

Northern Berks Joint Comprehensive Plan



Hamburg Borough
Perry Township
Shoemakersville Borough
Tilden Township
Upper Bern Township
Upper Tulpehocken Township
Windsor Township
Hamburg Area School District



**Adopted
June 2022**

BOROUGH OF HAMBURG

RESOLUTION NO. 109 - 2022

**A RESOLUTION AUTHORIZING THE BOROUGH OF HAMBURG,
BERKS COUNTY, PENNSYLVANIA, TO ADOPT A NEW JOINT
COMPREHENSIVE PLAN FOR NORTHERN BERKS COUNTY.**

BACKGROUND

A. The Boroughs of Hamburg and Shoemakersville, and Perry, Tilden, Upper Bern, Upper Tulpehocken, and Windsor Townships (collectively, the "Northern Berks Municipalities"), previously adopted the Joint Comprehensive Plan for Northern Berks County pursuant to the Pennsylvania Municipalities Planning Code (the "Original Plan"); and

B. The Northern Berks Municipalities now desire to amend and restate the Original Plan.

C. The Joint Comprehensive Plan Committee of the Northern Berks Municipalities (with the assistance from the County of Berks) has prepared a new Joint Comprehensive Plan for Northern Berks County (the "Plan") in the form attached hereto and incorporated herein by reference as Exhibit "A."

D. The Borough of Hamburg Planning Commission has recommended the adoption of the Plan.

E. Section 302 of the Pennsylvania Municipalities Planning Code, authorizes the adoption of municipal, multi-municipal and county comprehensive plans and plan amendments and provides that the same shall be adopted by Resolution in the name of the municipality, and duly enacted by the governing board of said municipality.

F. The Borough of Hamburg has complied with the requirements and procedures as set forth in Section 302 of the Pennsylvania Municipalities Planning Code for adopting a new Joint Comprehensive Plan for Northern Berks County.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Hamburg, Berks County, Pennsylvania, that the Borough hereby adopts the Plan.

DULY ADOPTED AND APPROVED this 22nd day of March, 2022.

BOROUGH OF HAMBURG

By: Josalee Ja Ventura
President

Attest: _____
Secretary

RESOLUTION NO. 01-06-2022

A RESOLUTION OF THE TOWNSHIP OF PERRY, COUNTY OF BERKS, COMMONWEALTH OF PENNSYLVANIA, APPROVING AND ADOPTING THE REVISED AND UPDATED NORTHERN BERKS JOINT COMPREHENSIVE PLAN OF 2022

WHEREAS, a Joint Comprehensive Plan was prepared for the Northern Berks County municipalities consisting of Hamburg Borough, Strausstown Borough, Tilden Township, Upper Bern Township, Upper Tulpehocken Township and Windsor Township in 2005; and

WHEREAS, with the passage of time and changes in population of the stated municipalities and for various other reasons, it had become desirable to revise and update the Joint Comprehensive Plan; and

WHEREAS, Hamburg Borough, Strausstown Borough, Tilden Township, Upper Bern Township, Upper Tulpehocken Township and Windsor Township invited Shoemakersville Borough and Perry Township to participate in the creation of a revised comprehensive plan as they are both located within the Hamburg Area School District geographical boundaries like the aforementioned municipalities; and

WHEREAS, the Joint Planning Commission, consisting of representatives from the eight (8) municipalities and the Our Town Foundation, under the guidance and direction of Matthew F. McGough, Intergovernmental Planner with the Berks County Planning Commission met from time to time and prepared a revised Joint Comprehensive Plan in accordance with Article III of the Pennsylvania Municipalities Code (Act 247 of 1968, as amended); and


WHEREAS, the Township of Perry held a governing body public hearing was held on June 14, 2022, in accordance with the Pennsylvania Municipalities Code (Act 247 of 1968, as amended).

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors of the Township of Perry that the Northern Berks Joint Comprehensive Plan, including all maps and charts contained therein, attached hereto as Exhibit "A" is hereby adopted as the Comprehensive Plan for the Township of Perry.


ADOPTED by the Board of Supervisors of the Township of Perry, this 14th day of June, 2022.

