

RESOLUTION NO. 2021 - 15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTH HEIDELBERG TOWNSHIP, BERKS COUNTY, PENNSYLVANIA AMENDING THE JOINT COMPREHENSIVE PLAN OF SOUTHWESTERN BERKS COUNTY

WHEREAS, 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; and

WHEREAS, in January 2001, South Heidelberg Township, Berks County, Pennsylvania (the "Township"), Lower Heidelberg Township, and Wernersville Borough adopted the first Joint Comprehensive Plan (the "Joint Comprehensive Plan"); and

WHEREAS, in June and July 2011, the Township, Lower Heidelberg Township, and Wernersville Borough updated the Joint Comprehensive Plan; and

WHEREAS, as a result of the many changes within the Township, the Township Planning Commission and the Township undertook a Fair Share Analysis which is attached hereto as Exhibit "A";

WHEREAS, as a result of the many changes within the Township and based upon the Fair Share Analysis, the Township, the Joint Comprehensive Plan Committee, and the Township Planning Commission participated in the preparation of the amendments to the Joint Comprehensive Plan; and

WHEREAS, the Joint Comprehensive Plan Committee has recommended the adoption of the amendments to the Joint Comprehensive Plan to the Township Board of Supervisors which are attached hereto as Exhibit "B"; and

WHEREAS, the Township has complied with the requirements and procedures as set forth in Section 302 of the Pennsylvania Municipalities Planning Code for amending the Joint Comprehensive Plan.

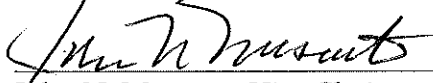
NOW, THEREFORE, BE IT RESOLVED AND ENACTED by the Board of Supervisors of South Heidelberg Township, Berks County, Pennsylvania, that the Township hereby adopts the amendments to the Joint Comprehensive Plan, which amendments and the Joint Comprehensive Plan are incorporated herein by reference, made a part hereof and attached hereto as Exhibit B.

RESOLVED and ENACTED this 28th day of September, 2021.

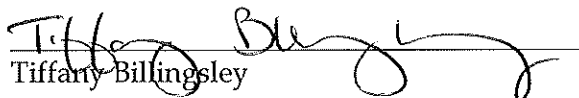
SOUTH HEIDELBERG TOWNSHIP
BOARD OF SUPERVISORS



Thomas R. Byrne, Chairman



John N. Musante, Vice Chairman



Tiffany Billingsley

Attest:

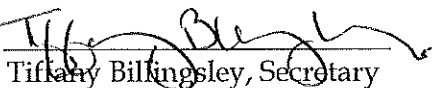

Tiffany Billingsley, Secretary

EXHIBIT A

SOUTHWESTERN BERKS COUNTY FAIR SHARE ANALYSIS

Population Projections and Housing Unit Needs

The following population projections for South Heidelberg Township, Lower Heidelberg Township and Wernersville Borough have been prepared by the Berks County Planning Commission. These three (3) municipalities are collectively known as Southwestern Berks County and are party to a Joint Comprehensive Plan and a Joint Zoning Ordinance.

<u>Municipality</u>	<u>2010</u> <u>Census¹</u>	<u>2020</u> <u>Census¹</u>	<u>2040²</u>
Lower Heidelberg Township	5,513	6,230	7,850
South Heidelberg Township	7,271	7,663	8,489
Wernersville Borough	2,494	2,776	3,388

- 1 From the U.S. Census Bureau
- 2 Projecting 2010 to 2020 rates of growth to 2040

The following population increases are projected from the 2020 Census to 2040.

Lower Heidelberg Township - 1,620
South Heidelberg Township - 826
Wernersville Borough - 612

Based on 2020 U.S. Census figures, the average household size is 2.84 for Lower Heidelberg Township and 2.67 for South Heidelberg Township. Based on 2010 U.S. Census figures, the average household size is 2.51 for Wernersville Borough. The following additional dwelling units would be needed in the municipalities from 2020 to 2040 to accommodate projected population increases.

Lower Heidelberg Township - 570 additional units
South Heidelberg Township - 309 additional units
Wernersville Borough - 243 additional units

The total of additional dwelling units needed in Southwestern Berks County based upon 2040 population projections is 1,122.

Proposed Development

The following developments have been approved, and/or are being reviewed or discussed by the municipalities.

