

Muhlenberg Township
210 George Street
Reading, PA 19605
610.929.4727



CERTIFICATE OF OCCUPANCY

MUHLENBERG TOWNSHIP

Permit Issue Date: 07/30/20

Final Inspection Date: 10/14/2020

This certificate issued pursuant to the requirements of the Pennsylvania State Uniform Construction Codes, (2015 Edition) certifying at the time of issuance this structure was in compliance with the various ordinances and building codes of Muhlenberg Township.

Permit Type: COMMINDALTREP

Permit Number: 07868

Current Use: Warehouse/ Storage

Proposed Use: Warehouse / Storage

Property Owner:

MATRIX 1002 PATRIOT L P
FORSGATE DR CN4000
CRANBURY , NJ 08512-

Permit Applicant:

AMAZON SERVICES LLC
410 TERRY AVE
NORTH SEATTLE WA, 98109

Contractor:

CONTEGRA CONSTRUCTION COMPANY
22 GETEWAY COMMERCE CENTER DR W. SUITE 1
EDWARDSVILLE IL 62025

Notes:

Certificate of Occupancy – Building is sprinklered, IIB
Construction, Fire Alarm System and Use Group S2.

Project Address:

1002 PATRIOT PY,
READING, PA 19605 ()

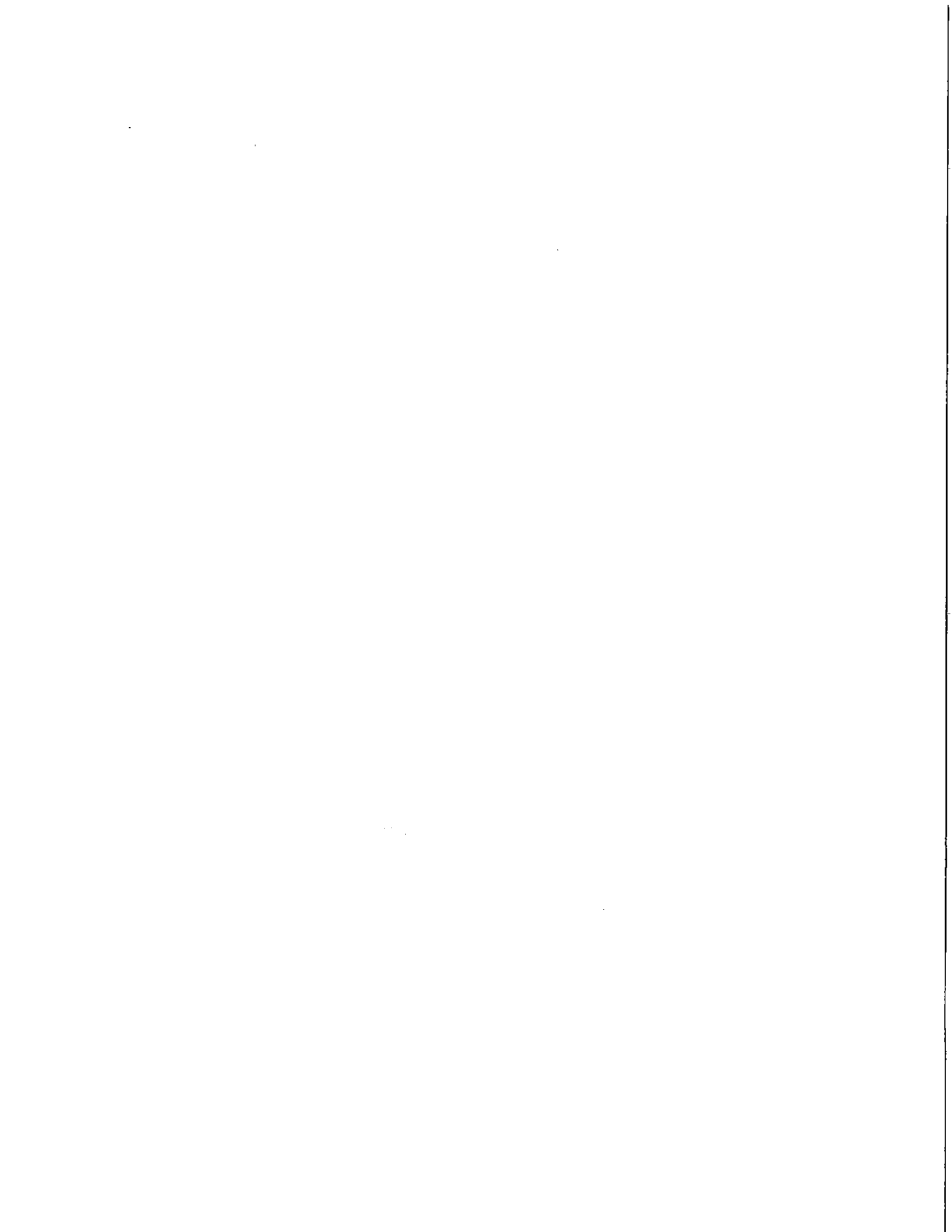
USE GROUP: S2
OCC LOAD: 2467
RESTRICTIONS:N/A

A handwritten signature in cursive script that reads "Steve T. Dumble".

(APPROVED BY)

Date Printed: December 6, 2021





Muhlenberg Township
210 George Street
Reading, PA 19605
610.929.4727



7/30/2020-07868

DATE: 8/19/2020

Property Information

Owner: MATRIX 1002 PATRIOT L P

Tax ID:

Phone:

Address: 1002 PATRIOT PY, READING, PA 19605

Applicant/Mail to:

AMAZON SERVICES LLC

410 TERRY AVE

NORTH SEATTLE, WA, 98109

Permission is hereby granted for construction installation on property, as noted below. All work will comply with the Pennsylvania State Building Code and all other applicable State and Local Laws, Ordinances, and Regulations.

Permit Information

Permit Number: 07868

Approval Date: 7/30/2020

Permit Type: COMMINDALTREP

Project Cost: \$14200000.00

Notes: RETROFITTING EXISTING WAREHOUSE TO SUIT TENANT. WORK INCLUDES NEW RESTROOMS, MINOR INTERIOR OFFICE RENOVATION, UTILITY UPGRADES, MEP UPGRADES AS REQUIRED AND MINOR SITE IMPROVEMENTS.

Pickup/Issue Date*: 8/19/2020

*Permit is valid 6 months from pickup/issue date

Fee Information

Description	Fee Amount
COMMERCIAL ELECTRIC PLAN REVIEW FEE	\$175150.00
NON-RES COMM/INST ALT	\$75200.00
COMMERCIAL/INDUST HVAC	\$70100.00
PLUMBING COMM/IND	\$77100.00
PLAN REVIEW NON RES	\$900.00
UCC STATE FEE	\$4.50
UCC STATE FEE	\$4.50
UCC STATE FEE	\$4.50
UCC STATE FEE	\$4.50

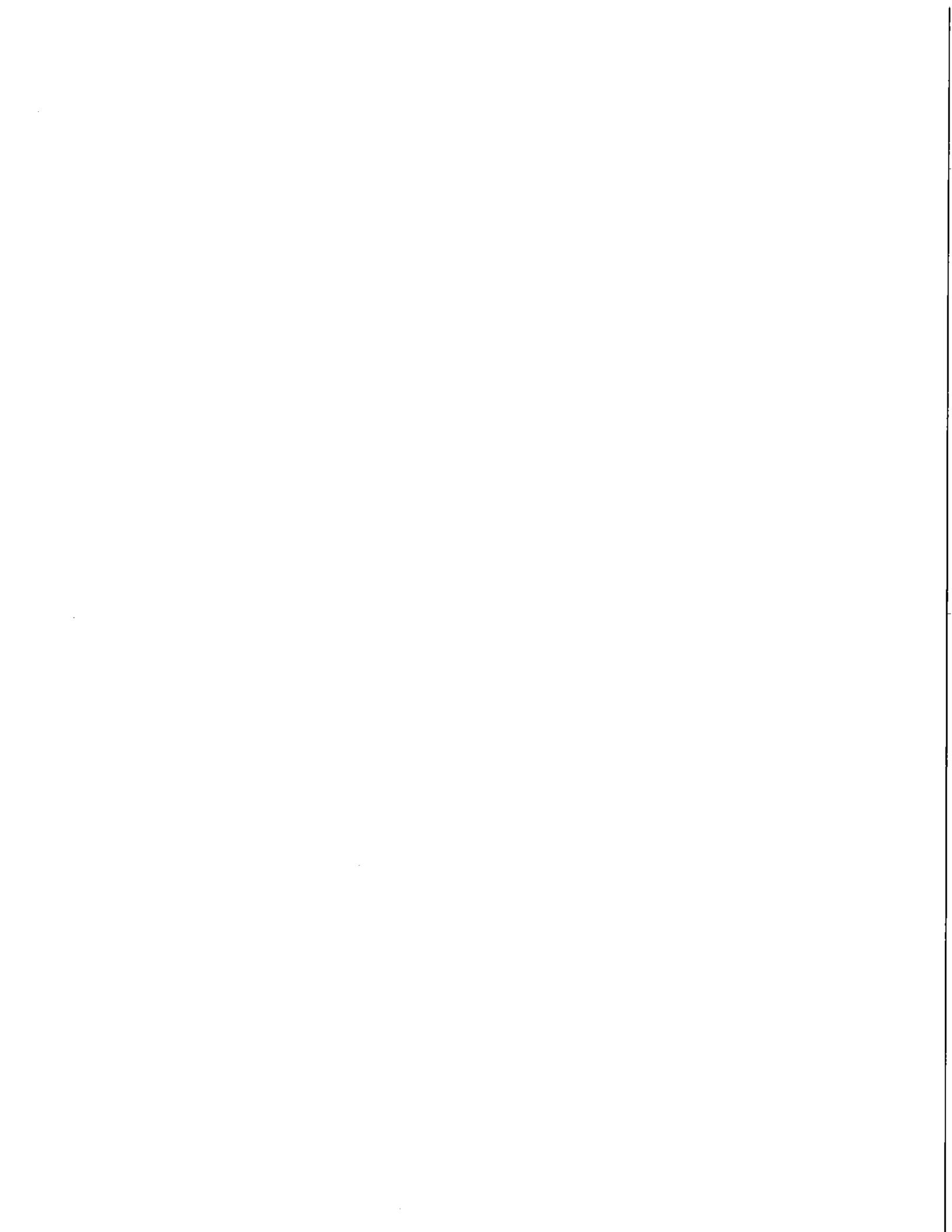
Contractor Information

CONTEGRA CONSTRUCTION COMPANY
22 GETEWAY COMMERCE CENTER DR W. SUITE 1
EDWARDSVILLE, IL 62025
6182194869

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinance governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. This permit becomes null and void if work or construction authorized is no commenced within 6 months or, if work or constructions suspended or abandoned for a period of 6 months after commencing.

Signature of Contractor

Signature of Issue



SUBDIVISION AND LAND DEVELOPMENT

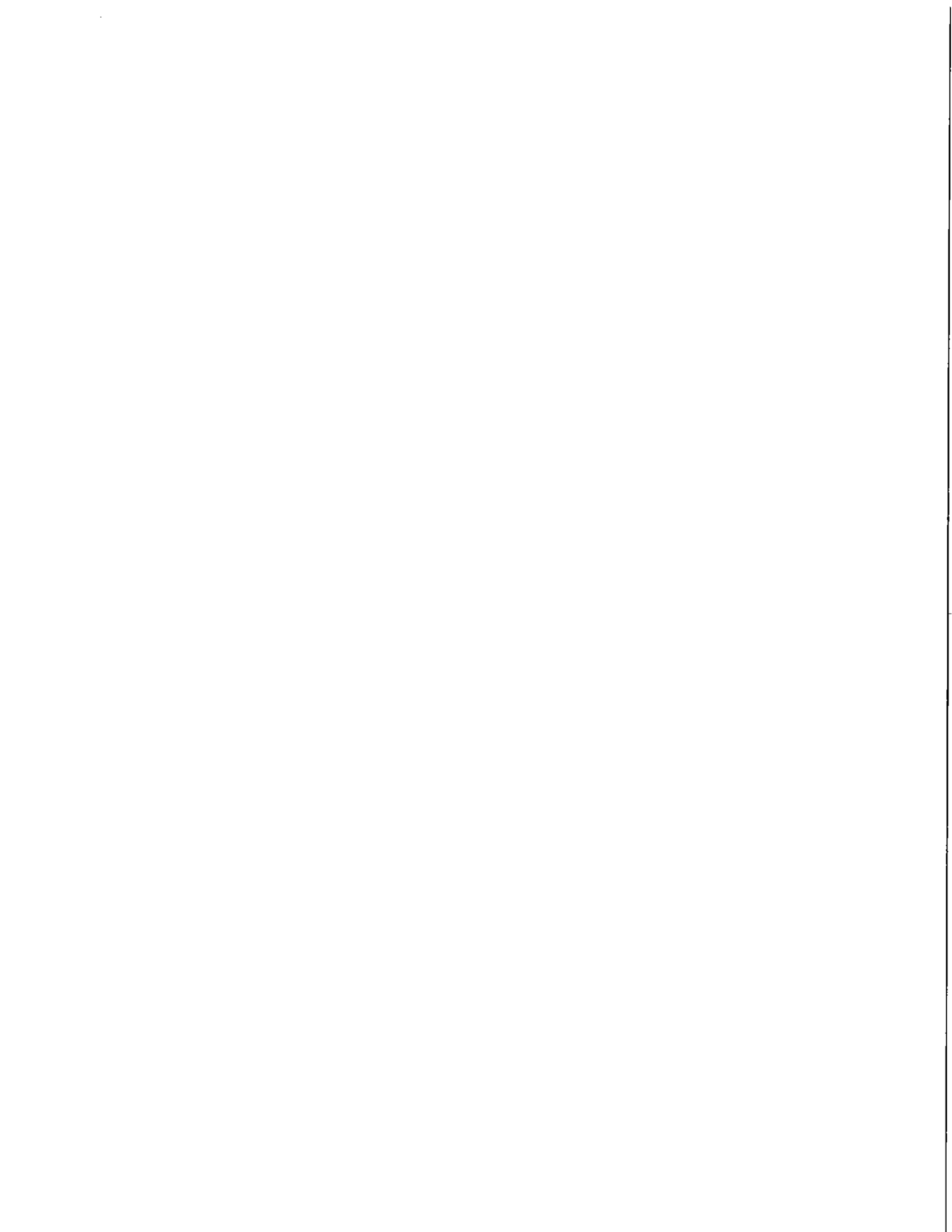
MNR-00005

128 Attachment 1

Township of Muhlenberg

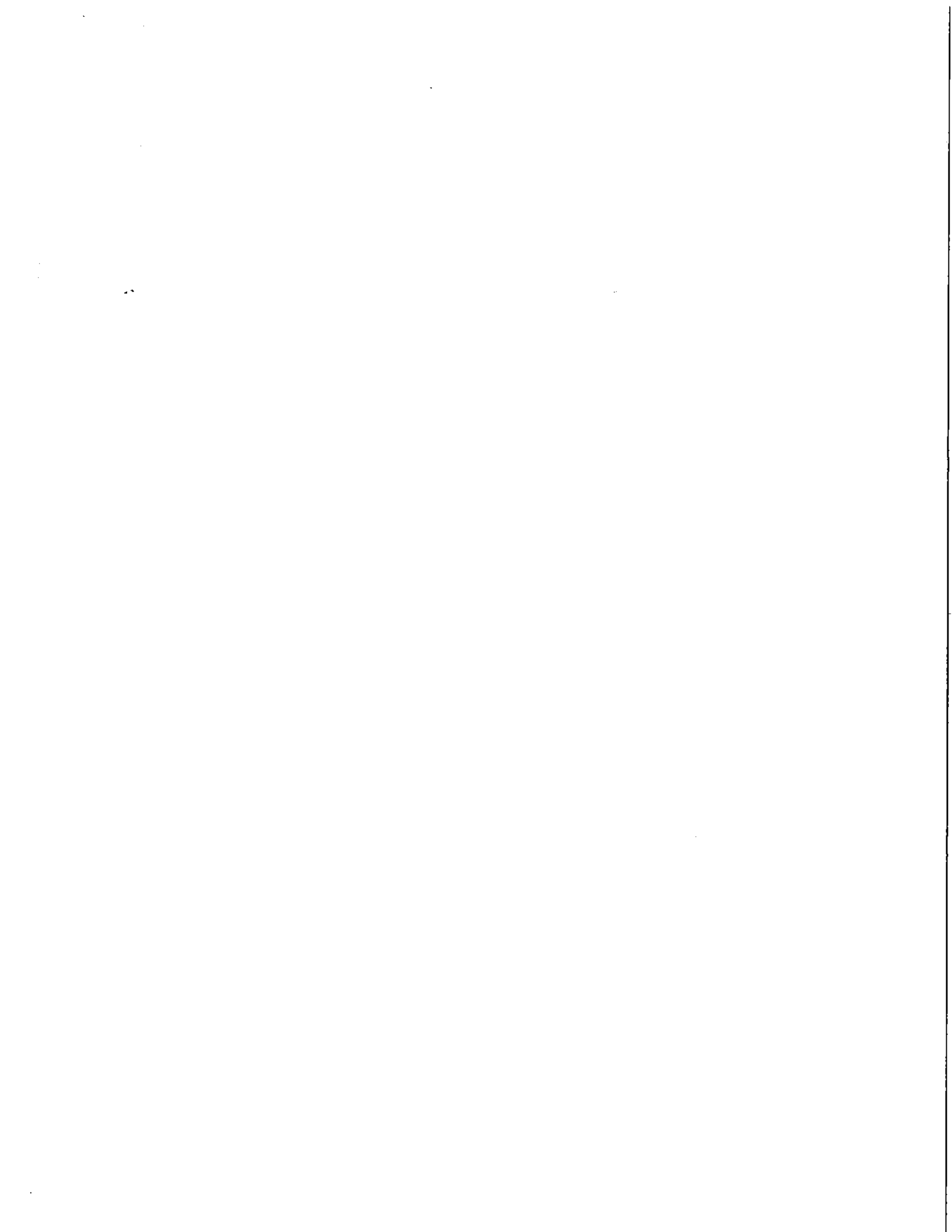
Appendix A

Muhlenberg Township, Berks County, Pennsylvania			
Subdivision and Land Development Plan Application: Page 1 of 3			
Name of Development / Application	"Revised Plan of Record for Riverview Industrial Park Lot 3"		
Initial Date of the Application	May 8, 2018		
Location of the Property	1002 Patriot Parkway, Muhlenberg, PA 19605		6039
Tax Parcel Identification Number	530814245469		
Type of Plan Submission (Please Check One)		History of this Plan Submission (Please Check One)	
Sketch Plan	<input type="checkbox"/>	New Plan Submission	<input type="checkbox"/>
Preliminary Plan	<input type="checkbox"/>	Revised Application	<input type="checkbox"/>
Final Plan	<input type="checkbox"/>	Phased Development	<input type="checkbox"/>
Revised Plan of Record	<input checked="" type="checkbox"/>	Revised Plan of Record	<input checked="" type="checkbox"/>
Other (Refer to Ordinance)	<input type="checkbox"/>	Other (Refer to Ordinance)	<input type="checkbox"/>
Name of Applicant	Matrix 1002 Patriot, L.P. - c/o David Thomas 7651		
Mailing Address	CN 4000 Forsgate Drive, Cranbury, NJ 08512		
Telephone Number	732-521-2900	Fax Number	609-395-8289
Email Address	dthomas@matrixcompanies.com		
Name of Record Owner	Matrix 1002 Patriot, L.P.		
Mailing Address	CN 4000 Forsgate Drive, Cranbury, NJ 08512		
Telephone Number	732-521-2900	Fax Number	609-395-8289
Email Address	dthomas@matrixcompanies.com		



