



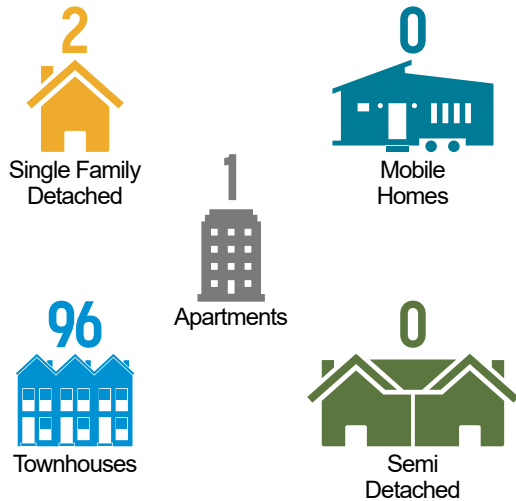
Subdivision & Land Development Report

April 19, 2024 – May 22, 2024
Berks County Planning Commission

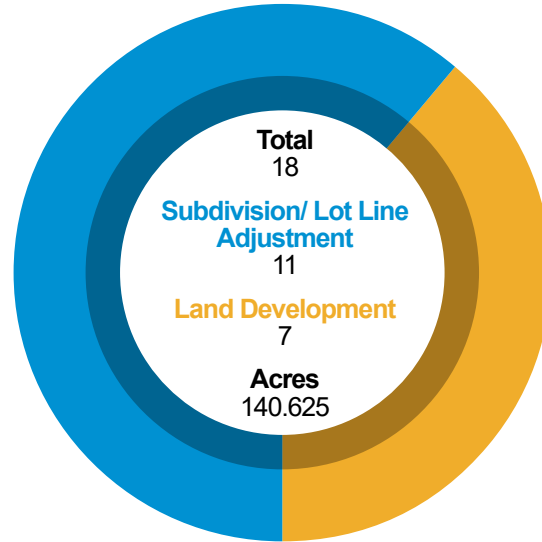


Types of New Development

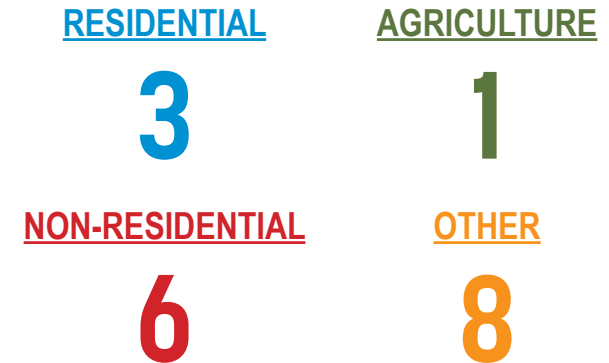
Housing: 99 Total Units



Types of Plans Reviewed



Plans Reviewed

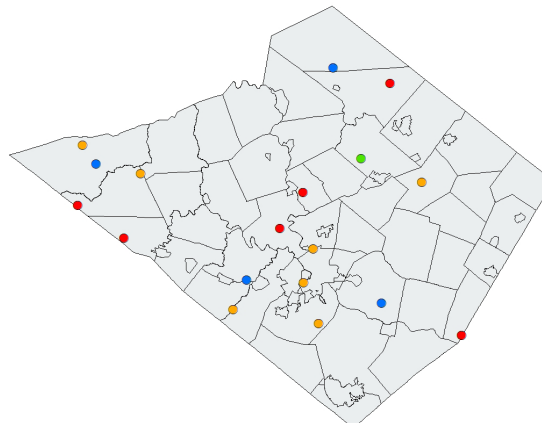


*Other includes Annexations, Municipal, Recreation, etc.
*Please refer to Monthly Subdivision Review Activity Report for details.

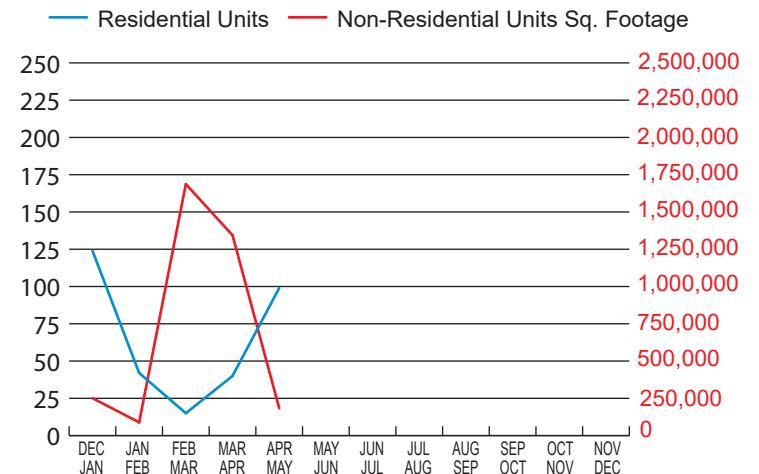
Non-Residential: 184,003 Total Sq. Ft.



