



# 25

# ANNUAL REPORT



## Director's Message



2025 was a year of momentum and meaningful progress for the Berks County Planning Commission as we continued to advance our mission of guiding growth, supporting municipalities, and planning for a strong and resilient future. One of the most significant milestones of the year was the kickoff of Imagine Berks, the County's next comprehensive plan. This effort reflects our commitment to collaboration, innovation, and community engagement—bringing municipalities, residents, and partners together to shape a shared vision for Berks County's future.

The Commission also convened the Land Use and Housing Forum, creating an important space for local officials, practitioners, and community partners to explore emerging trends and practical solutions. The conversations reinforced the need for thoughtful land use decisions, housing choice, and regional coordination as Berks County continues to grow and evolve.

In support of transparency and data-informed decision-making, staff launched the Subdivision and Land Development Dashboard, providing accessible, real-time insight into development activities across the county. This new tool strengthens our ability to support municipalities and residents with clear, reliable information.

Behind these initiatives is the dedicated work of our professional staff. Throughout 2025, staff continued to support municipalities through joint comprehensive planning efforts, ordinance reviews, and technical assistance—helping communities update policies, modernize regulations, and plan proactively for the future. These efforts reinforce the value of regional cooperation and consistent planning practices across municipal boundaries.

This year also marked progress on the County's Long Range Transportation Plan, which sets the framework for a safe, efficient, and connected transportation system. Through data analysis, public engagement, and coordination with regional and state partners, the Planning Commission is working to ensure transportation investments align with land use goals and support economic vitality and quality of life.

Finally, 2025 marked a year of transition for the organization in leadership. In October, David Hunter retired from his role as Executive Director. We extend our sincere appreciation for his service and wish him all the best in this next chapter.

As the new Executive Director, I look forward to building upon the strong foundation of the Department—continuing our commitment to working collaboratively with our municipalities, partners, and residents to turn plans into action and shape a vibrant future for Berks County.

A handwritten signature in black ink that reads "Ashley Showers". The signature is written in a cursive style and is positioned to the left of a vertical line.

**Ashley Showers**  
Executive Director

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### **BCPC Out and About**

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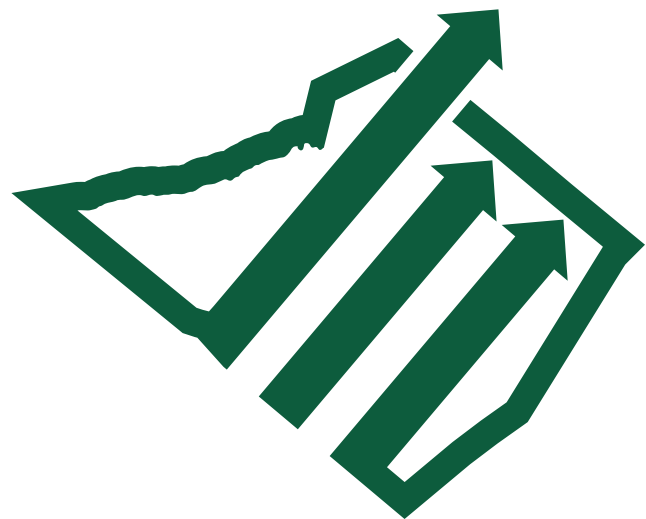
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### **Miscellaneous**

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2025 Annual Budget

Office Move





*it ALL*  
*starts with an*  
**IDEA**

# **BCPC Activities, Plans, Programs**

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## Public Outreach Campaign Imagine Berks Comprehensive Plan

The Berks County Planning Commission launched a public outreach campaign in August 2025 that lasted until the end of January. The goal was to strengthen communication with stakeholders and ensure community voices help guide planning efforts. This initiative sought engagement from Berks County residents; the input provided will be used to shape the Imagine Berks Comprehensive Plan. As part of the outreach, the department staff carefully designed and introduced an online survey designed using a SWOT-style questionnaire, asking residents to identify community strengths, weaknesses, opportunities, and threats. This format helped gather clear, structured feedback on topics such as transportation, housing, land use, community services, infrastructure, open space, education, and employment. Responses collected provided valuable insight into the residents' concerns and helped staff identify trends and aspects of the county that may require further attention. The survey was available in English and Spanish. For increased accessibility, a printed version was also available in both languages. Information dissemination about the public outreach occurred extensively through public meetings, BCPC Website, newsletters, social media, radio, handouts, and partnerships.

In addition to online engagement, staff participated in a series of in-person events across the community. These included pop-up tables at public gatherings, meetings with focus groups, workshops, and outreach sessions hosted in partnership with local organizations spread around Berks County. These events gave residents the chance to speak directly with staff, ask questions, and share ideas that will help shape the next steps of the planning process. At these events, staff distributed informative handouts to the community and used state-of-the-art methods of interactive polling and public engagement techniques.



**25**  
**Community  
Events Attended**



**1000+**  
**Handout  
Distributed**



**1000+**  
**Survey  
Responses**



Coming Together & Working Together  
to Achieve Success!

# Land Use & Housing FORUM

On Wednesday, October 8th, the Planning Commission hosted the Land Use and Housing Forum. Great discussions occurred that focused on key issues related to housing, such as infrastructure, financing, zoning, permitting, and more. Special thanks to our guest speakers Stacie Reidenbaugh, President & CEO of 10,000 Friends of PA, Mark Mohn, Government Affairs Director, Reading Berks Association of Realtors (R-BAR), and Aaron Gantz, Vice President, Economic Development and Strategy, Greater Reading Chamber Alliance (GRCA). We'd also like to thank all our partners who helped make this event possible. A special shout out to Pamela Menet, Executive Director of Community and Economic Development for assisting the Planning Department in executing this important discussion. We look forward to continued discussions and solutions on how to help solve the housing crisis in our area.



# Reviews and Land Development

## ACT 247 Zoning Reviews

Under the Pennsylvania Municipalities Planning Code (Act 247), municipalities must submit any proposed revisions/amendments to their zoning ordinances/maps to the Berks County Planning Commission for review and comment. During 2025, the County Planning Commission reviewed

**53** proposed zoning ordinance/map amendments

for our local municipalities. Topics included solar energy facilities, small wireless facilities, short-term rentals, anaerobic digesters, noise requirements, and more.

## ACT 67, 68 and Chapter 102 Reviews

Planning Commission Staff provide these reviews based on consistency with the Comprehensive Plan. These reviews are directly related to permits needed for land development projects.

Staff reviewed **167** of these in 2025

## Letters of Consistency

The Berks County Planning Commission wrote

**73** Letters of Consistency

These letters document projects aligned with the Planning Commission's adopted plans and are often required or helpful for securing grant funding. Funding sources include DCED, PennDOT, DCNR, CFA, and others. Projects range from park and recreation upgrades to active transportation plans, municipal building improvements, joint comprehensive plans, and multi-modal enhancements.

