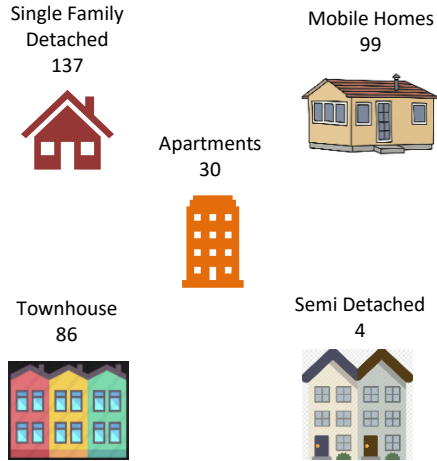
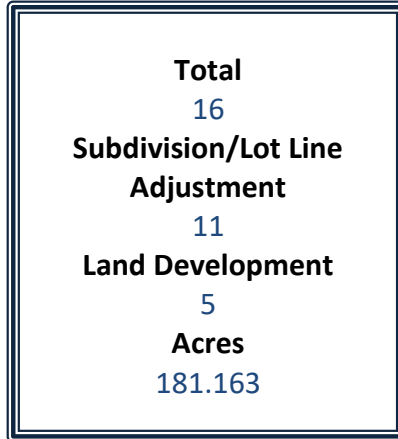


### Types of New Development

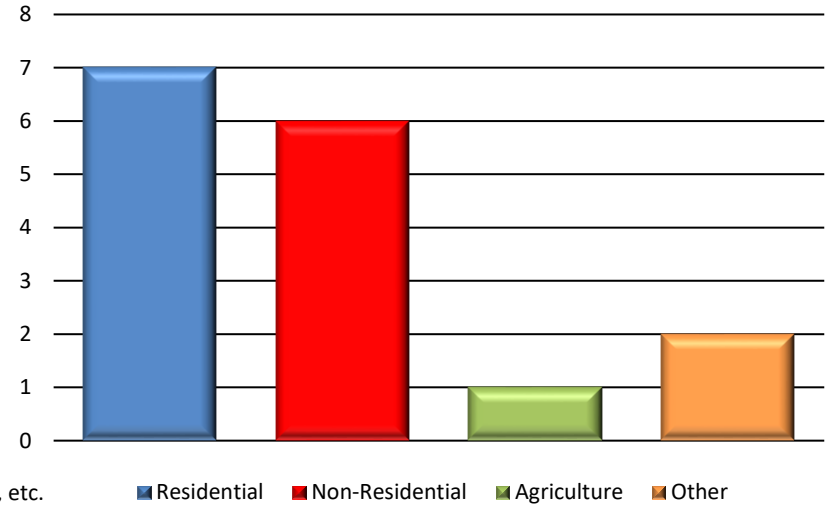
#### Housing: 356 Total Units



### Type of Plans Reviewed



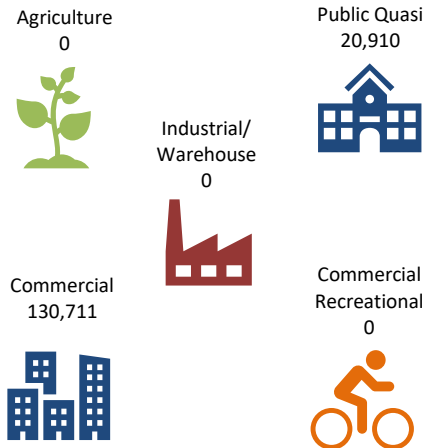
### Plans Reviewed



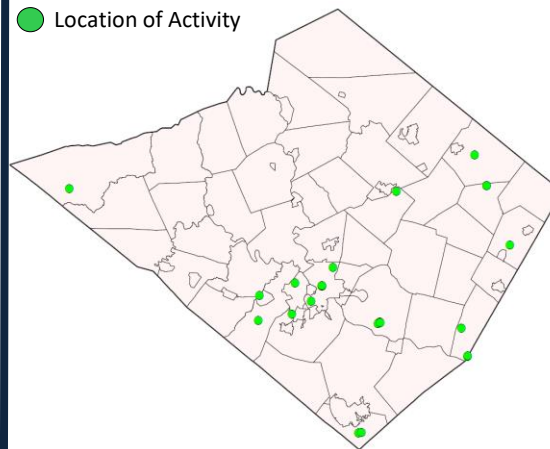
\*Other includes Annexations, Municipal, Recreation, etc.

