



TOWNSHIP OF AMITY

To Be Completed by Applicant:	Township Use Only:
Name: <u>Mesha Auto LLC</u>	File #: _____
Address: <u>2048 Kutztown Rd</u>	Date Received: <u>10/20/2026</u>
<u>Reading PA 19605</u>	Fee Paid: <u>\$750.00 #1361</u>
Phone No: <u>[REDACTED]</u>	Received By: <u>Pam Kisch</u>
Email address: _____	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 Mesha Auto LLC hereby make application to permit Automotive Sales, motor vehicle dealership, including vehicle display sales, related Automotive business Activities. 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: 405(C)(3)

ARTICLE: _____

SECTION: _____

ARTICLE: _____

SECTION: _____

ARTICLE: _____

SECTION: _____

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION:

Name of Applicant:

Mesha Auto LLC

Address:

2048 Kutztown Rd Reading PA 19605

Phone (Day):

Phone (Night):

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

Dilkhush Properties LLC

926 Benjamin Franklin Hwy E, Douglassville PA 19518

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:

926 Benjamin Franklin Hwy E, Douglassville PA 19518

Prop ID No.: 24-5354-12-85-1335 Lot No. 1335

(Obtained from your tax bill, Berks County Assessment website or Amity Township GIS Map)

Subdivision Name:

3. Zoning District:

Highway Commercial (HC)

Lot Area (Sq. Ft.) 30,056

Lot Dimensions

0.69 acres / 30,056 sq. ft.

feet X

feet

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

Vacant (Last used)

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:

Applicant proposes operation of a licensed motor vehicle dealership pursuant to Chapter 32 section 405(c)(3).

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

Applicant seeks Conditional use approval under Chapter 32, section 405(c)(3) to establish a motor vehicle dealership at 926 E Benjamin Franklin Highway.

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? No Date use was granted: N/A
2. Is use properly registered with Amity Township? Yes, Existing Commercial property.
3. Is the existing structure proposed for consideration approved by the Pennsylvania Department of Labor and Industry or has application been submitted? 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? NO Public sewer? Yes
5. If sewer system is private, indicate type: drain field _____ stream discharge _____ sand mound _____ spray irrigation _____ or other _____. If an on-lot septic system is in use or projected for use, please indicate the size, capacity and the location of the system. N/A
6. Have sewage permits been issued for the proposed/existing use? Yes
(Attach copy of permit approval).
7. List all adjacent property uses (i.e. residential, commercial, industrial, etc):
surrounding residential, next door commercial
8. List all owners of all adjacent parcels (including across the street, side yard and rear yard):

Name:	Address:
<u>BNH Properties 2 LLC</u>	<u>948 Benjamin Franklin Hwy 19518</u>
<u>Matthew S Fox</u>	<u>922 E Benjamin Franklin Hwy 19518</u>
<u>Terry D Scott</u>	<u>912 E Benjamin Franklin Hwy 19518</u>
<u>Leroy Mauger</u>	<u>914 E Benjamin Franklin Hwy 19518</u>
<u>Dream Investments</u>	<u>1860 weavertown Rd Doylestown 19518</u>
9. If proposed use is either commercial or industrial, will off-street loading/unloading area be provided?
Yes Frequency of deliveries? As needed Time? Normal Business hours
Maximum size vehicle loading/unloading area will accommodate? Passenger vehicles, light trucks
Will access area need to be created or enlarged? NO
Please indicate number of existing parking spaces 12 Proposed 12
Describe current and/or proposed parking surface (i.e. stones, macadam, etc.)
Existing paved/asphalt parking lot

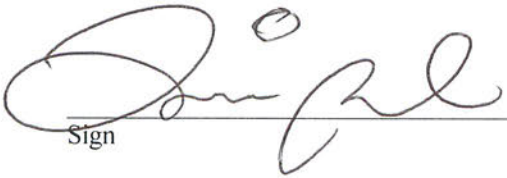
10. Is there a current PennDOT or Amity Township highway occupancy permit issued for this property?
_____ Yes ✓ No. If yes, attach copy to this application.

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

Print Date

Sign

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.

