifications for all proposed lighting should be shown on the plan including the footcandle dispersion throughout the site as well onto neighboring properties/dwellings and roadways. Proper lighting fixtures should be selected and shielded in such a way that maximizes the lighting effectiveness and minimizes nuisance factors for neighboring establishments and/or residences.
42. The need for street lighting along the proposed alleys should be evaluated. Most of the residential units have garage/parking access to the dwellings from the alleys.
43. To ensure the efficient dispatch of emergency resources, correct address information including address points for lots, structures, and sub-address points for suites and apartments are critical in facilitating the rapid emergency response expected by the public served. Addressing in Pennsylvania is a municipal level responsibility and the importance of maintaining, and providing to the County, accurate addressing details for locations within the municipality is very important. Please visit the County's collection of resources on Next Generation 9-1-1 Addressing at [County of Berks Next Generation 911 Addressing \(NG911\) \(arcgis.com\)](#) to learn how you can help ensure the County's Department of Emergency Services has accurate data regarding addressing for your community to ensure the safety of those living, working, or travelling there. If you have questions regarding how to address a property, please email Addressing@berkspa.gov.
44. According to the *U.S Postal Service National Delivery Planning Standards, A Guide for Builders and Developers*, (attached), the preferred method of mail delivery is centralized delivery to freestanding pedestal-style outdoor centralized mailboxes that provides space for large mail items, including packages. The U.S. Postal Service has Growth Managers assigned to help developers and builders with planning mail service for new developments. The attached document states on page 4, "*To find the Growth Manager that covers your specific development's geographic location, send an email to: Delivery.Growth@USPS.GOV , or contact your Postal Office and ask to speak to either the Postmaster or the person assigned to assist developers with planning new mail service.*" This being said, if centralized mailboxes are required by the Postal Service, the plan should identify the area(s) where the boxes will be located and provide an adequate access and parking, if necessary.
45. The Berks County Planning Commission recommends that the owner/developer/project engineer or surveyor call ahead for subdivision/land development plan endorsements.

Please review the Plan Endorsement Checklist at <https://www.berkspa.gov/getmedia/a8b10557-c6c8-465d-9f28-cdaff56820ec/Checklist-for-Recording-asd.pdf> under the Planning Topics and the Subdivision/Land Development tiles prior to coming to the office. If you have any questions, please contact the office at (610) 478-6300.

The Berks County Planning Commission will review any additional submission(s) of this plan at the request of the municipality. After municipal approval of the plan for recording, **a minimum of one print should be delivered to the Berks County Planning Commission for signature.** Any additional copies for the municipality and the Subdivider or Developer will be stamped. The Berks County Recorder of Deeds Office should be contacted at (610) 478-3380 relative to any questions regarding recording requirements. The applicant has 90 days to record the plan after the governing body approves the plan at a public meeting.

PennDEP should consider this review as the Berks County Planning Commission's review of the Planning Module required under Act 537. Those persons responsible for preparing the Planning Module submission for PennDEP should include a copy of this review with the module submission. Municipalities are advised that subdivision and/or land development plans must be consistent with a PennDEP -approved planning module or official plan revisions or have been granted an exemption from planning by PennDEP prior to plan recording.

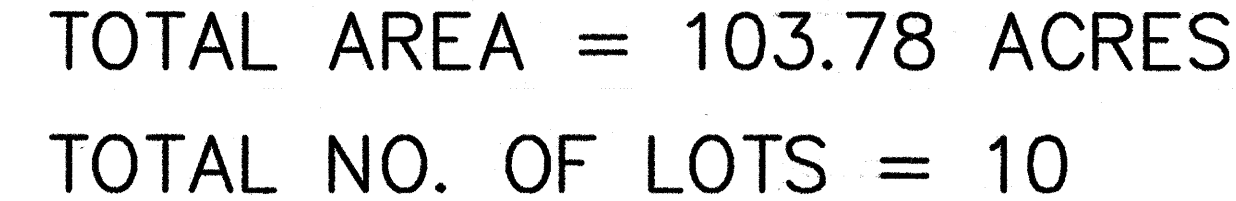
If there are any questions regarding this review, please contact me at (610) 478-6300 ext. 6305.

