ECONOMIC DEVELOPMENT COMMITTEE –MEETING MINUTES
OCTOBER 26, 2023 – 8:00 A.M.

The Borough of Wyomissing Economic Development Committee held their regular meeting in the Borough of Wyomissing Council Chambers on the above date and time. Committee Chair Frederick Levering called the meeting to order with the following persons present: Committee members David Y. Bausher, Stephen D. Brunner, Keith L. Derr, William S. Jenckes, and alternate member George Zeppos; Borough Solicitor Christopher Hartman, Borough Manager & Economic Development Coordinator Michele Bare, and Borough Secretary Melissa Miller.

Visitors:
Jana Barnett – Councilmember
Ronald Stanko – Councilmember
Jennifer Reimer – 19 Merrymount Road
Adrian Jadic – 48 Cardinal Road
Robert Hain – Berks Survey and Engineering
Stefano Folino – Folino Construction
Sal Folino – Brennan and Associates/State Hill Apartments
Ken Schnader – Berkshire Building Services

Public Comment:
Later in the meeting, Adrian Jadic 48 Cardinal Road stated that 1714 State Hill Road has a significant amount of pavement and feels some of the spaces should be converted to green space.

Rob Hain and Stefano Folino – 1714 State Hill Road:
Rob Hain of Berks Survey and Engineering representing the developer for the 1714 State Hill Road proposal, indicated the current site has a restaurant building and accompanying parking lot. As was shown on the provided sketch plan, the proposed apartment building would remain in a similar footprint as the existing building, and expand slightly to the south side. While many of the plan details remain undetermined, the proposal is for 144 apartments with some structured parking on the ground level of the south side of the building, a publicly accessible café on the main level, as well as a fitness center for tenants only. Accessing the building would be from State Hill Road, with the possibility of a second access point onto Valley Green Circle, which is a private road serving the Valley Greene Community. The proposed building rendering was also displayed, again reiterating that all plan details have yet to be determined including the number of stories, however, the rendering is similar to the aesthetics of the proposed complex.

Borough Manager & Economic Development Coordinator Michele Bare shared with the committee that the intended use is not permitted by right in the current C-1 Zoning District, of which would require conditional use approval since a portion of the ground level is not public space. There was discussion that the use could be added to the existing overlay district, or a new overlay created to encompass the use. As part of a broader discussion, Michele noted that if the committee would like to consider a new overlay district, they should also examine how the remaining portion of the west side of State Hill Road from Woodland Road to Colony Drive, should be developed. The committee expressed concerns about building height in the area, especially since there are abutting homes to several commercial properties. It was noted that the

overlay would include height restrictions as well as minimum lot size requirements which would also help maintain aesthetics in the area. Rob indicated that the State Hill Apartments proposal could be tailored to conform to a new overlay district.

> ***Stephen Brunner made a motion, seconded by William Jenckes to recommend Council authorize the Borough Solicitor to prepare a draft Ordinance to create a new overlay zoning district applicable to the west side of State Hill Road, all in favor.***

There was also concern from the committee about the proposed PennDOT State Hill Road widening project and the impact to 1714 State Hill Road. The developer is aware of the PennDOT proposal of which Rob will be having a scoping meeting with the PennDOT for the project to discuss the scope of the State Hill Apartments and details of the proposed road widening project.

Old Business:

Michele shared that the Inn at Reading will potentially be sold contingent upon an acceptable agreement of sale, and during the November Economic Development committee meeting, there will be discussion about pad site development at the Berkshire Mall.

New Business:

No new business to discuss.

The meeting adjourned at 8:35 A.M. The next regularly scheduled committee meeting will be held on Thursday, November 30, at 8:00 A.M.

Respectfully submitted,

Melissa Miller

Melissa Miller
Borough Secretary