Abrams plan submission

Supporting source excerpt | October 8, 2026 RTK response

Source and scope

The following pages are extracted from the 42-page email-records PDF produced by McCarthy Engineering for the Borough of Wyomissing and supplied with Melissa Miller's October 8, 2026 Right-to-Know response to Adrian Jadic concerning the Abrams concept plan, zoning review and proposed overlay district.

Original attachment filename
RTK_Berkshire_Mall_Abrams_Emails JCM 010126thru083126.pdf

Pages included
Original page 1: scope and format notes.
Original page 7: July 27, 2026 plan-package submission.
Original page 8: July 27, 2026 acknowledgment of receipt.

The original printed page numbers are retained. This publication excerpt contains only original pages 1, 7 and 8. No other correspondence from the response bundle is supplied here. The referenced plan attachment is not included in the source email-records PDF.

Redaction
Jeffrey Stonehill's professional cell-phone number on original page 8 has been removed because it is irrelevant to this article. A black bar identifies that redaction. The number has been removed from the PDF content, not merely covered. No other text on the selected source pages has been redacted.

Excerpt prepared October 11, 2026 for Real Wyomissing Borough. This cover is editorial; the three following pages are source records. The original 42-page attachment is retained unchanged.

Right-to-Know Request: Email Communications

Berkshire Mall / Abrams Concept Plan, Zoning Review and Proposed Overlay (C1) District

Produced by McCarthy Engineering (Borough Engineer) for the Borough of Wyomissing, in response to the request forwarded by Melissa Miller, Borough Secretary, on October 8, 2026.

Scope searched: Email of Jim McCarthy, P.E. (JMcCarthy@mccarthy-engineering.com), January 1, 2026 through August 31, 2026. Included are communications regarding the Abrams concept plan / zoning review, zoning issues or relief, and the relationship between the concept plan and the proposed zoning district, in which Abrams Realty, Marc Kaplin (Kaplin/Stewart) or members of their team (LandCore Consulting, BartonPartners, TPD, Delaware Valley Paving, Abrams Equities) were a sender or recipient. Communications solely among McCarthy Engineering and Borough officials/consultants are not included, per the Borough's instruction.

Record of receipt of submission: The Abrams Zoning Plan Package was transmitted by email from Marc Kaplin on July 27, 2026 at 12:17 PM (Item 4). Jeffrey Stonehill replied to all at 12:21 PM: “This email serves as your receipt” (Item 5). No separate hand-delivered or mailed submission to McCarthy Engineering was located.

Format notes: Times are Eastern. Each email is reproduced with its full header and the new text written by its sender. Where an email quotes earlier messages that already appear in this packet, the quoted text is noted rather than repeated. Where an email forwards messages not otherwise in this packet, the forwarded text is reproduced in full. Signature logos and other inline images are omitted. File attachments are listed in each email's header and are not reproduced in this document.

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#	Date / time	From	Subject
1	06/03/2026 2:40 PM	Marc B. Kaplin	Berkshire Mall Redevelopment [IMAN-IMAN_BB.FID1107507]
2	06/03/2026 4:24 PM	Jim McCarthy, P.E.	RE: Berkshire Mall Redevelopment [IMAN-IMAN_BB.FID1107507]
3	06/03/2026 6:33 PM	Marc B. Kaplin	Re: Berkshire Mall Redevelopment [IMAN-IMAN_BB.FID1107507]
4	07/27/2026 12:17 PM	Marc B. Kaplin	2026-07-27-25034-Zoning Plan Package.pdf [IMAN-IMAN_BB.FID1107507]
5	07/27/2026 12:21 PM	Jeffrey Stonehill	Re: 2026-07-27-25034-Zoning Plan Package.pdf [IMAN-IMAN_BB.FID1107507]
6	08/12/2026 9:36 AM	Jeffrey Stonehill	Zoning Overlay District Update
7	08/12/2026 10:23 AM	Marc B. Kaplin	Re: Zoning Overlay District Update
8	08/21/2026 10:23 AM	Jeffrey Stonehill	Call about proposed overlay district changes
9	08/21/2026 10:25 AM	Sam Wiser	RE: Call about proposed overlay district changes
10	08/21/2026 10:28 AM	Jeffrey Stonehill	Re: Call about proposed overlay district changes
11	08/21/2026 11:43 AM	Marc B. Kaplin	Re: Call about proposed overlay district changes
12	08/21/2026 11:45 AM	Jeffrey Stonehill	Re: Call about proposed overlay district changes