Sincerely,

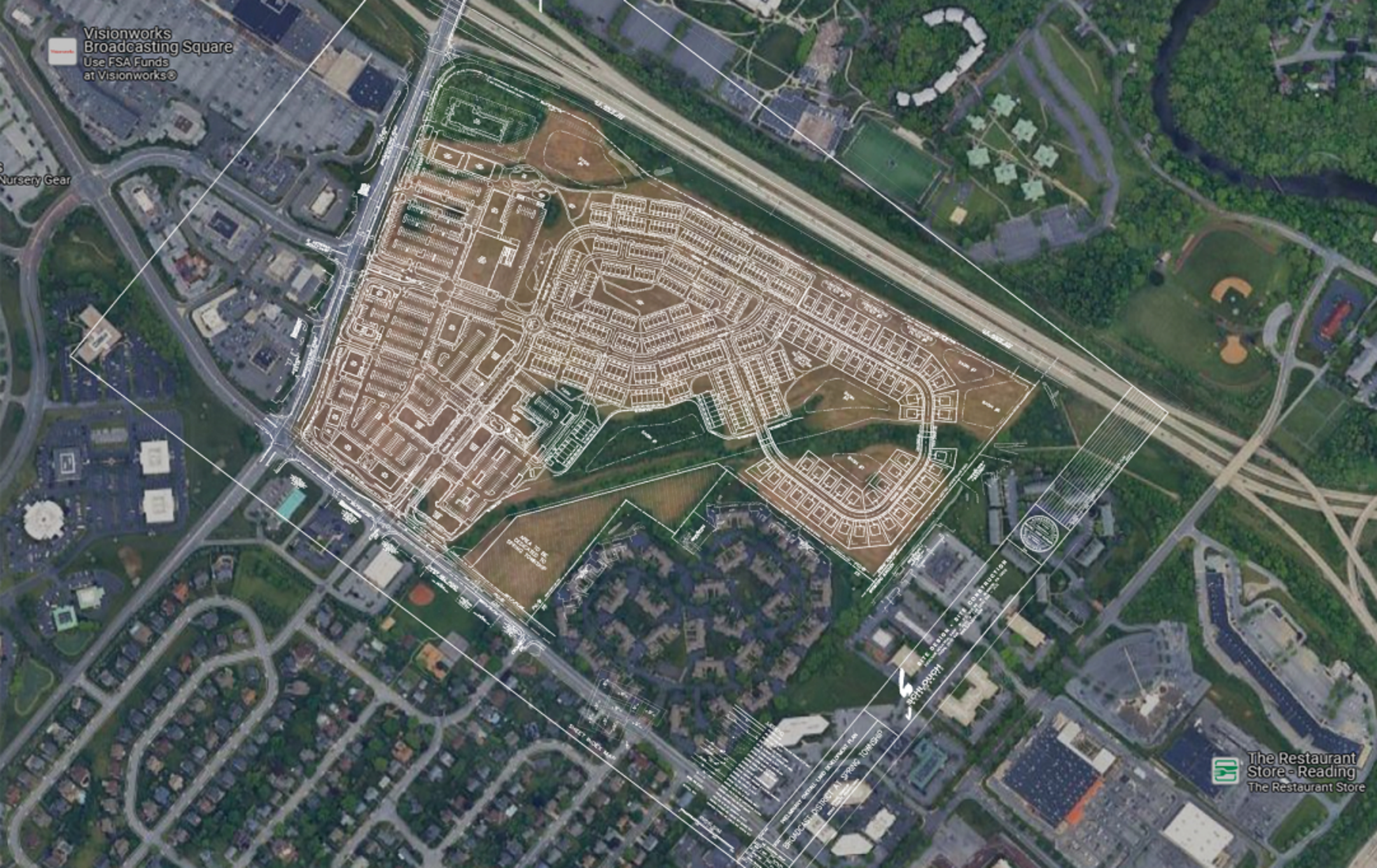
Michelle D. Franklin
Planner III
Berks County Planning Commission

Attachment

cc: Spring Township Planning Commission
Spring Township Engineer
Reading Hospital and Medical Center
CG Broadcasting, LLC
Schlouch, Inc.
PennDEP
PennDOT
Pennsylvania American Water
Wyomissing Borough Secretary
Wyomissing Borough Planning Commission
Berks Area Regional Transportation Authority; Lauri P. Ahlskog, AICP
Berks County Department of Emergency Services



Nursery Gear



AREA TO BE
DEDICATED TO
OPEN SPACE

SHEET NO. 1001

PROJECT NAME: 1001 BROADCASTING SQUARE
PROJECT ADDRESS: 1001 BROADCASTING SQUARE, SPRING TOWN, MD
PROJECT NO.: 1001
DATE: 10/1/2011
DRAWN BY: J. [illegible]
CHECKED BY: [illegible]
APPROVED BY: [illegible]

NORTH ARROW

SEE SHEET 1002 - SITE CONSTRUCTION
FOR DETAILED INFORMATION ON THE PROJECT