



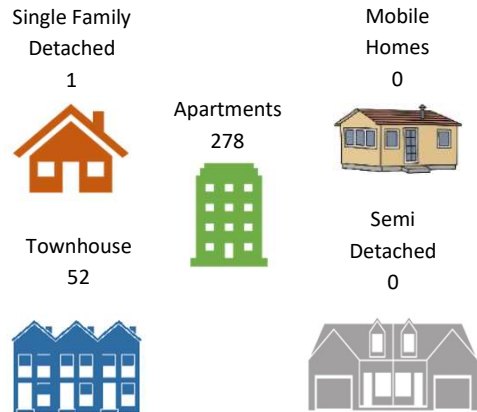
# Subdivision & Land Development September 21, 2023 – October 18, 2023

## Berks County Planning Commission

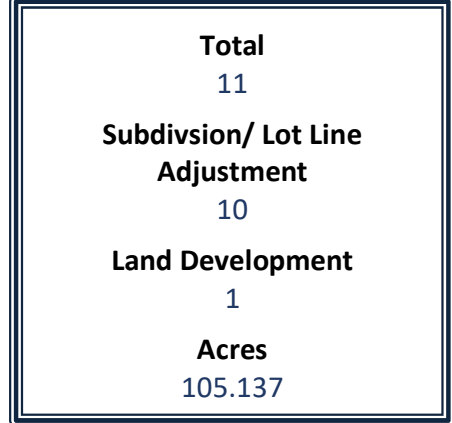


### Types of New Development

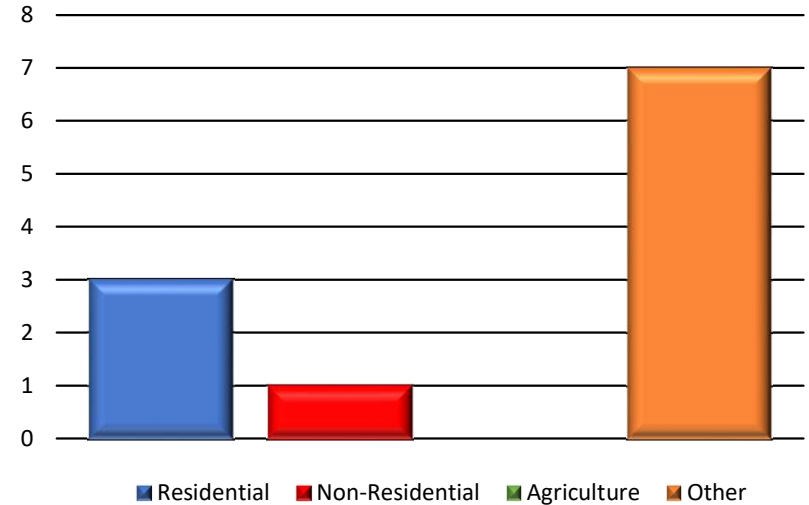
#### Housing: 331 Total Units



### Type of Plans Reviewed



### Plans Reviewed



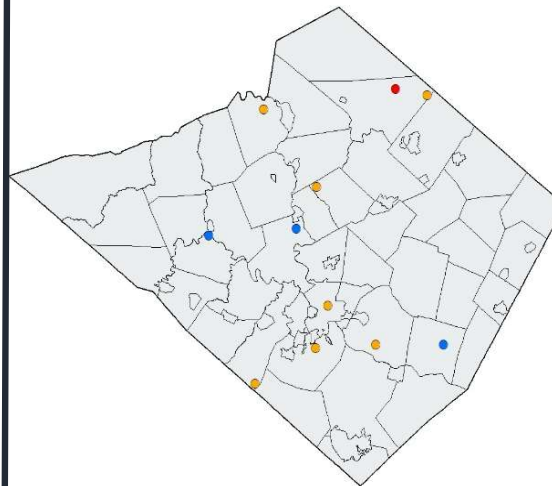
\*Other includes Annexations, Municipal, Recreation, etc.

\*Please refer to Monthly Subdivision Review Activity Report for details.

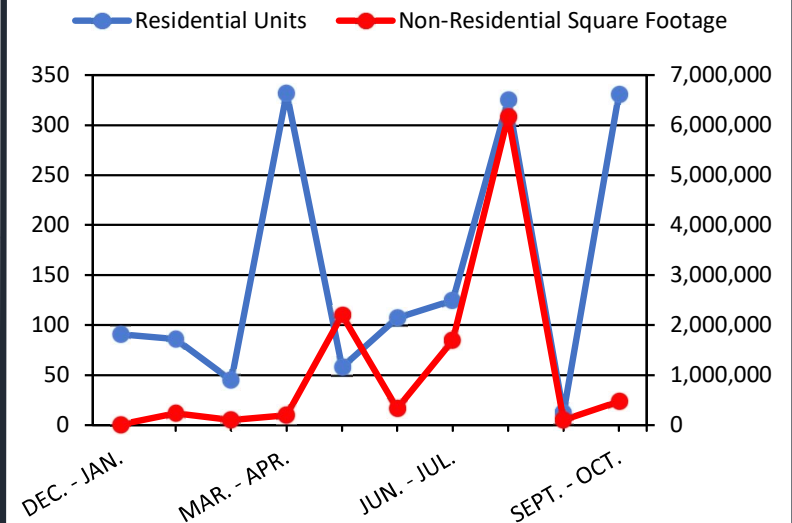
### Non-Residential: 472,764 Total Square Feet