TOWNSHIP OF PERRY
Berks County, Pennsylvania

By:


Lance N. Adam, Chairman

Attest:


Rochelle Dreibelbis, Township Secretary

RESOLUTION NO. 148 – 2022

A RESOLUTION OF THE BOROUGH OF SHOEMAKERSVILLE, COUNTY OF BERKS, COMMONWEALTH OF PENNSYLVANIA, APPROVING AND ADOPTING THE REVISED AND UPDATED NORTHERN BERKS JOINT COMPREHENSIVE PLAN OF 2022

WHEREAS; A Joint Comprehensive Plan was prepared for the Northern Berks County municipalities consisting of Hamburg Borough, Strausstown Borough, Tilden Township, Upper Bern Township, Upper Tulpehocken Township and Windsor Township in 2005; and

WHEREAS; With the passage of time and changes in population of the stated municipalities and for various other reasons, it had become desirable to revise and update the Joint Comprehensive Plan; and

WHEREAS, Hamburg Borough, Strausstown Borough, Tilden Township, Upper Bern Township, Upper Tulpehocken Township and Windsor Township invited Shoemakersville Borough and Perry Township to participate in the creation of a revised comprehensive plan as they are both located within the Hamburg Area School District geographical boundaries like the aforementioned municipalities; and

WHEREAS; The Joint Planning Commission, consisting of representatives from the eight (8) municipalities and the Our Town Foundation, under the guidance and direction of Matthew F. McGough, Intergovernmental Planner with the Berks County Planning Commission met from time to time and prepared a revised Joint Comprehensive Plan in accordance with Article III of the Pennsylvania Municipalities Code (Act 247 of 1968, as amended); and

WHEREAS; The Borough of Shoemakersville held a governing body public hearing was held on March 1, 2022, in accordance with the Pennsylvania Municipalities Code (Act 247 of 1968, as amended).

NOW THEREFORE BE IT RESOLVED that the Borough Council of the Borough of Shoemakersville that the Northern Berks Joint Comprehensive Plan, including all maps and charts contained therein, attached hereto as Exhibit "A" is hereby as the Comprehensive Plan for the Borough of Shoemakersville, repealing and replacing the 1969 Shoemakersville Borough Comprehensive Plan.

ADOPTED by the Borough Council of the Borough of Shoemakersville, this 1st day of March, 2022.

BOROUGH OF SHOEMAKERSVILLE

Berks County, Pennsylvania

By:



Amy L. Botwright
Borough Council Vice President

Attest:



Melissa Wagner
Borough Secretary

RESOLUTION NO. 2022-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TILDEN TOWNSHIP, BERKS COUNTY, PENNSYLVANIA ADOPTING THE JOINT COMPREHENSIVE PLAN OF NORTHERN BERKS COUNTY

WHEREAS, Section 10302 of the Pennsylvania Municipalities Planning Code, 53 P.S. §10302, authorizes the adoption of municipal, multi-municipal and county comprehensive plans and plan amendments and provides that the same shall be adopted by Resolution in the name of the municipality, and duly enacted by the governing board of said municipality; and

WHEREAS, in February 2005, Tilden Township, Berks County, Pennsylvania (the "Township"), Hamburg Borough, Strausstown Borough, Upper Bern Township, Upper Tulpehocken Township, and Windsor Township adopted the first Northern Berks Joint Comprehensive Plan (the "Joint Comprehensive Plan"); and

WHEREAS, since the Joint Comprehensive Plan was adopted, the Borough of Strausstown has merged into Upper Tulpehocken Township and Shoemakersville Borough and Perry Township have become members of the Joint Comprehensive Plan; and

WHEREAS, in 2020 the Northern Berks Joint Comprehensive Plan Committee (the "Joint Comprehensive Plan Committee") began work on updating the Joint Comprehensive Plan; and

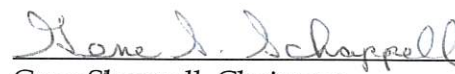
WHEREAS, the Joint Comprehensive Plan Committee has recommended the adoption of the Northern Berks Joint Comprehensive Plan to the Township Board of Supervisors; and

WHEREAS, the Joint Comprehensive Plan Committee and the Township have complied with the requirements and procedures as set forth in the Pennsylvania Municipalities Planning Code for adopting the Joint Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED AND ENACTED by the Board of Supervisors of Tilden Township, Berks County, Pennsylvania, that the Township hereby adopts the Joint Comprehensive Plan, a copy of which is incorporated herein by reference, made a part hereof and attached hereto as Exhibit A.

