



BOROUGH OF WYOMISSING

BOROUGH HALL – 22 READING BLVD.

WYOMISSING, PA 19610-2083

TELEPHONE (610) 376-7481 FAX (610) 376-8470

www.wyomissingpa.org



November 13, 2025

MEMO To: Zoning Hearing Board
FROM: Nick Perilli, Commercial Zoning Officer
TOPIC: Nicholas Stoltzfus Homestead Preservation Committee

APPLICATION:

Nicholas Stoltzfus Homestead Preservation Committee is the owner of the property located at 1700 Tulpehocken Road, identified as Tax Parcel ID Number 96-4397-12-86-5011. The applicant would like to construct a new accessory structure on the property in the form of a pavilion, 20 feet by 40 feet in size. The application notes that the pavilion will be utilized for weddings, reunions, and other similar events. The applicant is seeking a variance from Section 463.A.18 of the Borough's Zoning Ordinance, to forego the installation of a minimum five-foot wide paved walkway.

ZONING ISSUES:

1. The property is located R-4 Retirement Community District and the Historical Tourism Overlay District.
2. The applicant has requested a variance from Section 463.A.18, to allow the installation of a three-foot wide unpaved walkway, where a minimum five-foot wide paved walkway is required for access between common parking areas, open space and recreation areas, and other community facilities.

HEARING:

A hearing on the applicant's request is scheduled for Wednesday, January 7, 2026, at 2:00 PM, at the Wyomissing Borough Hall. Applicants and their representatives, if applicable, must be at the hearing to present testimony and evidence.

cc: Daniel Becker, Esq., Zoning Hearing Board Solicitor
Christopher Hartman, Borough Solicitor
Borough Council
Mayor



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NOTICE OF APPLICATION FOR A VARIANCE FROM THE BOROUGH OF WYOMISSING ZONING ORDINANCE

NOTICE is hereby given that an application for a variance from the terms of the Borough of Wyomissing Zoning Ordinance has been presented by:

Mr. Thomas A. Rothermel, Esq., on behalf of his client, Nicholas Stoltzfus Homestead Preservation Committee, owner of property located at 1700 Tulpehocken Road and identified as Tax Parcel ID No. 96-4397-12-86-5011, is requesting a variance from Section 463.A.18, to allow for the construction of a 20' by 40' pavilion to be used for weddings, reunions and similar events, with a three-foot wide unpaved walkway, where a minimum five-foot wide paved walkway is required for access between common parking areas, open space and recreation areas, and other community facilities;

and a Public Hearing thereon will be held at the Wyomissing Borough Hall, 22 Reading Blvd., Wyomissing, PA, on Wednesday, January 7, 2026, at 2:00PM to determine whether or not the applicant's request will be granted. The applicants, all other parties in interest, and all citizens with standing who appear will have an opportunity to be heard. If you require special accommodations in order to attend Borough meetings, please call the Borough Hall at (610) 376-7481. The Borough will make every reasonable effort to accommodate you.

ZONING HEARING BOARD

Michele E. Bare, Zoning Officer

Mr. Daniel Becker, Esq., Solicitor

Borough Manager Michele Bare

Borough of Wyomissing
22 Reading Boulevard
Wyomissing, PA 19610

Dear Ms. Bare:

I am writing to express my interest in serving a three-year term on the **Wyomissing Zoning Hearing Board**. As a long-time Borough resident, a mechanical engineer by training, and someone deeply familiar with municipal processes and ordinances, I believe I can add value to the Board's quasi-judicial responsibilities and its commitment to fairness, clarity, and due process.

Professional & Technical Qualifications

I hold a Master's degree in Mechanical Engineering and currently work in Capital Projects for the **City of Reading**, where I manage multi-million-dollar infrastructure initiatives that require close coordination with engineers, contractors, permitting agencies, state code requirements, and public stakeholders. This work demands:

- Careful review of technical drawings and specifications
- Understanding of design intent, safety standards, and construction implications
- Adherence to regulatory frameworks including zoning, stormwater, accessibility (ADA), and PA municipal codes
- Clear documentation, records management, and transparent decision-making

These are directly relevant to the Zoning Hearing Board's role in evaluating variance requests, special exceptions, and appeals.

Experience with Municipal Procedure & Ordinances

As reflected throughout the official Borough minutes, I am an active participant in **Council and Committee meetings** (ZHB, Infrastructure, Finance & Administration, Fire & Police, Refuse & Recycling, Planning Commission, Park & Shade Tree, and Economic Development).