## 7 Subdivision and Land Development Ordinance Reviews

### Amendments

Cumru Township · Upper Bern Township  
Union Township · Amity Township  
Oley Township · City of Reading

### Comprehensive Ordinance Amendments

Alsace Township

**27**

## Act 537 Planning Module Reviews

**147** Plans Reviewed

**77** Subdivision Plans

**70** Land Development Plans

## ● Residential

The Planning Commission reviewed several types of residential developments. A rebuild project was reviewed for the Spring Commons apartment complex where the existing structures will be demolished for the construction of 2 new buildings. An infill project was reviewed for Muhlenberg Township for 84 additional apartments at 2139 N. 13th Street. Two mixed use proposals were reviewed. The first was Magnolia Green in Caernarvon Township for the construction of 114 single-family units and 84 townhouse units and one commercial lot, the development of this lot was not identified. The second plan was 4889 Penn Avenue site in Heidelberg Township which called for 226 apartment units and 8 identified commercial uses.

## ● Non-Residential

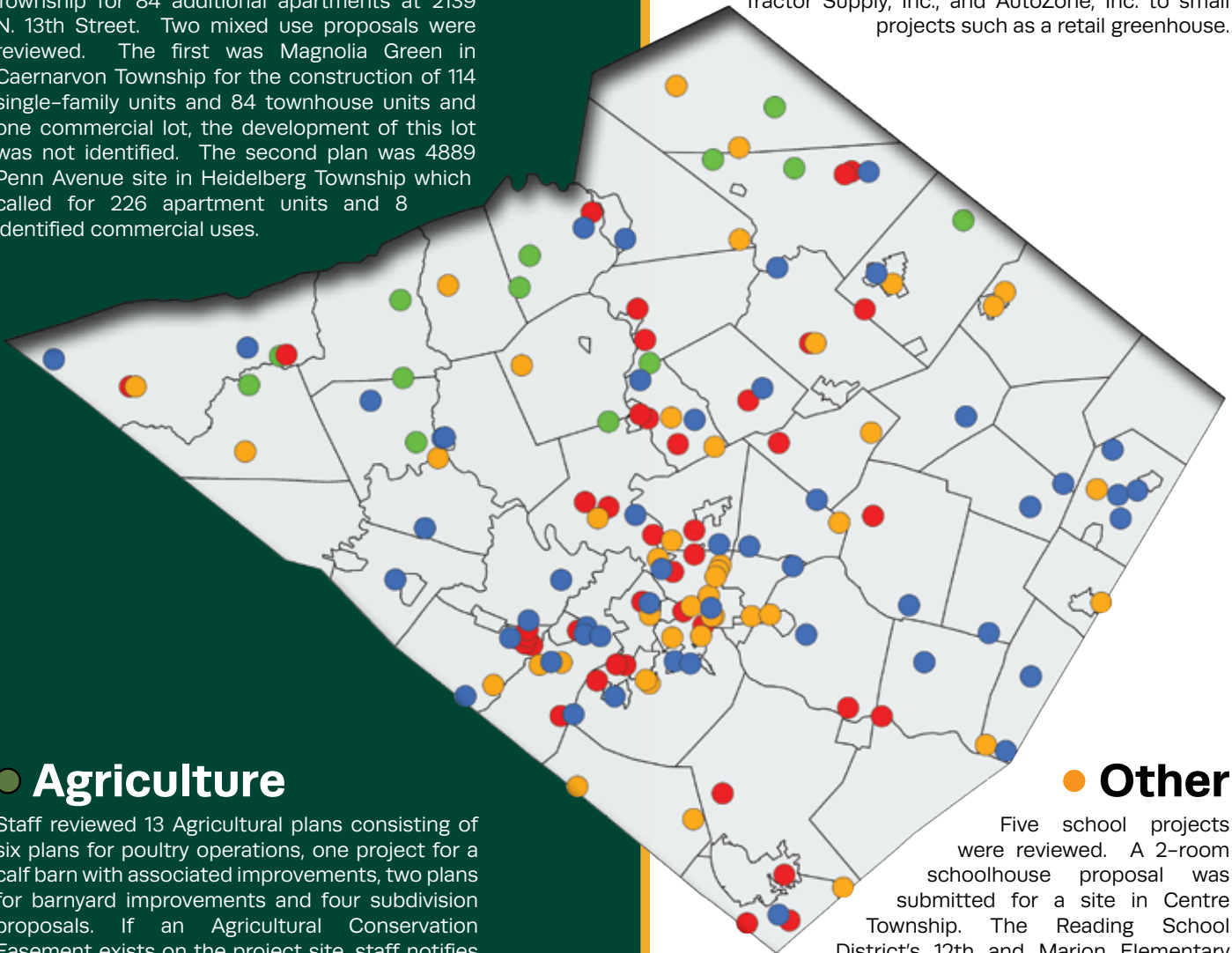
Industrial projects consisted of a building addition at Carpenter Technologies, 7 new warehouse/distribution projects. Commercial projects consisted of building conversions for different commercial uses, expansion of existing self-storage unit facility and new buildings for national retail stores such as Tractor Supply, Inc., and AutoZone, Inc. to small projects such as a retail greenhouse.

## ● Agriculture

Staff reviewed 13 Agricultural plans consisting of six plans for poultry operations, one project for a calf barn with associated improvements, two plans for barnyard improvements and four subdivision proposals. If an Agricultural Conservation Easement exists on the project site, staff notifies the easement holding entity about the project.

## ● Other

Five school projects were reviewed. A 2-room schoolhouse proposal was submitted for a site in Centre Township. The Reading School District's 12th and Marion Elementary School project called for renovations and a building addition. Schuylkill Valley School District submitted a fieldhouse project behind the High School. 2 turf fields will be converted to synthetic athletic fields in the Boyertown School District and the Brandywine Heights High School will have a wood shop addition and new greenhouse.



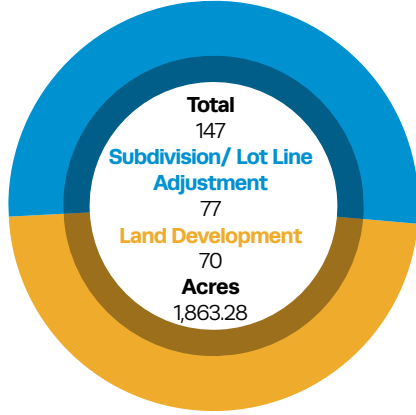


# Subdivision and Land Development Report

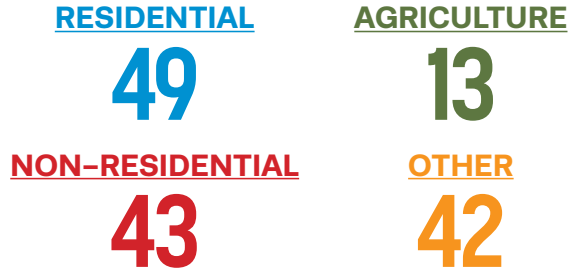
January – December 2025  
Berks County Planning Commission



## Plans Reviewed



## Types of Plans Reviewed



\*Other includes Annexations, Municipal, Recreation, etc.  
\*Please refer to Monthly Subdivision Review Activity Report for details.