Location of Activity



Year in Review: January – December 2024





LAND DEVELOPMENT AND SUBDIVISION ACTIVITY

MONTHLY REPORT

April 19, 2024 to May 22,2024

SKETCH PLANS – REVIEW

1.

File #:	21-13837
Subdivision Name:	Deiter Subdivision
Municipality:	Exeter Township
Plan Type:	SKETCH
Location:	Eastern end lot of Spruce Street, approximately 510-feet east of the intersection of Spruce Street and Badger Street.
Applicant:	Ryan T. Deiter
Developer:	N/A
Owner:	Ryan T. Deiter
Surveyor:	John W. Hoffert, PLS
# of Lots or Units:	1 Single-family, 1 Residue
Area to be Developed:	1.504
Total Acreage:	4.95
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 OL

SKETCH PLANS – REVIEW (CONT'D)

2.

File #:	49-13834
Subdivision Name:	2040 Centre Avenue
Municipality:	City of Reading
Plan Type:	SKETCH
Location:	Southwest side of the Cathedral Street and Centre Avenue (S.R.0061) intersection.
Applicant:	Martires Adames & Kathy Saldana Rodriguez
Developer:	Martires Adames & Kathy Saldana Rodriguez
Owner:	Nikhilkumar Patel
Surveyor:	Daniel H. Laudenslayer, PLS
# of Lots or Units:	1 Other
Area to be Developed:	0
Total Acreage:	0.35
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

3.

File #:	49-13836
Subdivision Name:	Thomas Ford Elementary School Aquaponics - Reading School District
Municipality:	City of Reading
Plan Type:	SKETCH
Location:	Southeastern side of the Margaret Street and Old Wyomissing Road intersection.
Applicant:	Reading School District
Developer:	Reading School District
Owner:	Reading School District
Surveyor:	Wilkinson Apex Engineering Group, LLC
# of Lots or Units:	1 Ex Public
Area to be Developed:	0.27
Total Acreage:	8.45
Linear Feet (street):	N/A
Sewer:	1 EX P
Water:	1 EX P

PRELIMINARY PLANS – REVIEW

1.

File #:	07-13534
Subdivision Name:	Penske Truck Collision & Repair Shop
Municipality:	Bern Township
Plan Type:	PRELIMINARY
Location:	western side of Faller Lane (new road extension) southeast of the new intersection of Faller Lane, Cedar Hill Drive.
Applicant:	Penske
Developer:	Penske
Owner:	Stinson Drive Partners, LLC
Surveyor:	Wilkinson Apex Engineering Group, LLC
# of Lots or Units:	1 Commercial
Area to be Developed:	28.39
Total Acreage:	22.6
Linear Feet (street):	2,498.83
Sewer:	1 P
Water:	1 P

2.

File #:	09-13726
Subdivision Name:	1931 Schubert Road
Municipality:	Bethel Township
Plan Type:	PRELIMINARY
Location:	Northern side of Shubert Road approximately 500-feet east of Klahr Road.
Applicant:	Labe Holdings II
Developer:	N/A
Owner:	Mark A. & Lisa Marie Hassler
Surveyor:	C2C Design Group
# of Lots or Units:	1 Ex Single-family, 96 Townhouses
Area to be Developed:	12.623
Total Acreage:	12.623
Linear Feet (street):	1,995
Sewer:	96 P
Water:	96 P

PRELIMINARY PLANS – REVIEW (CONT'D)

3.

File #:	23-3737
Subdivision Name:	A & C Truck Repair
Municipality:	Greenwich Township
Plan Type:	PRELIMINARY
Location:	Northern side of Zettlemyer Road east of the intersection with Bower Road.
Applicant:	A&C Truck Repair
Developer:	A&C Truck Repair
Owner:	AJT2 Realty Partners, LLC
Surveyor:	Terraform Engineering
# of Lots or Units:	1 Commercial
Area to be Developed:	0.73
Total Acreage:	1.974
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

4.