My engagement has consistently focused on:

- **Applying ordinance language accurately**
- **Identifying inconsistencies** in enforcement or record-keeping
- **Promoting clear processes**, especially around public notice, right-of-way issues, land-use decisions, public comment policies, and zoning interpretations
- **Encouraging transparency**, timely publication of documents, and factual, accessible communication with residents

This familiarity with the Municipalities Planning Code, Borough zoning structure, and the practical realities of land-use disputes enables me to approach ZHB cases with both context and neutrality.

Commitment to Impartiality & Fair Process

The ZHB sits independently from the Council and functions as a quasi-judicial body. I take that distinction seriously.

I am committed to:

- Evaluating each application based solely on evidence presented
- Applying the zoning ordinance and MPC without preconceived outcomes
- Ensuring applicants—and neighbors—receive a fair hearing
- Maintaining a professional, respectful, and structured adjudication process
- Separating my personal advocacy from my formal responsibilities, as the role requires

My engineering background also provides a fact-driven perspective when reviewing hardship claims, dimensional interpretations, stormwater impacts, and land-use implications.

Community Perspective

Having lived in Wyomissing for many years, raised a family here, and actively participated in local civic life, I understand how zoning decisions affect residents, neighborhood character, economic development, property values, and long-term planning.

I also bring an international background (Romania, Germany, Canada, and the U.S.) and speak multiple languages—useful when engaging with residents or applicants who may not be fully comfortable navigating legal terminology.

Availability

I am fully available to attend hearings as needed and to prepare adequately in advance by reviewing applications, plans, and exhibits.

Thank you for your consideration. I would be honored to contribute my technical experience, municipal knowledge, and commitment to fairness to the Zoning Hearing Board. Please let me know if any additional materials or references are needed.

Sincerely,
Adrian Jadic
48 Cardinal Road



Curriculum Vitae

Michele Kauffman, MAI

Executive Managing Director, Valuation & Advisory
900 Wilshire Boulevard, Suite 2700
Los Angeles, CA 90017
+1 213 955 6495
michele.kauffman@cushwake.com

Professional History

Cushman & Wakefield
Nov 1999 – Current

EDAW (now AECOM)
Land Planner
Washington, D.C.
Apr 1998 – Oct 1999

Experience

Ms. Kauffman has been providing real estate valuation, consulting, litigation support, and expert witness services for more than 25 years. Her work primarily focuses on the valuation of land, residential, and special purpose properties. She specializes in projects involving unique land planning and entitlement issues. Her practice encompasses litigation support and testimony, providing analyses for complex litigation, arbitration, bankruptcy, and specialized projects.

Ms. Kauffman has been qualified as an expert witness by the Los Angeles Superior Court, United States Bankruptcy Court, United States Tax Court and Los Angeles County Assessment Appeals Board. She has also been designated a 30(b)(6) witness appearing on behalf of Cushman & Wakefield.

Litigation Support and Expert Witness Services

Litigation: Designated as an appraiser, rebuttal witness, or expert witness in valuation and real estate economics related disputes.

Bankruptcy: Consulted on valuation and financial analysis for clients involved in bankruptcy proceedings.

Arbitration: Acted as a party-appointed or neutral third arbitrator for determining Fair Market Rent and Market Value of properties.

Areas of Specialization

Development Land | Urban mixed-use projects, residential development, master-planned communities, special purpose

Residential | Market rate apartments, condominiums, subdivisions, low-income housing, co-living, student housing and ultra-luxury single family homes

Entertainment | Private clubs, performance venues, sports arenas, film/television studios, racetracks, advertising space

Representative Cases

Bankruptcy | Valuation of two-phase luxury high rise condominium project in lender foreclosure litigation.

Class Action Complaint | Valuation in compliant for damages in branded condominium hotel project.

Federal Tax Payment Dispute | Valuation of real property with utility issues for a Federal tax underreporting dispute.

Appeal of Enrolled Assessed Value | Valuation of highly specialized hotel and television studio facility for ad valorem tax dispute.

Market Rent Arbitration | Determined fair market rental value for an art gallery in former manufacturing space for lease renewal.