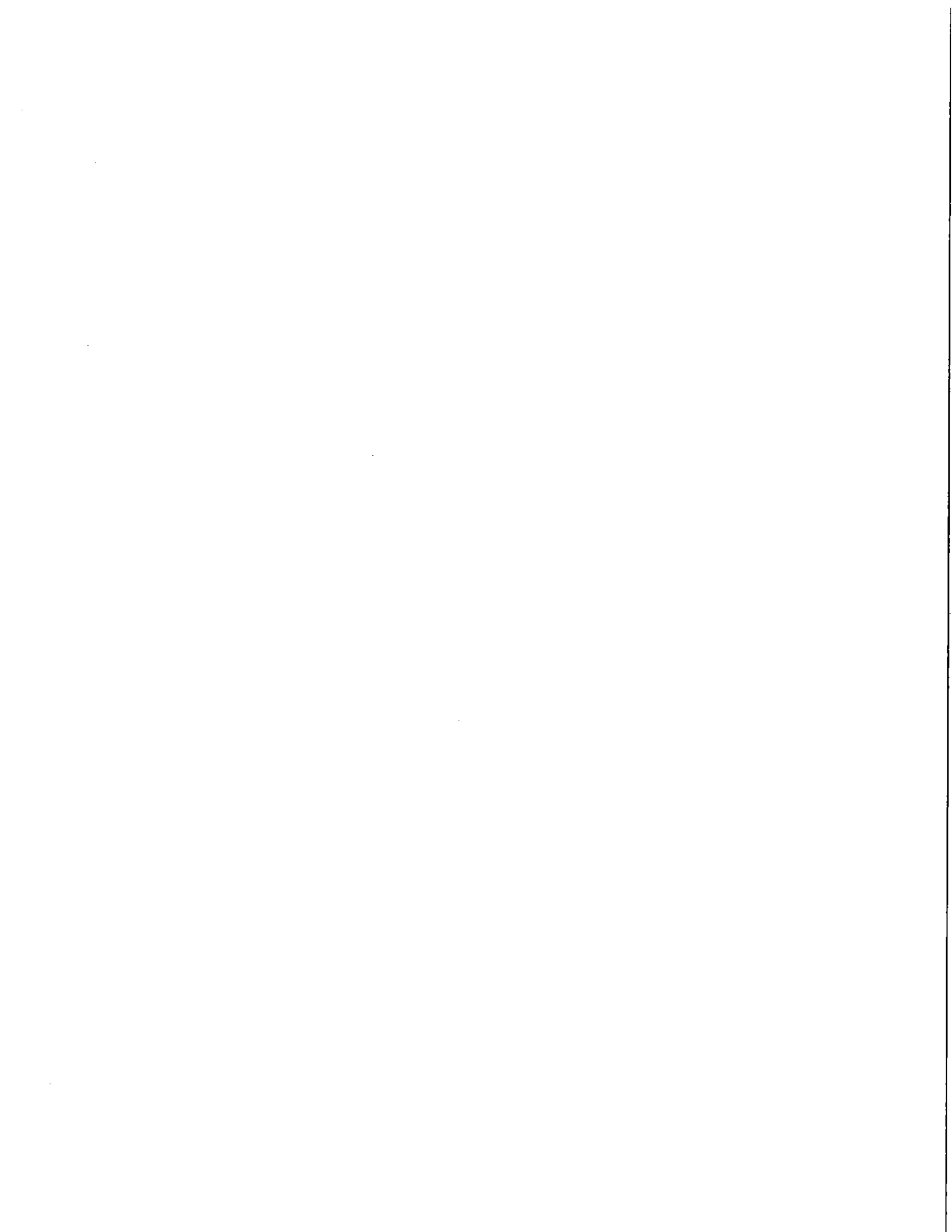
MUHLENBERG CODE

Name of Consultant # 1	McCarthy Engineering Assoc., Inc. - c/o Kevin Ember, RLA		
Mailing Address	555 Van Reed Road, Wyomissing PA 19610		
Telephone Number	610-373-8001	Fax Number	610-373-8077
Email Address	kember@mccarthy-engineering.com		
Name of Consultant # 2	Langan - c/o Dan Disario, PE, PTOE		
Mailing Address	989 Lenox Drive, Sulte 124, Lawrenceville, NJ 08648		
Telephone Number	609-282-8000	Fax Number	609-282-8001
Email Address	ddisario@Langan.com		
Legal Consultant			
Mailing Address			
Telephone Number		Fax Number	
Email Address			



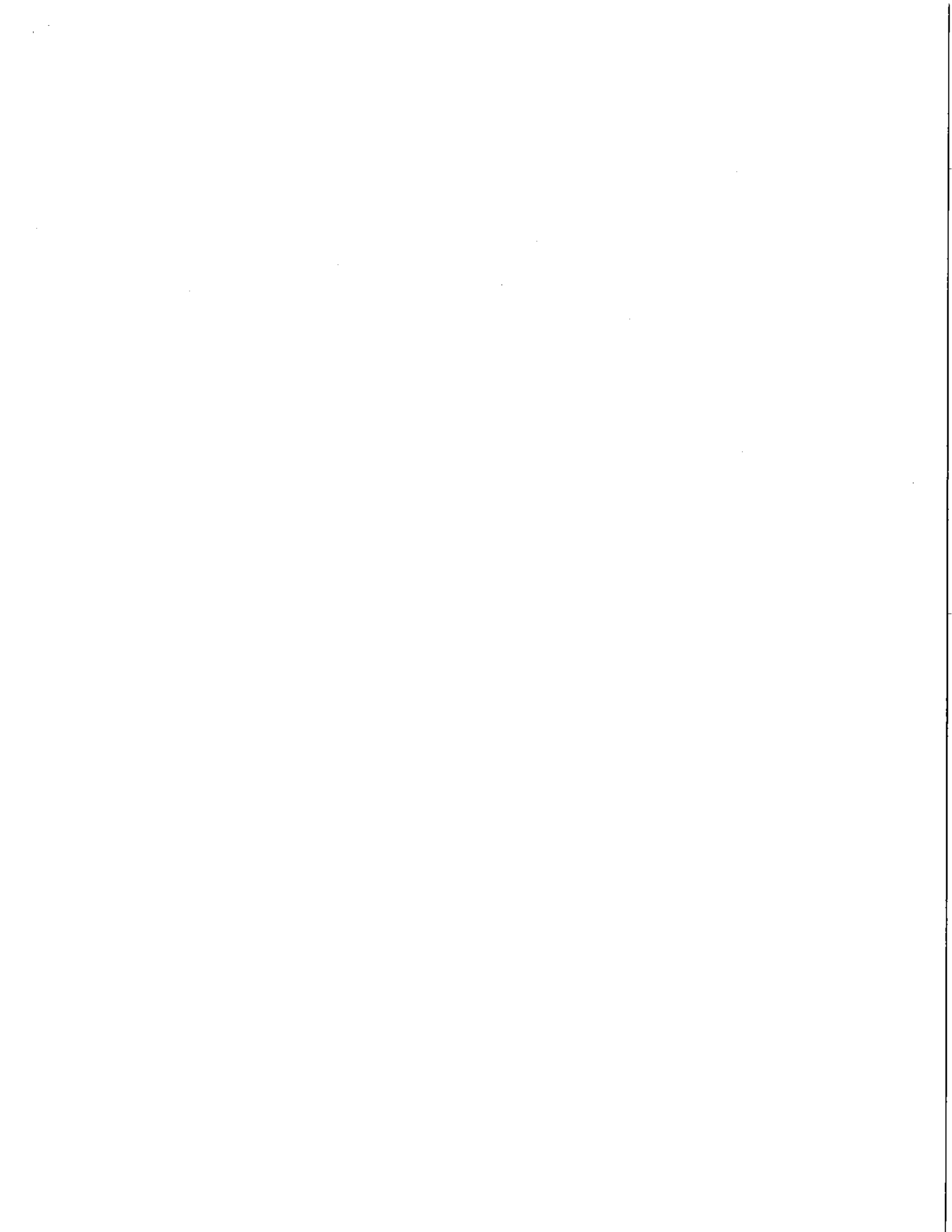
SUBDIVISION AND LAND DEVELOPMENT

Muhlenberg Township, Berks County, Pennsylvania Subdivision and Land Development Plan Application: Page 2 of 3			
Proposed Land Use (Please Check One)	Specific Type of Land Use as defined by Muhlenberg Township	Total Number of Lots/Units	Total Square Footage of Non- Residential Buildings
Agriculture			
Conservation			
Residential			
Commercial			
Industrial	X	Distribution Facility	1
Institutional			609,000 sf <i>(existing)</i>
Mixed Use			
Other			
Total Land Area (Acres)		37.92 acres	Zoning District
Total Developed Land Area (Acres)		7.0 ac. disturbance	Existing Land Use
Total Length of New Roads (Linear Feet)		N/A	Residential Density
Proposed Method of Sewage Disposal		Public - Existing	Non-Residential GFA
Proposed Method of Water Supply		Public - Existing	Total Number of Phases
<p>The applicant shall answer the following questions with a "Yes", "No", or "N/A" (Not Applicable) Response. The applicant is advised to review the municipal ordinances adopted by Muhlenberg Township and confer with their professional consultants or representatives prior to answering each question.</p>			
Does this application comply with the Muhlenberg Township Zoning Ordinance?			Yes
Has there been any special relief granted in the past for this property being developed?			No
Will a Zoning Variance be required to permit the proposed use prior plan approval?			No
Will a Special Exception be required to permit the proposed use prior plan approval?			No
Will a Conditional Use be required to permit the proposed use prior plan approval?			No
Will any plan or design waivers be requested for this subdivision/land development plan?			No
How many lots have been created from the parent tract of land since 2004?			N/A
Will a homeowners association be created as a result of this project?			No

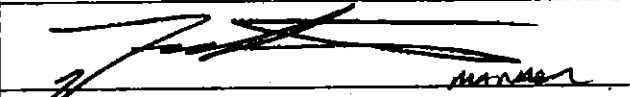



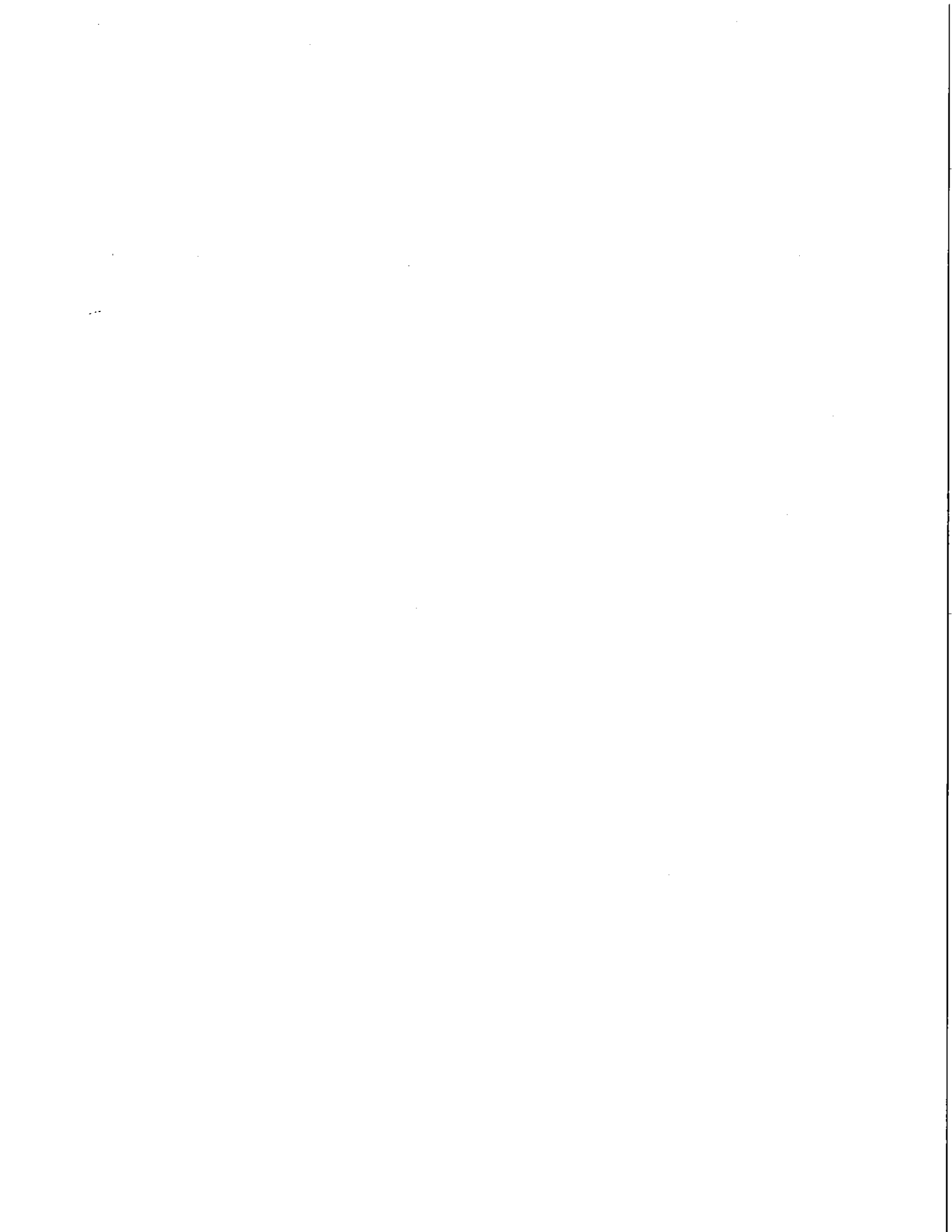
MUHLENBERG CODE

Are the proposed streets within the development to be dedicated to Muhlenberg Township?	N/A
Have all public utilities been notified concerning service and availability?	N/A
Has an Environmental Assessment Report been completed for this project?	N/A
Has a Traffic Impact Study been completed for this project?	Yes
Has a Stormwater Management Plan been completed for this project?	Yes



SUBDIVISION AND LAND DEVELOPMENT

Muhlenberg Township, Berks County, Pennsylvania			
Subdivision and Land Development Plan Application: Page 3 of 3			
Complete sets of the plans along with the application, supplemental documents and fees shall be submitted to Muhlenberg Township in accordance with the Subdivision and Land Development Ordinance. The following information has been submitted with this application.			
Title of the Submission and Description of the Contents	Copies	Reference Number	Date
"Revised Plan of Record for Riverview Industrial Park Lot 3"	4	180075	May 8, 2018
"Revised Plan of Record for Riverview Industrial Park Lot 3" - Hydro Report	2	180075	May 8, 2018
TRAFFIC STATEMENT 1002 PATRIOT PARKWAY	4	130127201 (LANGAN)	MAY 7, 2018
<p>I <u>Donald M. Epstein</u> am the authorized representative of the applicant and hereby request review of this application by Muhlenberg Township. To the best of my knowledge, all of the information contained within this application is correct and complete. Further, I hereby agree to the following specific terms and conditions:</p> <p>(1) I hereby permit any elected, appointed and/or assigned representative of Muhlenberg Township to enter the property in which this application pertains for the purposes of conducting a site inspection while the application is being reviewed and considered by Muhlenberg Township.</p> <p>(2) I hereby agree to pay for all administrative, consultant and/or application fees that are required to review this application.</p> <p>(3) I hereby agree to comply with the provisions established for zoning, land use, subdivision and development, as specified by Muhlenberg Township.</p>			
		5-7-18	
Signature of the Authorized Representative		Date of the Application	
		5/7/18	



Muhlenberg Township
210 George Street
Reading, PA 19605
610.929.4727



1/27/2014-C-20141884

DATE: 5/1/2020

Property Information

Owner: BLUE ROCK CONSTRUCTION INC	Tax ID: 530814245469
Phone:	
Address: 1002 Patriot Py, READING, PA 19605	

Applicant/Mail to:
BLUE ROCK CONSTRUCTION INC
1002 PATRIOT PKWY
READING, PA, 19605

Permission is hereby granted for construction installation on property, as noted below. All work will comply with the Pennsylvania State Building Code and all other applicable State and Local Laws, Ordinances, and Regulations.

Permit Information

Permit Number: C-20141884	Approval Date: 1/27/2014
Permit Type: COMMINDALTREP	Project Cost: \$0.00
Notes: Kenco tenant fit out.	
Pickup/Issue Date*: 5/1/2020	

*Permit is valid 6 months from pickup/issue date

Fee Information

Description	Fee Amount
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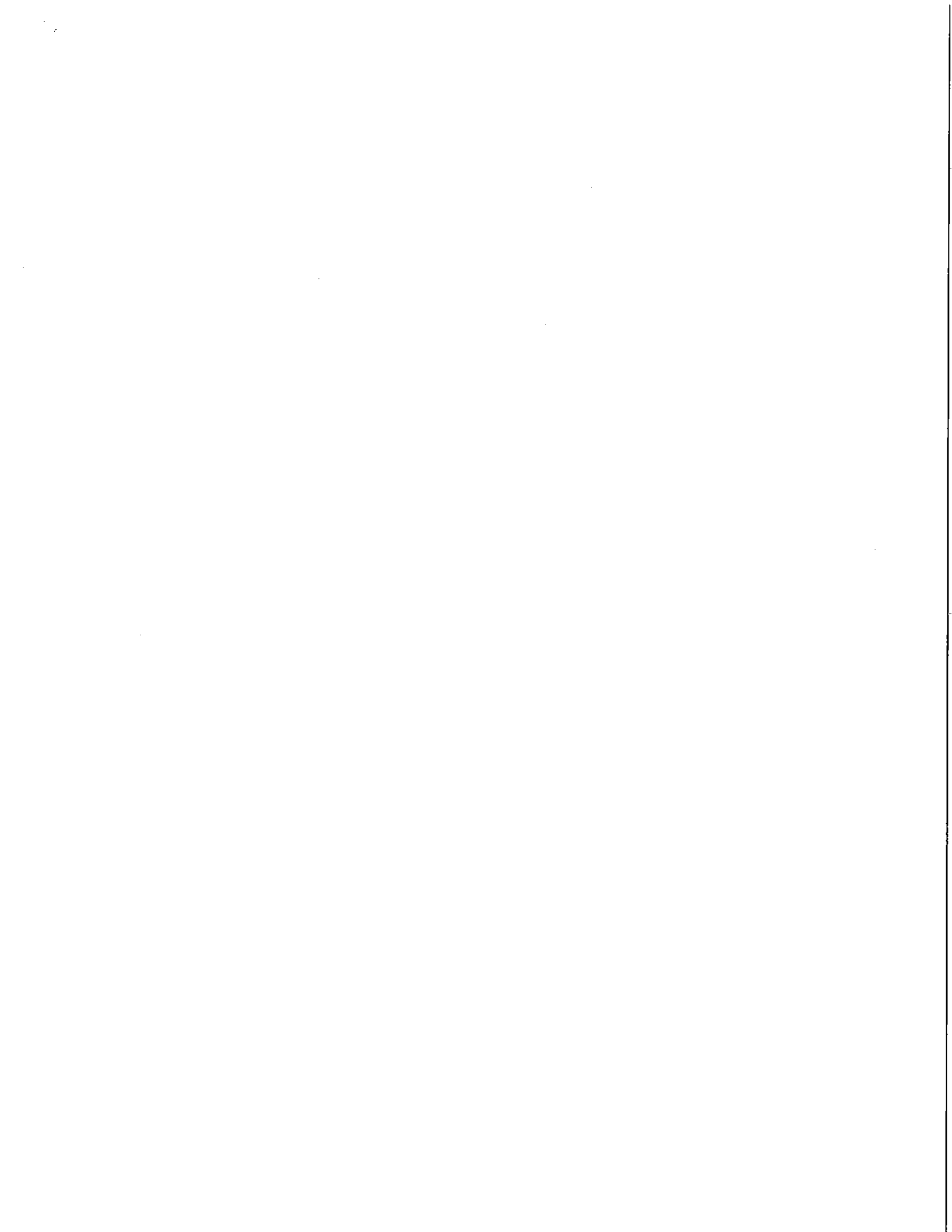
Contractor Information

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinance governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. This permit becomes null and void if work or construction authorized is no commenced within 6 months or, if work or constructions suspended or abandoned for a period of 6 months after commencing.