Item	4 of 38
From	Marc B. Kaplin <mkaplin@kaplaw.com>
Sent	Monday, July 27, 2026 12:17 PM
To	Jeffrey Stonehill <jeffrey.stonehill@stonehillratliff.com>; Sam Wiser <swiser@salzmannhughes.com>; Fred Levering <flevering@wyopd.org>
Cc	Peter Abrams <peter@abramsrealty-dev.com>; Eric Faggioli <efaggioli@delawarevalleypaving.com>; Eric Freedman <eric.freedman@pierferd.com>; Kristen Celko <kristen@abramsequities.com>; Seth Shapiro <sshapiro@bartonpartners.com>; Kellie Woodring <kwoodring@bartonpartners.com>; Alex Tweedie <atweedie@landcoreconsulting.com>; Rolph Graf <rgraf@landcoreconsulting.com>; Simi Kaplin Baer <skbaer@KAPLAW.com>; Jessica R. Welch <jwelch@kaplaw.com>; erik@erikhetzel.com; Jim McCarthy, P.E. <JMcCarthy@mccarthy-engineering.com>
Subject	2026-07-27-25034-Zoning Plan Package.pdf [IMAN-IMAN_BB.FID1107507]
Attachments	2026-07-27-25034-Zoning Plan Package.pdf (6.9 MB)
Note	Submission of the Abrams zoning/concept plan package.

Jeff, Sam, and Fred- I am pleased to attach to this email a three-page set of plans for the redevelopment of the Berkshire Mall. The first plan is an Airel photo of the existing mall. The second plan is a detailed Zoning Plan which depicts our plan for the redevelopment of the Mall with quality tenants as requested by Borough Officials , together with charts demonstrating that, with the exception of the existing parking requirements, the plan complies with the existing zoning ordinance. The third drawing is a rendered version of the zoning plan.

As the Mayor knows Peter and I presented a prior plan to Borough officials that did not contain the mix of tenants that Borough Officials envisioned for the redeveloped mall. Petr understood and went back to the market place and completely restructured the tenant mix and our engineers and architects created the attached plan.

I see in your email that you will send us a working version of the proposed changes to the zoning ordinance. Now that we have our proposed plan and you are pretty far along with your changes to the ordinance I would like to suggest a meeting with your planners and our planners so that both teams can preview what the other has in mind s o that we can try to make the ordinance and the plan compatible. Please bear in mind that we have to close in September and while we will not need land development approval to close we will need a determination by the Borough Zoning Officer that our plan complies with the Zoning Requirements

Lets talk soon. Thx

Item	5 of 38
From	Jeffrey Stonehill <jeffrey.stonehill@stonehillratliff.com>
Sent	Monday, July 27, 2026 12:21 PM
To	Marc B. Kaplin <mkaplin@kaplaw.com>
Cc	Sam Wiser <swiser@salzmannhughes.com>; Fred Levering <flevering@wyopd.org>; Peter Abrams <peter@abramsrealty-dev.com>; Eric Faggioli <efaggioli@delawarevalleypaving.com>; Eric Freedman <eric.freedman@pierferd.com>; Kristen Celko <kristen@abramsequities.com>; Seth Shapiro <sshapiro@bartonpartners.com>; Kellie Woodring <kwoodring@bartonpartners.com>; Alex Tweedie <atweedie@landcoreconsulting.com>; Rolph Graf <rgraf@landcoreconsulting.com>; Simi Kaplin Baer <skbaer@kaplaw.com>; Jessica R. Welch <jwelch@kaplaw.com>; erik@erikhetzel.com; Jim McCarthy, P.E. <JMcCarthy@mccarthy-engineering.com>
Subject	Re: 2026-07-27-25034-Zoning Plan Package.pdf [IMAN-IMAN_BB.FID1107507]
Attachments	None
Note	Record of receipt of the July 27, 2026 submission.

This email serves as your receipt. I would ask that you share this with no one not on this email thread.
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Thanks,
Jeffrey Stonehill, Partner
www.stonehillratliff.com
Cell: [redacted]

[Quoted below: Marc B. Kaplin, Mon, Jul 27, 2026 12:19 PM, transmitting the Zoning Plan Package (reproduced above)]