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

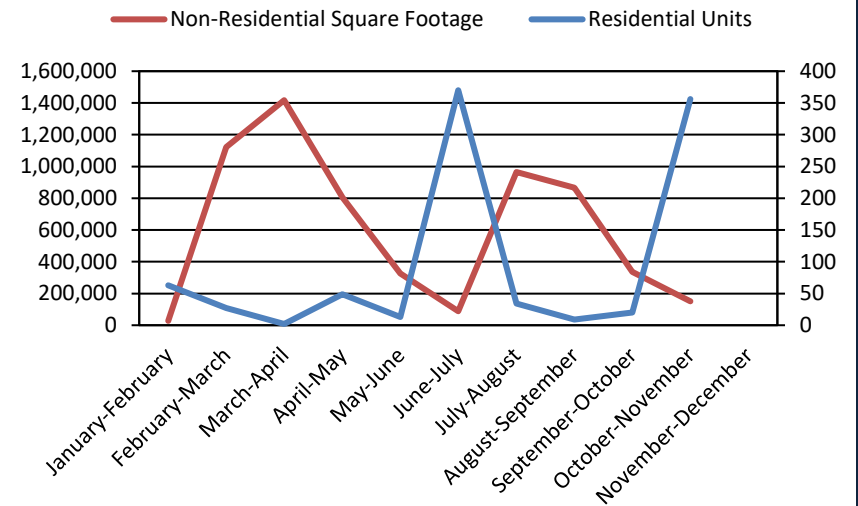
### Non-Residential: 151,621 Total Square Feet



### Location of Activity



### Year in Review: January – October 2022





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Berks County Services Center | 633 Court Street, 14<sup>th</sup> Floor Reading, PA 19601- 4309  
Phone: 610.478.6300 | Fax: 610.478.6316 | Email: [planning@countyofberks.com](mailto:planning@countyofberks.com)

## ENDORSED LAND DEVELOPMENT & SUBDIVISION

### ACTIVITY MONTHLY SUMMARY

The following data sheet has been created from the Land Development & Subdivision Plan Endorsement Activity compiled by the Berks County Planning Commission. The data for this report has been developed from endorsement activity for land development and subdivision plans, which are submitted to the Berks County Planning Commission after municipal approval and prior to the recording of the plan.

This data sheet began to tabulate the endorsed plan activity for a one-month period of time in January 2002. Data is provided in one column for the monthly activity and a cumulative year-to-date column that gives the yearly total for the appropriate row as it relates to the month. Data from the same month of the previous year and the cumulative year-to-date totals are also provided for yearly comparisons.

This data sheet is broken down for the month **November 2022**.

All abbreviations used are explained at the bottom of the data sheet. The types of units that are included in the "other" row are also explained.

ENDORSED LAND DEVELOPMENT AND SUBDIVISION ACTIVITY  
MONTHLY SUMMARY

	2021		2022	
	November 2021	Year to Date	November 2022	Year to Date
Total # of Plans Endorsed	15	121	16	131
Total # of Residential Units	20	313	21	317
SF	13	204	1	195
SD	0	0	0	0
MH	0	0	0	0
TH	3	35	0	32
APT.	4	74	20	90
CONDO	0	0	0	0
Total Non-Residential Units	16	208	29	233
Comm.	3	40	6	46
Ind.	2	16	0	15
Other*	11	152	23	172
TOTAL UNITS	36	521	50	550
Linear Feet of New Street	0.00	14,056.00	0.00	14,056.00
<u>Type of Water Supply</u>				
OL	16	89	2	76
P	9	264	26	283
SP	0	0	0	0
<u>Type of Sewage Disposal</u>				
OL	14	86	2	78
P	10	266	26	285
SP	0	0	0	0
Gross Acreage Proposed for Development	148.78	1,628.69	91.67	1,690.15