Signature of Contractor

Steve Dumble

Signature of Issue



Muhlenberg Township
210 George Street
Reading, PA 19605
610.929.4727



1/28/2014-C-20141888

DATE: 5/1/2020

Property Information

Owner: BLUE ROCK CONSTRUCTION INC Tax ID: 530814245469
Phone:
Address: 1002 Patriot Py, READING, PA 19605

Applicant/Mail to:
NFRC READING HOLDINGS LLC % NORTHSTAR REALTY FINANCE CORP
1002 PATRIOT PY
READING, PA, 19605

Permission is hereby granted for construction installation on property, as noted below. All work will comply with the Pennsylvania State Building Code and all other applicable State and Local Laws, Ordinances, and Regulations.

Permit Information

Permit Number: C-20141888 Approval Date: 1/28/2014
Permit Type: COMMINDALTREP Project Cost: \$0.00
Notes: Installation of Racking System for Kenco Sealed Air Corporation
Pickup/Issue Date*: 5/1/2020
*Permit is valid 6 months from pickup/issue date

Fee Information

Description	Fee Amount
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Contractor Information

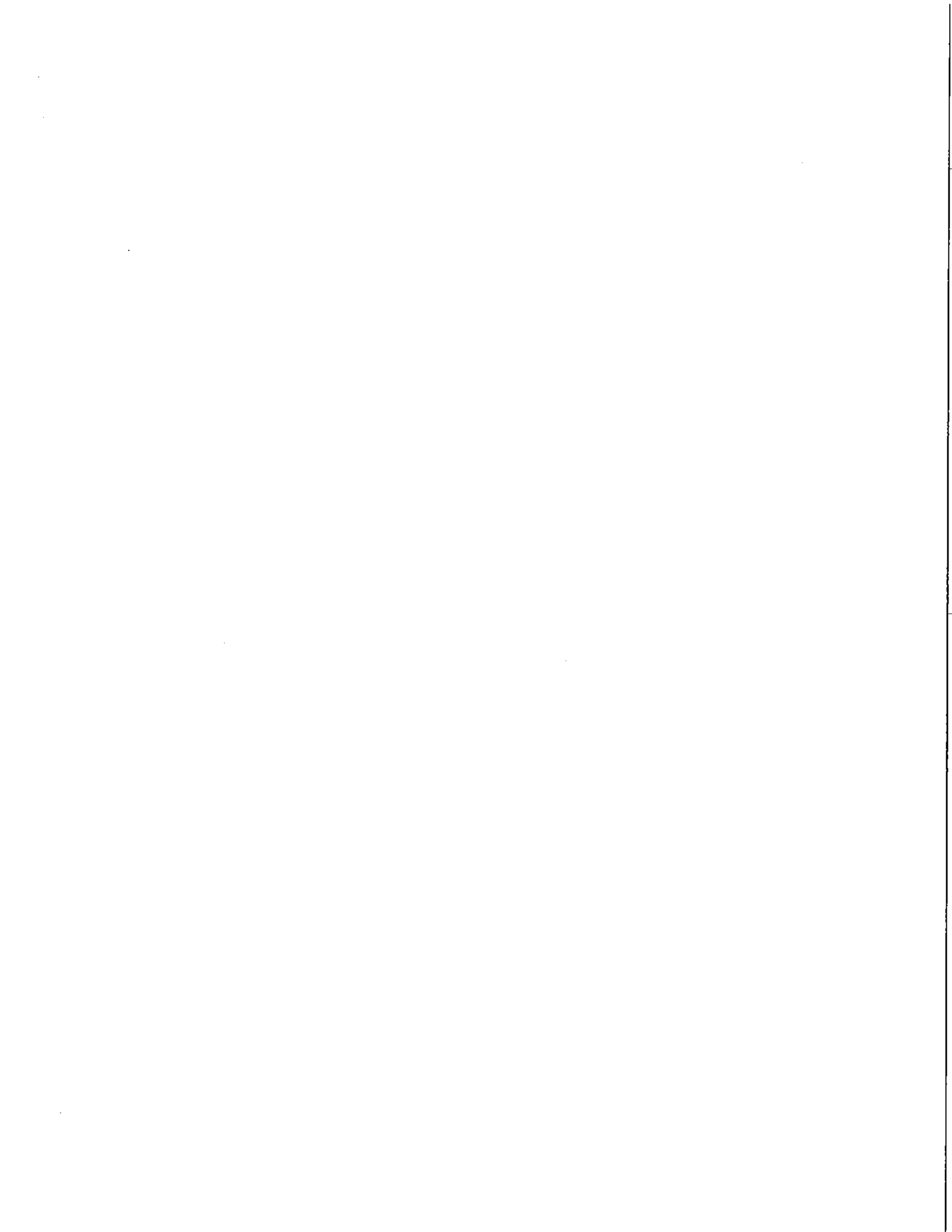
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Signature of Contractor

Steve Dundle

Signature of Issue

1002 PATRIOT PY, READING, PA 19605



Muhlenberg Township
210 George Street
Reading, PA 19605
610.929.4727



4/10/2014-C-20142223

DATE: 5/1/2020

Property Information

Owner: BLUE ROCK CONSTRUCTION INC Tax ID: 530814245469
Phone:
Address: 1002 Patriot Py, READING, PA. 19605

Applicant/Mail to:
NFRM READING HOLDINGS LLC % NORTHSTAR REALTY FINANCE CORP
1002 PATRIOT PY
READING, PA, 19605

Permission is hereby granted for construction installation on property, as noted below. All work will comply with the Pennsylvania State Building Code and all other applicable State and Local Laws, Ordinances, and Regulations.

Permit Information

Permit Number: C-20142223 Approval Date: 4/10/2014
Permit Type: COMMINDALTREP Project Cost: \$0.00
Notes: Tenant Fit-Out for Phase II - Energy, Plumbing, Mechanical
Pickup/Issue Date*: 5/1/2020
*Permit is valid 6 months from pickup/issue date

Fee Information

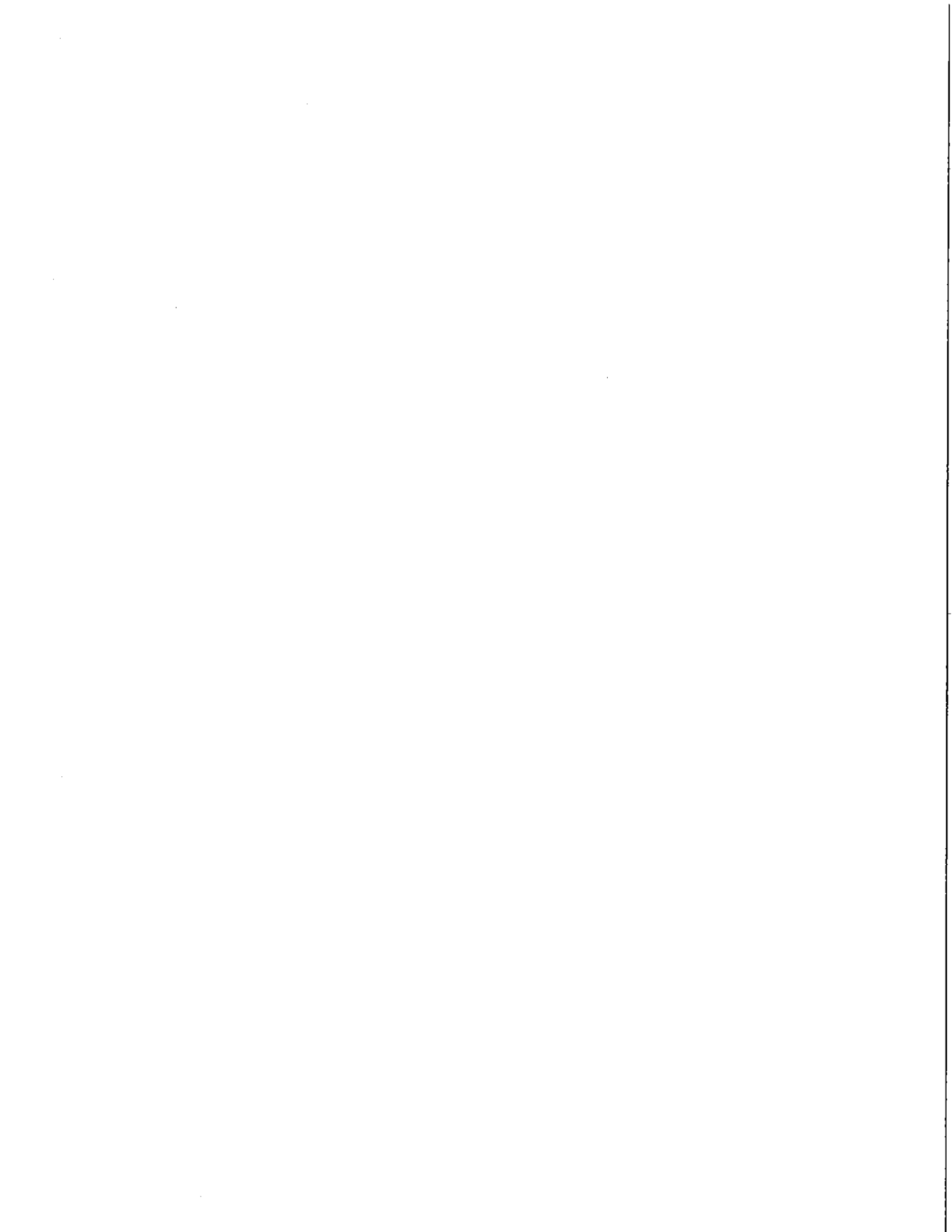
Description	Fee Amount
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Contractor Information

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Signature of Contractor

Signature of Issue



Muhlenberg Township
210 George Street
Reading, PA 19605
610.929.4727



6/11/2014-C-20142631

DATE: 5/1/2020

Property Information

Owner: BLUE ROCK CONSTRUCTION INC Tax ID: 530814245469
Phone:
Address: 1002 Patriot Py, READING, PA 19605

Applicant/Mail to:
NFRC READING HOLDINGS LLC % NORTHSTAR REALTY FINANCE CORP
1002 PATRIOT PY
READING, PA, 19605

Permission is hereby granted for construction installation on property, as noted below. All work will comply with the Pennsylvania State Building Code and all other applicable State and Local Laws, Ordinances, and Regulations.

Permit Information

Permit Number: C-20142631 Approval Date: 6/11/2014
Permit Type: COMMINDALTREP Project Cost: \$0.00
Notes: Added Parking Stripes to Existing Parking Area.
Pickup/Issue Date*: 5/1/2020
*Permit is valid 6 months from pickup/issue date

Fee Information

Description	Fee Amount
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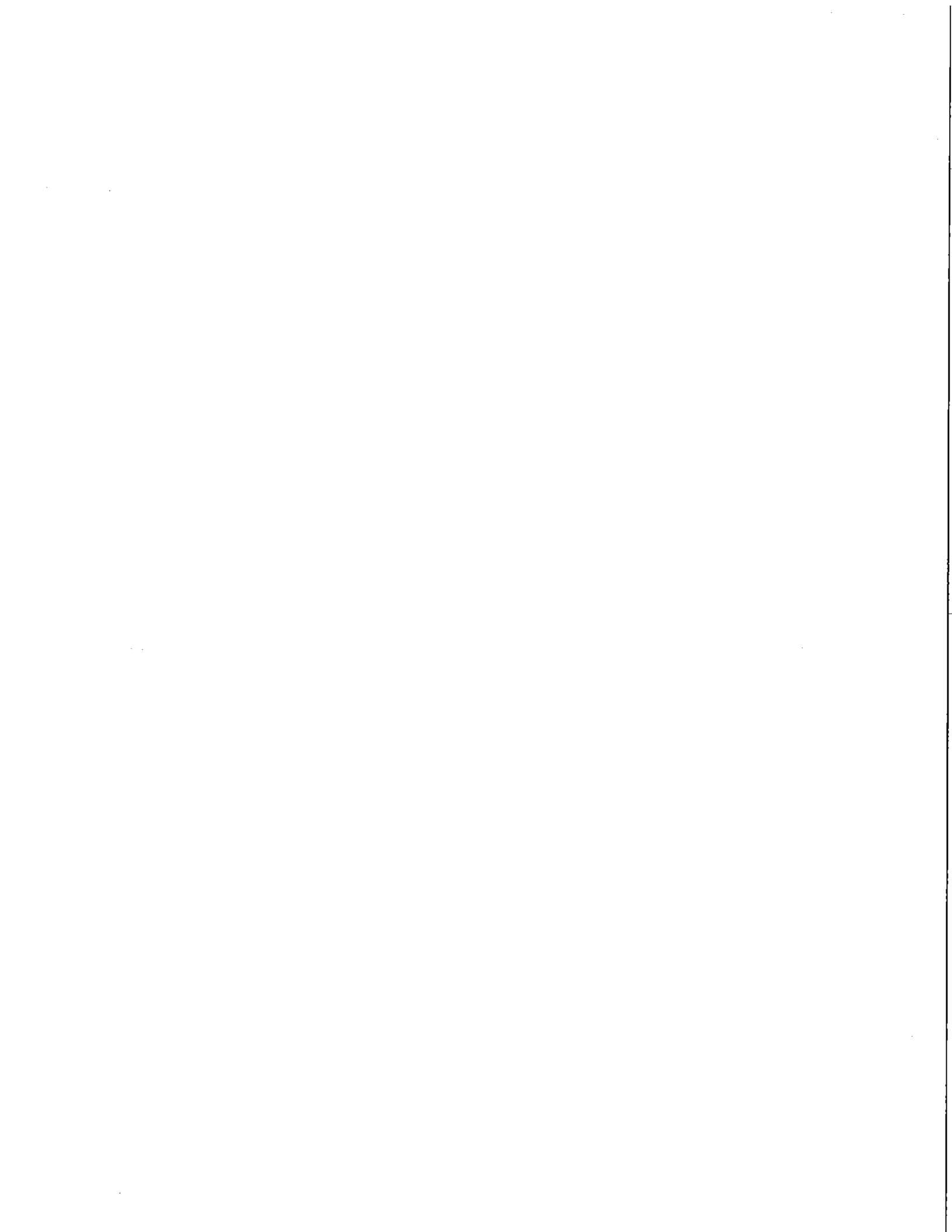
Contractor Information

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Signature of Contractor



Signature of Issue



Muhlenberg Township
210 George Street
Reading, PA 19605
610.929.4727



6/11/2014-C-20142632

DATE: 5/1/2020

Property Information

Owner: BLUE ROCK CONSTRUCTION INC Tax ID: 530814245469
Phone:
Address: 1002 Patriot Py, READING, PA 19605

Applicant/Mail to:

NFRC READING HOLDINGS LLC % NORTHSTAR REALTY FINANCE CORP
1002 PATRIOT PY
READING, PA, 19605

Permission is hereby granted for construction installation on property, as noted below. All work will comply with the Pennsylvania State Building Code and all other applicable State and Local Laws, Ordinances, and Regulations.

Permit Information

Permit Number: C-20142632 Approval Date: 6/11/2014
Permit Type: COMMINDALTREP Project Cost: \$0.00
Notes: Tenant Fit-Out for Kenko
Pickup/Issue Date*: 5/1/2020
*Permit is valid 6 months from pickup/issue date

Fee Information

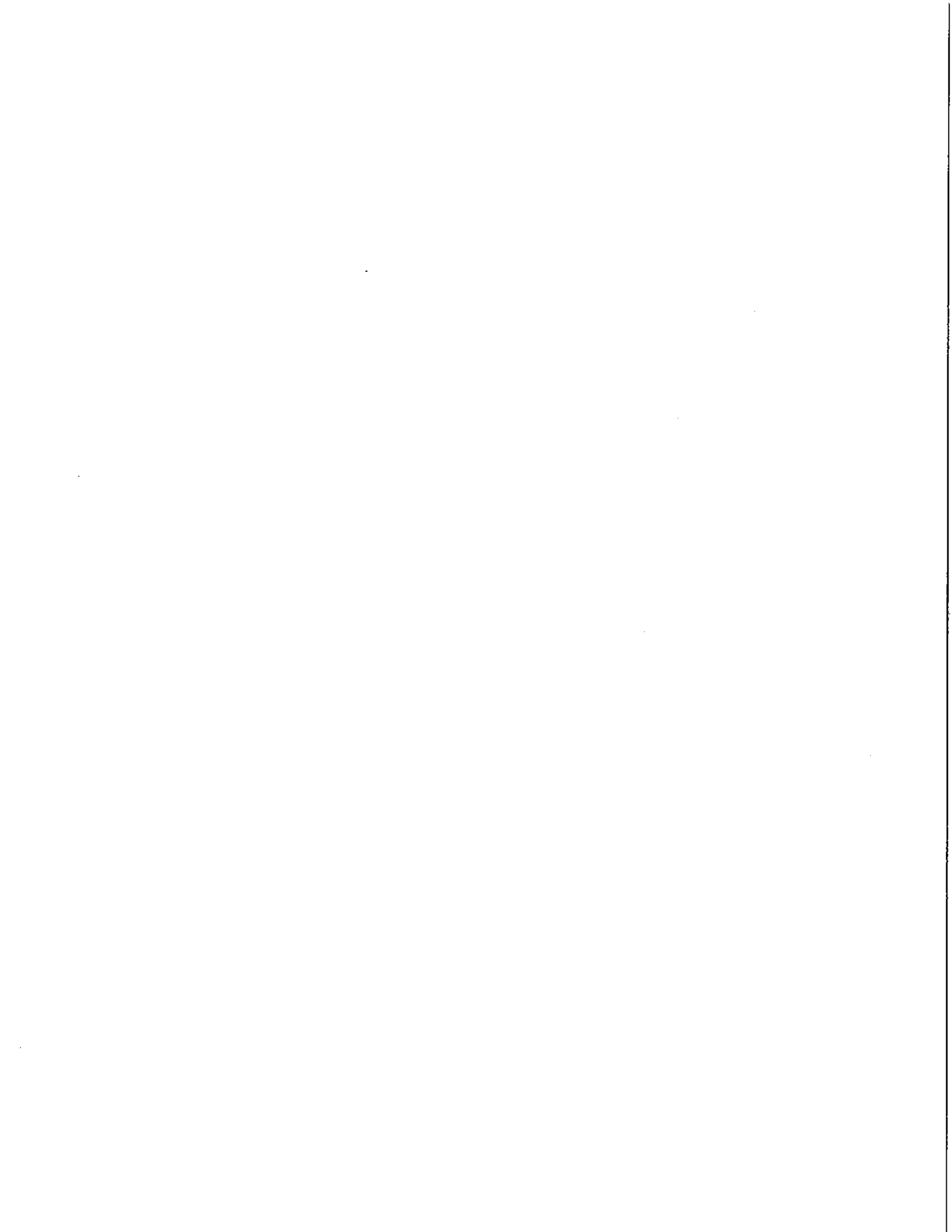
Description	Fee Amount
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Contractor Information

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Signature of Contractor

Signature of Issue



Muhlenberg Township
210 George Street
Reading, PA 19605
610.929.4727



6/18/2014-C-20142688

DATE: 5/1/2020

Property Information

Owner: BLUE ROCK CONSTRUCTION INC Tax ID: 530814245469
Phone:
Address: 1002 Patriot Py, READING,PA 19605

Applicant/Mail to:
ALERT FIRE PROTECTION INC
1002 PATRIOT PKWY
READING, PA, 19605

Permission is hereby granted for construction installation on property, as noted below. All work will comply with the Pennsylvania State Building Code and all other applicable State and Local Laws, Ordinances, and Regulations.