Lower Heidelberg Township:

Glen Ridge Estates	128 units	1
Cacoosing Crossing North	56 units	1
Paper Mill Estates	4 units	1
Legacy Phase 2	176 units	1
Green Valley Estates-West	108 units	2
Gaul Road Townhouses	<u>60 units</u>	3
	532 units	

- 1 Approved
- 2 Approximate remaining units
- 3 Proposed

South Heidelberg Township:

Heidelberg Crossing 60 units 1

- 1 Approved

Wernersville Borough:

Grande Apartments/Rosewood 99 units 1
 Addition
 Reber-Lincoln 17 units 2
 116 units

- 1 Sketch Plan submitted
- 2 Previously proposed

The Wernersville Borough and South Heidelberg Township totals do not include 74 personal care units proposed as Hearthstone, located in both South Heidelberg Township and Wernersville Borough.

Lower Heidelberg Township has a need for 570 additional units by 2040. 532 units have either been approved, submitted or proposed. Wernersville Borough has a need for 243 additional units by 2040. 116 units have been submitted. 309 additional units are needed for South Heidelberg Township by 2040, while 60 have been approved. Including the 74 units proposed at Hearthstone the total number of units approved, submitted or proposed for Southwestern Berks is 782, while a total number of 1,122 units would be needed to accommodate the projected

2040 population for the region. There is additional capacity for residential growth in the region as discussed below.

<u>Municipality</u>	<u>Additional Units Needed by 2040</u>	<u>Units Proposed</u>
Lower Heidelberg Township	570	532
South Heidelberg Township	309	60
Wernersville Borough	243	116
Multiple (Hearthstone)	<u>N/A</u>	<u>74</u>
	1,122	782

Based upon 2020 Census figures for average household size, the following additional population could be accommodated in approved, submitted and/or proposed developments, not including Hearthstone.

Lower Heidelberg Township - 1,510
 South Heidelberg Township - 160
 Wernersville Borough - 291

These compare to 1,620 additional projected populations in Lower Heidelberg by 2040, 826 projected in South Heidelberg, and 243 projected in Wernersville.

<u>Municipality</u>	<u>Projected Population Increase by 2040</u>	<u>Population Capacity in Proposed Dwelling Units¹</u>
Lower Heidelberg Township	1,620	1,510
South Heidelberg Township	826	160
Wernersville Borough	<u>243</u>	<u>291</u>
	2,689	1,961

1 Not including Hearthstone

Capacity for Additional Development

Wernersville Borough has 37,493 acres zoned R-2 available for development. If it is assumed 20% of that land will be open or used for infrastructure, 29,994 acres could be developed. The minimum lot size in the R-2 District is 7,500 square feet. 29,994 acres could accommodate up to 174 dwelling units. 174 dwelling units with an average household size of 2.51 would result in 437 additional people.

South Heidelberg Township will have approximately 115 acres of suitable (without severe restrictions from steep slopes, wetlands or floodplains) land zoned R-3 available for development on 10,000 square feet lots given the proposed Future Land Use Plan amendment and a subsequent rezoning. If it is assumed 20% of this suitable land would be open or used for

infrastructure, the remaining 92 acres could accommodate 400 dwelling units. 400 dwelling units with an average household size of 2.67 would result in 1,068 additional people.

In addition, there is further capacity for development in South Heidelberg Township. There are 47.14 suitable vacant acres zoned R-1, which allows 1 acre lots. There are 129.70 suitable vacant acres zoned R-6, which allows development at a density of 1 unit per acre. There are 17.56 suitable acres zoned R-P, which allows development at a density of 1 unit per 2 acres. Limited residential development is permitted in the A-1 district; the number of dwelling units per tract are dependent upon tract size. As adequate growth potential to meet 2040 needs exists in the R-3 district we have not analyzed growth potential in R-1, R-6, R-P or A-1.

Lower Heidelberg Township has 532 units approved, submitted and/or proposed and needs to accommodate 570 additional units by 2040. Limited suitable acreage is available in residential zoning districts, including R-1, R-3, R-4 and R-6, outside proposed developments; however, the other joint municipalities have adequate growth potential to collectively support the projected growth of 2040.