### Types of Residential Development: 1,159 Total Housing Units

259	11	333	430	126
Single Family Detached	Mobile Homes	Townhouses	Apartments	Semi Detached

### Non-Residential Development: 4,981,346 Total Sq. Ft.

397,430	132,457	434,631	4,016,828	0
Agriculture	Public Quasi	Commercial	Industrial/Warehouse	Commercial Recreational

# 122 Endorsements

With the Planning Commission's office move to Mohnton in April, staff worked with the Recorder of Deeds office to develop an internal procedure for a one stop plan endorsement/recording process. Subdivision/Land Development plans are brought to the Planning Commission's office for the review stamp and plan scanning. If no other documents need to be recorded, the plan submitter does not need to travel downtown to the Recorder of Deeds office to record the plan. The Plan Recording Form is emailed to the Recorder's office after the plan is scanned. The Recorder of Deeds office records the plan and emails the recording information to the assigned person(s).

## 38 Residential Plans endorsed:

- 118 SINGLE-FAMILY UNITS
- 763 APARTMENT UNITS
- 469 TOWNHOME UNITS
- 56 SEMIDETACHED UNITS
- 108 MOBILE HOME UNITS

## 33 Commercial Plans endorsed:

- 18 PLANS PROPOSED CONSTRUCTION OF 28 BUILDINGS
- 479,990 SQ FT

## 4 Industrial Plans endorsed:

- 4 PLANS PROPOSED CONSTRUCTION OF 5 BUILDINGS
- 1,713,828 SQ FT

## 8 Agriculture Plans endorsed:

- 5 PLANS PROPOSED CONSTRUCTION OF 227,644 SQ FT
- 6 POULTRY BARNS 225,216 SQ FT
- 1 BARNYARD IMPROVEMENTS 2,428 SQ FT

## 39 Other endorsed:

Includes annexations, plans for parking lots, religious, public/municipal, schools

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to Achieve Success!



# 2025 Annual State of the Market Report

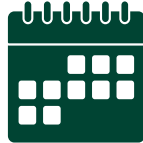
## Berks County, PA

With 2025's annual median sales price of \$290,000 for Berks County, housing affordability continues to be a crisis. Several factors have led to this reality, with the primary issue being supply and demand. According to Bright MLS statistics, only 124 new construction homes were sold in 2025. Of those, only 22 were priced under \$300,000 (at or near the median sales price). 15 of those 22 were in one development in Mt Penn, which means only 7 new construction homes sold under \$300,000 in the entire rest of the County. Additionally, interest rates have contributed to affordability issues, as they have risen much higher than post recession levels. It should be noted that the current interest rate ranges are within historic norms, but coupled with increasing prices, it becomes challenging. Examining median household price with current interest rates and median tax rates results in a monthly household cost of approximately \$2,350. Using a 30% affordability index, that monthly payment correlates to an annual household income of around \$94,000. The median household income for Berks (as of a 2023 census study) is just under \$73,000. What this means is that people earning the median household income cannot afford the median sales price of a home in Berks County. The answer? More new construction in a higher volume in a manner that keeps construction costs lower. Expedited permitting processes, updated zoning, higher density, and more variety in construction.



### Median Sold Price

**2025 - \$290,000**  
 2024 - \$275,000  
 2019 - \$172,700  
 2017 - \$162,248



### Days on Market

**2025 - 23**  
 2024 - 22  
 2019 - 45  
 2017 - 52



### Manufactured Homes Sold Under \$100K

**2025-1**  
 2024-8



### Units Sold

**2025 - 4,113**  
 2024 - 4,132  
 2019 - 5,378  
 2017 - 5,210



### Fast Fact

From July 2002 until Sept. 2022, rates were over 6.5% for a fiscal quarter only twice: Summer 2006 & Summer 2027



### Showings

**2025 - 68,735 for 4,790 listings**  
 2024 - 68,245 for 4,652 listings



### Did you know?

Oct. 1998 was first time interest rates were under 6.5%



### New Construction

**2025 - 124 new construction homes sold**  
**22 homes were under \$300,000**  
 2024 - 143 new construction homes sold

**Available Inventory**  
**408**

Current active listing in Bright MLS as of 1/5/26

**Median Sold Price**  
**\$287,500**

As of January 2026 from Bright MLS

**Median Household Income**  
**\$77,684**  
**Affordable Mortgage**  
**\$225,000**

**Estimated Monthly Payment**  
 (on \$287,500 mortgage)  
**\$2,350**  
 Taxes & insurance will vary

**124**  
 new construction home sold  
**22**  
 homes under \$300,000

# Joint Planning Program

In late 2024, three joint comprehensive plans kicked off, representing ten Berks' municipalities and five Berks' school districts with public outreach efforts that collectively heard from over 1,700 of Berks County's residents.

They are as follows:



**Eastern Berks**  
(District, Rockland, Topton)



**Fleetwood  
Maiden Creek  
Richmond**



**St. Lawrence  
Exeter · Amity  
Douglass**

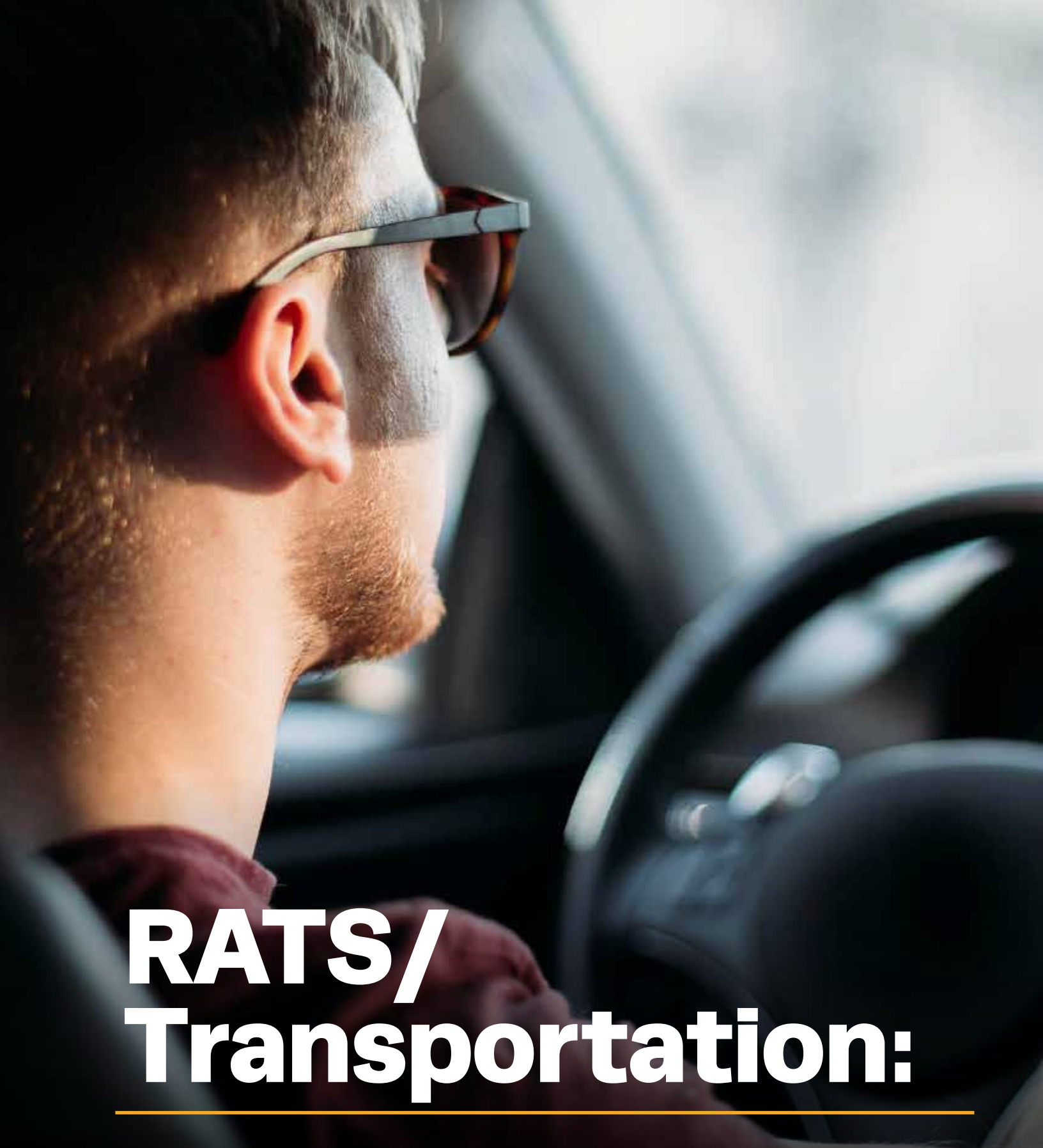
Committees of volunteers representing the municipalities from each of these regions met each month through 2025 to review plans for smart growth in the Region, focusing appropriate development and redevelopment within existing neighborhoods while protecting natural resources and farmlands, identifying concerns and suggesting solutions to help the communities grow stronger together.