Special Projects

Provided valuation and consulting services for:

- Land development with complex entitlements
- P3 redevelopment projects
- Open space and conservation easements
- Film and television studios
- Safe Harbor opinions Historic Preservation Tax Credit syndications
- Historic resources including landmarked structures and religious sites

Education

Duquesne University, Bachelor of Arts

University of Virginia, Master of Planning

Professional Affiliations

Appraisal Institute: Designated Member (MAI #14502)

Certified General Real Estate Appraiser: State of California AG042324

MICHELE KAUFFMAN

[REDACTED] | 1169 OLD MILL LANE, WYOMISSING PA 19610 | [REDACTED]

December 2, 2025

Borough of Wyomissing
Attn: Zoning Hearing Board Application
c/o mbare@wyomissingboro.org
22 Reading Boulevard
Wyomissing, PA 19610

December 2, 2025

To Whom It May Concern:

I am writing to express my interest in serving a three-year term on the Wyomissing Zoning Hearing Board. As a resident of Wyomissing and an experienced real estate professional who regularly works with land use issues, regulatory frameworks, and real estate valuation, I would welcome the opportunity to contribute my expertise in service to the Borough.

Professionally, I currently serve in a senior leadership role at Cushman & Wakefield where I have more than 25 years of relevant experience. In this capacity, I oversee complex real estate analyses, opine to market value, interpret zoning and land-use regulations, and evaluate property impacts across a wide range of asset types. My career has required a deep understanding of municipal codes, planning principles, economic impacts, and the importance of balanced, well-reasoned decision-making. I routinely collaborate with attorneys, planners, engineers, and municipal officials and have extensive experience presenting technical information in a clear and objective manner.

Key qualifications I bring to the Zoning Hearing Board include:

- **Strong working knowledge of zoning concepts**, including permitted uses, variances, special exceptions, nonconformities, and land-use impacts.
- **Experience evaluating development proposals**, feasibility considerations, and the interplay between zoning, property rights, and community impact.
- **Professional expertise in real estate valuation**, including highest and best use analysis, economic considerations, and the interpretation of regulatory constraints.
- **A balanced, impartial, and analytical decision-making style**, essential for reaching supported, data driven conclusions.
- **Commitment to fairness, transparency, and community stewardship**, grounded in both professional ethics and personal investment as a Wyomissing resident.

I understand that the Board members must fulfill their duties ethically with objectivity and respect for due process. I also understand the time commitment and would be available for scheduled monthly hearings and any additional meetings that may arise.

I am enthusiastic about the opportunity to serve the Borough in this capacity. Thank you for your consideration.

Sincerely,


Michele Kauffman

Attachments:

Professional CV

LinkedIn: <https://www.linkedin.com/in/michelekauffman/>

DRAFT

From: [Jim Margrave](#)
To: [Michele Bare](#)
Subject: Finance and Zoning positions
Date: Tuesday, December 2, 2025 4:54:05 PM

Michele

I am writing in response to the postings for Finance and Administration, as well as Zoning Hearing Board.

#1 Finance and Administration; I have served in this function in numerous private organizations of which I am a member. I have been part of various committees which have been required to review all financial functions of those organizations. This normally took place on a yearly basis. We would review the revenues and expenditures at that yearly review.

#2 Zoning Hearing Board; As you may remember, in 2017 my wife and I went before the zoning hearing board to request a minor variance to our property during reconstruction of our home. The courtesy and professionalism of that group is something remembered by us.

I would very much like to serve on that board, and with 40+ years of construction and interaction with municipalities, I feel confident that I could be of service.

Jim Margrave

DRAFT

JAMES L. MARGRAVE JR.
1601 Old Mill Rd.
Wyomissing, PA 19610

Summary: A seasoned professional with over thirty years experience in facilities management, construction management, maintenance management, regulatory, and budgeting responsibilities. OSHA, DEP, EPA, and union negotiation experience. Well educated in Concrete installation and testing, E&S plans, PLCs, electrical & electronic installations, and construction standards.

PROFESSIONAL EXPERIENCE:

CBRE Management

Marietta/Upper Providence, PA

Project Manager

Responsible for project up to \$700K at pharmaceutical facilities for client company. Full background check and plant access.

7-17 - current

7-21
Retired

JPMS Manufacturing LLC

4-09 – 4-17

Reading, PA

GENERAL MANAGER

Full responsibility for hair color production facility, including Quality Control, development of current Good Manufacturing Practices, process improvement, equipment procurement, project management, scheduling, safety, and plant maintenance.

PROJECTS:

Automated mixing system

Reverse Osmosis water treatment system

High speed aluminum tube filling line

Pancoast & Clifford

2-08 – 4-09

West Chester, PA

PROJECT MANAGER

Project manager for general contractor, who concentrated on private work. Managed projects between \$300,000 and \$1.2 million

CTDI plant expansion project – expanded existing warehousing facility by 100,000 square feet. Project required continued operation of existing facility - \$1.2 million

Historic preservation – High Street – West Chester

Rebuilt an existing 19th century building in the West Chester historic district. This required interaction with local government each step of the way; and the difficulties of meeting current codes, but preserving original appearance. \$300,000

RS Mowery & Sons, Inc.
Mechanicsburg, PA
PROJECT MANAGER

1-07 – 1-08

Project manager for General Contractor, with commercial, health care, and institutional projects ranging between \$1 & \$25 million.