<u>Municipality</u>	<u>Additional Units Needed by 2040</u>	<u>Units Proposed⁴</u>	<u>Additional Capacity in Growth Areas</u>	<u>Total Growth Potential</u>
Lower Heidelberg Township	570	532	1	532 ¹
South Heidelberg Township	309	60	400 ²	460
Wernersville Borough	<u>243</u>	<u>116</u>	<u>174³</u>	<u>290</u>
	1,122	708	574	1,282

- 1 Additional capacity not calculated
- 2 In R-3 Zoning District
- 3 In R-2 District
- 4 Not including Hearthstone

The three (3) municipalities in Southwestern Berks County, Lower Heidelberg, South Heidelberg and Wernersville Borough, collectively accommodate projected growth to 2040 within proposed developments and/or zoning districts designated for growth.

The Pennsylvania Municipalities Planning Code indicates that where municipalities have adopted a joint municipal comprehensive plan and enacted a zoning ordinance consistent with the joint municipal comprehensive plan within a region, the court, when determining the validity of a challenge to such a municipality's zoning ordinance, shall consider the zoning ordinance as it applies to the entire region and shall not limit its consideration to the application of the zoning ordinance within the boundaries of the respective municipalities.

EXHIBIT B

AMENDMENT TO THE JOINT COMPREHENSIVE PLAN OF
SOUTHWESTERN BERKS COUNTY

Lower Heidelberg Township
South Heidelberg Township
Wernersville Borough

1. Volume 1, Chapter 1 entitled "Introduction to the Comprehensive Plan", Section entitled "Need for Continuing Planning", of the Joint Comprehensive Plan is hereby amended and supplemented to add the following:

In 2016, South Heidelberg Township, the Municipal Authority of the Township of South Heidelberg and the owner of 152 acres zoned Medium Density/Village Commercial Overlay District in the area of Furnace, Preston and Hill Roads entered into a Settlement Agreement which resulted in this land being rezoned to A-1, Agricultural Preservation. This area has been generally designated Medium Density with Medium Density/Village Commercial District Overlay, on the Future Land Use map in the Joint Comprehensive Plan.

Subsequent to that agreement and rezoning, the Board of Supervisors of South Heidelberg Township determined that it would review the Joint Comprehensive Plan to secure consistency with that rezoning and make any other appropriate revisions to the Joint Comprehensive Plan. As an initial step in revising the Plan, a Fair Share Analysis for Southwestern Berks County was prepared by the South Heidelberg Township Planning Commission and Engineer. That Fair Share Analysis determined that one thousand one hundred twenty-two (1,122) additional dwelling units were needed in Southwestern Berks County to accommodate population growth to 2040, as projected by the Berks County Planning Commission. Seven hundred eight (708) dwelling units had already been approved or proposed in Southwestern Berks. Additional capacity for development was also available in Designated Growth Boundaries, Future Growth Boundaries and outside growth boundaries, further increasing the total growth potential to one thousand two hundred eighty-two (1,282) for 2040.

South Heidelberg Township recognizes that land in the vicinity of Sportsman, Huntzinger and Texter Mountain Roads has been included in the Pennsylvania State Forest system, and that additions to the Pennsylvania State Forest system are encouraged and targeted by the Commonwealth of Pennsylvania and the Natural Lands Trust as part of the Highlands Initiative. Designation of Resource Preservation for some properties is more consistent with preservation efforts in this area than Rural Conservation.

South Heidelberg Township also recognizes that agriculture remains an important land use in South Heidelberg Township, with Berks County Agricultural Easements, Agricultural Security Areas and Effective Agriculture Zoning in place in South Heidelberg Township. However, some agricultural areas in South Heidelberg Township, including some areas of Soils Capability Class 2 and 3, have not had effective agricultural Zoning applied to them, nor are they designated Agricultural Preservation on the Land Use Plan. These areas are between Penn Avenue and the railroad, along Point Road, along Krick Lane, Lincoln Drive and Bell Alto Road; along Fritztown Road; along Cacoosing Creek near Mountain Home Road; and in the

southcentral portion of South Heidelberg Township in the vicinity of Swamp, Mountain Top, and Huntzinger Roads. They are proposed to be designated Agricultural Preservation.

Residential development has occurred in South Heidelberg Township immediately south of Wernersville Borough along Lincoln Drive and in the eastern portion of South Heidelberg Township along Mountain Home Road and Wernersville Road. It is considered appropriate to provide for some Village Commercial land between and connecting those residential areas. Within such commercial areas, South Heidelberg Township considers promoting walkability and applying appropriate design standards to be important.

