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August 10, 2022

Thomas Dachowski
Redevelopment Authority of the County of Berks
400 E. Wyomissing Avenue
Ground Floor, Suite #2
Mohnton, PA 19540

**Re: Acquisition & Disposition of Blighted
Property: 803 Fritz Avenue, Cumru Twp**

Dear Mr. Dachowski:

As per the Redevelopment Authority's request for a recommendation, the Berks County Planning Commission has reviewed the aforementioned property for its appropriate reuse, as well as to confirm that the disposition of this property for such use would be consistent with the Berks County Comprehensive Plan. This review has been prepared in accordance with the PA Urban Redevelopment Law, and Ordinance No. 09-2014 of the County of Berks which created and empowered the Berks County Blighted Property Review Committee.

The property is within a residential area, zoned for high density residential use, and is located in an Existing Development Area on the county's Future Land Use Plan. The County Planning Commission notes that disposition of the property for residential or related use would be consistent with the Berks County Comprehensive Plan 2030 Update. Goals/Policies from the Plan that are relevant include:

- Existing Development Areas Goal – to maintain and revitalize areas with established development through in-fill development and rehabilitation.
- Housing Standards Goal – to require that existing housing and new construction meet minimum health and safety standards.
- Housing Supply Policy – the county encourages the rehabilitation of structurally sound houses and demolition of dilapidated structures.

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Therefore, it is the recommendation of the Berks County Planning Commission that residential or related use of this property would be appropriate, pursuant to the provisions of the Cumru Township Zoning Ordinance (12-30-2008 #686 [as amended in 2009, #689]). Any rehabilitation/redevelopment should be compatible in scale, density and character to the existing area and infrastructure capabilities. Thank you for the opportunity to review this project. Please feel free to contact staff if you have any questions.

Sincerely,

Jodi L. Gauker, Chairwoman
BERKS COUNTY PLANNING COMMISSION

cc: Eileen Kastura, Chair of the Berks County Blighted Property Review Committee
Cumru Township

JLG/lfm