



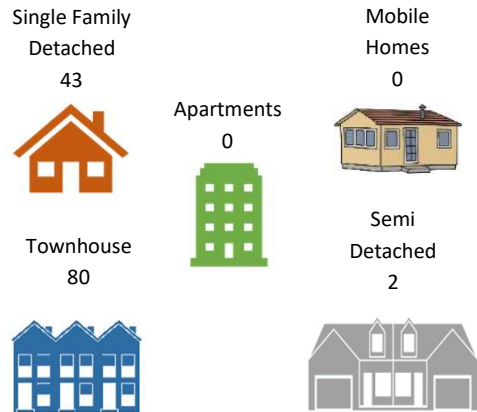
# Subdivision & Land Development June 22, 2023 – July 20, 2023

## Berks County Planning Commission

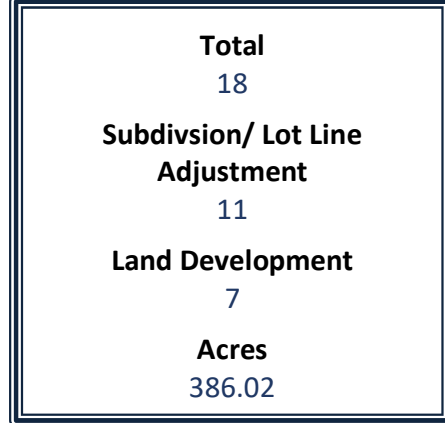


### Types of New Development

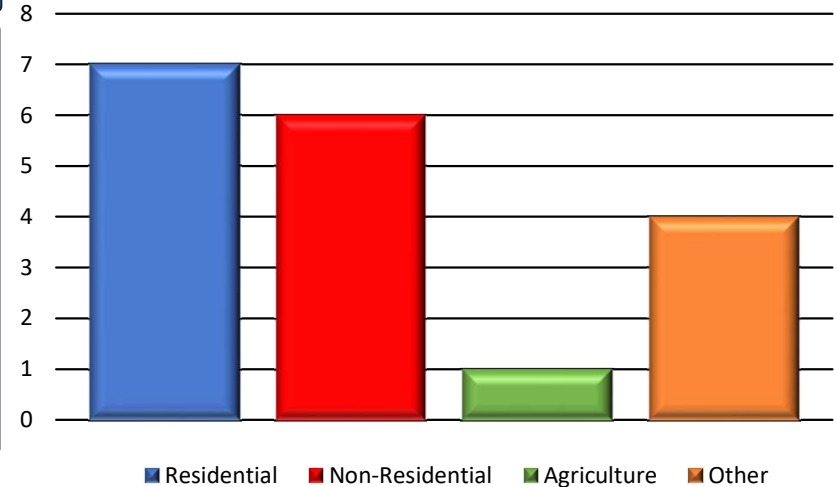
#### Housing: 125 Total Units



### Type of Plans Reviewed



### Plans Reviewed

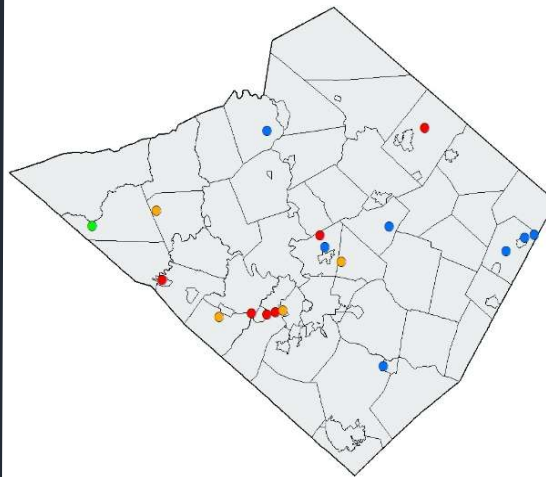


\*Other includes Annexations, Municipal, Recreation, etc.  
\*Please refer to Monthly Subdivision Review Activity Report for details.

