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AMITY TOWNSHIP

TOWNSHIP OF AMITY

To Be Completed by Applicant:	Township Use Only:
Name: Barrasso Excavation, Inc.	File #:
Address: 150 Sunset Manor Drive Birdsboro, PA 19508	Date Received: 10/14/2026
Phone No: 610-987-0025	Fee Paid: $750.00
Email address: mattb@barrassoexcavatio	Received By: Pam Kisch
	Approved/Disapproved:
	Date Approved/Disapproved:

CONDITIONAL USE APPLICATION
TO
THE BOARD OF SUPERVISORS

OF
AMITY TOWNSHIP
BERKS COUNTY, PENNSYLVANIA

All sections of this form must be completed; and, all necessary filing fees paid in accordance with a fee schedule adopted by resolution by the Board of Supervisors ($550.00/residential or $750.00/commercial and industrial). Any requested information, back-up documentation and dates shall be supplied where indicated. Failure to do so may delay any consideration by the appropriate reviewing agency.

Subject to schedule of the advertised public hearing, the applicant or his/their representative is expected to prepare their proposal for consideration. If applicant or representative fails to prepare in a timely manner the information, he/they may request a continuance of such hearing. Any and all additional costs associated with the necessary preparations to reschedule and continue such hearing, shall be borne by the applicant, including but not limited to advertising, stenographer fees, etc.

CERTIFICATION

In accordance with all other ordinances, laws and mandates of Amity Township, Berks County and the Commonwealth of Pennsylvania, I/We Desiree Barrasso hereby make application to permit a Light Construction Contractor's Establishment at 63 Ben Franklin Hwy E, Birdsboro, Pa 19508 as a Conditional Use in accordance with the Amity Township Zoning Ordinance, adopted March 1, 1968 and amended from time to time.

ARTICLE: 32	SECTION: 959(b)
ARTICLE: 32	SECTION: 405(c)(13)
ARTICLE:	SECTION:
ARTICLE:	SECTION:

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION:

Name of Applicant: Barrasso Excavation, Inc

Address: 150 Sunset Manor Drive Birdsboro, PA 19508

Phone (Day): 610-987-0025 Phone (Night): [redacted]

1. The name and address of the owner of the property under consideration:

   MB Investments- 2650 Auduborn Road Audunon, PA 19403

   Landlord

   Please advise of the applicant's interest in the property if other than the titled owner (i.e. equitable owner, attorney in fact, etc.)

2. Exact location of the property under consideration:

   63 E Ben Franklin Highway Birdsboro, Pa 19508

   Prop ID No.: 24534519604170 Lot No. _____
   (Obtained from your tax bill, Berks County Assessment website or Amity Township GIS Map)

   Subdivision Name: UNKNOWN

3. Zoning District: HC Lot Area (Sq. Ft.) _____

   Lot Dimensions _____ feet X _____ feet

4. Present or most recent use of structure and/or lot. (If vacant, state last date of use).

   Dotterer Auto

5. Please describe more fully the intended use and any improvements, if necessary, to comply with all other Township ordinances or codes in effect at the time of application:

   Light Use Construction Shop

   Light Use Construction Shop

   Light Use Construction Shop

   Light Use Construction Shop

6. Please explain why you deem it necessary that this appeal be heard:

Please complete the following questions to the best of your knowledge and ability:

1. Is present or most recent use described as non-conforming, special exception, variance or conditional use? CONDITIONAL USE - AUTO REPAIR Date use was granted: 10/15/2014

2. Is use properly registered with Amity Township? YES

3. Is the existing structure proposed for consideration approved by the Pennsylvania Department of Labor and Industry or has application been submitted? YES Yes YES No. If yes, a copy of the Certificate of Occupancy from Labor and Industry must accompany this application.

4. Is this property serviced by public water? YES Public sewer? YES

5. If sewer system is private, indicate type: drain field NO stream discharge NO sand mound NO spray irrigation NO or other NO. If an on-lot septic system is in use or projected for use, please indicate the size, capacity and the location of the system.