File #:	45-13468
Subdivision Name:	Pottsville Pike Properties
Municipality:	Ontelaunee Township
Plan Type:	PRELIMINARY
Location:	South side of Pottsville Pike (S.R.0061) and the west side New Enterprise Drive.
Applicant:	Pottsville Pike Properties LLC
Developer:	Pottsville Pike Properties LLC
Owner:	Pottsville Pike Properties LLC
Surveyor:	Bogia Engineering Inc.
# of Lots or Units:	1 Commercial, 1 Residue
Area to be Developed:	8.48
Total Acreage:	14.42
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

PRELIMINARY PLANS – REVIEW (CONT'D)

5.

File #:	65-13312
Subdivision Name:	Rehrersburg Christian School Building Addition
Municipality:	Tulpehocken Township
Plan Type:	PRELIMINARY
Location:	North of Strausstown Road approximately 3,120-feet east of Four Point Road (S.R. 0419).
Applicant:	Hope Mennonite Fellowship Inc.
Developer:	Hope Mennonite Fellowship Inc.
Owner:	Hope Mennonite Fellowship Inc.
Surveyor:	Earth and Sky Design, LLC
# of Lots or Units:	1 Quasi-Public
Area to be Developed:	0.6
Total Acreage:	5.62
Linear Feet (street):	N/A
Sewer:	1 EX OL
Water:	1 EX OL

FINAL PLANS – REVIEW

1.

File #:	02-9689
Subdivision Name:	Sousley/Caruso Annexation
Municipality:	Albany Township
Plan Type:	FINAL
Location:	North & south side of Sousley Road approximately 3,800-feet north and west of S.R.0143.
Applicant:	Roy D. & Linda A. Sousley
Developer:	N/A
Owner:	Roy D. & Linda A. Sousley
Surveyor:	K. L. Bensinger Inc.
# of Lots or Units:	2 Annexations, 2 Residue
Area to be Developed:	3.0
Total Acreage:	166
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

2.

File #:	09-13833
Subdivision Name:	Zimmerman Annexation
Municipality:	Bethel Township
Plan Type:	FINAL
Location:	South side of New Schaefferstown Road (S.R.4016) approximately 1,600-feet east of the intersection with Jen Air Road.
Applicant:	Lester S., Dennis, Jay & LaVern Zimmerman
Developer:	N/A
Owner:	Lester S., Dennis, Jay & LaVern Zimmerman
Surveyor:	DeVon R. Henne, PLS
# of Lots or Units:	1 Single-family, 3 Annexations, 2 Residue
Area to be Developed:	42.672
Total Acreage:	182.829
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

FINAL PLANS - REVIEW (CONT'D)

3.

File #:	17-12079
Subdivision Name:	Lots 15-16 Seven Springs
Municipality:	Cumru Township
Plan Type:	FINAL
Location:	East side of Seven Springs Drive approximately 350-feet east of the intersection with Mount Penn Road.
Applicant:	James Van Dyck Fear Jr.
Developer:	N/A
Owner:	Jean Mazzotta
Surveyor:	Berks Surveying & Engineering, Inc.
# of Lots or Units:	2 Annexations
Area to be Developed:	1.245
Total Acreage:	1.245
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

4.

File #:	19-9985
Subdivision Name:	Optimum RV Storage Yard LD
Municipality:	Douglass Township
Plan Type:	FINAL
Location:	East side of Quarry Road approximately 1,900-feet north of the intersection with Benjamin Franklin Highway (S.R.2022).
Applicant:	1809 W High Street LLC
Developer:	1809 W High Street LLC
Owner:	1809 W High Street LLC
Surveyor:	Boyer Engineering LLC
# of Lots or Units:	1 Commercial
Area to be Developed:	3.99
Total Acreage:	4.76
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

FINAL PLANS - REVIEW (CONT'D)

5.

File #:	35-11046
Subdivision Name:	Green Valley Terrace Luxury Apartments (Revision to Plan of Record #2)
Municipality:	Lower Heidelberg Township
Plan Type:	FINAL
Location:	West side of Gaul Road approximately 500-feet northwest of the intersection with Penn Avenue (S.R.0422).
Applicant:	Alpha Property Investments LLC
Developer:	Alpha Property Investments LLC
Owner:	Alpha Property Investments LLC
Surveyor:	C2C Design Group; Chuck Frantz, P.E.
# of Lots or Units:	1 Apartment, 1 Other
Area to be Developed:	1.99
Total Acreage:	11.27
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

6.

File #:	38-13835
Subdivision Name:	Blue Spruce Market Building Addition
Municipality:	Marion Township
Plan Type:	FINAL
Location:	North side of Conrad Weiser Parkway (US 422) at the intersection with Hickory Road.
Applicant:	Timothy Weaver
Developer:	Timothy Weaver
Owner:	Timothy Weaver
Surveyor:	Carta Engineering
# of Lots or Units:	1 Ex Commercial
Area to be Developed:	0.69
Total Acreage:	4.6
Linear Feet (street):	N/A
Sewer:	1 EX OL
Water:	1 EX OL

FINAL PLANS - REVIEW (CONT'D)

7.