PROJECTS:

Prologis Park Bldg #1 – 950,000 sq ft warehouse facility, including all civil, mechanical, electrical, and utility contracts - \$23,000,000

Kirkland Village – chapel, wellness center, and apartment rework – upgrades and changes to existing retirement home - \$2,000,000

Ingram-Micro warehouse expansion – 250,000 sq ft expansion of existing high security warehouse facility - \$11,000,000 project on 120 day schedule.

VL Rendina Inc.

4-06 – 11-06

Lancaster, PA
PROJECT MANAGER

Project Manager for a General Contractor, with commercial & institutional projects ranging from \$500K to \$15million.

PROJECTS:

Reading-Muhlenberg Vo-Tech School upgrade – completed 2 year, \$11million renovation/expansion/upgrade of existing and operating VoTech School. Multiple prime contracts.

Great Escapes Theatre – Lebanon, PA – completed \$5million 10 screen theatre complex at the Lebanon Valley Mall.

Octorara School District – Maintenance Building - \$900K building for school district; bid & bought out

In addition to my project responsibilities, I was put in charge of bidding in September.

Penntex Construction

5-05 – 4-06

Plymouth Meeting, PA
PROJECT MANAGER

Project Manager for General Contractor, with private projects ranging from \$600K to \$3million

PROJECTS:

Esstech - \$600K demolition/fit out of company office spaces in Essington. Involved complete removal of existing finishes, and relocation of office functions, as well as phasing of construction activities

PEI Genesis - \$800K conversion of warehouse into office complex.

Blue Bell Center – construction of new three story office building on small tight lot. \$3million project.

Wal-Mart – Distribution Center Construction Group
Bentonville, AR

6-04 – 5-05

PROJECT MANAGER

Part of a project team constructing a \$150million 1 million square foot distribution center in Gordon, PA. Responsible for civil, concrete QC, E&S, and site security.

1-01 - 6-04

Perrotto Builders LTD

Reading, PA

PROJECT MANAGER/VICE PRESIDENT

Corporate Officer and Project Manager for a privately owned General Contractor doing business in Eastern Pennsylvania. Responsible for all aspects of projects from concept or bidding, to completion and closeout. Industrial, private, and public projects. Interaction with clients, architects, vendors, and subcontractors on a daily basis.

PROJECTS:

Pearle Building, Reading, PA

Rehab of 1920's bank building for use with Sovereign Center

3rd & Spruce Recreation Building, Reading, PA

Modernization of public recreation facility

Cell Repair Bldg, Air Products, Hometown, PA

Construction of new building at Hometown facility.

Reading Housing Authority High-rise Bldgs, Reading, PA

Rehab of public spaces in RHA High-rise buildings

5-00 - 12-00

Burns & McDonnell

Kansas City, MO

PROGRAM MANAGER

Management of a large publicly funded project in the Philadelphia, PA area, acting as owner. Responsibilities include evaluation & management of engineering, construction, design, schedule, and cost accountability for project. Primary daily function was the generation and administration of change orders between project management team, multiple primes, airport authority, and developer.

11-98 - 5-00

TCPI / CompuEngineering

Exton, PA

CONSTRUCTION ENGINEER

Responsible for the management of client construction, site engineering, cost containment, schedule, and start-up.

PROJECTS:

Alloy Surfaces, Chester Twp., PA

Design & Installation of chemical delivery system.

Bethlehem Lukens Plate, Coatesville, PA

Installation of new HF delivery station. Project management and design phases of environmentally sensitive project.

Johnson & Johnson / Merck, Lancaster, PA

Management of facilities upgrade project. Acted as owner's representative during construction & commissioning.

Cabot Performance Materials, Boyertown, PA

Installation of new production equipment to be used in the refining of Tantalum from ore.

Wyeth-Ayerst Laboratories, West Chester, PA

Engineering and installation of new penicillin manufacturing operation. Responsible for all phases of construction, security, engineering, bidding, contractor interface, project safety, and supervision.

VALLEY PROTEINS, INC., Winchester, Virginia

Terre Hill Plant, East Earl, PA

5-97 - 11-98

PLANT ENGINEER / MAINTENANCE COORDINATOR

Responsible for all aspects of maintenance planning, project management, plant innovation, upgrades, and RONA (Return On Net Assets)

Responsible for 24 hour maintenance coverage at plant

Training and upgrading of maintenance employees

Scheduling of all plant maintenance activities - preventive, capital, and breakdown / Monitoring of parts stocking levels based on costs, availability and frequency of repair.