For the first time, two of the plans, Fleetwood Maiden Creek Richmond Joint Comprehensive Plan and St. Lawrence Exeter Amity and Douglass, have implemented an online mapping system using ArcGIS Online to display land use information. This allows the reader greater access to information, with the ability

to zoom to the parcel level, turn on and off layers of data, and then create and print their own maps on demand.

These three projects were financed in part using funding from Pennsylvania Department of Community and Economic Development's Municipal Assistance Grant funding, a program that provides funding to assist local governments to plan for and efficiently implement a variety of policies, programs, or projects, and soundly manage development with an emphasis on intergovernmental cooperation.

Each plan's anticipated adoption dates are estimated in Quarter 2 of 2026.



# RATS/ Transportation:

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# Reading Area Transportation Study

## A New Brand and New Home

The Reading Area Transportation Study (RATS) is the regional Metropolitan Planning Organization (MPO) for the Reading (PA) metropolitan area and the balance of Berks County. RATS is comprised of two committees – the Technical Committee and the Coordinating Committee which are independent of, but coordinate with, both Berks County and the Berks County Planning Commission. The Technical Committee reviews items brought before the group and provides recommendations for items that require formal actions by the Coordinating Committee. RATS facilitates the regional performance-based planning process that serves as the basis for spending State and Federal transportation funds allocated for improvements to streets, highways, bridges, public transit, and bicycle and pedestrian networks throughout the County. The transportation planning staff of the Berks County Planning Commission also serves as the staff to the MPO. They coordinate and administer these committees, their meetings, and lead development of the package of State and Federally required transportation planning products. These services are supported through funding provided by the Federal, State, and County governments.

The new year began with RATS approving its first ever logo as a tool to help promote the organization and its activities. Another change in 2025 was the relocation of RATS Coordinating Committee meetings from the Services Center to the Planning Commission's new offices at Berks County's South Campus in Mohnton.

During 2025, the Coordinating Committee met 5 times, the Technical Committee met 5 times, the Technical and Coordinating Committee met once jointly.

The 2026 Meeting Calendar, with links to agendas, minutes and meeting materials can be found by clicking [here](#).

Links to meeting minutes from prior years (2021–2015) can be found on the [Berks County Data Hub](#). Search by Committee name and meeting date.

## 2025 Reading MPO Staff Coordination, Collaboration and Participation

Reading Metropolitan Planning Organization (MPO)/ BCPC Transportation Staff continues to provide information on transportation plans, projects and funding to municipalities, elected officials, the general public, business community and the media. Staff also continued coordination and collaboration with PennDOT through their project level meetings with municipalities (PennDOT Connects), Project Scoping Field Views, Plans Displays, and Section 106 Consulting Party meetings. MPO staff provided outreach to municipalities regarding State and Federal transportation funding program opportunities.

Additionally, staff participated in the PennDOT Connects Steering Committee, PA Interagency Consultation Work Group (Air Quality Conformity), Pennsylvania Hazard Mitigation Plan Steering Committee, and PennDOT's Annual Planning Partners Conference.

Staff continues to serve as Board Member of the Susquehanna Regional Transportation Partnership (S RTP) providing Transportation Demand Management services throughout a 9-County region via contract with a consultant (AECOM) doing business as CommutePA. [www.commutepa.org](http://www.commutepa.org)



## Reports Prepared (P) and/or Approved (A) by the Reading Area Transportation Study in 2025

### JANUARY

FY 2025–2027 Unified Planning Work Program (UPWP) (P)(A)

South Central Transit Authority (SCTA) FY 2025 Public Transportation Agency Safety Plan (A)

RATS Annual Pavement and Bridge Condition Report 2019–2023 (P)(A)

RATS Annual Traffic Safety Report 2019–2023 (P)(A)

2024 PennDOT Performance Measures and Targets for PM1 (Highway Safety) (A)

### JULY

South Central Transit Authority Transit Asset Management Plan FY 2025 Performance Measure Targets (A)

Eastern Pennsylvania Freight Alliance MOU

### NOVEMBER

RATS Annual Pavement and Bridge Condition Report 2020–2024 (P)(A)

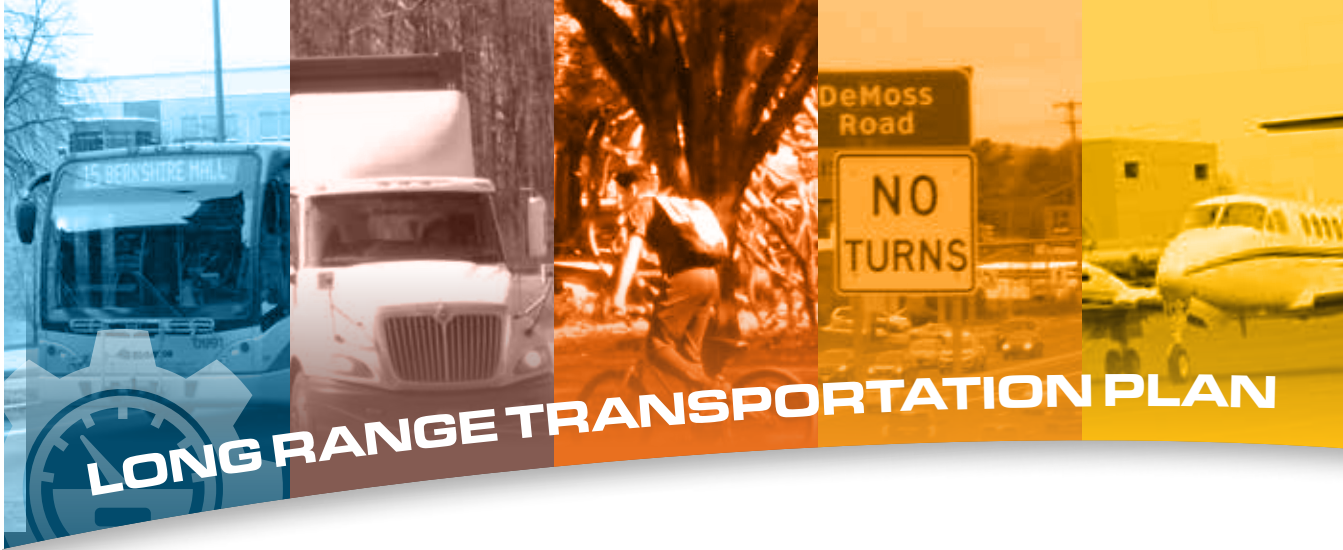
RATS Annual Traffic Safety Report 2020–2024 (P)(A)