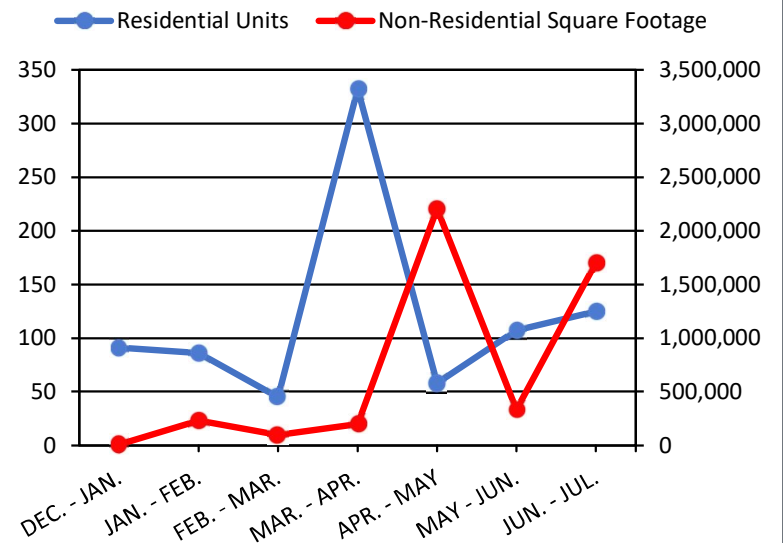
### Non-Residential: 1,699,875 Total Square Feet



### Location of Activity



### Year in Review: January – July 2023





**LAND DEVELOPMENT AND SUBDIVISION ACTIVITY**

**MONTHLY REPORT**

**June 22, 2023 to July 20, 2023**

**SKETCH PLANS – REVIEW**

**1.**

File #:	54-8157
Subdivision Name:	Metz Subdivision
Municipality:	Ruscombmanor Township
Plan Type:	SKETCH
Location:	Northwestern side of Spook Lane approximately 821-feet south of Oley Furnace.
Applicant:	Christine D. & Jeffrey S. Metz
Developer:	N/A
Owner:	Christine D. & Jeffrey S. Metz
Surveyor:	Berks Surveying & Engineering, Inc
# of Lots or Units:	1 Single-family, 1 Residue
Area to be Developed:	1.8735
Total Acreage:	6.2567
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

## **SKETCH PLANS – REVIEW (CONT'D)**

### **2.**

File #:	58-3818
Subdivision Name:	Walters Park Annexation
Municipality:	South Heidelberg Township
Plan Type:	SKETCH
Location:	Southeast corner of Furnace Road and Walter's Avenue.
Applicant:	Landis Land, LLC
Developer:	N/A
Owner:	Landis Land, LLC
Surveyor:	C2C Design Group
# of Lots or Units:	1 Annexation, 1 Residue
Area to be Developed:	1.522
Total Acreage:	19.532
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

### **3.**

File #:	75-13765
Subdivision Name:	Pichini/McGregor Annexation Subdivision
Municipality:	Wyomissing Borough
Plan Type:	SKETCH
Location:	North and South side of Noble Street and west side of Upland Road.
Applicant:	Guido Pichini & Anna V.J. Pichini
Developer:	N/A
Owner:	Guido Pichini & Anna V.J. Pichini
Surveyor:	John W. Hoffert, P.L.S.
# of Lots or Units:	1 Annexation, 1 Residue
Area to be Developed:	0.0975
Total Acreage:	0.781
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

## **PRELIMINARY PLANS – REVIEW**

### **1.**

File #:	10-9876
Subdivision Name:	Tucci Subdivision
Municipality:	Birdsboro Brough
Plan Type:	PRELIMINARY
Location:	South side of the Garfield Avenue and Monroe Street intersection.
Applicant:	Robert & Susan Tucci
Developer:	N/A
Owner:	Robert & Susan Tucci
Surveyor:	Tarson LLC
# of Lots or Units:	3 Single-family, 1 Ex Single-family
Area to be Developed:	8.1
Total Acreage:	8.1
Linear Feet (street):	311
Sewer:	3 P, 1 EX P
Water:	3 P, 1 EX P

### **2.**

File #:	39-13429
Subdivision Name:	Valley Logistics Park
Municipality:	Maxatawny Township
Plan Type:	PRELIMINARY
Location:	North side of Kutztown Road (US 222), west and east sides of Hottenstein Road extending east to Long Lane (S.R.1024).
Applicant:	Duke Realty Limited Partnership
Developer:	Duke Realty Limited Partnership
Owner:	Duke Realty Limited Partnership
Surveyor:	Nave Newell, Inc.
# of Lots or Units:	10 Annexations, 2 Industrial, 1 Other
Area to be Developed:	280.9
Total Acreage:	280.9
Linear Feet (street):	5,400
Sewer:	2 P
Water:	2 P

## **PRELIMINARY PLANS – REVIEW (CONT'D)**

### **3.**

File #:	42-12951
Subdivision Name:	Tidal Wave Auto Spa Store #88
Municipality:	Muhlenberg Township
Plan Type:	PRELIMINARY
Location:	Northeast side of the 5th Street Highway (S.R.2005) and Leesport Avenue (S.R.1004) intersection.
Applicant:	PJ Land Development, LLC
Developer:	PJ Land Development, LLC
Owner:	Reading Hospital
Surveyor:	Bohler Engineering
# of Lots or Units:	2 Commercial
Area to be Developed:	2.22
Total Acreage:	6.6
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