Wernersville State Hospital is located in the area of Sportsman and Hospital Roads. Although no specific future plans have been identified for the buildings at the Hospital, another hospital in the State system has become a redevelopment site. South Heidelberg Township considers the hospital site an important employment area with significant future development potential. However, some current uses at the hospital site constrict the development potential of the site. A designation of Limited Industrial is considered more appropriate than Religious/Institutional for the hospital site.

2. Figure 1, the Future Land Use Map in the Joint Comprehensive Plan, with respect to South Heidelberg Township only, is revised per the attached Future Land Use Plan prepared by Spotts, Stevens and McCoy, dated October 25, 2018 (the "2018 Future Land Use Plan"). Any maps in the Joint Comprehensive Plan which are inconsistent with the 2018 Future Land Use Plan, including but not limited to Figure 1-B entitled "Future Land Use Growth Boundaries", are hereby amended and supplement by the 2018 Future Land Use Plan as they relate to South Heidelberg Township only. Future Growth Boundaries and Designated Growth Boundaries for South Heidelberg Township are shown on the attached Growth Boundaries Plan prepared by Spotts, Stevens and McCoy, dated October 30, 2018 (Figure 1-C).

3. Chapter 5 entitled "Future Land Use and Housing Plan", of Part 2 entitled "The Plan for Southwestern Berks County", of the Joint Comprehensive Plan is hereby amended as follows: Transitional Agricultural/Residential and Medium Density/Village Commercial District Overlay land use categories are no longer located within South Heidelberg Township only, and as such, all references to such areas of Transitional Agricultural/Residential and Medium Density/Village Commercial land uses are hereby deleted. Religious/Institutional land use categories are no longer located in South Heidelberg Township, and as such, all references to such areas of Religious/Institutional land uses being located in South Heidelberg Township are hereby deleted.

4. Chapter 5 entitled "Future Land Use and Housing Plan", of Part 2 entitled "The Plan for Southwestern Berks County", of the Joint Comprehensive Plan is hereby amended and supplemented to add the following summaries of land use categories, which are located in South Heidelberg Township, to the summaries of Land Use Categories.

Recreational - Residential: An area to provide for full-size golf courses, excluding driving ranges, miniature golf courses and chip and putt golf courses. A single-family cluster development coupled with a golf course could be permitted if Borough or Township approval is secured.

Limited Commercial: An area to accommodate limited commercial facilities which do not require frontage along major arterials, located along Caramist Drive in South Heidelberg Township.

Commercial: An area to accommodate commercial facilities which provide goods and services to nearby residential neighborhoods and commercial activities which are based on local traffic. Located along Penn Avenue just west of Wernersville Borough.

Limited Industrial: An area considered an important employment area in South Heidelberg Township, where a variety of industrial uses, carried on within buildings or structures, may locate, provided they will not adversely affect the public health, safety, or general welfare of the residents or inhabitants of Southwestern Berks County. In addition, provision is made for certain compatible institutional uses which will not constrict the potential development or redevelopment of the area as certain existing uses do now. Located at the developed portion of Wernersville State Hospital land.

5. Chapter 5 entitled "Future Land Use and Housing Plan", of Part 2 entitled "The Plan for Southwestern Berks County", of the Joint Comprehensive Plan is hereby amended and supplemented to revise the following summaries of Land Use Categories:

Resource Preservation – This category is intended to foster the preservation of resources within the Townships, including recreational resources such as Blue Marsh, the YMCA, and sportsmen's facilities, watershed areas of the Wernersville Municipal Authority and the Wernersville State Hospital, woodland areas and areas of very steep slopes, historic resources, agricultural parcels which would connect resource areas and areas within and in the vicinity of Pennsylvania State Forest lands. On privately owned land, only a very low density of development would be permitted, such as one (1) dwelling unit per two (2) to five (5) acres of land, depending upon land characteristics. Conservation zoning should continue to be used in these areas.