6. Have sewage permits been issued for the proposed/existing us? YES (Attach copy of permit approval).

7. List all adjacent property uses (i.e. residential, commercial, industrial, etc):

8. List all owners of all adjacent parcels (including across the street, side yard and rear yard):
   Name: Address:

   MB INVESTMENTS 2650 AUDUBON RD, AUDUBON, PA 19403

   MACIE J WITEK 707 N 25TH ST, APT B3, READING, PA 19606

   BRUCE & MARCIE WOODS 167 GEIGER RD, DOUGLASSVILLE, PA 19518

9. If proposed use is either commercial or industrial, will off-street loading/unloading area be provided? YES Frequency of deliveries? Time?

   Maximum size vehicle loading/unloading area will accommodate? N/A

   Will access area need to be created or enlarged? N/A

   Please indicate number of existing parking spaces 50 Proposed N/A

   Describe current and/or proposed parking surface (i.e. stones, macadam, etc.)
   Stone

10. Is there a current PennDOT or Amity Township highway occupancy permit issued for this property?
NO Yes NO No. If yes, attach copy to this application.

The following must be submitted along with the application:

1. A sketch plan of the property with existing structures, if any, and proposed improvements, if necessary, shall be drawn to scale.

2. Property lot lines and any intrinsic characteristics of the subject property shall be delineated.

3. The property shall be labeled to include the most immediate intersecting public or private roads.

The application, plans, designs, sketches and supporting data shall become a part of this application and the property of the Amity Township public file system.

If applicant is a corporation or fictitious name, please have this application executed by the authorized officer(s).

Sign	Barrasso Excavation, Inc Print	10/14/26 Date
Sign	Barrasso Excavation, Inc Print	Date

Applicant acknowledges that the Township has sixty (60) days from the date of receipt of a completed application to schedule the public hearing.

M. B. INVESTMENTS

2650 Audubon Road
Audubon, PA 19403

JASON T. SABOL, ESQUIRE
Senior Corporate Counsel

484-398-6500
jason.sabol@jpmascaro.com

October 15, 2026

Amity Township Board of Supervisors
2004 Weavertown Road
Douglassville, PA 19518

RE: Owner's Authorization and Consent – 63 Ben Franklin Highway East, Birdsboro, PA 19508 (Amity Township, Berks County Parcel ID 24534519604170)

To the Board of Supervisors:

MB Investments ("Owner") is the owner of record of the property located at 63 Ben Franklin Highway East, Birdsboro, PA 19508, in Amity Township, Berks County, Pennsylvania, identified as Berks County Parcel ID 24534519604170, containing approximately 9.28 acres (the "Property"). The Property is located in the Highway Commercial (HC) zoning district. It was previously used as an automotive repair and service facility (Dotterer's Auto Service).

Owner consents to the occupancy and use of the Property by Barrasso Excavation, Inc. ("Tenant") for a yard and shop for an excavation company.

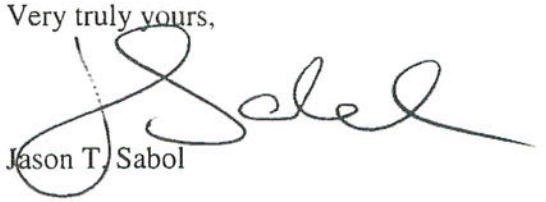
Owner hereby authorizes Tenant, and its agents, engineers and attorneys, to:

1. Apply to Amity Township and the Board of Supervisors for a conditional use exception of up to three (3) years to permit the use described above;
2. Apply for any related permits and approvals, including those required to install a privacy fence on the Property; and
3. Appear and present testimony on Owner's behalf as the property owner at any hearing on these applications.

This authorization is limited to the applications described above. It does not modify any lease between Owner and Tenant. Unless otherwise agreed in writing, all application fees, costs and improvements required by any approval are Tenant's responsibility.

Please contact me at 267-933-6170 with any questions.

Very truly yours,



Jason T. Sabol

Attachment

cc: Troy S. Bingaman (manager@amitytownshippa.com)

NOTARIAL ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA)
) ss.
COUNTY OF Montgomery)

This record was acknowledged before me on October 15, 2026, by Jason T. Sabol as Senior Corporate Counsel of MB Investments.

Notary Public

Printed Name: Armandina Severini

My commission expires: December 16, 2028

(Seal)

Commonwealth of Pennsylvania - Notary Seal
Armandina Severini, Notary Public
Montgomery County
My commission expires December 16, 2028
Commission number 1216373
Member, Pennsylvania Association of Notaries