Permit Information

Permit Number: C-20142688 Approval Date: 6/18/2014
Permit Type: COMMINDALTREP Project Cost: \$0.00
Notes: Modify fire sprinkler system.
Pickup/Issue Date*: 5/1/2020
*Permit is valid 6 months from pickup/issue date

Fee Information

Description	Fee Amount
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Contractor Information

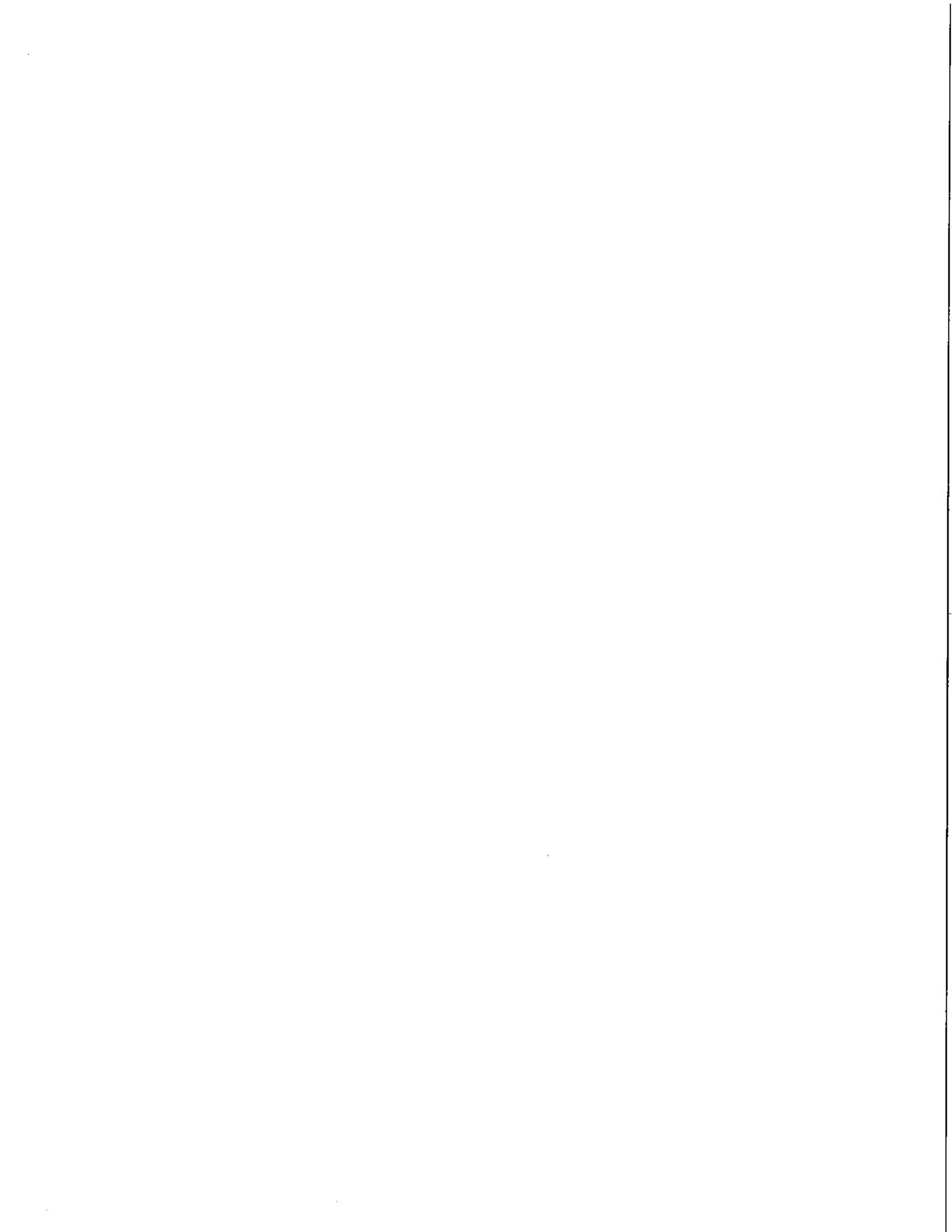
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Signature of Contractor

Steve T. Dumble

Signature of Issue

2025 1 14 10:17 AM



Muhlenberg Township
210 George Street
Reading, PA 19605
610.929.4727



6/30/2014-C-20142788

DATE: 5/1/2020

Property Information

Owner: BLUE ROCK CONSTRUCTION INC Tax ID: 530814245469
Phone:
Address: 1002 Patriot Py, READING, PA 19605

Applicant/Mail to:

NFRC READING HOLDINGS LLC % NORTHSTAR REALTY FINANCE CORP
1002 PATRIOT PY
READING, PA, 19605

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Permit Information

Permit Number: C-20142788 Approval Date: 6/30/2014
Permit Type: COMMINDALTREP Project Cost: \$0.00
Notes: Installation of High Rack Storage for Kenco Fit-Out
Pickup/Issue Date*: 5/1/2020
*Permit is valid 6 months from pickup/issue date

Fee Information

Description	Fee Amount
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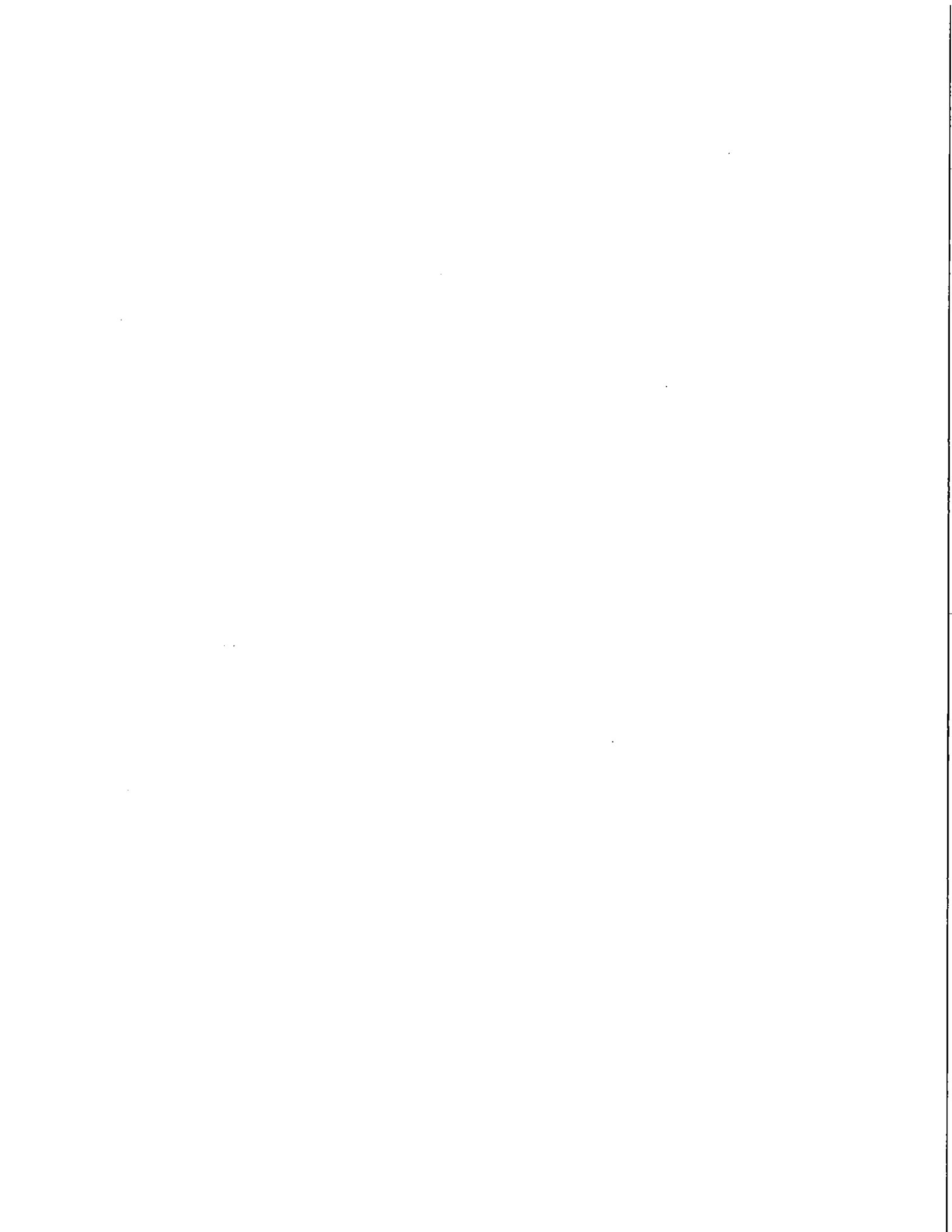
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Signature of Contractor



Signature of Issue



Muhlenberg Township
210 George Street
Reading, PA 19605
610.929.4727



8/27/2014-C-20143151

DATE: 5/1/2020

Property Information

Owner: BLUE ROCK CONSTRUCTION INC	Tax ID: 530814245469
Phone:	
Address: 1002 Patriot Py, READING, PA 19605	

Applicant/Mail to:
BLUE ROCK CONSTRUCTION INC
1002 PATRIOT PKWY
READING, PA, 19605

Permission is hereby granted for construction installation on property, as noted below. All work will comply with the Pennsylvania State Building Code and all other applicable State and Local Laws, Ordinances, and Regulations.

Permit Information

Permit Number: C-20143151 Approval Date: 8/27/2014
Permit Type: COMMINDALTREP Project Cost: \$0.00
Notes: Tenant Fit out-no sprinklers included.
Pickup/Issue Date*: 5/1/2020
*Permit is valid 6 months from pickup/issue date

Fee Information

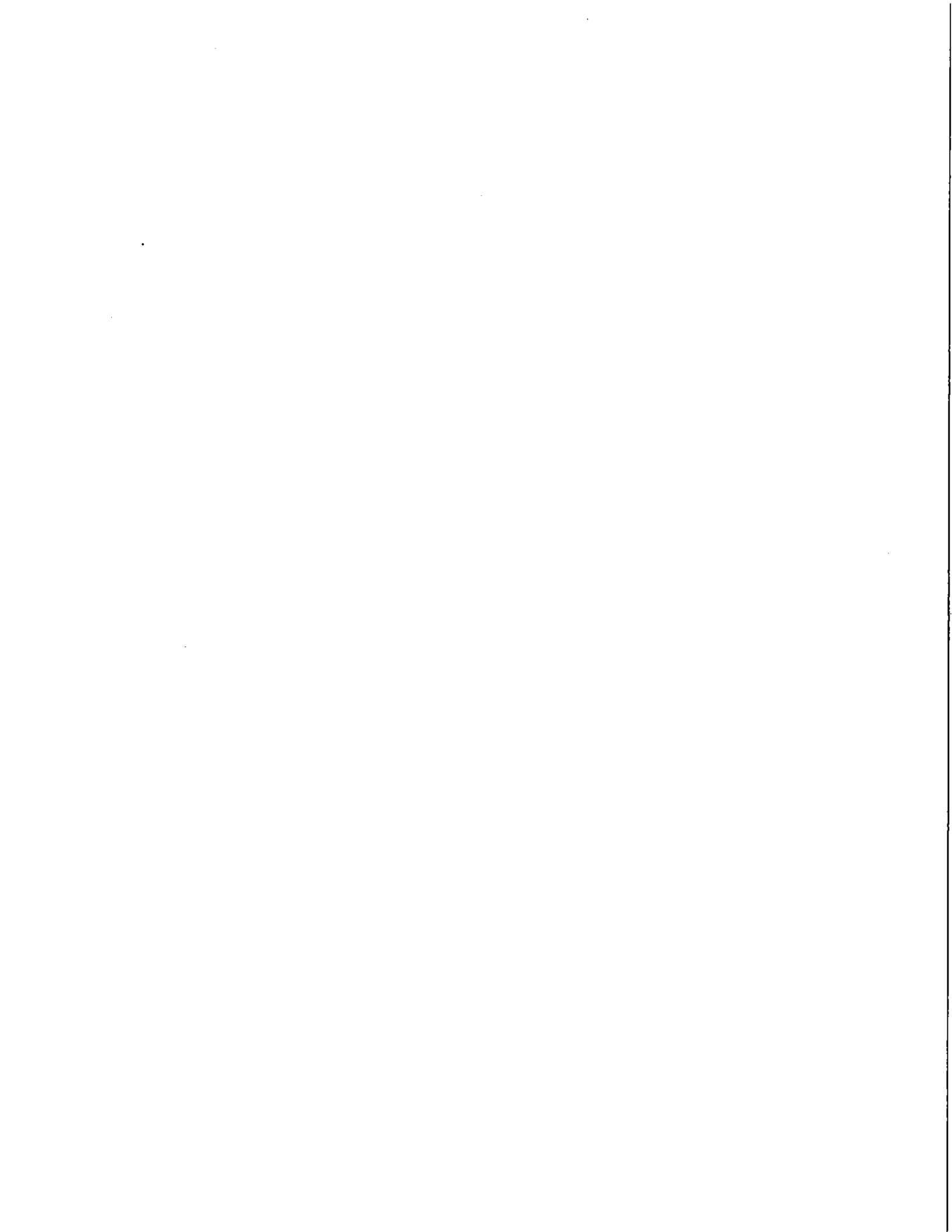
Description	Fee Amount
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Contractor Information

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Signature of Contractor

Signature of Issue



Muhlenberg Township
210 George Street
Reading, PA 19605
610.929.4727



10/1/2014-C-20143394

DATE: 5/1/2020

Property Information

Owner: BLUE ROCK CONSTRUCTION INC Tax ID: 530814245469
Phone:
Address: 1002 Patriot Py, READING, PA 19605

Applicant/Mail to:
NFRC READING HOLDINGS LLC % NORTHSTAR REALTY FINANCE CORP
1002 PATRIOT PY
READING, PA, 19605

Permission is hereby granted for construction installation on property, as noted below. All work will comply with the Pennsylvania State Building Code and all other applicable State and Local Laws, Ordinances, and Regulations.

Permit Information

Permit Number: C-20143394 Approval Date: 10/1/2014
Permit Type: COMMINDALTREP Project Cost: \$0.00
Notes: Modification/installation of a fire sprinkler system to existing system to meet code.
Pickup/Issue Date*: 5/1/2020
*Permit is valid 6 months from pickup/issue date


Fee Information

Description	Fee Amount
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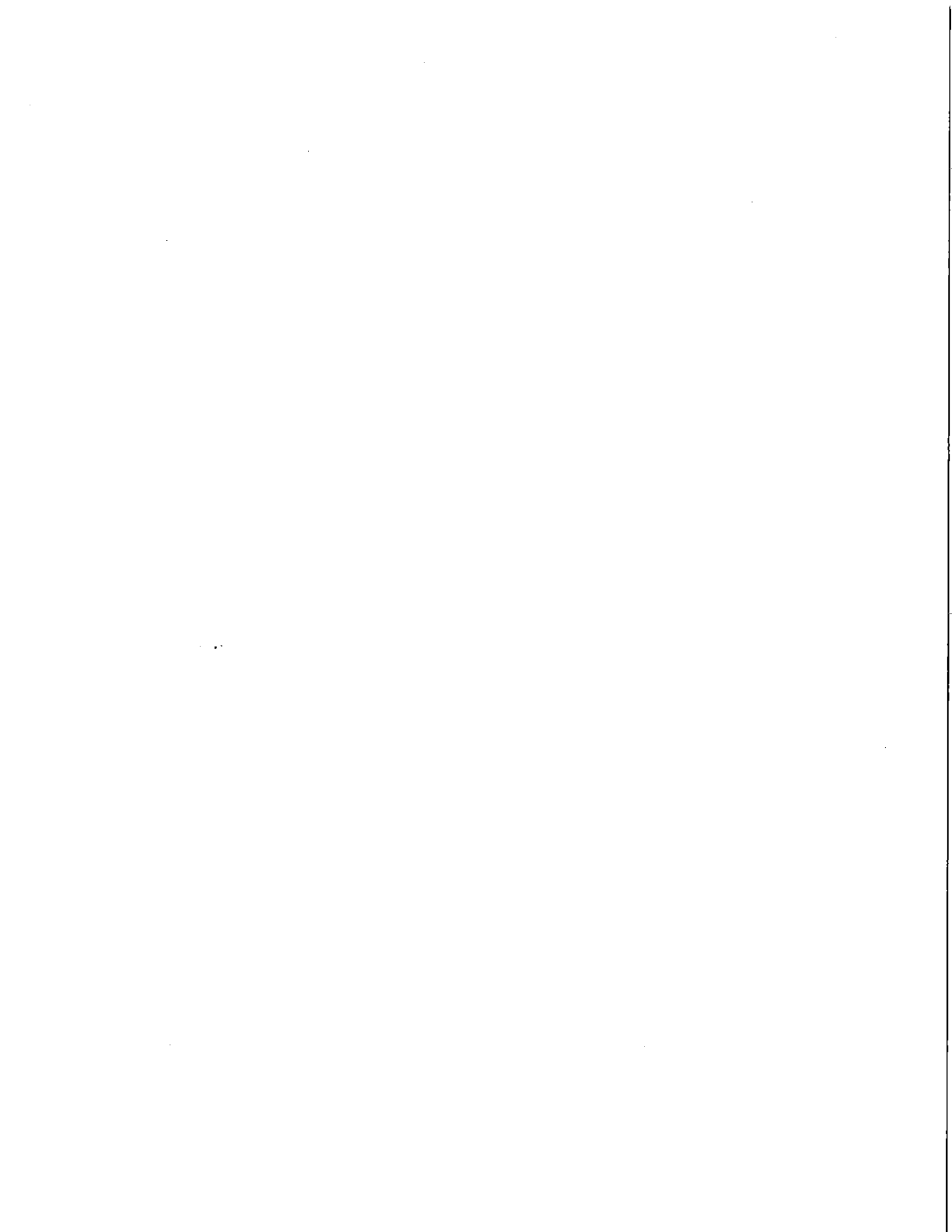
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Signature of Contractor



Signature of Issue



Muhlenberg Township
210 George Street
Reading, PA 19605
610.929.4727



2/6/2015-C-20153998

DATE: 5/1/2020

Property Information

Owner: BLUE ROCK CONSTRUCTION INC Tax ID: 530814245469
Phone:
Address: 1002 Patriot Py,-READING, PA 19605

Applicant/Mail to:
EAST PENN MANUFACTURING
1002 PATRIOT PWKY
READING, PA, 19605

Permission is hereby granted for construction installation on property, as noted below. All work will comply with the Pennsylvania State Building Code and all other applicable State and Local Laws, Ordinances, and Regulations.