RATS Congestion Management Process (P)(A)

### DECEMBER

Annual List of Federally Obligated Projects for FFY 2025 (P)





# LONG RANGE TRANSPORTATION PLAN

Development of FFY 2027-2050 Long Range Transportation Plan Continues and the FFY 2027-2030 Transportation Improvement Program Begins

Initiated in October, 2023, work on the FFY 2027-2050 Long Range Transportation Plan (LRTP) continued in 2025. The LRTP examines socioeconomic trends that affect travel, the current state of the County transportation network, and describes multimodal transportation strategies to address identified transportation needs. The plan outlines the region's long-range transportation vision and projects the transportation needs of the County at least 20 years into the future to meet Federal requirements and to receive Federal funding. The LRTP must be updated every four years and projects identified in the plan are incorporated into the Transportation Improvement Program (TIP).

As part of the development process, State and Federal regulations require MPOs to establish a Steering Committee to provide input and feedback on the LRTP development process and review/comment on draft work tasks. The Steering Committee met four times in 2025 to provide guidance and review draft sections of the plan.

In early 2025, staff conducted public outreach efforts and received input on issues and needs of the current transportation system. Using that public input and gathering data from a variety of sources, staff focused on the preparation of background materials and writing draft sections for the remainder of the year.

The FFY 2027-2030 Transportation Improvement Program (TIP) update process began in March of 2025 in conjunction with the State Transportation Commission's (STC) Twelve-Year Program Update

Public Comment Period. Throughout 2025, the Reading MPO staff promoted the STC TYP Update Survey and conducted outreach to both the public and municipalities to gather input on current issues and needs at that time. The public outreach included seven (7) meetings throughout the County and two virtual meetings and solicitation for project recommendations to each municipality.

After receiving and reviewing responses, MPO staff met with PennDOT and coordinated with South Central Transit Authority (SCTA) to establish proposed highway, bridge and transit project lists for both the TIP and the LRTP. Development of this draft was challenging. Both the TIP and the LRTP project listings must be fiscally constrained. The primary source of transportation funding, the federal Infrastructure Investment and Jobs Act (IIJA), expires on September 30, 2026. To date, there is no word on either re-authorization of this bill or new legislation. As such, statewide General and Procedural Guidance requires the MPO to assume no growth in transportation funding over the last year of the IIJA over the entire period of both the TIP and the LRTP. This same guidance also requires MPO's to assume a 3% per year inflation factor in project costs.

The Draft TIP contains 106 highway, bridge and transit projects totaling approximately \$463 million for the phases to be advanced during the next four years. It includes 93 projects valued at approximately \$384 million addressing the highway system and bridges and 13 projects valued at approximately \$79 million addressing the transit system.

There will also be a statewide Interstate Management Program that is separate from the regional TIP. PennDOT has not yet finalized this program.

# Major Projects

## Draft Transportation Improvement Program project listing include;

**5 mile** widening of U.S. 222 North in Maiden creek and Richmond Townships

Beginning of construction of **Phase 1** of the U.S. 422 West Shore Bypass project, including reconstruction of both the Penn Avenue and Lancaster Avenue interchanges

**3 Projects** improving congestion and safety on State Hill Road Road in Wyomissing Borough

**2 Projects** improving intersections and safety on PA 12 between Reading and PA 73

**Improvements** to the interchange between US 222, US 422 and PA 12 in Wyomissing Borough

**Reconstruction** of the U.S. 422 and PA 724 intersection in Sinking Spring

**1 Project** improving pavement and safety on PA 61 in Northern Berks

## Major projects beyond the TIP in the Long Range Transportation Plan include:

Safety and capacity improvements to the PA 183 corridor extending from I-78 to U.S. 222.

Construction of Phase 2 of the U.S 422 West Shore Bypass reconstruction project extending from PA 12 to Buttonwood Street and from the Lancaster Avenue interchange constructed in Phase 1 through the interchange with I-176. This will include adjustments to the North Wyomissing interchange, reconstruction of the I-176 interchange and replacement of two bridges over the Schuylkill River.

Initiation of design and widening of U.S. 222 North from the Kutztown Bypass to the Lehigh County line in Maxatawny Township.

The Reading MPO endorsed the Draft FFY 2027–2030 TIP highway, bridge and transit project listing in December. Preparation of the final FFY 2027– 2050 Long Range Transportation Plan, FFY 2027–2030 Transportation Improvement Program documents and related materials will continue in 2026 with an anticipated local approval in May, 2026 and USDOT approval in September, 2026.

For more information on the LRTP development process, please visit County of Berks – DRAFT FFY 2027–2050 Long Range Transportation Plan Portal



## Eastern PA Freight Infrastructure Plan

In late 2024, RATS and neighboring MPOs—Lehigh Valley Transportation Study (LVTS), **Reading Area Transportation Study (RATS)**, Lackawanna–Luzerne Transportation Study (LLTS), Lebanon County MPO (LEBCO), and the Northeast Pennsylvania Alliance (NEPA)—completed the Eastern Pennsylvania Freight Infrastructure Plan with consultant assistance.

The Plan serves as a blueprint for future investments and policies to mitigate freight traffic impacts while supporting continued freight expansion in Eastern Pennsylvania.

A key outcome of this Plan was the establishment of the Eastern Pennsylvania Freight Alliance (EPFA), encompassing a 10-county region served by the participant MPOs. As one of the nation's fastest-growing

freight hubs, driven by rapid warehouse and distribution development, the EPFA addresses related challenges and implements the Plan's recommendations.

In January of 2025 RATS formally adopted the plan and in July RATS executed a memorandum of understanding (MOU) with the MPOs involved. This MOU is a way of formalizing the working relationship between the MPOs and establishes a working alliance (the EPFA) to collaborate on mutually beneficial freight transportation studies, plans, programs, and/or efforts. Moving forward, the EPFA members will continue to coordinate with local or county agencies or other stakeholder partners to initiate or carry forward many elements laid out in the [Eastern Pennsylvania Freight Infrastructure Plan](#).

## Transportation Reports

During 2025, the 2020–2024 editions of both the Reading Area Transportation Study (RATS) Annual Pavement and Bridge Condition Report and RATS Annual Traffic Safety Report were under development. These reports were created as a way to monitor our existing resources and system conditions to help inform our Long Range Transportation Plan (LRTP) and Transportation Improvement Program (TIP). Both reports provide valuable information as a part of the performance-based planning and programming process and performance measures.