SITE DEVELOPMENT PLANS

OF

926 BEN FRANKLIN HWY EAST

A COMMERCIAL SITE IN

AMITY TOWNSHIP, BERKS COUNTY,
PENNSYLVANIA

PREPARED FOR

DILKHUSH PROPERTIES, LLC

1460 LOTUS DRIVE
POTTSTOWN, PA 19464

PLANS PREPARED BY

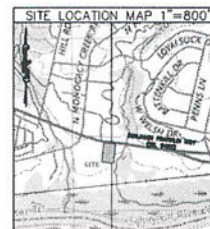


The Crossroads
GROUP, LLC
www.thecrossroadsgroupllc.com

769 State Street
Hamburg, PA 19520
Phone: 484-660-3055 Fax: 484-660-3742
CIVIL ENGINEERING & LAND DEVELOPMENT & SITE SURVEY & A/E/TELECOM

654 W. Valley Ave
Oxard, PA 17824
Phone: 717-672-2317

Sheet Number	Sheet Title
1	Site Plan
2	Grading & Erosion Control Plan
3	Drainage & Stormwater Management Plan
4	Lighting Plan
5	Site Erosion & Sedimentation Control Plan
6	Site Erosion & Sedimentation Control Plan
7	Site Erosion & Sedimentation Control Plan
8	Site Erosion & Sedimentation Control Plan



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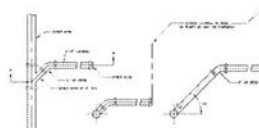
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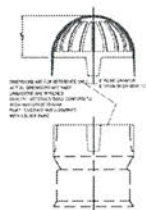
CONTRACTOR/DETAILS: SITE	926 BEN FRANKLIN HWY EAST DILKUSH PROPERTIES, LLC
DATE: 01/01/2018	01/01/2018
PROJECT: 001	001
DATE: 12/31/2021	12/31/2021
PROJECT: 001	001
DATE: 01/01/2018	01/01/2018
PROJECT: 001	001
DATE: 12/31/2021	12/31/2021
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PROJECT: 001	001



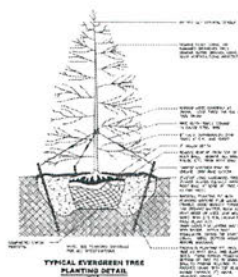
TYPICAL PARKING AREA
READING CROSS-SECTION