### Location of Activity



### Year in Review: January – October 2023





**LAND DEVELOPMENT AND SUBDIVISION ACTIVITY**

**MONTHLY REPORT**

**September 21, 2023 to October 18, 2023**

**SKETCH PLANS – REVIEW**

**1.**

File #:	7-4216
Subdivision Name:	Salamone Subdivision
Municipality:	Bern Township
Plan Type:	SKETCH
Location:	Southeast side of West Leesport Road and Cross Keys Road intersection.
Applicant:	Bradley Salamone
Developer:	N/A
Owner:	Bradley Salamone
Surveyor:	John W. Hoffert P.L.S., Ltd.
# of Lots or Units:	1 Single-family, 1 Residue
Area to be Developed:	5.0
Total Acreage:	8.31
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

## **SKETCH PLANS – REVIEW (CONT'D)**

### **2.**

File #:	17-4413
Subdivision Name:	Lands of Peter M. & Marshia W. Carlino
Municipality:	Cumru Township
Plan Type:	SKETCH
Location:	Southeastern side of the Open Hearth Drive and Potter Lane intersection.
Applicant:	Peter M. Carlino
Developer:	N/A
Owner:	Peter M. Carlino
Surveyor:	McCarthy Engineering Associates, Inc.
# of Lots or Units:	5 Annexations, 2 EX Single-family
Area to be Developed:	12.57
Total Acreage:	12.57
Linear Feet (street):	N/A
Sewer:	2 EX P
Water:	2 EX P

### **3.**

File #:	21-4373
Subdivision Name:	5700 Perkiomen Avenue LLC/Bordic Annexation Subdivision
Municipality:	Exeter Township
Plan Type:	SKETCH
Location:	South side of Perkiomen Ave/Rt. 422, east of Shelbourne Square, and Northwest of Lincoln Road approximately 270-feet south of the intersection of Lincoln Road and Perkiomen Ave/Rt. 422.
Applicant:	Scott A. Egolf
Developer:	N/A
Owner:	Scott A Egolf & Linda L. Bordic
Surveyor:	John W. Hoffert P.L.S., Ltd.
# of Lots or Units:	3 Annexations, 1 Residue
Area to be Developed:	5.286
Total Acreage:	12.017
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

## **SKETCH PLANS – REVIEW (CONT'D)**

### **4.**

File #:	23-10701
Subdivision Name:	Zerfass Residence
Municipality:	Greenwich Township
Plan Type:	SKETCH
Location:	Eastern side of Fenstermaker Road and in between Deer Run Road and Stump Road.
Applicant:	Ariane & Anthony Zerfass
Developer:	N/A
Owner:	Ariane & Anthony Zerfass
Surveyor:	C2C Design Group
# of Lots or Units:	2 Annexations, 1 Residue
Area to be Developed:	0.469
Total Acreage:	2.107
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

## **PRELIMINARY PLANS – REVIEW**

### **1.**

File #:	4-10797
Subdivision Name:	Arbour Green Apartments
Municipality:	Amity Township
Plan Type:	PRELIMINARY
Location:	West side of Old Swede Road (S.R.0662) at its intersection with Pine Forge Road (S.R.2063).
Applicant:	Telvil Corporation
Developer:	Telvil Corporation
Owner:	Telvil Corporation
Surveyor:	Boyer Engineering LLC
# of Lots or Units:	118 Apartments, 52 Townhomes
Area to be Developed:	23.93
Total Acreage:	23.93
Linear Feet (street):	3100
Sewer:	170 P
Water:	170 P

### **2.**

File #:	43-11484
Subdivision Name:	Reserve At Blue Marsh Apartments
Municipality:	North Heidelberg Township
Plan Type:	PRELIMINARY
Location:	Southeastern side of Chalet Drive and North Heidelberg Road (S.R. 3033).
Applicant:	The Timberline Group, LP
Developer:	N/A
Owner:	The Timberline Group, LP
Surveyor:	C2C Design Group
# of Lots or Units:	160 Apartments, 1 Open Space
Area to be Developed:	22.85
Total Acreage:	34.73
Linear Feet (street):	N/A
Sewer:	161 P
Water:	161 P