Agricultural Preservation – This category is intended to foster the continuation of agricultural activities within the Townships, and is based upon existing agricultural preservation areas in Lower Heidelberg and South Heidelberg Townships, expansion of those areas into agricultural security areas and Wernersville State Hospital farmland and areas along the base of the South Mountain area within South Heidelberg Township, expansion of the West Cocalico Township agricultural preservation area into agricultural areas in southern South Heidelberg Township, and connecting to agricultural areas in the Resource Preservation Areas. Existing agricultural areas in the southcentral portion of South Heidelberg and surround the developed core of Wernersville and South Heidelberg have been included.

Village Commercial – Certain areas, found in and around State Hill, Fritztown, along Hill and North Galen Hall Roads in South Heidelberg Township, and along Lincoln Drive in South Heidelberg Township reflect existing mixes of residential and commercial uses, and would allow a continuation of such mixing of uses.

Religious / Institutional – This includes churches and the Jesuit Center.

Recreation – This includes recreation areas in Heidelberg Run East and Heidelberg Run West, park and playground facilities within Wernersville, Green Valley Country Club, YMCA West, Cacoosing Meadows, and park facilities in South Heidelberg Township.

6. Chapter 5 entitled “Future Land Use and Housing Plan”, of Part 2 entitled “The Plan for Southwestern Berks County”, of the Joint Comprehensive Plan is hereby amended and supplemented by amending the discussion paragraph further defining and analyzing Resource Preservation areas, as follows:

Resource Preservation

Resource Preservation areas are shown at the Blue Marsh Recreation Area and in a large band through the South Mountain in South Heidelberg Township. The Resource Preservation area within South Heidelberg Township includes the Cushion Peak Rod and Gun Club, the South Mountain YMCA, Pennsylvania State Forest land and nearby lands, the Lebanon Valley Sportsmen’s Association, Robesonia Fish & Game Club, some Caron Foundation land, historic resources, adjoining wooded, steep slopes, and connecting farms and rural areas. On privately held land, single family detached dwellings would be permitted, but at a density of one (1) dwelling unit per two (2) to five (5) acres of land, depending upon land characteristics. Limited development should occur in this area in order to protect the watersheds of water courses and water supplies, protect vulnerable wooded, steep slopes, protect woodlands, maintain rural character, and conserve ecosystems by maintaining an adequate critical mass through connecting the ecosystems. The Resource Preservation area has been extended to Spring, Heidelberg and West Cocalico Townships to facilitate connections to state game lands in Spring Township, environmentally sensitive zoned land in West Cocalico Township, and the Womelsdorf-Robesonia Joint Authority watershed in Heidelberg Township.

7. Chapter 5 entitled “Future Land Use and Housing Plan”, of Part 2 entitled “The Plan for Southwestern Berks County”, of the Joint Comprehensive Plan is hereby amended and supplemented by amending the discussion paragraph further defining and analyzing Medium Density Residential areas, as follows:

Medium Density Residential

Medium Density Residential areas are found around the core area of Wernersville Borough, along State Hill Road, in the portion of Lower Heidelberg and South Heidelberg Townships adjoining Sinking Spring Borough, in the area of Heidelberg Run East and Heidelberg Run West, and in the portions of Lower Heidelberg and South Heidelberg Townships north, south and east of Wernersville. The Medium Density Residential areas contain existing developed areas, proposed developments, and logical growth areas adjoining the developed areas and land proposed for development. Infill between developments could occur. The Medium Density Residential areas are intended to accommodate most of the future development within the area. The Medium Density Residential areas are within existing service areas of public sewer and water or have the potential to be served by public sewer and water in the future. Residential development for single-family, two-family and multiple-family at a density of from one (1) to five (5) dwelling units per acre is anticipated in the Medium Density Residential areas.

Encouraging development to locate in areas where public sewer and water can be utilized allows for a greater density of development to occur, which will minimize the land necessary to accommodate future growth, and can protect groundwater supplies by not relying on on-site sewage disposal and individual wells. Much of Southwestern Berks County is considered unsuitable for on-site sewage disposal, and the limestone areas are potentially hazardous for on-site sewage disposal because of the threat of pollution of the groundwater. Providing for compact, orderly growth within the municipalities allows for more efficient provision of utilities. Encouraging growth near areas where the road system is most developed and where improvements are proposed can help reduce traffic pressures on rural roads not intended for higher traffic volumes. Most road improvements within the area are proposed within the developed areas in order to facilitate circulation in those areas. A nucleus of community facilities is found near the existing development in the Medium Density Residential areas.

