

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, September 11, 2025

The Regular Meeting of the Amity Township Planning Commission was held at the Amity Township Office Building, 2004 Weavertown Rd, Douglassville, Berks County, PA 19518. The meeting was called to order at 7:00 P.M. by Mr. Jones, Chairman, with the pledge to the flag. The following people were in attendance:

**Commission**

Terry Jones, Chairman  
Paul Weller, Vice Chairman  
Dwight Buckwalter  
Thomas Flatley  
Nathaniel Halter

**Staff**

John Weber, LTL Consultants, Engineer  
Brian Boland, Esq., Kozloff Stoudt, Solicitor  
Troy Bingaman, Township Manager

**Announcements**

None

**Public Comments**

None

**Approval of Minutes:**

Mr. Weller moved, seconded by Mr. Halter, to approve the minutes of the Regular meeting held on July 10, 2025, as presented. Motion carried unanimously.

**River Rock Academy Minor Subdivision Plan – 2 Lots – Boyer Engineering**

Original Submission 9.14.23; expires 12.13.23

Extension #1 approved 11.15.23; expires 06.19.24 Extension #2 approved 06.19.24; expires 12.18.24

Extension #3 approved 12.18.24; expires 06.18.25 Extension #4 approved 06.18.25; expires 12.18.25

*Mr. Boland stated he heard from the District's Solicitor indicating the easement they presented is actually not the access point currently being used. They are attempting to secure the proper easement from the cemetery board.*

**824 E. Ben Franklin Hwy – Fister**

*Mr. Fister requested approval of an amendment to the landscape requirements as he does not want to hide his building from view. The Land Development Plan showed 15 trees; he requested a reduction to 10 as well as elimination of a row of bushes along the retaining wall as the retaining wall will prevent headlights from shining onto SR 422. Motion by Mr. Jones, seconded by Mr. Weller, to recommend the Board allow for a reduction in the number of trees and bushes being planted, subject to the change being reflected on the As-built Plan. Motion carried unanimously.*

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, September 11, 2025

**CS Garber & Sons, Inc (In-house Review)**

*Brian Boyer, P.E. stated revisions will be submitted soon.*

**White Bear Land Dev-2 Lot Subdivision-5&6 Riga Lane-Crossroads Group LLC**

Original Submission 03.13.25; expires 06.12.25

Extension #1 approved 06.18.25; expires 12.18.25

*Mr. Boyer stated the additions are mainly for warehouse space. He indicated the plan is to run public water down the east side of Riga Lane to serve the building. The Commission agreed Crossroads could submit a preliminary/final plan for their next submission, addressing the comments within the LTL review letter. It was also agreed that all water use for the facility would be through the public source, an additional EDU would be required, and the water meter will be used going forward to bill actual sewer use. The Commission was generally in favor of the waiver requests. No action was taken at this meeting.*

**76 Morlatton-Sketch Plan**

*Nothing presented for review at this meeting*

**1514 Weavertown Rd-Sketch Plan**

**VARIANCE APPLICATION:** *Mr. Jacobs stated they were present this evening to request support for some zoning relief. He expressed appreciation for everyone working with them as they are nearing the end of the due diligence period. Steve Hackett, representing the Jacobs stated they were seeking paving relief and Public water & sewer relief. He stated the PBOI zone requires all access and parking areas to be paved; and, water and sewer to be via a public source. Unfortunately, water and sewer are quite a distance away. Mr. Hackett stated they have worked with several wedding venues and have found an onsite septic system that works well and has been approved by DEP previously. He also indicated a new well would be drilled near the wedding venue. Mr. Hackett stated they would pave a distance of at least 30 ft. off Weavertown Road as well as all ADA spaces and areas requiring macadam due to slope/drop-off. He noted some of this will be needed to accommodate limos, shuttle buses and box trucks for deliveries. Motion by Mr. Flatley, seconded by Mr. Halter, to provide a favorable recommendation to the Zoning Hearing Board to allow for reduced paving and the use of on-site water and sewer. Motion carried unanimously.*

**CONDITIONAL USE APPLICATION:** *Mr. Hackett stated they are scheduled for a Conditional Use Hearing before the Board of Supervisors at 6PM on October 1<sup>st</sup>. He asked for support for their Conditional Use as a Wedding Venue. Motion by Mr. Jones, seconded by Mr. Buckwalter, to provide a favorable recommendation to the Board to allow the use on this parcel in the PBOI zoning district. Motion carried unanimously.*