RESOLVED and ENACTED this 9th day of February, 2022.

**TILDEN TOWNSHIP
BOARD OF SUPERVISORS**


Gene Shappell, Chairman


Fred Herman


Richard DeLong

Attest: 
Monica Flower, Township Manager

18G108202

**TOWNSHIP OF UPPER BERN
COUNTY OF BERKS
COMMONWEALTH OF PENNSYLVANIA**

RESOLUTION NO. 5 OF 2022

**A RESOLUTION OF BOARD OF SUPERVISORS OF UPPER BERN TOWNSHIP,
BERKS COUNTY, PENNSYLVANIA, ADOPTING THE
NORTHERN BERKS JOINT COMPREHENSIVE PLAN
(LAST REVISED SEPTEMBER 2021)**

WHEREAS, Section 302 of the *Pennsylvania Municipalities Planning Code* provides for the adoption of multi-municipal comprehensive plans by governing bodies (53 P.S. §10302); and

WHEREAS, Upper Bern Township (the “Township”) has participated in the drafting of a multi-member comprehensive plan for Northern Berks County, along with Hamburg Borough, Perry Township, Shoemakersville Borough, Tilden Township, Upper Bern Township, Upper Tulpehocken Township, Windsor Township, and the Hamburg Area School District (collectively, the “governing bodies”); and

WHEREAS, the governing bodies have drafted and circulated the Northern Berks Joint Comprehensive Plan, last revised September 2021 (hereinafter, the “NBJCP”); and

WHEREAS, on May 12, 2022, the Upper Bern Township Planning Commission held a public meeting recommending approval of the NBJCP and requested the NBJCP be forwarded to the Supervisors of the Township; and

WHEREAS, the Township has considered the comments of the County, contiguous municipalities, and the Hamburg School District with respect to the NBJCP; and

WHEREAS, on May 12, 2022, the Township held a public hearing, pursuant to duly advertised public notice regarding the NBJCP, to elicit public comments and recommendations on the NBJCP.

NOW THEREFORE, BE IT RESOLVED by the Board of Supervisors of Upper Bern Township, Berks County, Pennsylvania (the “Board”), in lawful session duly assembled, that:

Section 1: Northern Berks Joint Comprehensive Plan (last revised September 2021). The Board hereby adopts as the Comprehensive Plan for Upper Bern Township, the Northern Berks Joint Comprehensive Plan (last revised September 2021), a true and correct copy of which is marked Exhibit “A” attached hereto and incorporated herein by reference, including all figures and supporting maps thereto.

Section 2. Repealer. All Resolutions, or parts of Resolutions, insofar as they are inconsistent herewith, shall be in the same or hereby repealed.

Section 3. Validity. If any Section or part of a Section of this Resolution shall be declared invalid, such invalidity shall not affect the remaining parts or Sections of this Resolution. It is hereby declared to be the legislative intent that this Resolution would have been enacted as if such invalid Section or portion thereof had not been included therein.

Section 4. Effective Date. This Resolution shall become effective upon adoption.

ORDAINED AND ENACTED this 12th day of May, 2022, by a vote of 3 Yes
 / No / Abstained / Absent.



UPPER BERN TOWNSHIP BOARD OF SUPERVISORS

By: Gloria Grim
Gloria Grim, Chairman

By: Michael Fisher
Michael Fisher, Vice Chairman

By: Arthur Lambert
Arthur Lambert, Supervisor

Attest:

Ben Skowallen
Secretary

RESOLUTION NO. 6 of 2022

A RESOLUTION OF THE BOARD OF SUPERVISORS OF UPPER TULPEHOCKEN TOWNSHIP, BERKS COUNTY, PENNSYLVANIA ADOPTING THE JOINT COMPREHENSIVE PLAN OF NORTHERN BERKS COUNTY

WHEREAS, Section 10302 of the Pennsylvania Municipalities Planning Code, 53 P.S. §10302, authorizes the adoption of municipal, multi-municipal and county comprehensive plans and plan amendments and provides that the same shall be adopted by Resolution in the name of the municipality, and duly enacted by the governing board of said municipality; and