Responsibility for capital planning, evaluation, justification, and execution

FLUOR-DANIEL INC., Irvine, Calif.

Metals Group, Construction management

9-96 - 4-97

MATERIALS COORDINATOR / CONSTRUCTION MANAGER

Acted as Materials Coordinator for large construction site. Duties include receiving, scheduling, and coordination of equipment installation in a construction management setting. Daily interaction with all engineering, construction, and controls personnel on site. Responsible for expediting of purchased materials from time of contract.

THE GLIDDEN COMPANY, Cleveland, Ohio

Second largest paint manufacturer in US.

1989 - 1996

PROJECT ENGINEER

Supervised all contract work at Glidden, Reading Plant. Responsibilities included contract generation, specifications and bidding process, project planning and review, management of contract engineers and draftsmen in project setting, Plant Fire Chief, member of HazMat Team, and plant Emergency Response Planning Team, IBM, compatible PC use, with Lotus, Word Perfect, Paradox, and PLC interface experience.

Organized and implemented dossier system for categorizing and tracking

conditions of plant critical equipment. Preventative maintenance procedures written and audit program established.
Established specifications for standard construction practices to be used within plant, including piping, electrical, mechanical, and construction methods

BOLLMAN HAT COMPANY, Adamstown, Pa. 1988-1989

PLANT ENGINEER

Responsible for all phases of facilities and maintenance management

SINKING SPRING FOUNDRY DIVISION / HOFMANN INDUSTRIES,
Sinking Spring, Pa. 1986-1988

MAINTENANCE ENGINEER

Responsible for maintenance of a three shift foundry operation

GLEN GERY CORP., Wyomissing, Pa. 1981-1986

PLANT ENGINEER

Responsible for all facility, maintenance, and trucking operations at plant

QUALITY CONTROL MANAGER

Responsible for Kiln operation and all on-site quality activities

EDUCATION: B.S. (Chemistry) 1979, Alvernia College, Reading, Pa.

Work Cell Training - 1987

Statistical Process Control Training - 1992

EIT - 2000

OSHA 10 Hour - 2002

REFERENCES: Available upon request

DRAFT

James L. Margrave Jr.
Project List

Lingel Direct Coal Firing Systems – Glen-Gery Brick 1983/1985

Project management on \$4 million bituminous coal firing system for brick kilns in Wyomissing and York PA. Included commissioning and environmental controls

Brick machine upgrade – Glen-Gery Brick 1985

Design, purchasing, & project management on \$2 million rework of making area, and installation and startup of new JC Steele brick extruder.

Manganese Dioxide addition system – Glen-Gery Brick 1982

Design, purchasing, & project management on \$400,000 MgO2 addition system for making area.

PLC Controls upgrade – Glen-Gery Brick 1986

Design, purchasing, commissioning, & project management of \$2 million controls upgrades on packaging, kiln, and making controls; changing from ladder logic relay systems to Allen-Bradley SLC controllers.

Boiler Replacement – Bollman Hat Co 1988

Removed old boiler, specified and purchased new boiler, and installed with upgraded piping. \$400,000 project

Fully Automated One Gallon Paint Filling System – Glidden Co 1989/1993

Project management of \$40 million project to fully automate the filling of one gallon paint cans. System took full skids of paint cans, unloaded them, transported them to filling area, filled, capped, labeled, and baled cans; packaged in four gallon cartons; transported to case packing; and packed on skids. System controlled by PLC.

Fire safe rework of Building #31 – Glidden Co 1990/1992

Project management and design of building modification to allow upgraded sprinkler systems and replacement of wooden shop floors with reinforced concrete floors in a multiple story building. Total project cost of \$2 million.

Plant fume extraction system – Glidden Co 1993/1996

Project management, purchasing, and design of fume extraction system which created negative and positive pressures throughout the plant, and controlled and extracted flammable/explosive fumes from the buildings. Total project cost of \$3 million.

Boiler Replacement w/ #6 Fuel Oil Capabilities – Glidden Co 1994

Specified, purchased, and project management on replacement boiler with #6 fuel oil capability. Total project cost - \$700,000.

Automated Ammonia Distribution System – Glidden Co 1995

Specified, designed, and project management on automated ammonia distribution as part of greater controlled paint making project. Total project cost \$100,000.