### **4.**

File #:	42-13763
Subdivision Name:	4536 Sefranka Road
Municipality:	Muhlenberg Township
Plan Type:	PRELIMINARY
Location:	West side of Sefranka Road approximately 550-feet north of Lincoln Court.
Applicant:	Forino Co., LP
Developer:	Forino Co., LP
Owner:	Forino Co., LP
Surveyor:	Wilkinson Apex Engineering Group
# of Lots or Units:	1 Single-family, 2 Semi-detached
Area to be Developed:	0.892
Total Acreage:	0.892
Linear Feet (street):	N/A
Sewer:	3 P
Water:	3 P

## **PRELIMINARY PLANS – REVIEW (CONT'D)**

### **5.**

File #:	58-13249
Subdivision Name:	Lot 1 Members 1st Federal Credit Union
Municipality:	South Heidelberg Township
Plan Type:	PRELIMINARY
Location:	Southeast side of the Penn Avenue (S.R.0422) and Aspen Avenue intersection.
Applicant:	Motus Equities
Developer:	N/A
Owner:	Members 1st Federal Credit Union
Surveyor:	C2C Design Group
# of Lots or Units:	1 Commercial
Area to be Developed:	1.39
Total Acreage:	1.7
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

### **6.**

File #:	59-12764
Subdivision Name:	2601 Penn Ave Revision to Recorded Plan
Municipality:	Spring Township
Plan Type:	PRELIMINARY
Location:	Intersection of Penn Ave US-422 (north side of Penn Ave) and Cecil Ave (West side of Cecil Ave).
Applicant:	Franco Tosco/Tosco Pizza & Family
Developer:	2601 Penn Ave LLC
Owner:	2601 Penn Ave LLC
Surveyor:	Bogia Engineering Inc.
# of Lots or Units:	1 EX Commercial, 1 Annexation
Area to be Developed:	0.3
Total Acreage:	0.58
Linear Feet (street):	N/A
Sewer:	1 EX P
Water:	1 EX P

## **PRELIMINARY PLANS – REVIEW (CONT'D)**

**7.**

File #:	63-8768
Subdivision Name:	Sensenig Subdivision
Municipality:	Tilden Township
Plan Type:	PRELIMINARY
Location:	East side of Fisher Dam Road approximately 1,800-feet south of Hex Highway.
Applicant:	David Sensenig
Developer:	N/A
Owner:	David & Angela Sensenig
Surveyor:	The Crossroads Group LLC
# of Lots or Units:	1 Single-family, 1 Residue
Area to be Developed:	2.5
Total Acreage:	13.59
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

**8.**

File #:	65-13762
Subdivision Name:	Jason Newswanger LDP
Municipality:	Tulpehocken Township
Plan Type:	PRELIMINARY
Location:	North and south of Mill Road and west of Lancaster Ave. (S.R. 501).
Applicant:	Jason Newswanger
Developer:	N/A
Owner:	Jason Scott & Arlene M. Newswanger
Surveyor:	Scotch Hill Solutions
# of Lots or Units:	1 Agriculture
Area to be Developed:	6.98
Total Acreage:	116.83
Linear Feet (street):	N/A
Sewer:	N/A
Water:	1 EX OL

## **PRELIMINARY PLANS – REVIEW (CONT'D)**

**9.**

File #:	69-10892
Subdivision Name:	Reserve At Barto
Municipality:	Washington Township
Plan Type:	PRELIMINARY
Location:	Southeast side of Old Route 100 and Barto Road intersection.
Applicant:	Prestige Property Partners, LLC
Developer:	Prestige Property Partners, LLC
Owner:	Prestige Property Partners, LLC
Surveyor:	Van Cleef Engineering Associates, LLC.
# of Lots or Units:	32 Townhouses
Area to be Developed:	3.5
Total Acreage:	13.6
Linear Feet (street):	N/A
Sewer:	32 P
Water:	32 P

**10.**

File #:	69-13599
Subdivision Name:	Kate's Place
Municipality:	Washington Township
Plan Type:	PRELIMINARY
Location:	South side of Kutztown Road (S.R.1034) approximately 2,100-foot west of the Schwenkfelder Road/County Line Road intersection.
Applicant:	Kutztown A-1, LLC
Developer:	N/A
Owner:	Camp Camino, LLC
Surveyor:	All County and Associates, Inc.
# of Lots or Units:	37 Single-family, 2 Other
Area to be Developed:	62.63
Total Acreage:	62.63
Linear Feet (street):	4,391.41
Sewer:	37 P
Water:	37 OL