Permit Information

Permit Number: C-20153998 Approval Date: 2/6/2015
Permit Type: COMMINDALTREP Project Cost: \$0.00
Notes: Trailer Snow Scraper-Installation of concrete piers and 110V and 30amp circuit
Pickup/Issue Date*: 5/1/2020
*Permit is valid 6 months from pickup/issue date

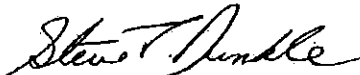
Fee Information

Description	Fee Amount
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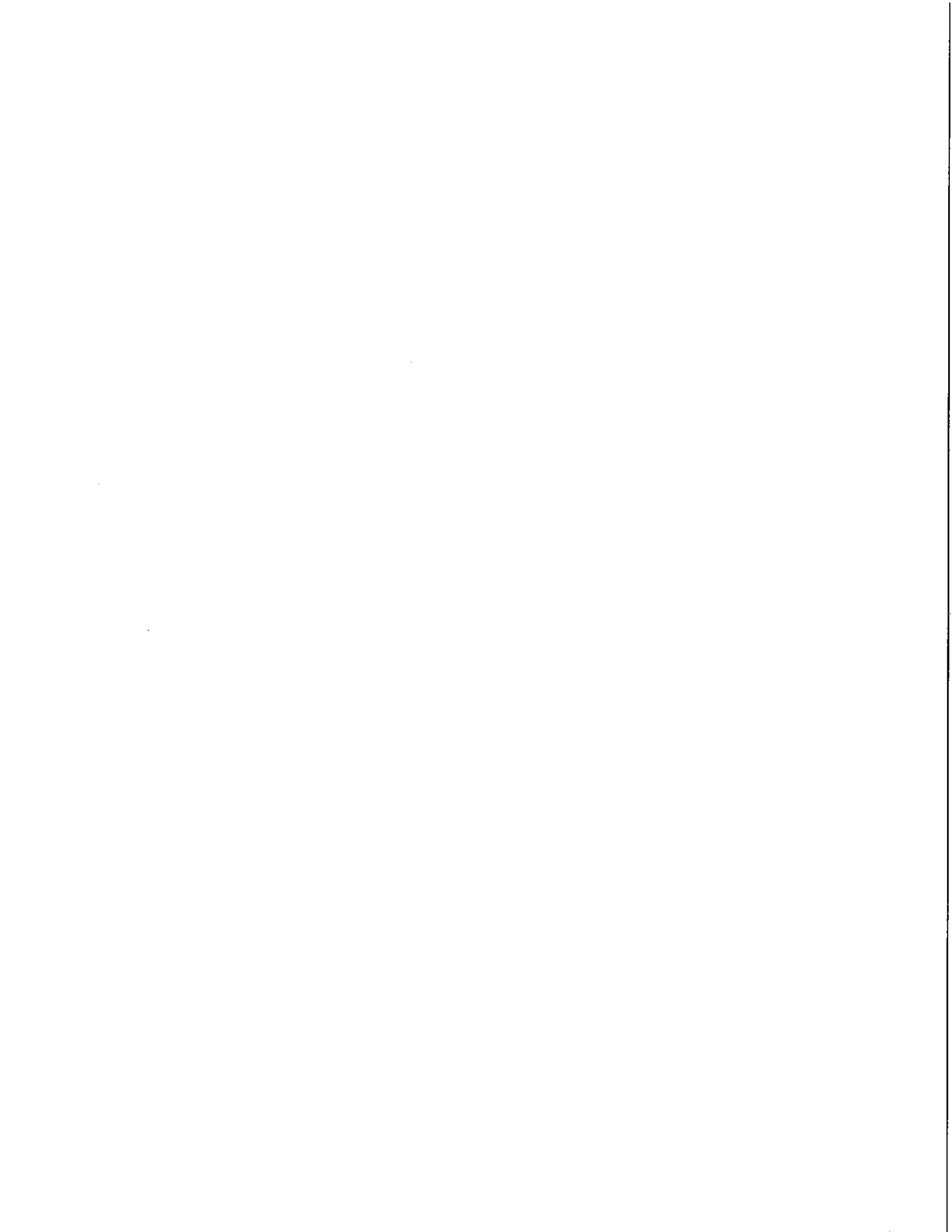
Contractor Information

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinance governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. This permit becomes null and void if work or construction authorized is no commenced within 6 months or, if work or constructions suspended or abandoned for a period of 6 months after commencing.

Signature of Contractor



Signature of Issue



Muhlenberg Township
210 George Street
Reading, PA 19605
610.929.4727



6/11/2014-C-20142633
DATE: 5/1/2020

Property Information

Owner: BLUE ROCK CONSTRUCTION INC	Tax ID: 530814245469
Phone:	
Address: 1002 Patriot Py, READING, PA 19605	

Applicant/Mail to:
NFRC READING HOLDINGS LLC % NORTHSTAR REALTY FINANCE CORP
1002 PATRIOT PY
READING, PA, 19605

Permission is hereby granted for construction installation on property, as noted below. All work will comply with the Pennsylvania State Building Code and all other applicable State and Local Laws, Ordinances, and Regulations.

Permit Information

Permit Number: C-20142633 Approval Date: 6/11/2014
Permit Type: PLCOMMINDHVAC Project Cost: \$0.00
Notes: HVAC for Tenant Fit-Out for Kenko
Pickup/Issue Date*: 5/1/2020
*Permit is valid 6 months from pickup/issue date

Fee Information

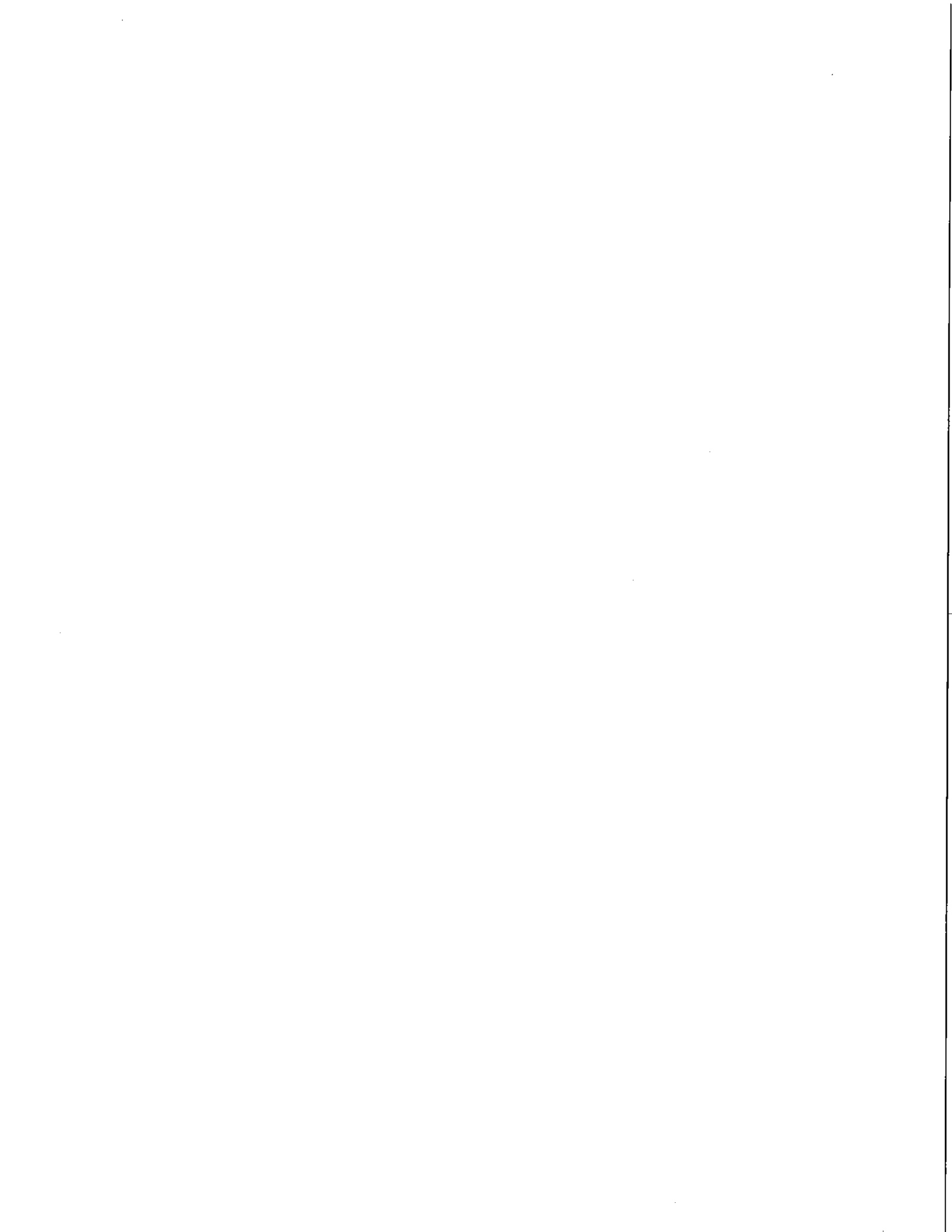
Description	Fee Amount
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Contractor Information

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Signature of Contractor

Signature of Issue



Muhlenberg Township
210 George Street
Reading, PA 19605
610.929.4727



6/11/2014-C-20142633

DATE: 5/1/2020

Property Information

Owner: BLUE ROCK CONSTRUCTION INC Tax ID: 530814245469
Phone:
Address: 1002 Patriot Py, READING, PA 19605

Applicant/Mail to:

NFRC READING HOLDINGS LLC % NORTHSTAR REALTY FINANCE CORP
1002 PATRIOT PY
READING, PA, 19605

Permission is hereby granted for construction installation on property, as noted below. All work will comply with the Pennsylvania State Building Code and all other applicable State and Local Laws, Ordinances, and Regulations.

Permit Information

Permit Number: C-20142633 Approval Date: 6/11/2014
Permit Type: PLCOMMINDHVAC Project Cost: \$0.00
Notes: HVAC for Tenant Fit-Out for Kenko
Pickup/Issue Date*: 5/1/2020
*Permit is valid 6 months from pickup/issue date

Fee Information

Description	Fee Amount
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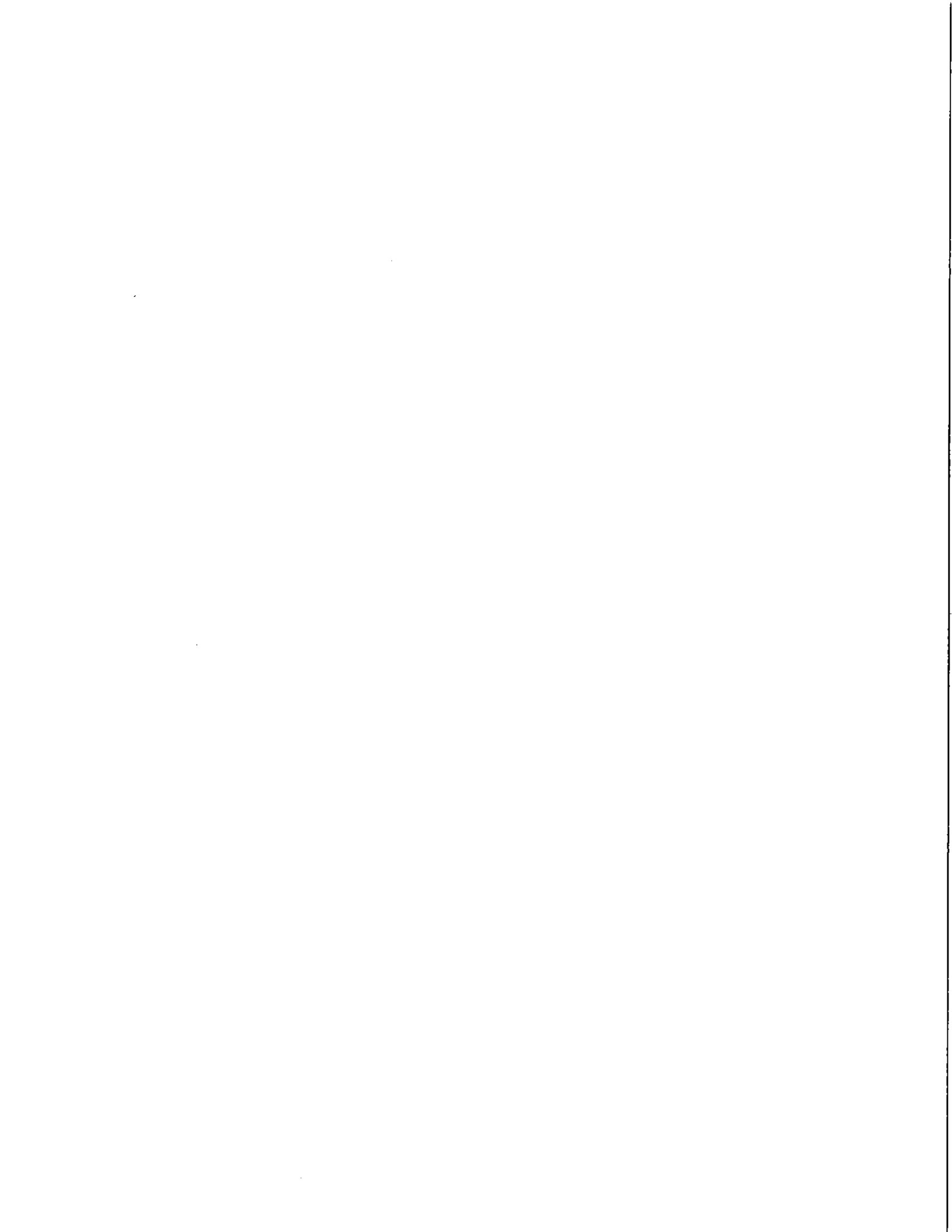
Contractor Information

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinance governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. This permit becomes null and void if work or construction authorized is no commenced within 6 months or, if work or constructions suspended or abandoned for a period of 6 months after commencing.

Signature of Contractor

Steve Dumble

Signature of Issue



Muhlenberg Township
210 George Street
Reading, PA 19605
610.929.4727



10/3/2014-C-20143413

DATE: 5/1/2020

Property Information

Owner: BLUE ROCK CONSTRUCTION INC Tax ID: 530814245469
Phone:
Address: 1002 Patriot Py, READING, PA 19605

Applicant/Mail to:
NFRS READING HOLDINGS LLC % NORTHSTAR REALTY FINANCE CORP
1002 PATRIOT PY
READING, PA, 19605

Permission is hereby granted for construction installation on property, as noted below. All work will comply with the Pennsylvania State Building Code and all other applicable State and Local Laws, Ordinances, and Regulations.

Permit Information

Permit Number: C-20143413 Approval Date: 10/3/2014
Permit Type: PLCOMMINDHVAC Project Cost: \$0.00
Notes: Commercial HVAC
Pickup/Issue Date*: 5/1/2020
*Permit is valid 6 months from pickup/issue date

Fee Information

Description	Fee Amount
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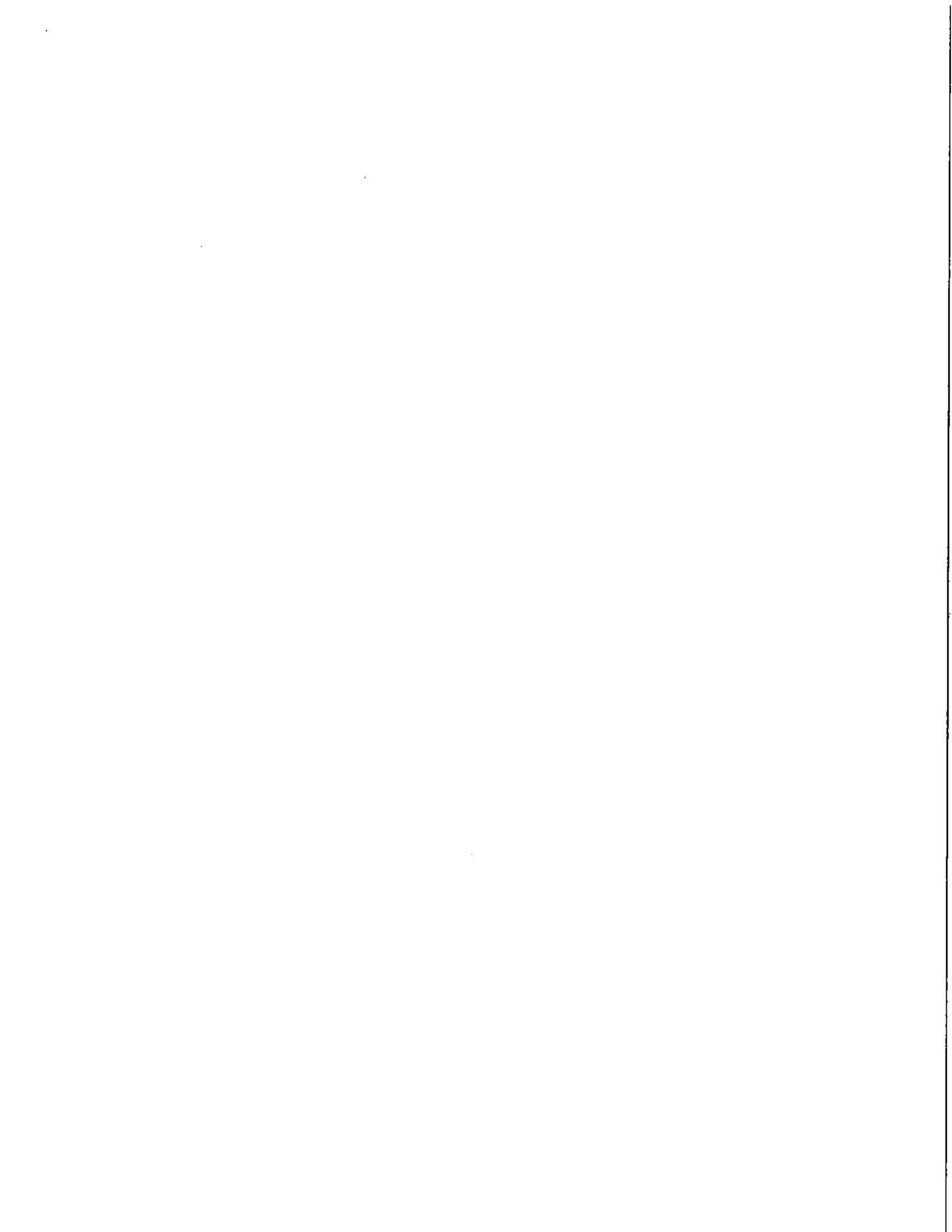
Contractor Information

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Signature of Contractor

Steve Dunkle

Signature of Issue



Muhlenberg Township
210 George Street
Reading, PA 19605
610.929.4727



1/27/2014-C-20141885

DATE: 5/1/2020

Property Information

Owner: BLUE ROCK CONSTRUCTION INC Tax ID: 530814245469
Phone:
Address: 1002 Patriot Py, READING, PA 19605

Applicant/Mail to:
BLUE ROCK CONSTRUCTION INC
1002 PATRIOT PKWY
READING, PA, 19605

Permission is hereby granted for construction installation on property, as noted below. All work will comply with the Pennsylvania State Building Code and all other applicable State and Local Laws, Ordinances, and Regulations.