Sprinkler Upgrades – Glidden Co 1990/1995

Project management of whole facility sprinkler upgrade, through numerous holiday shutdowns, removal of all UG piping, enlargement of service piping, upgraded riser valves, upgraded hydrants, and new controls and monitors. Total project cost over \$1,000,000.

Loading Dock Upgrades – Glidden Co 2002

Contract Project Manager on \$400,000 loading dock upgrade at Glidden Facility.

Forklift Passageway Rework – Glidden Co 2001

Contract Project manager on complex rework of plant configuration involving four different buildings, electrical systems, conveyer systems, and plant operations. \$300,000.

Deionized Water Production, Storage, and Distribution System – Glidden Co 1994

Designed, specified, and managed project to supply Deionized water to resin department.

Total project cost \$300,000.

Upgraded Penicillin Production Line – Wyeth 1999

Project management of multi-million dollar upgrade to sterile area penicillin production area. Total project cost \$3,000,000.

Caustic Distribution System – Allied Industries 1999

Design & project management of an automated caustic distribution system at a military supply manufacturer. Total project cost \$200,000

Hydrofluoric Acid Unloading Station – Bethlehem Lukens Plate 1999

Project management on state of the art hazardous material unloading station; for unloading tankwagons on a daily basis – Total project cost \$350,000

Airport Terminal Expansion – Philadelphia International Airport 2000

Project controls office acting as owner. Managed change order process for project. Total project cost \$770,000,000.

Hydrofluoric Acid Distribution System – Cabot Materials – 1998

Project management on distribution system for HF in production facility. Metering, pumping, and distribution. Total project cost \$1,500,000

Sovereign Center – ancillary building rehab - 2002

Managed exterior rehab of 1920's bank building for future use - \$350,000

Southern Middle School / Classroom Conversion – Reading School Dist – 2001

Conversion of aging gymnasium into computer learning classrooms in 1920's vintage school building. Included HVAC, lighting, & sprinklers Total project cost \$600,000

Southern Middle School / Electrical Upgrade – Reading School Dist. 2002

Classroom conversion HVAC required upgrades to electrical power system in building, which architect/engineers missed. Total project cost \$150,000

Pottstown High School – Terrazzo Installation – 2002

Project management of terrazzo installation in all hallways of high school building. Changes to lockers, expansion joints, doors, and thresholds throughout building. Total project cost \$750,000.

Air Products – Hometown Plant – Cell repair Building – 2001

Project management on \$500,000 repair building at Hometown facility.

Air Products – Hometown Plant – Administration Bldg – 2000/2001

Project management of \$250,000 fit out upgrade to site administration building

West Reading Borough – ADA Conversions – 2000/2003

Project management & design of a number of ADA conversions for the borough of West Reading. Total Project cost \$250,000

State Of Pennsylvania – Museum Commission – Daniel Boone Homestead – 2002/2003

Reconstruction of Visitor's Center and reconstruction of deTurk House – Project management Total Project Cost \$450,000

Caernarvon Township Municipal Building – 2003

Project management of construction of \$400,000 township garage building.

Wal-Mart Distribution Center – Gordon – 2004

Project management of civil work on \$125,000,000 distribution center. Responsible for E&S, testing, footings, soil preparation, and grading.

Blue Bell Center – 2005

Project management of 40,000 sq ft office building project. Total Project Cost \$3,500,000

PEI Genesis – 2005

Project management of fitout of 50,000 sq ft warehouse into office space. Total Project Cost \$800,000

Esstech – 2005

Demo & fitout of offices at Esstech in Essington. Project management, design, and negotiation with township. Total Project Cost \$650,000.

Great Escapes Movie Theatre – 2006

Project management of 10 screen movie theatre construction – Total Project Cost \$3,750,000

Reading-Muhlenberg Area Vocational School – 2006

Project management on \$11,000,000 school overhaul & additions.

Allen 12 warehouse – 2007

Project management on \$4,000,000 / 200,000 sq ft warehouse expansion

PHI/Kirkland Village – 2007

Project management on various upgrade projects at upscale retirement/nursing facility

Prologis Park 33 – 2007

Project management on \$23,000,000 / 930,000 sq ft warehouse construction. Further construction on \$10,000,000 fitout on building

Ingram – Micro - 2007

Project management on \$11,000,000 / 250,000 sq ft warehouse expansion

AMB Alburtis – 2007

Project management on \$18,000,000/700,000 sq ft warehouse construction

Historic preservation – High Street – West Chester 2008

Rebuilt an existing 19th century building in the West Chester historic district. This required interaction with local government each step of the way; and the difficulties of meeting current codes, but preserving original appearance. \$300,000