Abbreviations: SF - Single Family

TH - Townhouse

OL - On-Lot

SD - Semi-Detached

Apt. - Apartment

P - Public

MH - Mobile Home

Condo - Condominium

SP - Semi-Public

NOTE: The acreage reported in the "Gross Acreage Proposed for Development" line includes lands for :  
Annexations, Agriculture and Open Space

\*Includes annexations, woodland, agriculture, municipal, community buildings, etc.



**LAND DEVELOPMENT AND SUBDIVISION ACTIVITY**

**MONTHLY REPORT**

**October 21, 2022 to November 22, 2022**

**SKETCH PLANS – REVIEW**

1.

File #:	13-13697
Subdivision Name:	Magnolia Greene Development (PRD)
Municipality:	Caernarvon Township
Plan Type:	TENTATIVE
Location:	North corner of Willow Glenn Road and the northeastern side of Main Street (S.R.0023).
Applicant:	Green Hills Land LLC
Owner:	Vernon & Betty Beiler
Surveyor:	Stackhouse Bensinger Inc.
# of Lots or Units:	135 Single-family, 86 Townhouses, 1 Commercial
Area to be Developed:	56.674
Total Acreage:	56.674
Linear Feet (street):	9,586
Sewer:	229 P
Water:	229 P

## **SKETCH PLANS – REVIEW (CONT'D)**

**2.**

File #:	54 & 50-12369
Subdivision Name:	Kerry L. Rauenzahn Simple Subdivision
Municipality:	Ruscombmanor Township
Plan Type:	SKETCH
Location:	Intersection of S. Beech Street and Del Camp Road.
Applicant:	Kerry L. Rauenzahn
Owner:	Kerry L. Rauenzahn
Surveyor:	Aston Surveyors-Engineers, Inc.
# of Lots or Units:	1 EX Single-family, 1 Residue
Area to be Developed:	1.96
Total Acreage:	46.139
Linear Feet (street):	N/A
Sewer:	1 EX OL
Water:	1 EX OL

## **PRELIMINARY PLANS – REVIEW**

### **1.**

File #:	17-13705
Subdivision Name:	Budget Store Lock Self-Storage
Municipality:	Cumru Township
Plan Type:	PRELIMINARY
Location:	At the intersection of Revere Boulevard (SR-724) and Lancaster Pike (US-222).
Applicant:	Budget Shillington Storage, LLC.
Owner:	Equivest, LLC
Surveyor:	Spotts Steven and McCoy
# of Lots or Units:	1 Commercial
Area to be Developed:	0.53
Total Acreage:	17.06
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

### **2.**

File #:	18-13704
Subdivision Name:	Meitzler Annexation
Municipality:	District Township
Plan Type:	PRELIMINARY
Location:	Northeastern side of Huffs Church Road approximately 1,530-foot southeast of Woodside Road.
Applicant:	Paul & Nancy L. Meitzler
Owner:	Paul & Nancy L. Meitzler
Surveyor:	Berks Surveying & Engineering Inc.
# of Lots or Units:	1 Annexation, 1 Residue
Area to be Developed:	0.8577
Total Acreage:	2.893
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

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

### **3.**

File #:	19 & 04-10627
Subdivision Name:	Pine Forge Academy Expansion
Municipality:	Douglass Township
Plan Type:	PRELIMINARY
Location:	Northeast side of the Pine Forge Road and Douglass Drive intersection.
Applicant:	Allegheny East Conference Corp of Seventh-day Adventists
Owner:	Allegheny East Conference Corp of Seventh-day Adventists
Surveyor:	ELA Group, Inc.
# of Lots or Units:	1 Quasi-public
Area to be Developed:	3.45
Total Acreage:	102.42
Linear Feet (street):	N/A
Sewer:	1 EX Community
Water:	1 EX Community