The Annual Traffic Safety Report builds on the data provided by PennDOT for the PM1 Safety Measures. These measures assess safety on all public roads and define a strategic approach that uses system information to make investment and policy decisions to achieve national performance goals. RATS plans and programs projects in support of the PennDOT safety targets utilizing a safe system approach. The goal of this report is to identify ways to reduce the number of crashes on Berks County roadways and prevent fatalities and serious injuries through the examination of crash trends and identification and programming of mitigation strategies.

The Annual Pavement and Bridge Condition Report expands on the data provided by PennDOT for the PM2 Pavement and Bridge Measures. These measures assess the conditions of pavement and bridges on the National Highway System (NHS). As Reading MPO's interests extend beyond those included in PennDOT's Performance Measure Annual Reports, the data was analyzed not only for road and bridge groups for PennDOT-owned assets but also for Local Federal Aid (LFA) roads and locally owned bridges.

Berks County Scorecards based on the Pennsylvania Strategic Highway Safety Plan (SHSP) Priority Emphasis Areas and Safety Focus Areas have been created for both fatalities and suspected serious injuries. Berks County Scorecards have also been created based on pavement and bridge condition Performance Measures.



New to the Traffic Safety Report is the addition of Actual Values for the 2020–2024 Reading MPO Supporting Performance Measure Targets. A summary of the findings for both the Traffic Safety Report and the Pavement and Bridge Report can be found in the Executive Summary at the beginning of the reports.

To gain a better understanding on traffic safety as well as road and bridge conditions across Berks County, you can view both of these plans here:

[Traffic Safety Report](#)  
[Annual Pavement and Bridge Condition Report](#)

## Traffic Counts

Berks County Planning Commission staff collect 75 traffic counts across Berks County annually. The locations are identified by PennDOT's Bureau of Planning and Research (BPR). These sites are reviewed by BCPC staff for any events or construction that could skew the volume of vehicles traveling through that location to schedule count dates or defer sites when necessary. These counts take place from the beginning of March to mid-November each year.

The annual counts consist of 45 volume counts that report the number of vehicles passing through the given location. There are also 30 classification counts that report the number and type of vehicle based on the 13 vehicle classes identified in FHWA's Traffic Monitoring Guide for machine class counts, and 16 classes of vehicle for manual class counts.

Volume counts consist of one tube running perpendicular to the roadway. As a vehicle's tires run over the tube, it compresses, forcing the air to move through the tube to the machine which then records this event. Machine class counts consist of two tubes running perpendicular to the roadway. Vehicle volume is captured the same way, but having the second tube allows for axle distance to be measured by the machine, translating to which class of vehicle traveled over the tubes at that moment.

Machine counts must collect a full 24-hours of data over one day. Due to this requirement, sites are generally placed one day, left out the full next day to retrieve data, and picked up the following day. Data gathered is broken down by hour to effectively determine peak travel times.

Zero to four of the annual classification counts assigned are manual class counts. Manual class counts require employees to physically be present at an assigned location for an 8-hour period, covering one peak period, either from 6AM to 2PM or 10AM to 6PM. Staff observes the lanes of traffic and press the button that corresponds to the class of the vehicles passing by.

BCPC is not the only one setting traffic counts in Berks County. PennDOT uses vendors to set additional counts and there are 18 permanent sites capturing traffic data 24 hours a day, 365 days a year. One may also see a count near a site that is anticipated for road construction or land development. Approximately 1,300 traffic count sites are regularly collected throughout Berks County as assigned by PennDOT. BCPC is responsible for traffic counts at approximately 330 of these sites on a rotation of every 3 to 5 years, conducting 75 traffic counts annually.

The raw data is used in a formula to determine the Average Annual Daily Traffic (AADT) of a roadway, which is further used to determine Daily Vehicle Miles Traveled (DVMT). These are crucial tools in transportation planning to aid in determining roadway and intersection design, public transportation needs, congestion mitigation, appropriate safety measures, and to assess impacts after improvements have been implemented. The amount of traffic on roadways can also be used by planners when determining land use and capacity for future developments.

PennDOT has various resources to access and utilize this data. Traffic volume maps exist statewide and for every county across Pennsylvania. The Traffic Information Repository (TIRe) allows individuals to select a county and add different layers of interest all relating to roadway data. PennDOT One Map is a valuable resource consisting of a multitude of transportation data. When expanding the traffic layer catalog, one can add the AADT History layer, which shows AADT for associated roadways dating back 25 years to 2000.

**75**  
**Total**  
**Traffic**  
**Counts**

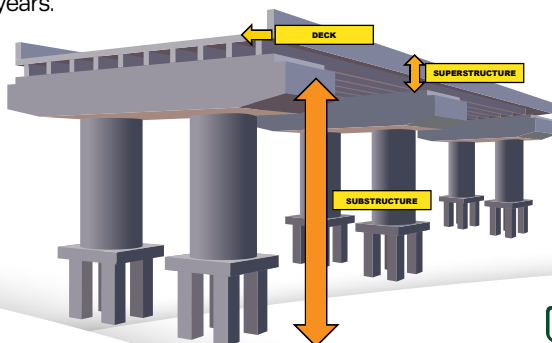
**3**  
**Manual Class**

**27**  
**Machine Class**

**45**  
**Volume**

## Bridge Counts

In addition to the traffic counts conducted for PennDOT's BPR, BCPC staff also collects between 10 and 14 traffic counts at Berks County owned bridges annually. Berks County currently owns 53 bridges, with 51 of these bridges being open. The open bridges are counted on a rotation of every 4 years.



**14**  
**Total**  
**Bridge**  
**Counts**

**27**  
**Machine Class**

**45**  
**Volume**

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## Local Technical Assistance Program (LTAP)

The Reading Area Transportation Study (RATS) partnered with PennDOT to assist in administering the statewide Local Technical Assistance Program (LTAP) here in Berks County. LTAP has allowed RATS to provide relevant and necessary training opportunities to our local municipalities. The instruction sessions and training materials provided by the LTAP trainers and technical experts provide participants opportunities to stay up-to-date regarding new federal/state laws and regulations addressing road maintenance and safety. LTAP also provides information about new technologies beneficial to asset and infrastructure maintenance and management.

Staff coordinated and marketed a total of eight Local Technical Assistance (LTAP) training sessions during the 2025 calendar year.

### The following is a list of the classes held in 2025:

- **Public Works Safety**
- **Crosswalks at Intersections**
- **Trucks on Local Roads: Issues and Solutions**
- **Active Transportation for PA Communities**
- **Speed Limits and Speed Management**
- **Stop Signs and Intersection Traffic Control**
- **Local Road Safety Plans**
- **Winter Maintenance Planning**

8	<b>Total Classes</b>
156	<b>Total Registrations</b>
105	<b>Total Attended</b>
28	<b>Municipalities Represented</b>
7	<b>Counties Represented</b>

# Schuylkill River Passenger Rail Authority

In 2025 the Schuylkill River Passenger Rail Authority (SRPRA) continued to build momentum toward restoring passenger rail service along the Schuylkill River corridor – connecting Reading, Pottstown, Phoenixville, and Philadelphia.

In October of 2025 the Board met in-person at the former Phoenixville Train Station, now beautifully restored as The Columbia Grand, which graciously hosted the group for their last meeting of the year.