Permit Information

Permit Number: C-20141885 Approval Date: 1/27/2014
Permit Type: PLRESHVAC Project Cost: \$0.00
Notes: Mechanical Permit for Kenco tenant fit out.
Pickup/Issue Date*: 5/1/2020
*Permit is valid 6 months from pickup/issue date

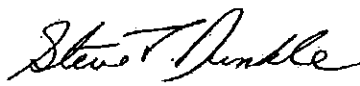
Fee Information

Description	Fee Amount
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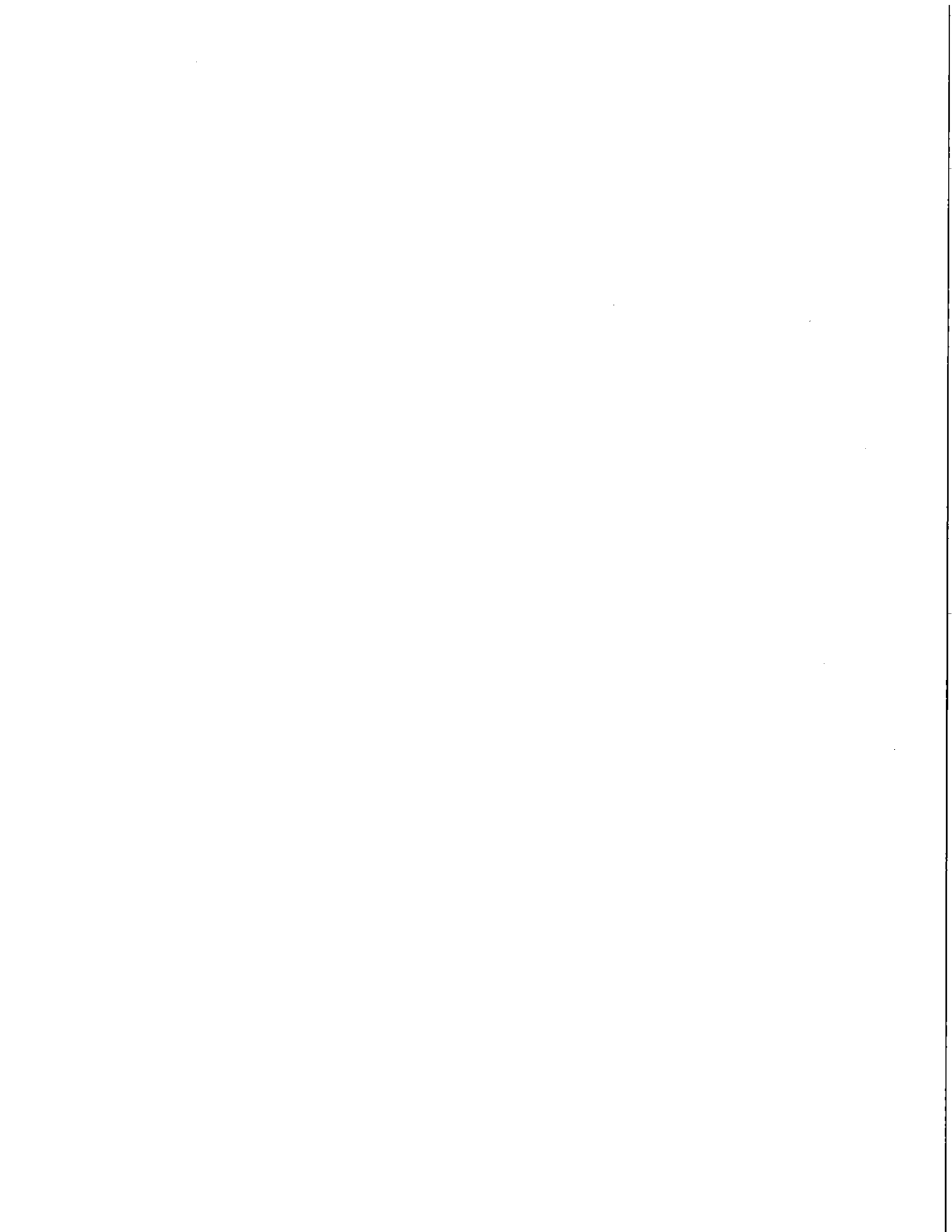
Contractor Information

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinance governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. This permit becomes null and void if work or construction authorized is no commenced within 6 months or, if work or constructions suspended or abandoned for a period of 6 months after commencing.

Signature of Contractor



Signature of Issue



Muhlenberg Township
210 George Street
Reading, PA 19605
610.929.4727



10/14/2021-09853

DATE: 10/18/2021

Property Information

Owner: MATRIX 1002 PATRIOT L P Tax ID: 66530814245469
Phone:
Address: 1002 PATRIOT PY, READING, PA 19605

Applicant/Mail to:
AMAZON SERVICES LLC
410 TERRY AVE
NORTH SEATTLE, WA, 98109

Permission is hereby granted for construction installation on property, as noted below. All work will comply with the Pennsylvania State Building Code and all other applicable State and Local Laws, Ordinances, and Regulations.

Permit Information

Permit Number: 09853 Approval Date: 10/14/2021
Permit Type: COMMINDALTREP Project Cost: \$375000.00
Notes: ADD AND RELOCATE ELECTRICAL POWER DROPS AND RECEPTACLES
THOUGHT OUT WAREHOUSE AREA TO SERVE NEW WORKSTATION LAYOUT
Pickup/Issue Date*: 10/18/2021
*Permit is valid 6 months from pickup/issue date

Fee Information

Description	Fee Amount
COMMERCIAL ELECTRIC PLAN REVIEW FEE	\$18525.00
NON-RES COMM/INST ALT	\$5825.00
PLAN REVIEW NON RES	\$150.00
UCC STATE FEE	\$4.50
UCC STATE FEE	\$4.50

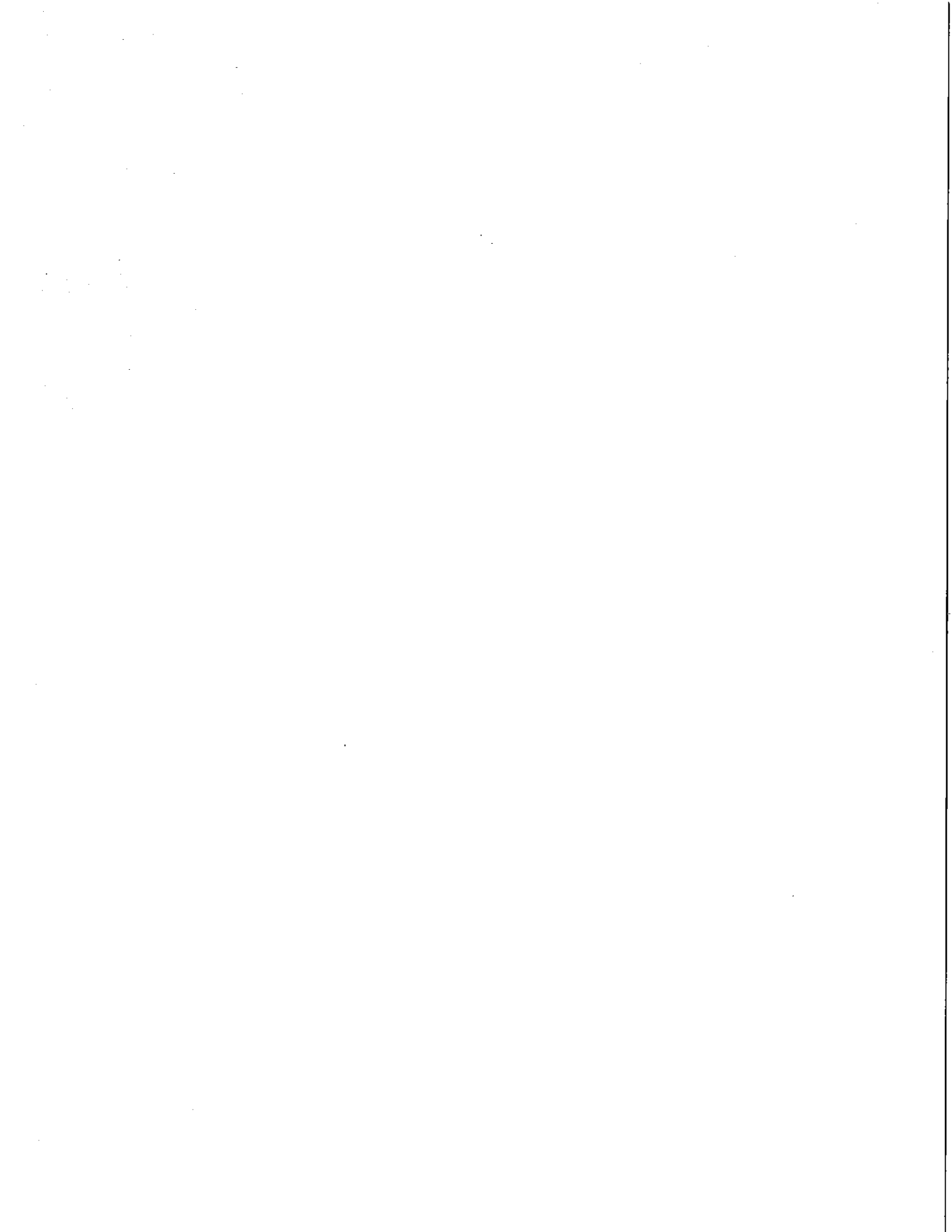
Contractor Information

CONTEGRA CONSTRUCTION COMPANY
22 GETEWAY COMMERCE CENTER DR W. SUITE 1 EDWARDSVILLE, IL 62025
6182194869

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinance governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. This permit becomes null and void if work or construction authorized is no commenced within 6 months or, if work or constructions suspended or abandoned for a period of 6 months after commencing.

Signature of Contractor

Signature of Issue



Muhlenberg Township
210 George Street
Reading, PA 19605
610.929.4727



12/1/2020-08360

DATE: 12/2/2020

Property Information

Owner: MATRIX 1002 PATRIOT L P Tax ID: 66530814245469
Phone:
Address: 1002 PATRIOT PY, READING, PA 19605

Applicant/Mail to:
MATRIX 1002 PATRIOT L P
FORSGATE DR CN4000
CRANBURY, NJ, 08512-

Permission is hereby granted for construction installation on property, as noted below. All work will comply with the Pennsylvania State Building Code and all other applicable State and Local Laws, Ordinances, and Regulations.

Permit Information

Permit Number: 08360 Issued Date: 12/1/2020
Permit Type: ZONINGPERMIT Project Cost: \$3860.90
Notes: INSTALL TEMPORARY COMPANY IDENTIFICATION BANNER Expiration
Date: 5/30/2021

Fee Information

Description	Fee Amount
SIGN PERMIT	\$170.00
UCC STATE FEE	\$4.50
ZONING COMM/INDUST	\$150.00

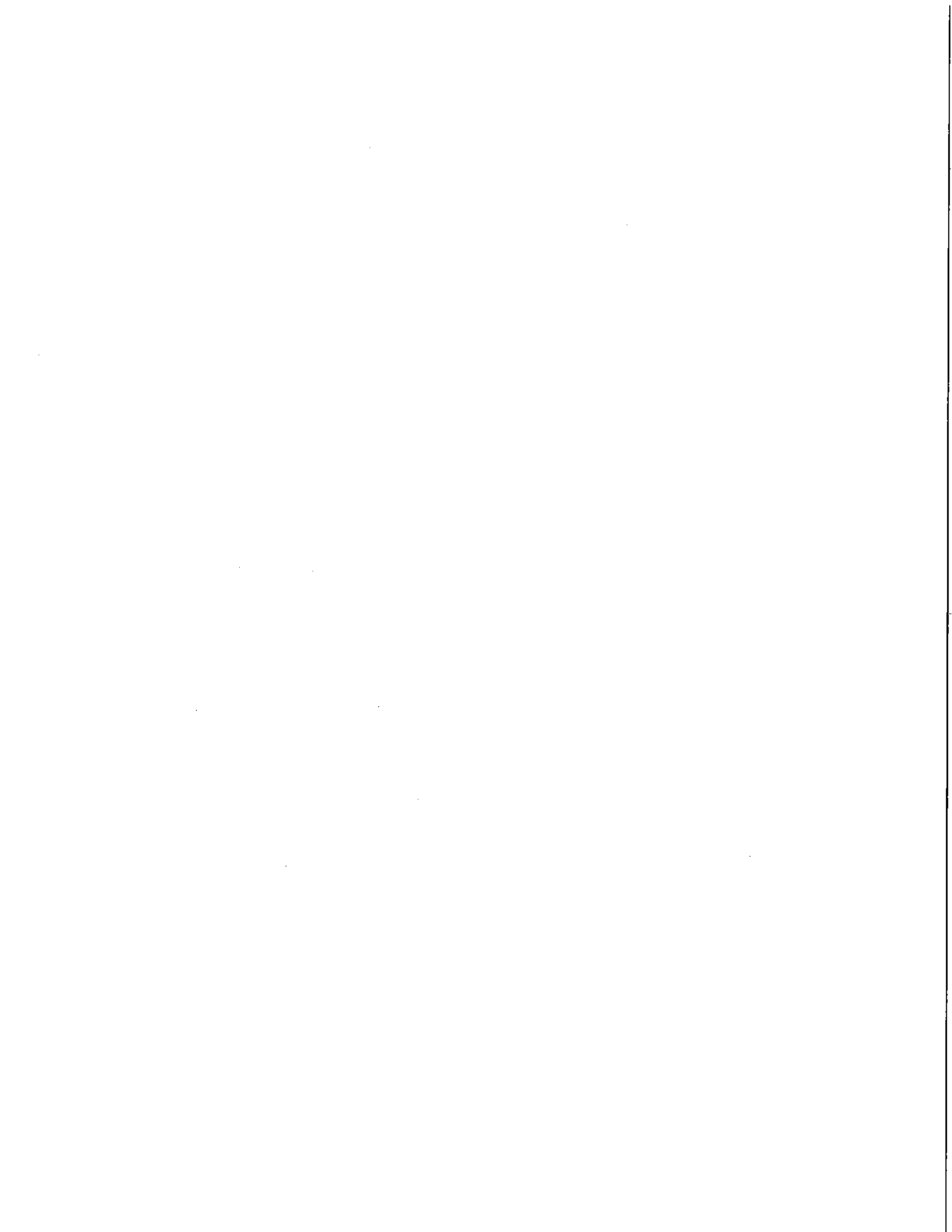
Contractor Information

FASTSIGNS
700 N. 13TH STREET ALLENTOWN, PA 18102
6104347353

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinance governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. This permit becomes null and void if work or construction authorized is no commenced within 6 months or, if work or constructions suspended or abandoned for a period of 6 months after commencing.

Signature of Contractor


Signature of Zoning Officer



Muhlenberg Township
210 George Street
Reading, PA 19605
610.929.4727



9/14/2020-08024

DATE: 9/14/2020

Property Information

Owner: MATRIX 1002 PATRIOT L P Tax ID:
Phone:
Address: 1002 PATRIOT PY, READING, PA 19605

Applicant/Mail to:
MATRIX 1002 PATRIOT L P
FORSGATE DR CN4000
CRANBURY, NJ, 08512-

Permission is hereby granted for construction installation on property, as noted below. All work will comply with the Pennsylvania State Building Code and all other applicable State and Local Laws, Ordinances, and Regulations.

Permit Information

Permit Number: 08024 Approval Date: 9/14/2020
Permit Type: ELECCOMM Project Cost: \$120926.00
Notes: ELECTRIC COMMERCIAL PERMIT ADDITIONAL CONVEYOR NO FEES PAID IN ORIGINAL PLANS
Pickup/Issue Date*: 9/14/2020
*Permit is valid 6 months from pickup/issue date

Fee Information

Description	Fee Amount
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Contractor Information

ASBECO
2665 PINE GROVE RD SUITE 200 CUMMING, GA 30041
4047714287

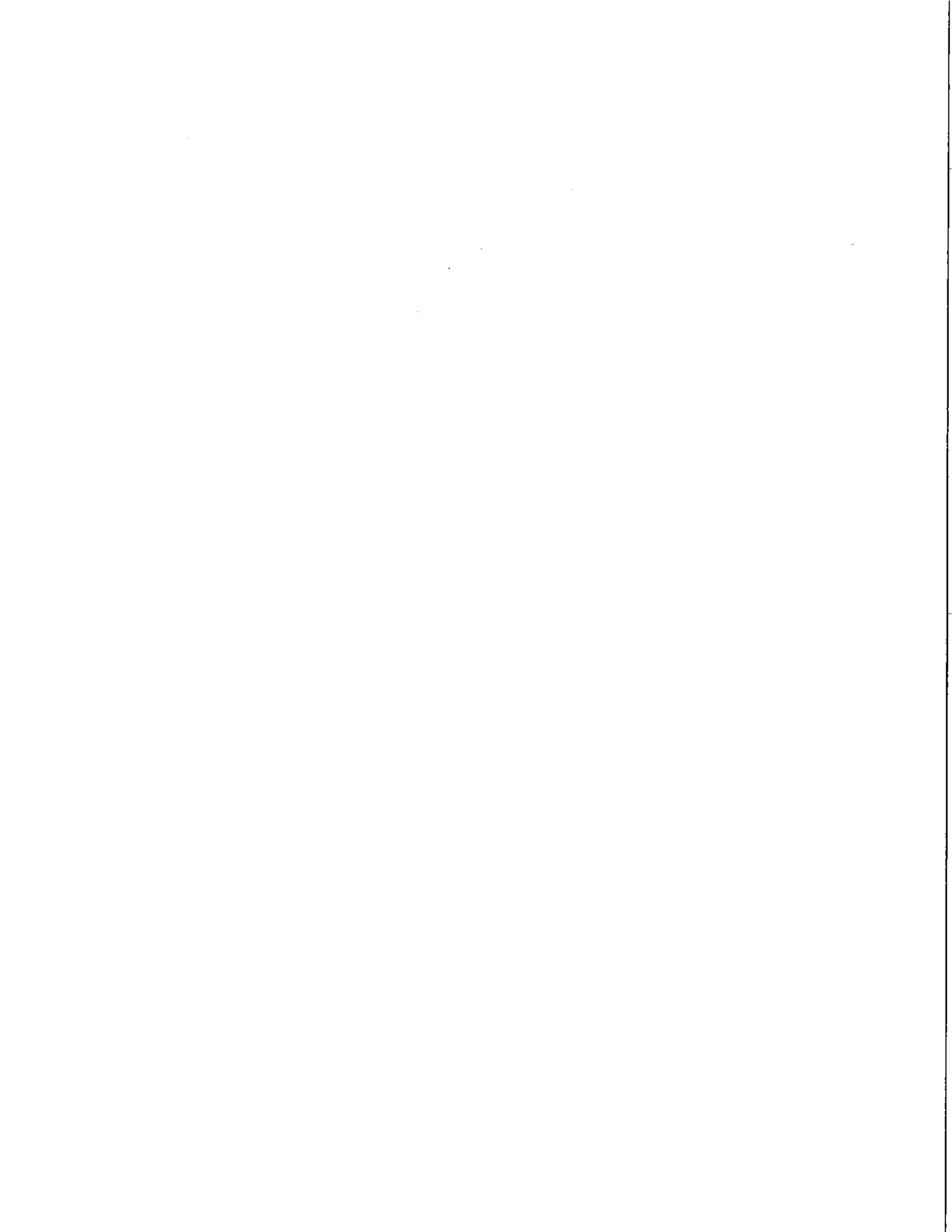
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Signature of Contractor

Steve Dumble

Signature of Issue

2008 9 14 4 43 AM



Muhlenberg Township
210 George Street
Reading, PA 19605
610.929.4727



9/10/2020-08017

DATE: 9/10/2020

Property Information

Owner: MATRIX 1002 PATRIOT L P Tax ID:
Phone:
Address: 1002 PATRIOT PY, READING, PA 19605

Applicant/Mail to:
MATRIX 1002 PATRIOT L P
FORSGATE DR CN4000
CRANBURY, NJ, 08512-

Permission is hereby granted for construction installation on property, as noted below. All work will comply with the Pennsylvania State Building Code and all other applicable State and Local Laws, Ordinances, and Regulations.