CTDI West Chester – 2008/2009

Expanded existing facility by 100,000 square feet, including new shipping docks, rest rooms, and warehouse space - \$1,200,000

JPMS Manufacturing- 2012

Complete process change - \$800,000

Change of mixing/manufacturing process from open vessels to enclosed steam heated/water cooled units. Design, purchase, and installation

JPMS Manufacturing – 2015/2016

Updating of aluminum tube filling line

Researched, purchased, and installed new high speed filling line in plant; replacing two older lines - \$900,000

JPMS Manufacturing – 2009

Updating of loading docks - \$60,000

JPMS Manufacturing – 2010

Reverse Osmosis - \$50,000

Replacement of the deionized water system with a high flow reverse osmosis system.

GSK Upper Providence Plant – 2017

Emergency generator upgrade - \$34,000

Replacement of all the batteries and charging circuits in the emergency generators on site

Parking lot restructuring - \$40,000

Restructured parking lots to include 36 additional handicap spaces, with ramps and tactile mats.

Clean Steam Generator overhaul - \$94,000

Managed complete overhaul of clean steam generator for building 12

Replace all UPS - \$60,000

Specify, purchase, schedule, and install UPS in experimental laboratory building.

GSK Marietta Plant – 2017/2018/2019

Replace roof on major production building - \$750,000

Remove obsolescent equipment from facility, and properly dispose of any contaminated pieces - \$45,000

Cold Box Cleaning – scheduled each Christmas holiday shutdown period – average cost about \$90,000 per shutdown – 2017 & 2018

Roofing master plan - \$20,000

GSK Upper Providence Plant 2019/2020/2021

UP08 Cooling tower overhaul - \$74,000

Install random motion generator - \$110,000

Replace UPS systems – UP12 - \$250,000

UP01E Restack - \$125,000

Domestic water By-pass system - \$78,000

Binder oven installation - \$42,000

Big Neat installation - \$142,000

Argon distribution system - \$52,000

Emergency generator overhaul - \$275,000

Solvent storage area LEL meter - \$28,000

Genevac enclosures - \$85,000
Overhaul clean steam generator - \$32,000
UP12 vacuum pump system overhaul - \$46,000

DRAFT

From: [Patrick McCrae](#)
To: [Michele Bare](#)
Subject: Zoning Hearing Board
Date: Friday, December 5, 2025 2:54:49 PM
Attachments: [McCrae, Pat - 07.02.2025.pdf](#)

Good afternoon,

I am writing in reference to applying for an open position on the zoning hearing board. I am a certified general real estate appraiser in Pennsylvania (and 13 other states). My professional work includes reading and interpreting zoning ordinances in various jurisdictions I work in throughout the country. In over 20 years of appraisal work, I have performed appraisals and reviewed zoning ordinances in more than 1,000 jurisdictions in 35 states.

Additionally, I previously served as a special magistrate for the Value Adjustment Board of Hillsborough County, FL where I presided over *ad valorem* tax appeals hearings. As a special magistrate, I provided written recommendations to the Value Adjustment Board based upon Florida Statutes regarding real estate assessment law. I have also served as an expert witness in legal proceedings regarding real property valuation.

I believe my combination of professional real estate experience uniquely qualifies me for a role on the zoning hearing board and I would welcome the opportunity to serve my community in this capacity. I have attached my professional qualifications and am available to answer any questions about my interest and experience.

Thank you.

Patrick McCrae
1788 Reading Boulevard
[REDACTED]



Experience Summary

Patrick McCrae serves as Executive Vice President of Partner Valuation Advisors. Mr. McCrae has over 18 years of commercial real estate experience appraising retail, office, industrial, multifamily, hotels, and special use assets throughout the United States. For the past 15 years, Mr. McCrae has specialized in the appraisal of seniors housing properties. Additional experience includes preparation and desk review of consulting and valuation reports, market studies, cash flow analysis reports for owners/developers, insurance companies, pension fund advisors, government agencies, commercial lending institutions, and investment companies. Mr. McCrae has also provided litigation support services and has been deposed as an expert witness relating to the valuation of seniors housing assets.



In addition, Mr. McCrae was appointed for several years as a Special Magistrate for the Value Adjustment Board of Hillsborough County, Florida. In his role as Special Magistrate, Mr. McCrae presided over tax appeal hearings and provided written recommendations to the Value Adjustment Board in compliance with Florida Statutes regarding *ad valorem* taxation. Prior to joining Partner Valuation Advisors in 2023, Mr. McCrae spent six years as a Senior Director at JLL Valuation Advisory focused on the valuation of seniors housing assets. From 2005 -2017, Mr. McCrae served as a Director of Integra Realty Resources – Tampa Bay.