LATERALS



ADDITIONAL CROSS-SECTION
OF DOME SHAPE



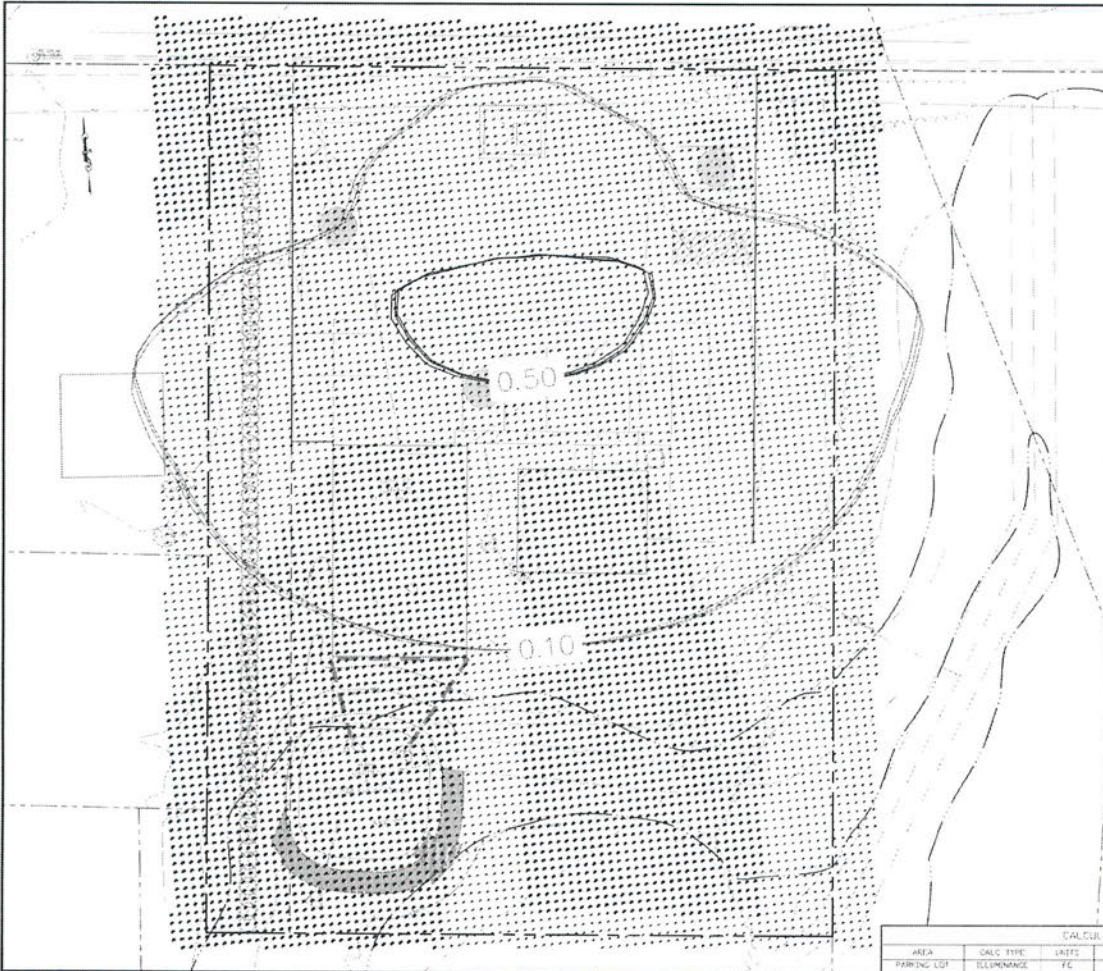
TYPICAL EVERGREEN TREE
PLANTING DETAIL



RAIN GARDEN A
- SECTION



RAIN GARDEN A -
CROSS-SECTION

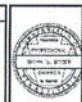


LIGHTING NOTES

1. FOOTCANDLE READINGS SHOWN ON THIS PLAN WERE OBTAINED AT 30 FEET ABOVE FINISHED GRADE.

LEGEND

TOTAL FOOTCANDLE LIGHT
 0.10 FOOTCANDLES
 0.50 FOOTCANDLES
 1.00 FOOTCANDLES
 2.00 FOOTCANDLES



926 BEN FRANKLIN HWY EAST
 DILLON, OHIO 43015
 614-265-1234
 FAX 614-265-1235
 WWW.BOYER-INC.COM

CALCULATION SUMMARY

AREA	CALC TYPE	UNITS	AVG	MIN	MAX	AVG/MIN
PARKING LOT	ILLUMINANCE	FC	1.0	2.5	0.1	250

BENJAMIN FRANKLIN HWY
(S.P. 1000-10000)

SINKHOLE STATEMENT

MULCH TACKING

SITE SEEDING

SITE LOCATION MAP 1"=800'

CONSTRUCTION SEQUENCE

FILL MATERIAL NOTES

LEGEND

GENERAL NOTES

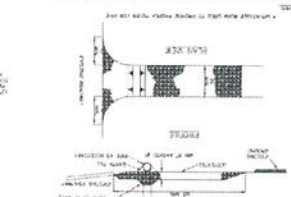
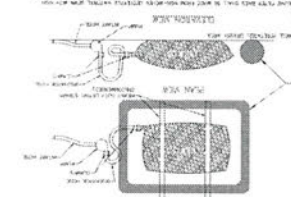
SOILS DATA