Permit Information

Permit Number: 08017 Approval Date: 9/10/2020
Permit Type: COMMINDALTREP Project Cost: \$56500.00
Notes: 3 NEW PENDENTS FOR ELECTRICAL ROOM, NEW PENDENTS RESTROOMS,
ESFR PENDENTS FOR UNDER NEW RTUS
Pickup/Issue Date*: 9/10/2020
*Permit is valid 6 months from pickup/issue date

Fee Information

Description	Fee Amount
NON-RES COMM/INST ALT	\$1055.00
PLAN REVIEW NON RES	\$150.00
UCC STATE FEE	\$4.50

Contractor Information

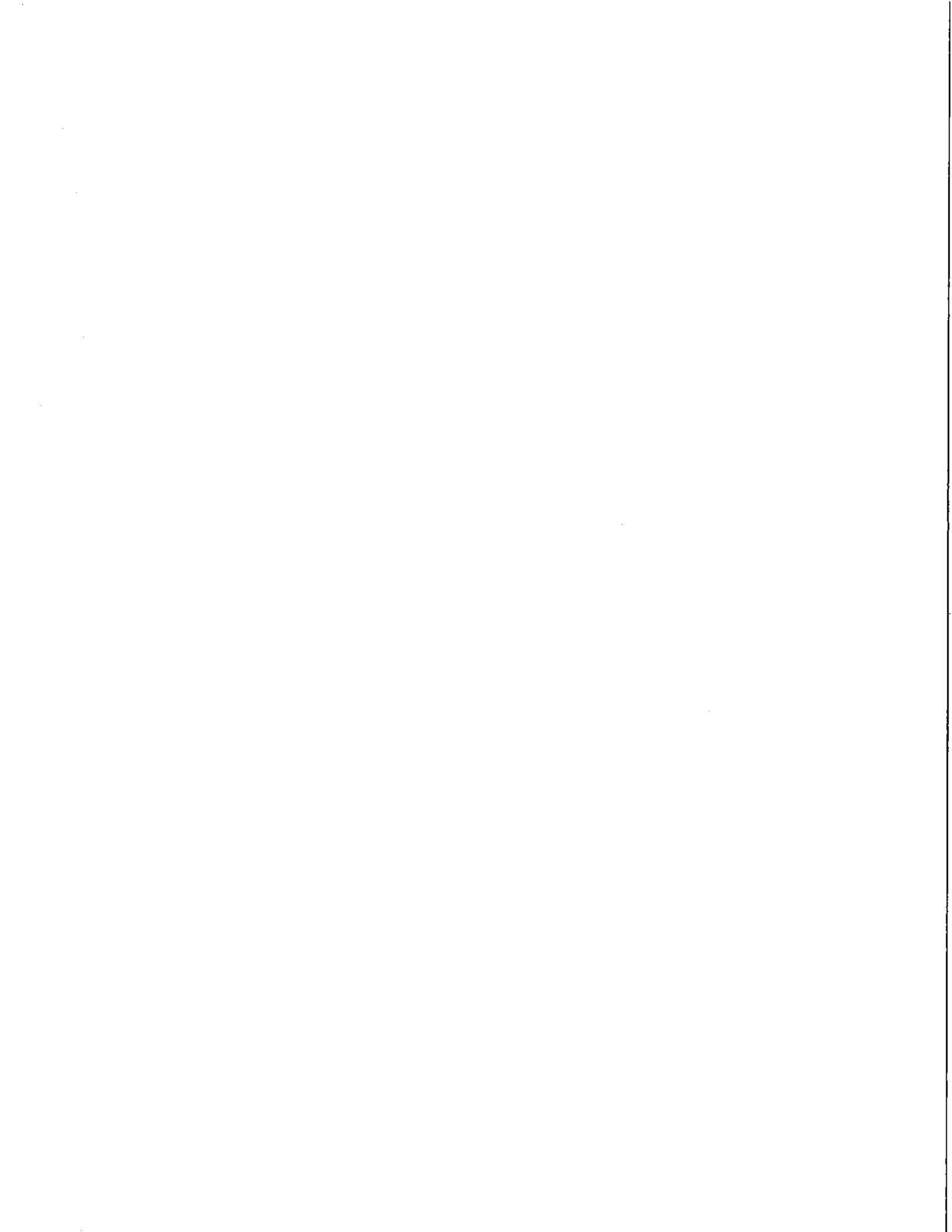
S.A. COMUNALE CO, INC.
2900 NEWPARK DR BARBERTON, OH 44203
3307063068

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinance governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. This permit becomes null and void if work or construction authorized is no commenced within 6 months or, if work or constructions suspended or abandoned for a period of 6 months after commencing.

Signature of Contractor

Steve Dumble

Signature of Issue



SP-00012

**MUHLENBERG TOWNSHIP, BERKS COUNTY, PENNSYLVANIA
SUBDIVISION / LAND DEVELOPMENT PLAN APPLICATION**

APPLICATION / DEVELOPMENT NAME: TEN1 Tenant Fit Out

DATE OF APPLICATION: 7/27/20 APPLICATION # _____

LOCATION OF PROPERTY: 1002 Patriot Parkway 6039

TAX PARCEL ID NUMBER: 530814245469 ZONING DISTRICT: I-1

TYPE OF SUBMISSION:	HISTORY OF SUBMISSION:
<input type="checkbox"/> SKETCH PLAN	<input checked="" type="checkbox"/> NEW SUBMISSION
<input checked="" type="checkbox"/> PRELIMINARY PLAN	<input type="checkbox"/> REVISED APPLICATION
<input checked="" type="checkbox"/> FINAL PLAN	<input type="checkbox"/> PHASED DEVELOPMENT
<input checked="" type="checkbox"/> REVISED PLAN OF RECORD	<input checked="" type="checkbox"/> REVISED PLAN OF RECORD
<input type="checkbox"/> OTHER	<input type="checkbox"/> OTHER

APPLICANT'S NAME: Steve Laurila c/o Amazon 14201

MAILING ADDRESS: 410 Terry Avenue N, Seattle, WA 98109 (NA OPS:TEN1)

PHONE NUMBER: 407-883-1749 FAX NUMBER: _____

E-MAIL ADDRESS: slaurila@amazon.com

OWNER OF RECORD: Gary Hans c/o Matrix Development Group

MAILING ADDRESS: Forsgate Drive, C4000, Cranbury, NJ 08512

PHONE NUMBER: 732-521-2900 FAX NUMBER: 609-395-8289

APPLICANT'S CONSULTANT: Langan Engineering and Environmental Services

MAILING ADDRESS: 1818 Market Street, Suite 3300, Philadelphia, PA 19013

PHONE NUMBER: 215-845-8900 FAX NUMBER: 215-845-8901

E-MAIL ADDRESS: bconlon@langan.com

CONTACT PERSON: Brian M. Conlon, P.E.

JUL 30 '20 09:11:14

PROPOSED LAND USE (X)	SPECIFIC TYPE OF USE, AS DEFINED BY MUHLENBERG	TOTAL NUMBER OF LOTS / UNITS	TOTAL SQ. FOOTAGE OF NON-RESID. BUILDINGS
AGRICULTURAL	<input type="checkbox"/>		
CONSERVATION	<input type="checkbox"/>		
RESIDENTIAL	<input type="checkbox"/>		
COMMERCIAL	<input type="checkbox"/>		
INDUSTRIAL	<input checked="" type="checkbox"/> Warehousing	1	0
INSTITUTIONAL	<input type="checkbox"/>		
MUNICIPAL	<input type="checkbox"/>		
OTHER	<input type="checkbox"/>		

TOTAL LAND AREA (ACRES): RESIDENTIAL DENSITY: n/a

TOTAL LAND AREA BEING DEVELOPED: TOTAL PHASES: 1

TOTAL LENGTH OF NEW ROADS (LINEAR FEET): 0

PROPOSED METHOD OF SEWAGE DISPOSAL: public (existing)

PROPOSED METHOD OF WATER SUPPLY: public (existing)

THE APPLICANT SHALL ANSWER THE FOLLOWING QUESTIONS WITH A YES, NO OR N/A RESPONSE. THE APPLICANT IS ADVISED TO REVIEW THE MUHLENBERG TWP. CODE AND CONFER WITH THEIR PROFESSIONAL CONSULTANTS OR REPRESENTATIVES PRIOR TO ANSWERING EACH QUESTION.

DOES THIS APPLICATION COMPLY WITH CHAPTER 154 OF THE MUHLENBERG TOWNSHIP CODE?

WILL A ZONING VARIANCE, SPECIAL EXCEPTION OR CONDITIONAL USE APPLICATION BE REQUIRED TO PERMIT THE PROPOSED USE PRIOR TO THE APPROVAL OF THIS PLAN?

HAS THERE BEEN ANY SPECIAL ZONING RELIEF GRANTED FOR THIS SITE IN THE PAST?

DOES THIS APPLICATION COMPLY WITH CHAPTER 128 OF THE MUHLENBERG TWP. CODE?

WILL ANY WAIVERS BE REQUESTED OF THE REQUIREMENTS OF CHAPTER 128?

HAVE ALL UTILITY COMPANIES BEEN NOTIFIED REGARDING SERVICE OR CONFLICTS?

WILL A HOME OWNERS ASSOCIATION BE CREATED AS A RESULT OF THIS PROJECT?

ARE THE PROPOSED STREETS TO BE DEDICATED TO MUHLENBERG TOWNSHIP?

HAS A TRAFFIC IMPACT STUDY BEEN PREPARED AND SUBMITTED WITH THIS PLAN?

HAS AN ENVIRONMENTAL ASSESSMENT REPORT BEEN SUBMITTED WITH THIS PLAN?

HAS A STORMWATER MANAGEMENT PLAN/REPORT BEEN SUBMITTED WITH THIS PLAN?

HAS AN EROSION AND SEDIMENTATION CONTROL PLAN BEEN SUBMITTED WITH THIS PLAN?

DOES THE PLAN COMPLY WITH THE REQUIREMENTS FOR CARBONATE GEOLOGY?

COMPLETE SETS OF PLANS INCLUDING THE APPLICATIONS AND ALL SUPPLEMENTAL DOCUMENTS SHALL BE SUBMITTED TO MUHLENBERG TOWNSHIP IN ACCORDANCE WITH CHAPTER 128 OF THE MUHLENBERG TOWNSHIP CODE, AS ADOPTED BY THE MUHLENBERG TOWNSHIP BOARD OF COMMISSIONERS. THE FOLLOWING INFORMATION HAS BEEN SUBMITTED WITH THIS APPLICATION:

TITLE OF SUBMISSION AND DESCRIPTION CONTENTS	COPIES	REFERENCE NUMBER	DATE
See attached			

I, Brian M. Conlon (AUTHORIZED REPRESENTATIVE OF THE APPLICANT) HEREBY REQUEST REVIEW OF THIS APPLICATION BY MUHLENBERG TOWNSHIP. TO THE BEST OF MY ACKNOWLEDGE, ALL OF THE INFORMATION CONTAINED WITHIN THIS APPLICATION IS CORRECT AND COMPLETE. FURTHER, I HEREBY AGREE TO THE FOLLOWING SPECIFIC TERMS AND CONDITIONS:

- (1) I HEREBY PERMIT ANY ELECTED, APPOINTED AND/OR ASSIGNED STAFF MEMBER OF MUHLENBERG TOWNSHIP TO ENTER THE PROPERTY, IN WHICH THIS APPLICATION PERTAINS, FOR THE PURPOSES OF CONDUCTING SITE INSPECTIONS WHILE THE APPLICATION IS BEING REVIEWED AND CONSIDERED BY MUHLENBERG TOWNSHIP.
- (2) I HEREBY AGREE TO PAY ALL CONSULTANT, ADMINISTRATIVE AND/OR APPLICATION FEES REQUIRED FOR THE REVIEW OF THIS APPLICATION.
- (3) I HEREBY AGREE TO COMPLY WITH THE MUHLENBERG TOWNSHIP CODE.

Brian Conlon

Digitally signed by Brian Conlon
DN: cn=C-URS, E=Bconlon@langan.com, O=Langan,
ou=Brian Conlon
2.5.29.18.01: 08:11:09-0400

7/27/20

SIGNATURE OF AUTHORIZED REPRESENTATIVE

DATE OF APPLICATION

SIGNATURE OF WITNESS

DATE

FOR MUNICIPAL USE ONLY

AUTHORIZED STAFF MEMBER: _____

APPLICATION NAME: _____ APPLICATION # _____

SUBMISSION DATE: _____ SUBMISSION NUMBER: _____

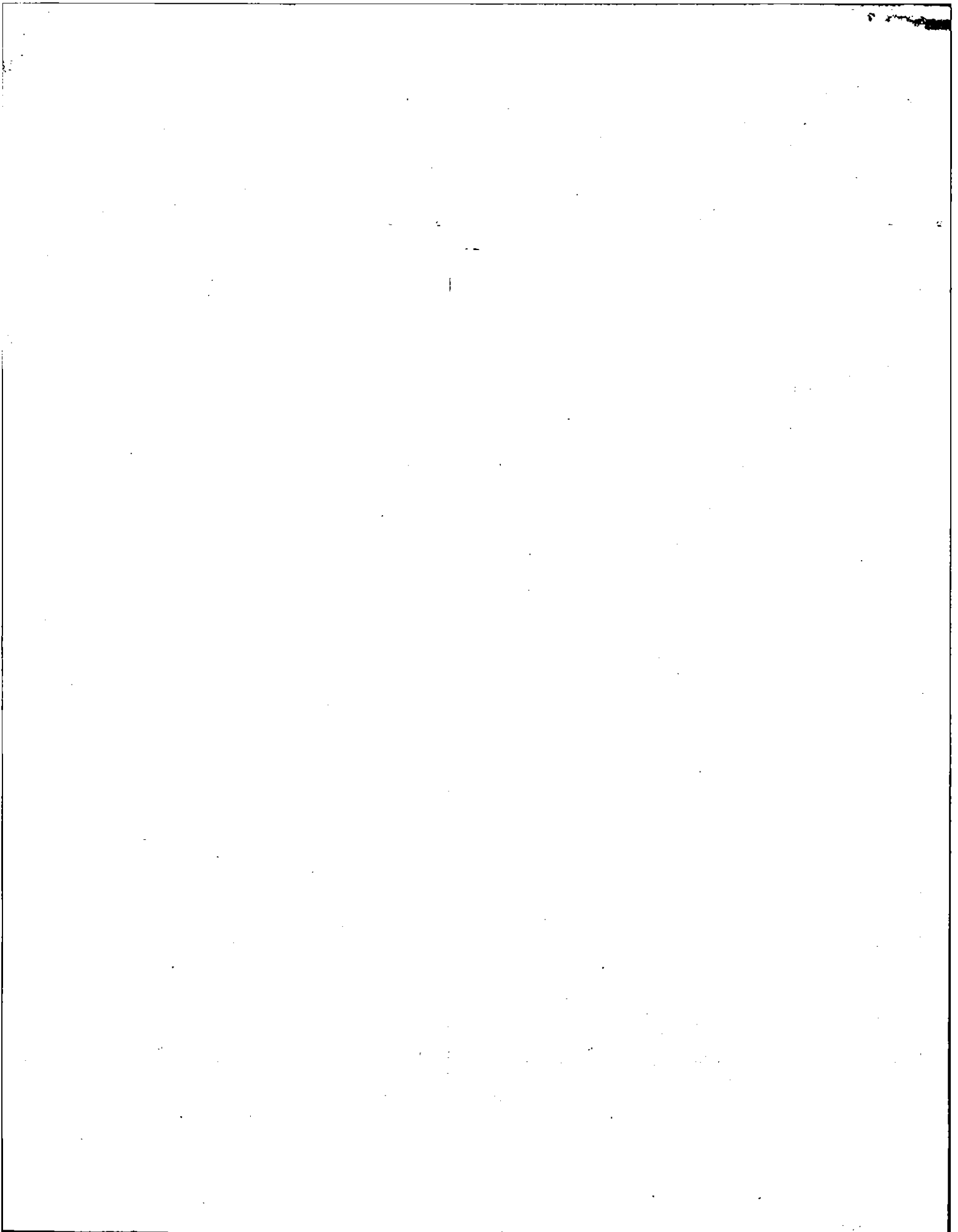
APPLICATION FEE: _____ CHECK NUMBER: _____ DATE: _____

BERKS COUNTY PC FEE: _____ OTHER APPLICATION FEES: _____

TENTATIVE DATE APPLICATION WILL BE REVIEWED BY THE PLANNING COMMISSION: _____

APPLICATION COMPLETENESS REVIEW: _____ DATE: _____







ZONING HEARING BOARD
TOWNSHIP OF MUHLENBERG
210 George Street
Reading, PA 19605
610.929.4727

NOTICE OF APPEAL OR APPLICATION

APPEAL NO. _____

DATE _____

Appeal is hereby made by the applicant (check applicable item or items)

- from the action of the Zoning Officer in refusing my application for a Building or Use Permit dated _____ 20____.
- for a Special Exception from the terms of the Muhlenberg Township Zoning Ordinance #208, Muhlenberg Code, Chapter 154, adopted January 1985.
- for a variance from the terms of the Muhlenberg Township Zoning Ordinance #208, Muhlenberg Code, Chapter 154, adopted January 1985.

Appellant	Amazon.com Services, LLC c/o Steve Laurila	410 Terry Ave N, Seattle WA 98109	(NA OPS: TEN1) (407) 883-1749
	(NAME)	(ADDRESS)	(PHONE)
Fee Owner	Matrix 1002 Patriot, LP c/o Gary Hana	Forsgate Dr CH4000 Cranbury NJ 08512	(732) 521-2900
	(NAME)	(ADDRESS)	(PHONE)
Attorney (if any)	Amee S. Ferrell - Kaplin Stewart	PO Box 3037 Blue Bell PA 19422	(610) 941-2547
	(NAME)	(ADDRESS)	(PHONE)

Interest of Appellant if not owner (agent, equitable owner, lessee, etc.)