**295 Monocacy Creek Rd – Final Plan-McCarthy Eng**

*Mr. Hunter was present to request consideration to reduce or waive the need to post escrow since he would be building the 2 homes on the lots being created. He stated he would build one at a time and transfer it to a buyer before building the second one. Mr. Weber stated the plan is clean and should be signed by the owner and professionals and submitted to the Township for approval and execution. After a brief discussion, it was agreed that language will be added to the Developer's Agreement requiring all of the improvements in the cost estimate be completed before Mr. Hunter can obtain a Certificate of Occupancy and sell the home. Motion by Mr. Halter, seconded by Mr. Flatley, to approve the 295 Monocacy Creek Road Final Plan subject to compliance with the LTL review letter dated 9/5/25 and preparation and acceptance of a Developer's*

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, September 11, 2025

Agreement to include the caveat that the homes cannot be sold until ALL improvements listed on the cost estimate are completed. Motion carried unanimously.

**Reber Minor Subdivision**

*Mr. Boyer stated the plan subdivides a 2.27-acre lot off an existing 15.2554-acre lot owned by Danielle Drey. He stated that lot would be transferred to her daughter and son-in-law. Motion by Mr. Weller, seconded by Mr. Buckwalter to accept the Reber Minor Subdivision Plan for review. Motion carried unanimously.*

**926 E. Ben Franklin Hwy-Concept Plan**

*Mr. Singh stated he purchased the property on which an insurance agency currently occupies the existing building. He proposes to build a 40'x42' garage to be used for Auto cleaning/detailing with 5 – 10 cars accessing the site daily. He stated there would be 1 or 2 employees and he would manage the business. After discussion, it was agreed this use would fall under Personal Service Establishment, a use permitted by right. He stated the plan would be to retain the insurance office on the parcel as well. Mr. Boyer stated they would handle stormwater drainage to the rear of the site and asked for waiver of land development and handle through a building permit. With no objections, Motion by Mr. Weller, seconded by Mr. Buckwalter to allow an in-house review with the understanding the applicant will execute a reimbursement agreement and acquire an additional EDU for the second use on the property. Motion carried unanimously.*

**Zoning**

**Arbour Green – Variance for Density**

*Richard Almquist, Esq., representing Arbour Green at Amity X, LP stated they were seeking support for a Variance from Zoning Section 953 (d)(2) regarding density. He stated current zoning allows 173 units for their land development. The approved plan includes 170 and they are now proposing to add 4 additional units in each of the 4-story buildings (44 to 48) to accommodate the addition of another elevator in each of those buildings. This would net a total of 178 units; therefore, they seek relief to allow 5 more units than current zoning allows. Motion by Mr. Flatley, seconded by Mr. Weller to provide a favorable recommendation to the Zoning Hearing Board to allow up to 178 units in total for the land development. Motion carried unanimously. Mr. Hunsberger reviewed the amenities plan, showing the recreational amenities. He stated they plan to construct a 15x30 storage building for the pool equipment, furniture, etc. It was agreed this could be handled as a Land Development Plan change when they submit for the additional units and modifications to the garage unit, now housing the leasing office.*

**Previous Decision & Orders:**

The Costello (chickens) Whorley (shed location/set-back) D&O's were reviewed by the Commission.

**Joint Comprehensive**

*Mr. Jones and Mr. Halter attended the Committee meeting last week. While the meeting was lengthy, there was some good feedback, and the Berks County PC staff will amend the draft and submit a new link within the next 2 months.*

AMITY TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

Thursday, September 11, 2025

**Other Planning Commission Items:**

Notice was received from the Federal Energy Regulatory Commission that New England Hydropower Company, LLC proposes a project near Phoenixville & Mont Clare. The Commission had no comments.

**Ordinances being considered for modification:**

**SALDO** – Parking within 15 Feet of Commercial Buildings Elimination

Street Trees along Major Roadways – *Public Hearing advertised for October 1<sup>st</sup> at 6:00pm*

**Cluster Development Regulations & Electronic Sign Regulations**

**Highland Place Phase I**

*Mr. Weber stated TH Properties requested the ability to stagger the individual unit driveways. He felt this could be handled as a field change which will ultimately be depicted on as-built plans. The Commission agreed.*

*Mr. Bingaman asked the status of Phase 2 to which Mr. Flatley stated McCarthy Engineering is currently engineering Phase 2. He anticipates this to be completed in the next 12 months.*

**CORRESPONDENCE**

None

**OTHER PLANNING COMMISSION ITEMS**

Nothing to review at this meeting.

**PUBLIC COMMENT**

There was no public comment at this time.

**Adjournment**

Mr. Halter moved, seconded by Mr. Flatley, to adjourn the meeting at 8:17PM. *Motion carried unanimously.*

**Respectfully submitted,**

**Troy S. Bingaman**

Township Manager