WHEREAS, in February 2005, Upper Tulpehocken Township, Berks County, Pennsylvania (the "Township"), Hamburg Borough, Strausstown Borough, Upper Bern Township, Tilden Township, and Windsor Township adopted the first Northern Berks Joint Comprehensive Plan (the "Joint Comprehensive Plan"); and

WHEREAS, since the Joint Comprehensive Plan was adopted, the Borough of Strausstown has merged into the Township and Shoemakersville Borough and Perry Township have become members of the Joint Comprehensive Plan; and

WHEREAS, in 2020 the Northern Berks Joint Comprehensive Plan Committee (the "Joint Comprehensive Plan Committee") began work on updating the Joint Comprehensive Plan; and


WHEREAS, the Joint Comprehensive Plan Committee has recommended the adoption of the Northern Berks Joint Comprehensive Plan to the Township Board of Supervisors; and

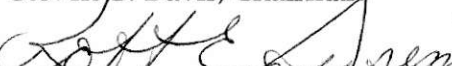
WHEREAS, the Joint Comprehensive Plan Committee and the Township have complied with the requirements and procedures as set forth in the Pennsylvania Municipalities Planning Code for adopting the Joint Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED AND ENACTED by the Board of Supervisors of Upper Tulpehocken Township, Berks County, Pennsylvania, that the Township hereby adopts the Joint Comprehensive Plan, a copy of which is incorporated herein by reference, made a part hereof and attached hereto as Exhibit A.

RESOLVED and ENACTED this 8 day of March, 2022.

**UPPER TULPEHOCKEN TOWNSHIP
BOARD OF SUPERVISORS**


Steven G. Davis, Chairman


Robert Deisemann, Vice Chairman


David Yost, Supervisor

Attest: 
Susan Ehrets, Township Manager

RESOLUTION NO. 10-2022

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WINDSOR TOWNSHIP, BERKS COUNTY, PENNSYLVANIA ADOPTING THE JOINT COMPREHENSIVE PLAN OF NORTHERN BERKS COUNTY

WHEREAS, Section 10302 of the Pennsylvania Municipalities Planning Code, 53 P.S. §10302, authorizes the adoption of municipal, multi-municipal and county comprehensive plans and plan amendments and provides that the same shall be adopted by Resolution in the name of the municipality, and duly enacted by the governing board of said municipality; and

WHEREAS, in February 2005, Tilden Township, Berks County, Pennsylvania (the "Township"), Hamburg Borough, Strausstown Borough, Upper Bern Township, Upper Tulpehocken Township, and Windsor Township adopted the first Northern Berks Joint Comprehensive Plan (the "Joint Comprehensive Plan"); and

WHEREAS, since the Joint Comprehensive Plan was adopted, the Borough of Strausstown has merged into Upper Tulpehocken Township and Shoemakersville Borough and Perry Township have become members of the Joint Comprehensive Plan; and

WHEREAS, in 2020 the Northern Berks Joint Comprehensive Plan Committee (the "Joint Comprehensive Plan Committee") began work on updating the Joint Comprehensive Plan; and

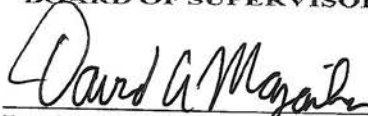
WHEREAS, the Joint Comprehensive Plan Committee has recommended the adoption of the Northern Berks Joint Comprehensive Plan to the Township Board of Supervisors; and

WHEREAS, the Joint Comprehensive Plan Committee and the Township have complied with the requirements and procedures as set forth in the Pennsylvania Municipalities Planning Code for adopting the Joint Comprehensive Plan.

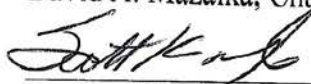
NOW, THEREFORE, BE IT RESOLVED AND ENACTED by the Board of Supervisors of Windsor Township, Berks County, Pennsylvania, that the Township hereby adopts the Joint Comprehensive Plan, a copy of which is incorporated herein by reference, made a part hereof and attached hereto as Exhibit A.

RESOLVED and ENACTED this 11th day of May 2022.