### **4.**

File #:	19-13703
Subdivision Name:	Optimum RV Annexation & LD
Municipality:	Douglass Township
Plan Type:	PRELIMINARY
Location:	Northeast side of the Benjamin Franklin Highway and Quarry Road intersection.
Applicant:	D&S Elite Construction, Inc.
Owner:	1809 West High Street LLC
Surveyor:	Boyer Engineering LLC
# of Lots or Units:	1 Annexation, 1 Commercial
Area to be Developed:	1.77
Total Acreage:	1.77
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

## PRELIMINARY PLANS – REVIEW (CONT'D)

5.

File #:	21-3139
Subdivision Name:	Lincolnwood Community Expansion
Municipality:	Exeter Township
Plan Type:	PRELIMINARY
Location:	East side of Lincoln Road at the intersection with Lorane Road.
Applicant:	KLMHC, LLC
Owner:	KLMHC, LLC
Surveyor:	Herbert, Rowland & Grubic, Inc.
# of Lots or Units:	99 Mobile homes
Area to be Developed:	38.0
Total Acreage:	73.4
Linear Feet (street):	3,280.4
Sewer:	99 P
Water:	99 P

6.

File #:	49-11537
Subdivision Name:	Gingrich Library Renovations
Municipality:	City of Reading
Plan Type:	PRELIMINARY
Location:	Northeastern side North 13th Street between Bern Street and Union Street.
Applicant:	Albright College
Owner:	Albright College
Surveyor:	Cedarville Engineering Group, LLC
# of Lots or Units:	1 EX Quasi-public
Area to be Developed:	1.94
Total Acreage:	16.45
Linear Feet (street):	N/A
Sewer:	1 EX P
Water:	1 EX P



## PRELIMINARY PLANS – REVIEW (CONT'D)

7.

File #:	69-2890
Subdivision Name:	RGM Development - Stauffer Road
Municipality:	Washington Township
Plan Type:	PRELIMINARY
Location:	Northern side of Stauffer Road approximately 700-feet southeast of Old Route 100 (S.R.2069).
Applicant:	RGM Development Corporation
Owner:	Barto Valley, Inc.
Surveyor:	Wilkinson & Associates, Inc.
# of Lots or Units:	4 Semi-detached
Area to be Developed:	1.01
Total Acreage:	1.01
Linear Feet (street):	N/A
Sewer:	4 P
Water:	4 OL

8.

File #:	75-305
Subdivision Name:	Berkshire Mall West Proposed Building
Municipality:	Wyomissing Borough
Plan Type:	PRELIMINARY
Location:	Southwestern side of the Woodland Road and Ridgewood Road intersection.
Applicant:	Allied Properties
Owner:	Berkshire West LLC
Surveyor:	Spotts, Stevens and McCoy
# of Lots or Units:	1 EX Commercial
Area to be Developed:	0.9
Total Acreage:	14.38
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

## FINAL PLANS – REVIEW

### 1.

File #:	9-12598
Subdivision Name:	Pilot Travel Centers LLC
Municipality:	Bethel Township
Plan Type:	FINAL
Location:	Along the southwest corner of the I-78 and Camp Swatara Road (S.R.0645) intersection.
Applicant:	Pilot Travel Centers LLC
Owner:	Pilot Travel Centers LLC
Surveyor:	HRG, Inc.
# of Lots or Units:	2 EX Commercial, 1 Residue
Area to be Developed:	26.4
Total Acreage:	56.71
Linear Feet (street):	N/A
Sewer:	2 EX OL
Water:	2 EX OL

### 2.

File #:	33-8683
Subdivision Name:	388 Tower Road
Municipality:	Longswamp Township
Plan Type:	FINAL
Location:	Intersection of Hidden Valley Road and Tower Road approximately 1,695-feet southeastern side of S. Park Avenue.
Applicant:	Charles Kieran & Sarah Jane Vilankulu
Owner:	Charles Kieran & Sarah Jane Vilankulu
Surveyor:	Arthur A. Swallow Associates, LLC
# of Lots or Units:	2 Agriculture, 1 Residue
Area to be Developed:	31.0622
Total Acreage:	35.4956
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