The meeting opened with a presentation from Phoenixville Assistant Borough Manager Kelly Getzfred, who highlighted several ongoing projects across the borough – from downtown revitalization including a new park at Bridge and Main Streets and infrastructure improvements to multimodal trail connections. Each initiative, she noted, both supports and will benefit from the return of passenger rail.

The Authority was joined by PennDOT Secretary Mike Carroll and Deputy Secretary for Multimodal Transportation Meredith Biggica, whose presence highlights the state’s strong partnership with SRPRA.

Secretary Carroll reaffirmed Governor Josh Shapiro’s commitment to restoring passenger rail across the Commonwealth – not only along the Schuylkill River corridor but through several other corridors identified by the Federal Railroad Administration (FRA) as part of its Corridor Identification and Development Program.

Secretary Carroll emphasized that restoring passenger rail is a priority for PennDOT and the Shapiro Administration, saying, “When it comes to the passenger rail initiative, I compliment the (SRPRA) board for their foresight. The governor and I both share a passion for passenger rail. The restoration of passenger rail between Reading and Philadelphia will work, I don’t need to do anything more than just look at the traffic on 422 to know this will work. From PennDOT’s perspective having that additional capacity on passenger rail is good news.”

The restoration of rail service in the Reading – Philadelphia segment of the Reading – Philadelphia – New York Corridor is a complex process that requires the continued commitment and coordination of multiple stakeholders at the local, state, and federal level.

In August of 2025 the FRA officially accepted all of SRPRA’s Corridor Identification and Development Program Step 1 deliverables. It is foreseen that notification will be given to SRPRA in early 2026 to proceed into Step 2 (Service Development Plan) of the program. Thus, making this project one phase closer to reality.

For more information about the Schuylkill River Passenger Rail Authority, please visit:

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



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# Outreach Efforts:

## Facebook [facebook.com/berkscpc](https://facebook.com/berkscpc)

The Berks County Planning Commission maintains a Facebook page to keep residents and municipalities informed about important updates and events happening across the County. The page shares information on local activities, local government policies, and occasional state-level decisions that may impact the community. It also serves as a resource for municipalities, providing updates on planning initiatives, policy changes, and other relevant information. Followers can stay up to date on upcoming meetings, newsletters, holiday closures, and other County-related announcements. By providing these updates in one convenient place, the commission ensures that both residents and local governments have easy access to the latest news and developments affecting Berks County.

**376** + **▲47**  
**2024 Followers**      **2025 New Followers**

**423**  
**Followers**

## E-Flash

The Berks County Planning Commission publishes a monthly newsletter, E-Flash, to inform the community and partners about its latest initiatives and activities. Released mid-month, E-Flash highlights the commission's work, including attended public meetings, events, and field research. It also shares upcoming events from partner organizations and provides learning opportunities, such as webinars and in-person sessions. By offering these updates in one accessible format, E-Flash helps keep the community and local governments engaged with planning efforts and opportunities across Berks County.



**900**  
**Readers**

**75**  
**Average Monthly Readers**



# PLANNING CHATS



## Planning Chats

Following its introduction, the Planning Chats video series officially launched in 2025 as a four-part series highlighting key topics shaping Berks County's future. Episodes focused on the Berks County Comprehensive Plan; local demographic trends with the Planning Department's Transportation Modeler, Michael Golembiewski; the role and function of roundabouts with Christopher Kufro, P.E., Executive Director of District 5 PennDOT; and updates on the passenger rail system, including discussion with Executive Director Tom Frawley of the Schuylkill River Passenger Rail Authority. The series continues to provide clear, accessible insight into complex planning topics while strengthening community awareness and engagement. All episodes are available to view at:

<https://www.berkspa.gov/departments/planning-commission/planning-chats>

## Website Improvements

Building on last year's comprehensive website update, the site received additional improvements this year to further streamline its design and enhance ease of use. Updates focused on creating a cleaner layout, simplifying navigation, and making information even more accessible for users across devices. These enhancements continue to support a more efficient and engaging online experience while maintaining strong visual appeal and functionality. Explore the updated site to see the improvements firsthand.

[www.berkspa.gov/departments/planning-commission](http://www.berkspa.gov/departments/planning-commission)



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The WeConservePA – Land Conservation Conference took place in State College, from April 2 to 4. Ashley Showers, Thiago Almeida, and Jamie Passon attended the event to get educated about the most current practices in Land Conservation. The educational sessions approached a variety of subjects, from preservation, environmental law, design, and the use of new technologies.

During the event, staff members had the opportunity to visit multiple photovoltaic power stations of different scales and observe how these structures can be integrated harmonically in rural areas. It was also a great opportunity to network with other professionals from land trusts, county and local municipal governments, state agencies, trail groups, watershed associations, and other organizations.



On June 5th Assistant Director, Ashley Showers and GIS Planner, Thiago Almeida attended the Schuylkill River Greenways Association's Goat Happy Hour at the soon to come boat launch known as Reeser's Landing in Exeter Township. The boat launch and trailhead will provide easy access to the Schuylkill River for kayakers and small motorized boats. The goats are helping to prepare the site for construction by eating all the invasive and low-lying brush in the construction zone. The Reeser's' Landing project was funded in part through the IMAGINE Berks Placemaking dollars from the County Commissioners to support implementation of the County's Greenway, Park and Recreation plan.

Farms Forever a Preservation Milestone Celebration: On June 18th, the Berks County Agricultural Land Preservation Board along with the County Commissioners and Department of Agriculture celebrated the preservation of 80,000 acres of farmland at the Renders Event Center. The event honored the golden fields, rolling pastures, and fresh-grown goodness you see and find in our County. Protecting our farmland isn't just about saving space—it's about keeping our local food fresh, our communities rooted, and our landscapes beautiful. With 80,000 acres in preservation, we're sowing the seeds for a future full of flavor, food security, and farm-fresh fun.

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American Planning Association  
**Pennsylvania Chapter**

Planners, Devon Hain and Laura Mursch, attended one full day of learning sessions at the 2025 WeConserve PA Greenways and Trails Summit. Examples across the state of Pennsylvania provided an in depth look at active transportation, greenway, and trail planning from concept to completion. Innovative, new collection tools and the data gathered were discussed as well as the best way to present to the user. Hot topics such as design and guidelines for E-Bikes and other micromobility devices were expanded upon. The highlight of the day was the Historic Harrisburg Walking Tour and Active Transportation Showcase exploring the relationship between downtown Harrisburg's historic resources and current active transportation infrastructure.

From October 12 to 14, BCPC Staff attended the PA Chapter of the American Planning Association (APA) 2025 Annual Conference in Harrisburg. Taylor Lawrence, BCPC Senior Planner, Member of the Lehigh Valley/Berks Section of APA PA, attended sessions about zoning and comprehensive plans, Short-Term Rentals, Land Use Case Law Updates, and revitalization/blight combat efforts. Thiago Almeida, BCPC Planner-GIS and Member of the Communications and Membership Committee of APA PA, focused on attending sessions about Geographic Information Systems, Data-Driven Decision Making, Active Transportation, Housing, and Main Street planning efforts. It was a great opportunity to stay connected with other Planning Professionals from Pennsylvania, learn about new initiatives, and hear updates from other organizations. The conference provided a plethora of case studies and projects that are happening in the State and Nationwide. On the Second day of the conference, the Lehigh Valley/ Berks Section – APA Pennsylvania Chapter President Craig Beavers got the local contingent together for a group picture.