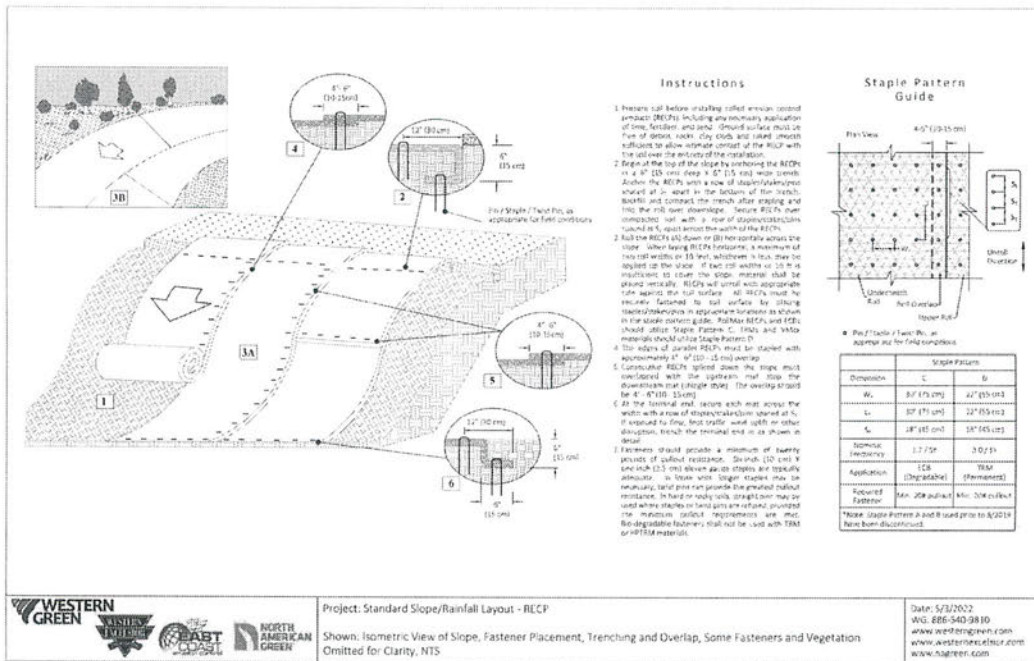
RECYCLING STATEMENT

ACT 121 NOTIFICATION

CHAPTER 93 CLASSIFICATION

SECTION	CLASSIFICATION	REMARKS
1.000 - 1.000	CLASS 1	1.000 - 1.000
1.000 - 1.000	CLASS 2	1.000 - 1.000
1.000 - 1.000	CLASS 3	1.000 - 1.000
1.000 - 1.000	CLASS 4	1.000 - 1.000
1.000 - 1.000	CLASS 5	1.000 - 1.000
1.000 - 1.000	CLASS 6	1.000 - 1.000
1.000 - 1.000	CLASS 7	1.000 - 1.000
1.000 - 1.000	CLASS 8	1.000 - 1.000
1.000 - 1.000	CLASS 9	1.000 - 1.000
1.000 - 1.000	CLASS 10	1.000 - 1.000





Project: Standard Slope/Rainfall Layout - RECP

Shown: Isometric View of Slope, Fastener Placement, Trenching and Overlap, Some Fasteners and Vegetation
Omitted for Clarity, NTS

Date: 5/2/2022
WVG: 888-540-3810
www.westerngreen.com
www.westerngreen.com
www.nagreen.com



926 BEN FRANKLIN HWY EAST
DULKUSH PROPERTIES, LLC
DULKUSH PROPERTIES, LLC
DULKUSH PROPERTIES, LLC

DATE	05/02/22
TIME	10:00 AM
LOCATION	NTS
PROJECT	RECP
CLIENT	NTS
DESIGNER	NTS
CHECKED	NTS
APPROVED	NTS

PROPERTY OWNER AUTHORIZATION LETTER

Date: 10/20/2026

To: **Amity Township Board of Supervisors**

2004 Weavertown Road

Douglassville, PA 19518

RE: Authorization for Conditional Use Application and Zoning Matters

Property Address: 926 E. Ben Franklin Highway, Douglassville, PA 19518

Parcel ID: 24-5354-12-85-1335

To Whom It May Concern:

I, Nitika Singh, am the legal owner of the property located at **926 E. Ben Franklin Highway, Douglassville, Pennsylvania 19518**. [nestfully.com], [idx.teamluca.com]

I hereby authorize **Mesha Auto LLC**, and its authorized representative, **Nisar Popal**, to act on my behalf with respect to zoning, land use, permitting, dealership licensing, and Conditional Use proceedings concerning the above-referenced property.

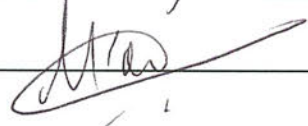
This authorization includes, but is not limited to, the authority to:

- Submit and pursue a Conditional Use Application pursuant to Chapter 32, Section 405(c)(3);
- Appear before the Amity Township Board of Supervisors and Township staff;
- Submit applications, plans, supporting documents, and revisions;
- Communicate with Township, County, and State agencies regarding approvals;
- Obtain information and records related to the property;
- Pursue approvals necessary for the operation of a motor vehicle dealership and related business activities.

I confirm that **Mesha Auto LLC** has my permission to seek all zoning and land use approvals necessary to operate its proposed business at the property identified above.

Property Owner:

Name: Nitika Singh

Signature: 

Date: 10/20/2026

Accepted by Mesha Auto LLC

Name: Nisar Popal

Title: Member / Authorized Representative

Date: 10/20/2026