## **FINAL PLANS – REVIEW**

### **1.**

File #:	23-13073
Subdivision Name:	Crossroad X Proposed Warehouse Distribution Facility
Municipality:	Greenwich Township
Plan Type:	FINAL
Location:	West side of Krumsville Road (S.R.0737) at the intersection with Long Lane Road (S.R.1024).
Applicant:	PSIP IV, LP
Developer:	PSIP JVI Krumsville Road, LLC
Owner:	PSIP JVI Krumsville Road, LLC
Surveyor:	LANDCORE Engineering Consultants, PC
# of Lots or Units:	1 Industrial
Area to be Developed:	32.06
Total Acreage:	45.4
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

### **2.**

File #:	37-13780
Subdivision Name:	Sunday/Davidson Annexation Subdivision
Municipality:	Maidencreek Township
Plan Type:	FINAL
Location:	North of Troxel Road approximately 2,360-feet east of Shoemakersville Road.
Applicant:	Glenn A. & Shannon L. Sunday
Developer:	N/A
Owner:	Rodney D. & Gayle B. Davidson
Surveyor:	John W. Hoffert P.L.S., Ltd.
# of Lots or Units:	1 Annexation, 1 Residue
Area to be Developed:	1.974
Total Acreage:	5.16
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

## **FINAL PLANS - REVIEW (CONT'D)**

### **3.**

File #:	49-13781
Subdivision Name:	320, 322, & 324 North Ninth Street
Municipality:	City of Reading
Plan Type:	FINAL
Location:	Western side of North Ninth Street approximately 363-feet south of Buttonwood Street.
Applicant:	Victor & Vianka Mejia
Developer:	N/A
Owner:	Victor & Vianka Mejia
Surveyor:	C2C Design Group
# of Lots or Units:	3 Annexations
Area to be Developed:	0.16
Total Acreage:	0.16
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

### **4.**

File #:	59-13783
Subdivision Name:	Shade/Adams Annexation Subdivision
Municipality:	Spring Township
Plan Type:	FINAL
Location:	Northwest side of Old Lancaster Pike, north of Oak Way.
Applicant:	David & Michelle Adams
Developer:	N/A
Owner:	Bradley & Jennifer Shade
Surveyor:	John W. Hoffert P.L.S., Ltd.
# of Lots or Units:	2 Annexations, 2 Residue
Area to be Developed:	0.802
Total Acreage:	6.032
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

## **FINAL PLANS - REVIEW (CONT'D)**

### **5.**

File #:	63-3512
Subdivision Name:	Shollenberger Lot-Line Adjustment
Municipality:	Tilden Township
Plan Type:	FINAL
Location:	North side of Mountain Road approximately 100-feet west of Pine Road.
Applicant:	Robert Shollenberger
Developer:	N/A
Owner:	Robert Shollenberger
Surveyor:	Zek Surveying
# of Lots or Units:	1 Annexation, 1 Residue
Area to be Developed:	0.0362
Total Acreage:	0.4
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A



	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>4</u>	<u>2</u>	<u>5</u>	<u>11</u>
<u>9/21/2023 - 10/18/2023</u>				
ACRES (Total)	35.004	58.66	57.12	150.784
(Area to be Dev) PRO - Proposed	23.325	46.78	35.032	105.137
LDP - Land Development Plan	0	0	1	1
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	1	0	0	1
Existing	2	0	0	2
SD - Semi-Detached (Duplex) - New	0	0	0	0
Existing	0	0	0	0
APT - Apartment - New	0	278	0	278
Existing	0	0	0	0
TH - Townhouse - New	0	52	0	52
Existing	0	0	0	0
MH - Mobile Home - New	0	0	0	0
Existing	0	0	0	0
CONDO - Condominium - New	0	0	0	0
Existing	0	0	0	0
COMM - Commercial - New	0	0	0	0
Existing	0	0	0	0
IND - Industrial - New	0	0	1	1
Existing	0	0	0	0
AG - Agricultural - New	0	0	0	0
Existing	0	0	0	0
OTHER - New	0	0	0	0
Existing	0	0	0	0
ANX - Annexation	10	0	7	17
RES - Residue	3	0	4	7
P - Public	0	0	0	0
QP - Quasi Public	0	0	0	0
OP - Open Space	0	1	0	1
LF - Linear Feet (Street)	0	0	0	0
Sewer - On-Lot	1	0	1	2
Existing On-Lot	0	0	0	0
Public	0	0	0	0
Existing Public	2	331	0	333
WATER - On-Lot	1	0	1	2
Existing On-Lot	0	0	0	0
Public	0	0	0	0
Existing Public	2	331	0	333

\* NOTE : The acreage reported in the "Area to be Developed" line includes lands for :  
Annexations, Agriculture and Open Space