## **PRELIMINARY PLANS – REVIEW (CONT'D)**

### **11.**

File #:	69-13764
Subdivision Name:	1606 Main Street
Municipality:	Washington Township
Plan Type:	PRELIMINARY
Location:	East of Main Street (S.R. 100) approximately 1,379-feet south of Wheeler Lane.
Applicant:	Barto Mall Inc.
Developer:	Barto Mall Inc.
Owner:	Barto Mall Inc.
Surveyor:	Ludgate Engineering
# of Lots or Units:	48 Townhouses
Area to be Developed:	8.5
Total Acreage:	11.33
Linear Feet (street):	N/A
Sewer:	48 P
Water:	48 P

### **12.**

File #:	74-12869
Subdivision Name:	Ballpark Plaza
Municipality:	Womelsdorf Borough
Plan Type:	PRELIMINARY
Location:	South side of the Line Drive and Ballpark Road intersection.
Applicant:	Ballpark Plaza, LLC
Developer:	Ballpark Plaza, LLC
Owner:	Ballpark Plaza, LLC
Surveyor:	Schlouch, Inc.
# of Lots or Units:	1 Commercial
Area to be Developed:	3.69
Total Acreage:	3.482
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

## **FINAL PLANS – REVIEW**

### **1.**

File #:	3-3055
Subdivision Name:	Wark/Huck Subdivision
Municipality:	Alsace Township
Plan Type:	FINAL
Location:	Southwestern side of the Hill View Road terminus.
Applicant:	Gregory & Jacquelyn Wark
Developer:	N/A
Owner:	Michael & Patricia Huck
Surveyor:	Colonial Surveying & Mapping
# of Lots or Units:	2 Annexations, 2 Residue
Area to be Developed:	0.11
Total Acreage:	9.52
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

### **2.**

File #:	27-10492
Subdivision Name:	Brubaker-Pyles Annexation
Municipality:	Jefferson Township
Plan Type:	FINAL
Location:	East side of Jen Air Road approximately 475-feet from the intersection of Jen Air Road and New Schaefferstown Road.
Applicant:	Norman L. Brubaker
Developer:	N/A
Owner:	Norman L. Brubaker
Surveyor:	DeVon R. Henne PLS
# of Lots or Units:	1 Annexation, 1 Residue
Area to be Developed:	0.75
Total Acreage:	90.745
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

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

**3.**

File #:	57-12279
Subdivision Name:	7 Brew Coffee
Municipality:	Sinking Spring Borough
Plan Type:	FINAL
Location:	East side of Shillington Road approximately 710' west of Penn Avenue.
Applicant:	Brew Family Operations PA, LLC
Developer:	Southwest Maintenance, LLC
Owner:	Sinking Spring Retail Investors, LLC
Surveyor:	Toth & Associates
# of Lots or Units:	1 Commercial
Area to be Developed:	0.73
Total Acreage:	0.73
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>3</u>	<u>12</u>	<u>3</u>	<u>18</u>
<u>6/22/2023 - 7/20/2023</u>				
ACRES (Total)	26.57	520.23	100.99	647.79
(Area to be Dev) PRO - Proposed	3.49	381.6	0.93	386.02
LDP - Land Development Plan	0	6	1	7
RTRP - Revision to Record Plan	0	1	0	1
SF - Single Family - New	1	42	0	43
Existing	0	1	0	1
SD - Semi-Detached (Duplex) - New	0	2	0	2
Existing	0	0	0	0
APT - Apartment - New	0	0	0	0
Existing	0	0	0	0
TH - Townhouse - New	0	80	0	80
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	4	1	5
Existing	0	1	0	1
IND - Industrial - New	0	2	0	2
Existing	0	0	0	0
AG - Agricultural - New	0	1	0	1
Existing	0	0	0	0
OTHER - New	0	3	0	3
Existing	0	0	0	0
ANX - Annexation	2	11	3	16
RES - Residue	3	1	3	7
P - Public	0	0	0	0
QP - Quasi Public	0	0	0	0
OP - Open Space	0	0	0	0
LF - Linear Feet (Street)	0	10,102	0	10,102
Sewer - On-Lot	1	1	0	2
Existing On-Lot	0	0	0	0
Public	0	128	1	129
Existing Public	0	2	0	2
WATER - On-Lot	1	38	0	39
Existing On-Lot	0	1	0	1
Public	0	91	1	92
Existing Public	0	2	0	2

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