Highlights

- 20+ years of Commercial Real Estate Appraisal Experience
- 15 years of specialized experience in the valuation of seniors housing assets
- Substantial experience in appraising complex assets including Continuing Care Retirement Communities
- Appraisals performed on properties in 35 states

Education

Bachelor of Science, Marketing – The Florida State University, 2000
Master of Business Administration – University of South Florida, 2004

Appraisal Licenses

Alabama	Georgia	New York	South Carolina
Connecticut	Maryland	North Carolina	Virginia
Delaware	Massachusetts	Pennsylvania	Washington
Florida	New Jersey		

Contact

pmccrae@partnerval.com

From: [Jonathan Simon](#)
To: Michele Bare; Jonathan Simon
Subject: open position
Date: Sunday, December 14, 2025 6:23:43 PM

good evening

my name is jonathan simon

i reside at 1722 garfield ave wyomissing pa 19610 [REDACTED] and have been a wyo resident for almost 50 years

my educational background includes being an alumnus of both the university of pittsburgh and the harvard business school

i am interested in a position on the zoning hearing board as advertised

i was also the president/founder of a local recycling firm for 35 years

thank you

jonathan simon

DRAFT

From: [David Manidis](#)
To: [Michele Bare](#)
Subject: Wyomissing Zoning Hearing Board - Letter of Interest
Date: Monday, December 8, 2025 12:28:57 PM
Attachments: [Zoning Hearing Board Letter of Intrest - DM 12-8-2025 .pdf](#)

Good Afternoon Michele,

Please accept this Letter of Interest for consideration to join the Wyomissing Zoning Hearing Board. Attached, you'll find my formal letter outlining my background and experience for your review.

I look forward to hearing back from you as you evaluate submissions and am hopeful that my experience and professional background align with the type of candidate you are seeking for this position.

Thank you for your time and consideration.

Kind regards,

David Manidis,

DRAFT

DAVID MANIDIS

December 8, 2025

Wyomissing Borough Council
22 Reading Boulevard
Wyomissing, PA 19610

Re: Letter of Interest – Wyomissing Zoning Hearing Board

Dear Members of the Borough Council,

I am writing to express my interest in serving on the Wyomissing Zoning Hearing Board. I believe this position offers an opportunity to contribute my professional experience and understanding of land use and zoning to the continued growth and balance of our community.

My wife of 21 years, Gina, our 13-year-old daughter, Quinn, and I reside on the 1300 block of Garfield Avenue. I have been a resident of Berks County and Wyomissing for the past 27 years, and I take great pride in calling this community home.

For the past 15 years, I have worked as a commercial real estate broker, including the last 13 years with Vista Realty Partners, LLC. I am licensed in both Pennsylvania and New York, with a client focus on land development, large tracts of ground sale and acquisition along, with tenant and landlord representation. Prior to my real estate career, I served as Vice President of a custom closet and cabinetry company located in Morgantown for 23 years, where our primary work centered around new construction. This experience provided me with a broad understanding of construction practices and project development.

A comprehensive understanding of zoning is central to my work. Every transaction I handle involves analyzing permitted uses, identifying potential relief needs, and collaborating closely with clients and their counsel to seek various forms of zoning relief when necessary. This process has given me valuable insight into the importance of zoning decisions and their impact on community development.

I believe my professional experience, local knowledge, and flexible schedule make me well-suited to serve on the Wyomissing Zoning Hearing Board. I would be honored to lend my expertise to the Borough's efforts in maintaining a well-planned and vibrant community.

Thank you for considering my application. I look forward to the opportunity to contribute to Wyomissing's continued success.

Sincerely,



1333 Garfield Avenue • Wyomissing, PA 19610 •

From: [MARK ROBINSON](#)
To: [Michele Bare](#)
Subject: Zoning Hearing Board Position
Date: Tuesday, December 9, 2025 1:18:59 PM

Michele, I'd like to be considered for the open position on the zoning hearing board.

My qualifications, in brief, are:

Borough resident since 1984

Retired engineer with BS, MS and PhD degrees from Drexel University.

Registered Professional Engineer in Pennsylvania since 1988. Currently hold retired active status.

Member of Wyomissing Hills Borough Council for six years prior to the merger with Wyomissing. On the committee that worked out merger details.

Member of the Berks County UCC Appeals Board since its inception in 2007.

I have also served on technical review boards at the state level over the years.

Thank you,
Mark Robinson
19 Upland Road
[REDACTED]

DRAFT