8. Chapter 5 entitled "Future Land Use and Housing Plan", of Part 2 entitled "The Plan for Southwestern Berks County", of the Joint Comprehensive Plan is hereby amended and supplemented by amending the discussion paragraph further defining and analyzing Religious / Institutional areas as follows:

Religious / Institutional

This category includes churches, and the Jesuit Center.

9. Chapter 5 entitled "Future Land Use and Housing Plan", of Part 2 entitled "The Plan for Southwestern Berks County", of the Joint Comprehensive Plan is hereby amended and supplemented by amending the discussion paragraph further defining and analyzing Recreation areas as follows:

Recreation

This includes proposed recreation areas in Heidelberg Run East and Heidelberg Run West, existing park and playground facilities within Wernersville, and a proposed playground in the future Rosewood Development off Hill Road and Lincoln Drive, the Green Valley Country Club, Cacoosing Meadows, and existing park facilities within South Heidelberg Township. In the future, there will be more emphasis placed upon expanding open space in South Heidelberg Township.

10. Chapter 5 entitled "Future Land Use and Housing Plan", of Part 2 entitled "The Plan for Southwestern Berks County", of the Joint Comprehensive Plan is hereby amended and supplemented by amending the discussion paragraph further defining and analyzing Village Commercial areas, as follows:

Village Commercial

The Village Commercial areas in State Hill and Fritztown and along Hill and North Galen Hall Roads in South Heidelberg Township reflect existing mixes of residential and commercial uses, and would allow a mix of such uses in the future. The commercial uses would be those designed to meet the day-to-day needs of the nearby residential areas. A Village Commercial area has been proposed at the relocated intersection of Mountain Home Road and Wernersville

Road and along Lincoln Drive to provide a service area for residents of residential developments.

11. Chapter 5 entitled "Future Land Use and Housing Plan", of Part 2 entitled "The Plan for Southwestern Berks County", of the Joint Comprehensive Plan is hereby amended and supplemented by amending the discussion paragraph further defining and analyzing Designated Growth Area, as follows:

Designated Growth Area

Amendments to the Pennsylvania Municipalities Planning Code introduced the concept of a Designated Growth Area, which is a region within a multi-municipal plan that preferably includes and surrounds a borough or village, and within which residential and mixed-use development is permitted or planned for densities of one (1) unit to the acre or more, commercial, industrial and institutional uses are permitted or planned for and public infrastructure services are provided or planned. The intent of the designated growth area is to provide for orderly and efficient development to accommodate the projected growth of the area within the next twenty (20) years, provide for the economic and employment needs of the area and ensure that the area has an adequate tax base.

In Southwestern Berks County, the designated growth area includes land within the Medium Density Residential, High Density Residential, Town Center, Office, General Commercial, Light Industrial, General Industrial, Limited Industrial, Limited Commercial and Commercial land use categories. The Medium Density Residential, High Density Residential, and Town Center areas are intended to accommodate Residential, and in the case of the Town Center area, Mixed Residential and Commercial, development over the next ten (10) years. The density of development would range from one (1) dwelling unit per acre with utilization of on-site sewer and water facilities to densities of up to five (5) to ten (10) dwelling units per acre if public sewer and water facilities were utilized. The Town Center, Office, General Commercial, Limited Commercial, Commercial, Light Industrial, General Industrial and Limited Industrial areas will allow for economic development and job formation and contribute to the tax base in Southwestern Berks County. As developers can secure capacity from the Wernersville Municipal Authority in Wernersville Borough, the Lower Heidelberg Township, and South Heidelberg Township Municipal Authority in South Heidelberg Township, they could serve developments with public sewer. As developers could secure capacity for water supply with the Borough of Wernersville and portions of Lower Heidelberg and South Heidelberg Townships, and capacity from Western Berks Water Authority and Pennsylvania American Water in portions of Lower Heidelberg Township and South Heidelberg Township, public water could be utilized.

Public sanitary sewer and water facilities are now available within, and serve the bulk of development within, the designated growth areas.

12. If any provision, sentence, clause, section, article or part of this Amendment to the Joint Comprehensive Plan is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, articles or parts of this Amendment to the Joint Comprehensive Plan. It is hereby declared as the intent of the South Heidelberg Township Board of Supervisors that this Amendment to the Joint Comprehensive Plan would have been

adopted had such unconstitutional, illegal, or invalid sentence, clause, section, article or part thereof not been included herein.