Appellant, Amazon.com Services, LLC ("Amazon") is the lessee, pursuant to a lease, dated July 6, 2020. A redacted copy of the lease will be provided at the hearing on this matter to evidence proof of standing.

1. Brief description of real estate affected:

Location: 1002 Patriot Parkway - existing industrial building with associated parking and site improvements

Deed Book Reference - Berks County Records

Volume Instrument 2014032511 Page Pin 66530814245469

Lot Size: 37.9 acres

Present Use: Warehouse and distribution/permitted industrial use

Present Zoning Classification: I-1 Limited Industrial District

Present Improvements Upon Land:

Warehouse/distribution building with associated parking and site infrastructure

2. Describe the purpose this appeal (Proposed Construction of Use and Manner and Degree that this Proposal is Prohibited by the Zoning Ordinance).

Amazon proposes to occupy the existing building for a warehousing center, consistent with prior uses of the property and the permitted I-1 uses. Additional parking and minor site improvements are required to accommodate the proposed use. Accordingly, relief is sought from Section 355-115(B) of the Zoning Code to permit parking stalls of industry-standard 9'x18' (where 10'x20' are required) and from 355 Attachment 9 for lot coverage of 71.4% (where 60% is permitted and 70.7% currently exists). See attached Addendum for additional detail.

3. If this is an appeal from action of the Zoning Officer, complete the following:

Date determination made N/A

Your statement of alleged error of Zoning Officer

4. Reasons Appellant believe the Board should approve desire action (refer to section or sections of Ordinance under which it is felt that desired action may be allowed, and note whether hardship is (or is not) claimed, and the specific hardship).

See attached Addendum for additional detail.

5. Has previous appeal been filed in connection with these premises?

Yes No

NOTE: Attach one (1) copy of plan of Real Estate Affected, indicating location and size of lot, size of improvements now erected and PROPOSED to be erected thereon, or other change desired, also any other information required by the Code. If more space is required, attach a separate sheet and make specific reference to the question being answered. In question #4 above, include the grounds for appeal or reasons both with respect to law and fact for granting the appeal or the special exception or variance. Specifications or errors must state separately the appellants objection to the action of the Zoning Officer with respect to each question of law and fact which is sought to be reviewed.

6. Cite specific sections of the Zoning Code from which relief is requested.

Section 355-115(B) to permit parking stalls less than the required dimension

355 Attachment 9 to permit lot coverage greater than permitted

List below other parties of interest (tenant, mortgager, etc.) who should be notified of this hearing including at minimum the owners of all abutting property.

NAME: Brian M. Conlon, P.E. - Langan Engineering

ADDRESS: 1818 Market Street, Suite 3300

(STREET AND NUMBER OR P.O. BOX NUMBER)

Philadelphia, PA 19103

(CITY)

(STATE)

(ZIP CODE)

NAME: List of adjoining property owners is included herewith

ADDRESS: _____

(STREET AND NUMBER OR P.O. BOX NUMBER)

(CITY)

(STATE)

(ZIP CODE)

NAME: _____

ADDRESS: _____

(STREET AND NUMBER OR P.O. BOX NUMBER)

(CITY)

(STATE)

(ZIP CODE)

NAME: _____

ADDRESS: _____

(STREET AND NUMBER OR P.O. BOX NUMBER)

(CITY)

(STATE)

(ZIP CODE)

I hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

DATE: 8/11/2020 APPELLANT: [Signature]
WITNESS TO SIGNATURE: [Signature] Counsel for Applicant

Sworn to and subscribed before my this 11th day of August 2020
[Signature]
NOTARY PUBLIC

PRINT

Commonwealth of Pennsylvania - Notary Seal
DANIELLE K. BORZOR, Notary Public
Montgomery County
My Commission Expires September 5, 2021
Commission Number 1250906



Technical Excellence
Practical Experience
Client Responsiveness

27 July 2020

Zoning Hearing Board Attachment

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1.docx



Technical Excellence
Practical Experience
Client Responsiveness

27 July 2020

Zoning Hearing Board Attachment

Abutting Property Owners

530813143734
MUHLENBERG TOWNSHIP
5401 LEESPORT AVE
TEMPLE, PA 19560

530810352267
JACOBY RICHARD C & BETTY F
2920 LEISZS BRIDGE RD
READING, PA 19605

530810355262
JACOBY RICHARD C & BETTY F
2920 LEISZS BRIDGE RD
READING, PA 19605

530810356109
CHRISTINE A NUNEZ
2914 LEISZS BRIDGE RD
READING, PA 19605

530814344212
ZENITH PROPERTIES, LP
1005 PATRIOT PY
READING, PA 19605

530813232712
OH READING REALTY, LLC% ANTONIO ORIGLIO INC.
3000 MEETINGHOUSE RD
PHILADELPHIA PA, 19164

W:\engr.com\data\phtdata\7220144701\project data\discipline\site civil\permit apps\2020.07.09 - township applications and fee\2020.07.27 - zoning application attachment
2.docx

[Home](#) | [Map](#) |

Assessment Parcel Search

Owner Name

Property ID

Map PIN

Site Location

Search Results

Name

Location

Municipality

Property ID

Map PIN

MATRIX 1002
PATRIOT LP
% MATRIX
REALTY INC

1002 PATRIOT
PY
MUHLENBERG

66530814245469

530814245469

[Details](#)



**Ownership Information**

UPI / Property ID: 66530814245469
Location Address: 1002 PATRIOT PY
Owner's Name: MATRIX 1002 PATRIOT LP
% MATRIX REALTY INC
Mailing Address: CN 4000 FORSGATE DR CRANBURY NJ 08512
Municipality: MUHLENBERG
School District: MUHLENBERG
Map PIN: 530814246469
Account #: 66001200

Recorded Documents

Deed / Instrument #: 2014 032511
Deed Date: 20141002
Deed Amount: 28275000
Deed Reference 1:
Deed Reference 2:
Plan: 0268 0022
Lot: 3, AN NEXA

Property Details

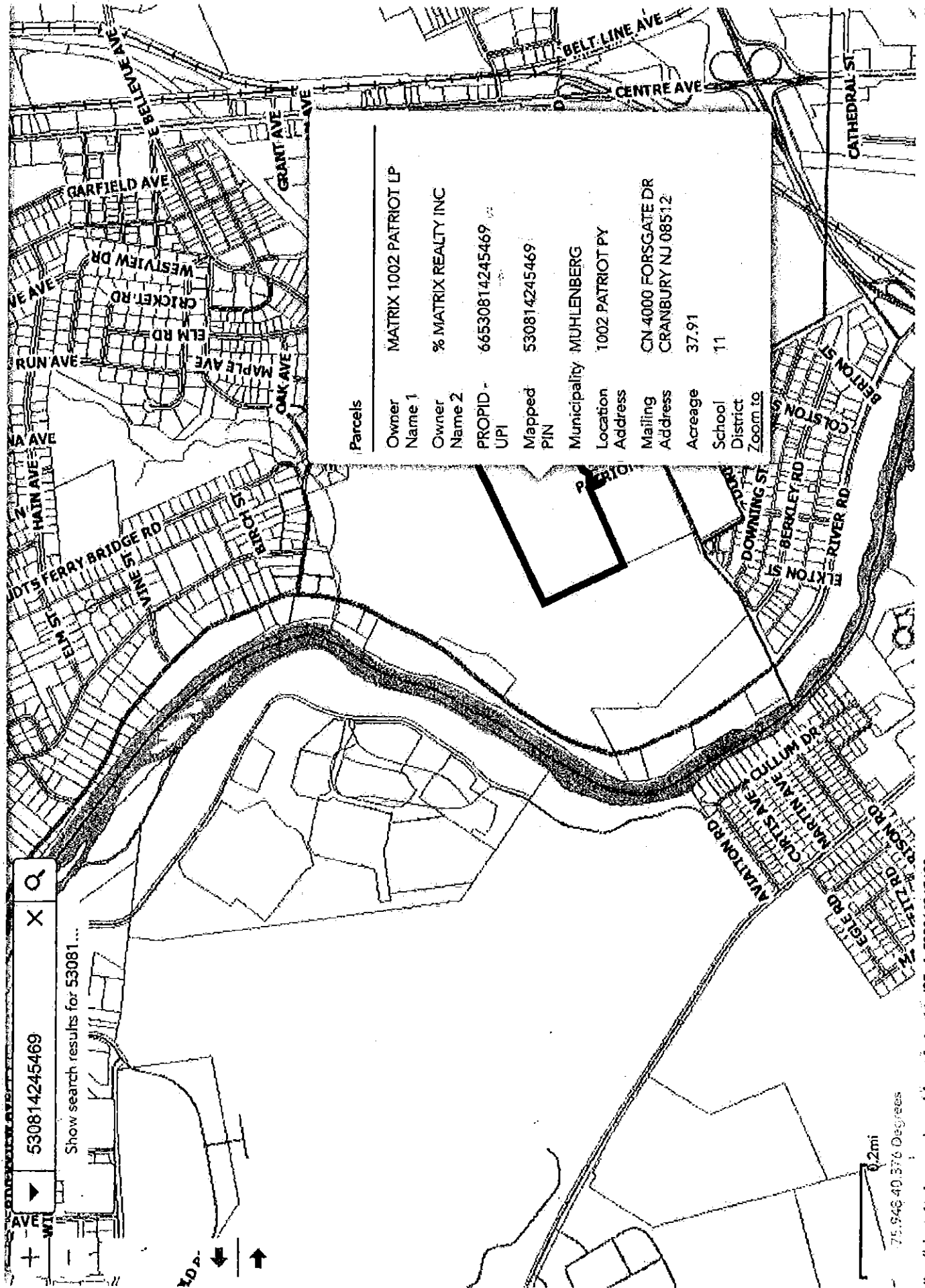
Homestead Status: NOT ENROLLED
Market Land Value: 3256500
Assessed Land Value: 3256500
Building Value: 10191300
Total Assessed Value: 13447800
Property Class: COMMERCIAL
Land Use Code: 3440
Clean & Green Year:
Net Acreage: 37.91
Description: COMMERCIAL BUILDING
DETACHED IMPROVEMENTS

* This geospatial data and other related material was created or compiled by the County of Berks with the intent of using the data for county government related activities, and not necessarily with the intent of use of the data recipient in mind. Data is provided on an "AS IS" basis. BERKS COUNTY DOES NOT ASSUME ANY LIABILITY FOR DAMAGES CAUSED BY THE USE OF THIS INFORMATION.

County of Berks - Assessment Parcel Viewer

Parcel Search Help

Show search results for 53081...



Parcels	
Owner Name 1	MATRIX 1002 PATRIOT LP
Owner Name 2	% MATRIX REALTY INC
PROPID - UPI	66530814245469
Mapped PIN	530814245469
Municipality	MUHLENBERG
Location Address	1002 PATRIOT PY
Mailing Address	CN 4000 FORSGATE DR CRANBURY NJ 08512
Acreage	37.91
School District	11
Zoom to	

0.2mi
 75.94640376 Degrees

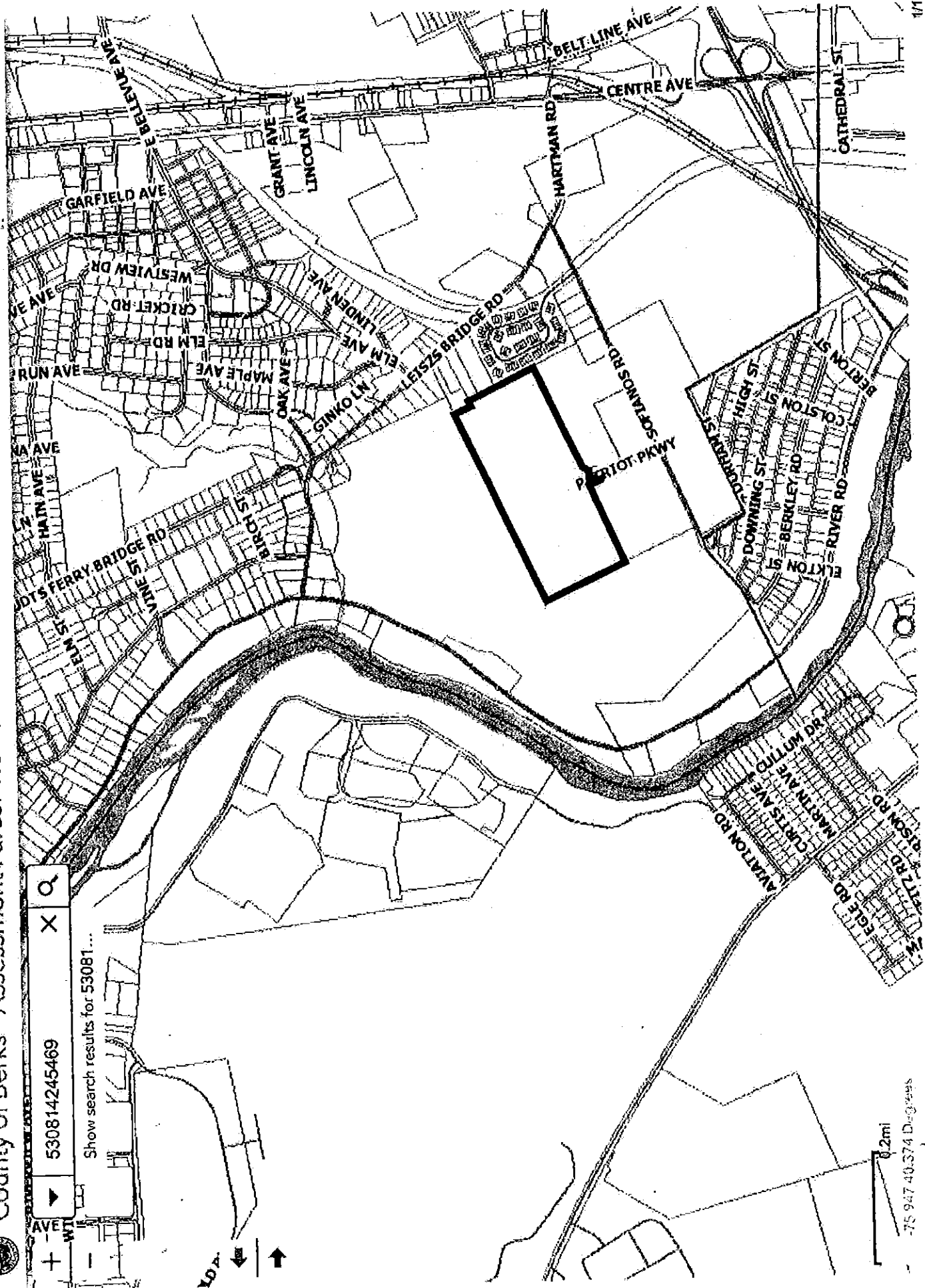
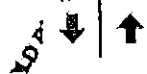
County of Berks - Assessment Parcel Viewer

Parcel Search Help

8/11/2020



Show search results for 53081...



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ZONING HEARING BOARD
TOWNSHIP OF MUHLENBERG
 210 George Street
 Reading, PA 19605
 610.929.4727

07807

NOTICE OF APPEAL OR APPLICATION

APPEAL NO. _____

DATE _____

Appeal is hereby made by the applicant (check applicable item or items)

- from the action of the Zoning Officer in refusing my application for a Building or Use Permit dated ____ 20 ____.
- for a Special Exception from the terms of the Muhlenberg Township Zoning Ordinance #208, Muhlenberg Code, Chapter 154, adopted January 1985.
- for a variance from the terms of the Muhlenberg Township Zoning Ordinance #208, Muhlenberg Code, Chapter 154, adopted January 1985.

Appellant Brian Conlon c/o Langan Engineering 1618 Market Street, Suite 3300, Philadelphia, PA 19103 215-845-8900
 (NAME) (ADDRESS) (PHONE)

Fee Owner Gary Hans c/o Matrix Development Group Foragate Drive, CN4000, Cranbury, NJ 08512 732-521-2900
 (NAME) (ADDRESS) (PHONE)

Attorney (if any) _____
 (NAME) (ADDRESS) (PHONE)

Interest of Appellant if not owner (agent, equitable owner, lessee, etc.)
 agent (engineer)

1. Brief description of real estate affected:

Location: 1002 Patriot Parkway, Muhlenberg, PA 6039

Deed Book Reference – Berks County Records

Volume Instrument #2014032511 Page pin# 66530814245469

JUL 30 '20 AM 11:15



Lot Size: 37.9 acres

Present Use: warehousing

Present Zoning Classification: I-1

Present Improvements Upon Land:

Fully developed warehouse building with associated parking and site infrastructure

2. Describe the purpose this appeal (Proposed Construction of Use and Manner and Degree that this Proposal is Prohibited by the Zoning Ordinance).

A new tenant is proposed in the existing building and as part of their operations they will be adding parking and minor site plan improvements. Relief is sought from Section 355-115(B) for parking less than the required size and from 355-Attachment 9 for lot coverage greater than the requirement.

3. If this is an appeal from action of the Zoning Officer, complete the following:

Date determination made _____

Your statement of alleged error of Zoning Officer

4. Reasons Appellant believe the Board should approve desire action (refer to section or sections of Ordinance under which it is felt that desired action may be allowed, and note whether hardship is (or is not) claimed, and the specific hardship).

See attached.

5. Has previous appeal been filed in connection with these premises?

Yes No



NOTE:

Attach one (1) copy of plan of Real Estate Affected, indicating location and size of lot, size of improvements now erected and PROPOSED to be erected thereon, or other change desired, also any other information required by the Code. If more space is required, attach a separate sheet and make specific reference to the question being answered. In question #4 above, include the grounds for appeal or reasons both with respect to law and fact for granting the appeal or the special exception or variance. Specifications or errors must state separately the appellants objection to the action of the Zoning Officer with respect to each question of law and fact which is sought to be reviewed.

6. Cite specific sections of the Zoning Code from which relief is requested.

Section 355-115(B) for parking less than the required size

355-Attachment 9 for lot coverage greater than the requirement.

List below other parties of interest (tenant, mortgager, etc.) who should be notified of this hearing including at minimum the owners of all abutting property.

NAME: Steve Lauria

ADDRESS: 410 Terry Avenue N.

(STREET AND NUMBER OR P.O. BOX NUMBER)

Seattle, WA 98109 (NA OPS: TEN1)

(CITY)

(STATE)

(ZIP CODE)

NAME: See attached for list of abutting property owners

ADDRESS:

(STREET AND NUMBER OR P.O. BOX NUMBER)

(CITY)

(STATE)

(ZIP CODE)

NAME:

ADDRESS:

(STREET AND NUMBER OR P.O. BOX NUMBER)

(CITY)

(STATE)

(ZIP CODE)

NAME:

ADDRESS:

(STREET AND NUMBER OR P.O. BOX NUMBER)

(CITY)

(STATE)

(ZIP CODE)



State of Pennsylvania
County of Bucks

I hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

DATE: 07/27/2020 APPELLANT: Brian M. Conlon
Brian Conlon

WITNESS TO SIGNATURE: _____

Sworn to and subscribed before my this 27 day of July 2020

Regina Diana



Commonwealth of Pennsylvania - Notary Seal
Regina Diana, Notary Public
Bucks County
My Commission Expires Oct 28, 2020
Commission Number 1210576



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