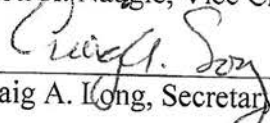
**WINDSOR TOWNSHIP
BOARD OF SUPERVISORS**



David A. Mazaika, Chairman

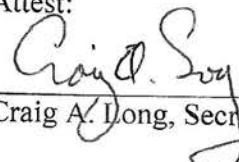


Scott A. Naugle, Vice Chairman



Craig A. Long, Secretary

Attest:



Craig A. Long, Secretary

The Berks County Planning Commission would like to acknowledge those members of the Study Committee who contributed to and oversaw the preparation of this Plan update:

<u>Member</u>	<u>Affiliation</u>
Marisa Lenceski	Hamburg Borough
Christopher J. Spohn	Hamburg Area School District
Deena Kershner	Our Town Foundation
Joe Body	Perry Township
Gene Buck	Perry Township
Amy Botwright	Shoemakersville Borough
Monica Flower	Tilden Township
Fred Herman	Tilden Township
Greg Kozlowski	Tilden Township
Gloria Grim	Upper Bern Township
Nancy Hartman	Upper Bern Township
Ray Lambert	Upper Bern Township
Robert Deisemann	Upper Tulpehocken Township
William Leshar	Upper Tulpehocken Township
Scott Naugle	Windsor Township

All maps and aerials presented within this Plan rely upon digital information of the Berks County Geographic Information System. While the accuracy of this information is believed to be very high, it should only be used for community planning purposes and cannot be relied upon for definitive site survey delineation.

This Plan update was prepared by:

Berks County Planning Commission Staff

Matthew F. McGough, Intergovernmental Cooperation Planner
Beth A. Burkovich, GISP, GIS Analyst
Devon Hain, Planner II
Pauline R. Klopp, Office Support V
Laura F. Mursch, Planner II
Amanda M. Timochenko, Planner II



- 1. INTRODUCTION 1
- 2. THE VISION AND GOALS OF THIS PLAN 5
- 3. IMPLEMENTATION PLAN 21
- 4. ACTION PROGRAM 27
- 5. DEMOGRAPHICS AND HOUSING 39
- 6. NATURAL FEATURES AND AGRICULTURAL CONSERVATION 51
- 7. COMMUNITY FACILITIES AND SERVICES 75
- 8. HISTORICAL AND CULTURAL RESOURCES 89
- 9. ECONOMY 119
- 10. TRANSPORTATION..... 145
- 11. EXISTING LAND USE..... 181
- 12. FUTURE LAND USE..... 193

List of Figures

Figure 01	Geology	65
Figure 02	Soils.....	67
Figure 03	Protected Lands	69
Figure 04	Natural Resources.....	71
Figure 05	MS4 Areas 2000 and 2010.....	73
Figure 06	Community Facilities Parks and Recreation	81
Figure 07	Community Facilities Parks and Recreation Hamburg.....	83
Figure 08	Community Facilities Parks and Recreation Shoemakersville	85
Figure 09	Public Utilities.....	87
Figure 10	Historic Resources Hamburg.....	105
Figure 11	Historic Resources Perry	107
Figure 12	Historic Resources Shoemakersville	109
Figure 13	Historic Resources Tilden	111
Figure 14	Historic Resources Upper Bern	113
Figure 15	Historic Resources Upper Tulpehocken	115
Figure 16	Historic Resources Windsor	117
Figure 17	Road Classifications and Average Daily Traffic	159
Figure 18	Road Classifications and Average Daily Traffic Hamburg.....	161
Figure 19	Road Classifications and Average Daily Traffic Shoemakersville	163
Figure 20	Active Transportation and Transit	165
Figure 21	Active Transportation and Transit Hamburg	167
Figure 22	Active Transportation and Transit Shoemakersville.....	169
Figure 23	Bridge and Pavement Conditions.....	171
Figure 24	Bridge and Pavement Conditions Hamburg	173
Figure 25	Bridge and Pavement Conditions Shoemakersville	175
Figure 26	TIP and LRTP	177
Figure 27	TIP and LRTP Hamburg	179
Figure 28	Existing Land Use	187
Figure 29	Existing Land Use Hamburg	189
Figure 30	Existing Land Use Shoemakersville.....	191
Figure 31	Future Land Use	207
Figure 32	Future Land Use Hamburg	209
Figure 33	Future Land Use Perry.....	211
Figure 34	Future Land Use Shoemakersville.....	213
Figure 35	Future Land Use Tilden.....	215
Figure 36	Future Land Use Upper Bern	217
Figure 37	Future Land Use Upper Tulpehocken.....	219
Figure 38	Future Land Use Windsor.....	221