13. All other sections, parts, and provisions of the Joint Comprehensive Plan of Southwestern Berks County of 2011 shall remain in full force and effect as previously enacted and amended.

FIGURE 1-B

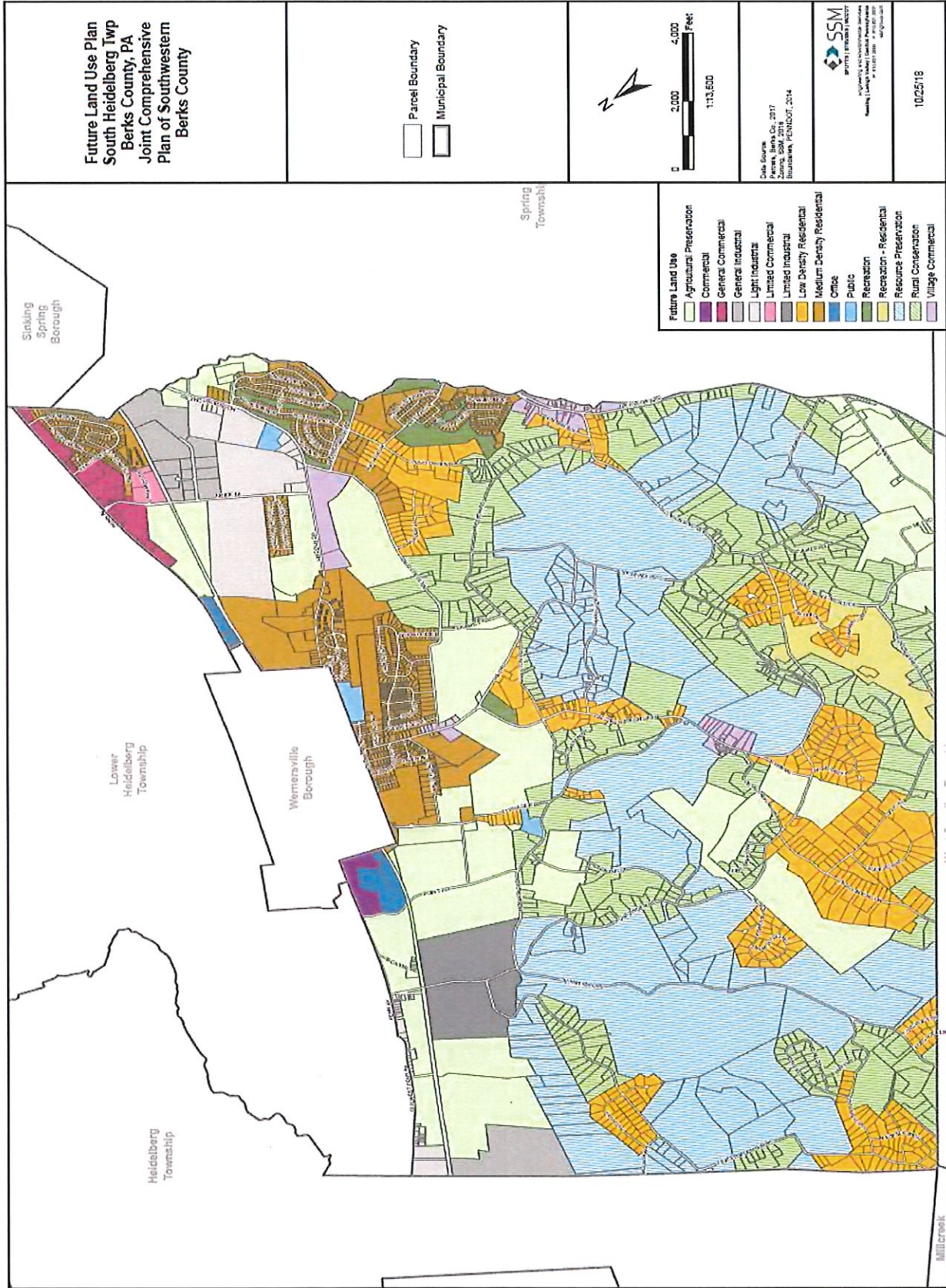


FIGURE 1-C