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

### **3.**

File #:	35-13707
Subdivision Name:	4212 Hill Terrace
Municipality:	Lower Heidelberg
Plan Type:	FINAL
Location:	Northeast of Hill Terrace Drive approximately 908-feet north of Bittner Avenue.
Applicant:	Jerry G. Buffa
Owner:	Jerry G. Buffa
Surveyor:	McCarthy Engineering Associates
# of Lots or Units:	1 Single-family, 1 Residue
Area to be Developed:	1.117
Total Acreage:	2.24
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

### **4.**

File #:	49-13474
Subdivision Name:	Reading Housing Authority Oakbrook Community
Municipality:	City of Reading
Plan Type:	FINAL
Location:	Southern side of the Patton Avenue and McClellan Street intersection.
Applicant:	Reading Housing Authority
Owner:	Reading Housing Authority
Surveyor:	Dautrich Engineering
# of Lots or Units:	1 Other
Area to be Developed:	0.8832
Total Acreage:	25.06
Linear Feet (street):	N/A
Sewer:	1 EX P
Water:	1 EX P

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

### **5.**

File #:	49-13701
Subdivision Name:	420 Walnut Street LLC
Municipality:	City of Reading
Plan Type:	FINAL
Location:	Northwest and southwest sides of the Walnut Street (S.R.2012) and Madison Avenue intersection.
Applicant:	420 Walnut Street LLC
Owner:	420 Walnut Street LLC
Surveyor:	Tarson LLC
# of Lots or Units:	30 Apartments
Area to be Developed:	0
Total Acreage:	0.307
Linear Feet (street):	N/A
Sewer:	30 P
Water:	30 P

### **6.**

File #:	59-10437
Subdivision Name:	McMillan Minor Subdivision
Municipality:	Spring Township
Plan Type:	FINAL
Location:	Northeastern side of Wheatfield Road approximately 4,476-feet southwest of Chapel Hill Road.
Applicant:	Thomas S McMillan
Owner:	Thomas S McMillan
Surveyor:	John W Hoffert, PLS
# of Lots or Units:	1 Single-family, 1 Residue
Area to be Developed:	14.609
Total Acreage:	40.518
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>2</u>	<u>8</u>	<u>6</u>	<u>16</u>
<u>10/21/2022 - 11/22/2022</u>				
ACRES (Total)	102.813	229.383	160.3306	492.5266
(Area to be Dev) PRO - Proposed	58.634	48.4577	74.0714	181.1631
LDP - Land Development Plan	0	4	1	5
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	135	0	2	137
Existing	1	0	0	1
SD - Semi-Detached (Duplex) - New	0	4	0	4
Existing	0	0	0	0
APT - Apartment - New	0	0	30	30
Existing	0	0	0	0
TH - Townhouse - New	86	0	0	86
Existing	0	0	0	0
MH - Mobile Home - New	0	99	0	99
Existing	0	0	0	0
CONDO - Condominium - New	0	0	0	0
Existing	0	0	0	0
COMM - Commercial - New	1	2	0	3
Existing	0	1	2	3
IND - Industrial - New	0	0	0	0
Existing	0	0	0	0
AG - Agricultural - New	0	0	2	2
Existing	0	0	0	0
OTHER - New	0	0	1	1
Existing	0	0	0	0
ANX - Annexation	0	2	0	2
RES - Residue	1	1	4	6
P - Public	0	0	0	0
QP - Quasi Public	0	2	0	2
OP - Open Space	0	0	0	0
LF - Linear Feet (Street)	9,586	3,280	0	12,866
Sewer - On-Lot	0	0	1	1
Existing On-Lot	1	1	2	4
Public	229	105	31	365
Existing Public	0	1	1	2
WATER - On-Lot	0	4	1	5
Existing On-Lot	1	1	2	4
Public	229	101	31	361
Existing Public	0	1	1	2

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