Transportation Planner, Devon Hain, attended the TrailNation Summit hosted by the Rails to Trails Conservancy to further skills that help tie active transportation and trails together. Fostering this connection is important to Berks County in realms of not just increasing mobility, but also health, economics, and community resilience. The innovative cohort and workshop design of this summit allowed for in depth exploration focused on access, data, funding, economics, inclusivity, planning, public engagement, resilience, and revitalization. Knowledge gained from this conference will aid in the development of future Active Transportation and Greenway Park and Recreation Plans for Berks County.



Berks Nature held their 17th annual State-of-the-Environment Breakfast, where Scott Weidensaul presented Feathers, Forest, and Our Future the importance of migratory birds.

At the breakfast it was also announced that Tami Shimp would be Berks Nature's new President. The Planning Commission would like to congratulate Tami on this new and exciting chapter at Berks Nature. The Planning Commission looks forward to continuing our partnership in advancing conservation and thoughtful land use planning. Together, we remain committed to collaboration, shared goals, and building on the meaningful progress already achieved.

Additionally, the Planning Commission extends our heartfelt gratitude for the strong partnerships and programs Kim Murphy built. Her leadership, collaboration, and commitment have left a lasting impact, and we wish her all the best in this next chapter of life.



# Miscellaneous

# 2025 Annual Budget

Annually, the Berks County Board of Commissioners approve the budget for the Planning Department Staff and related expenses. The BCPC also receives revenues from a variety of government agencies and fees. The table depicts the 2025 approved budget for both revenues and expenses as well as the actual revenues and expenses.

	2025 Approved Budget	2025 Actual Budget
<b>PERSONNEL EXPENSES</b>		
Wages – Staff	\$210,147.00	\$191,543.15
Wages – Part time no benefits	\$1,019,357.00	\$1,043,311.39
FICA	\$92,213.00	\$90,723.84
Fringe	\$475,079.00	\$434,540.67
<b>Sub Total – Personnel</b>	<b>\$1,796,796.00</b>	<b>\$1,760,119.05</b>
<b>OPERATING EXPENSE</b>		
<b>Sub Total – Operating</b>	<b>\$209,381.00</b>	<b>\$131,595.90</b>
Building Indirect Costs	\$59,719.00	\$59,719.00
Other Indirect Costs	\$269,913.00	\$269,913.00
<b>Sub Total – Indirect</b>	<b>\$329,632.00</b>	<b>\$329,632.00</b>
<b>Total Budgeted Expenditures</b>	<b>\$2,335,809.00</b>	<b>\$2,221,346.95</b>
<b>REVENUE</b>		
CDBG	\$120,000.00	\$120,000.00
FTA Revenue	\$164,687.00	\$94,211.11
RATS State Revenue	\$63,844.00	\$61,775.64
RATS Federal Revenue	\$458,566.00	\$499,563.40
BCMS4 Cooperative Ed Program	\$8,500.00	\$12,328.68
UCC Fees	\$9,053.00	\$9,408.48
Joint Comprehensive Plan Updates	\$26,068.00	\$92,785.79
SALDO Fees	\$165,025.00	\$130,404.00
SALDO Recording Fee	\$2,842.00	\$4,880.00
Perkiomen Mapping & Flood Study	-	\$5,476.15
<b>Total Budgeted Revenues</b>	<b>\$1,018,585.00</b>	<b>\$1,030,833.25</b>



## New Location

The Berks County Planning Commission is pleased to announce the relocation of our Office to a new, centrally located facility to better serve the residents and communities of Berks County. We are now located at **400 E Wyomissing Ave, Mohnton, PA 19540.**

Our new location offers improved accessibility, updated meeting spaces, and enhanced resources to support our planning, zoning, and community development efforts.

**We look forward to welcoming visitors to our new space and continuing our work to shape a sustainable, vibrant future for Berks County.**



### ADDRESS

**County of Berks  
South Campus**  
400 E. Wyomissing Ave.,  
Ste. D  
Mohnton, PA 19540



### PHONE

**Phone:**  
610-478-6300



### WEB

[www.berkspa.gov/planning](http://www.berkspa.gov/planning)



### EMAIL

[planning@berkspa.gov](mailto:planning@berkspa.gov)



### FACEBOOK

[facebook.com/berkscpc](https://facebook.com/berkscpc)

*If you have business with the Planning Commission, please contact our office to schedule an appointment*



# 2025 BCPC Board Members



**GLENN R. KNOBLAUCH**  
CHAIR



**LISA WEAVER-GONZALEZ**  
VICE-CHAIR



**LEE C. OLSEN, AIA, NCARB**  
SECRETARY



**JODI L. GAUKER**



**THOMAS C. McKEON**  
AICP, CECD



**DAVID MATTES**



**SARAH PHILLIPS**



**KEVIN LERCH**



**GAVIN MILLIGAN**

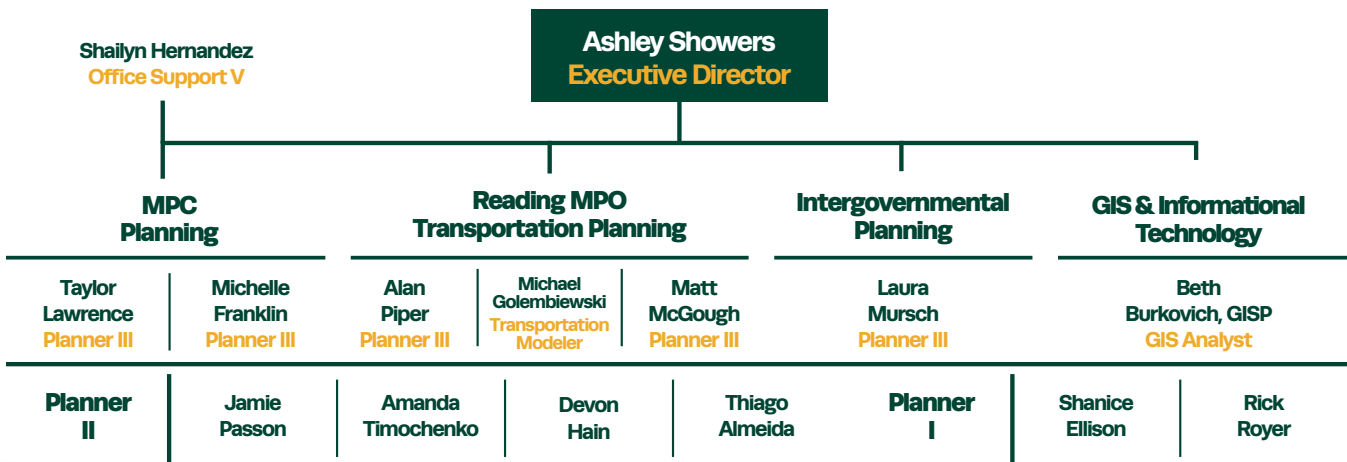


**ASHLEY SHOWERS**  
EXECUTIVE DIRECTOR



**DAVID N. PERIS**  
ASSISTANT  
COUNTY SOLICITOR

## 2025 BERKS COUNTY PLANNING COMMISSION ORGANIZATIONAL CHART



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