File #:	50-13839
Subdivision Name:	Winkler Subdivision
Municipality:	Richmond Township
Plan Type:	FINAL
Location:	East and west sides of Kutztown Road (US 222) approximately 700-feet northeast of the intersection with Richmond Road.
Applicant:	Josef & Jeanette R. Winkler
Developer:	N/A
Owner:	Josef & Jeanette R. Winkler
Surveyor:	John W. Hoffert, PLS
# of Lots or Units:	1 Agriculture, 1 Residue
Area to be Developed:	11.306
Total Acreage:	22.217
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

8.

File #:	53-13841
Subdivision Name:	New Jerusalem Evangelical Lutheran Church
Municipality:	Rockland Township
Plan Type:	FINAL
Location:	West of Lyons Road (S.R.1023) approximately 600-feet north of the intersection with Henry Road.
Applicant:	New Jerusalem Evangelical Lutheran Church Inc.
Developer:	N/A
Owner:	New Jerusalem Evangelical Lutheran Church Inc.
Surveyor:	Berks Surveying & Engineering, Inc.
# of Lots or Units:	1 Annexation, 1 Residue
Area to be Developed:	0.4252
Total Acreage:	1.8018
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

FINAL PLANS - REVIEW (CONT'D)

9.

File #:	59-13838
Subdivision Name:	Lenosky Annexation Subdivision
Municipality:	Spring Township
Plan Type:	FINAL
Location:	East of Fritztown Road, south of Mail Route Road and east side of the Lancaster Northern Railway.
Applicant:	Paul Lenosky
Developer:	N/A
Owner:	Paul Lenosky
Surveyor:	John W. Hoffert, PLS
# of Lots or Units:	1 Annexation, 1 Residue
Area to be Developed:	8.51
Total Acreage:	19.091
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

10.

File #:	65-13840
Subdivision Name:	Shank Door
Municipality:	Tulpehocken Township
Plan Type:	FINAL
Location:	West side of Camp Swatara Road (S.R.0645) and north side of Greble Road.
Applicant:	Ira L. Mast & Louise E. Mast Rev. Living Trust
Developer:	Ira L. Mast & Louise E. Mast Rev. Living Trust
Owner:	Ira L. Mast & Louise E. Mast Rev. Living Trust
Surveyor:	Diehm & Sons, Inc.
# of Lots or Units:	1 Commercial
Area to be Developed:	14.2
Total Acreage:	20.77
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>3</u>	<u>5</u>	<u>10</u>	<u>18</u>
<u>4/19/2024 - 5/22/2024</u>				
ACRES (Total)	13.75	57.237	434.584	505.571
(Area to be Dev) PRO - Proposed	1.774	50.823	88.028	140.625
LDP - Land Development Plan	1	3	3	7
RTRP - Revision to Record Plan	0	0	1	1
SF - Single Family - New	1	0	1	2
Existing	0	1	0	1
SD - Semi-Detached (Duplex) - New	0	0	0	0
Existing	0	0	0	0
APT - Apartment - New	0	0	1	1
Existing	0	0	0	0
TH - Townhouse - New	0	96	0	96
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	3	2	5
Existing	0	0	1	1
IND - Industrial - New	0	0	0	0
Existing	0	0	0	0
AG - Agricultural - New	0	0	1	1
Existing	0	0	0	0
OTHER - New	1	0	1	2
Existing	0	0	0	0
ANX - Annexation	0	0	9	9
RES - Residue	1	1	7	9
P - Public	1	0	0	1
QP - Quasi Public	0	1	0	1
OP - Open Space	0	0	0	0
LF - Linear Feet (Street)	0	4,494	0	4,494
Sewer - On-Lot	0	1	3	4
Existing On-Lot	0	1	1	2
Public	1	98	0	99
Existing Public	1	0	0	1
WATER - On-Lot	1	1	3	5
Existing On-Lot	0	1	1	2
Public	0	98	0	98
Existing Public	1	0	0	1

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

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 **January 2024**.

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**

	2023		2024	
	January 2023	Year to Date	January 2024	Year to Date
Total # of Plans Endorsed	13	13	12	12
Total # of Residential Units	51	51	10	10
SF	3	3	0	0
SD	0	0	10	10
MH	0	0	0	0
TH	14	14	0	0
APT.	34	34	0	0
CONDO	0	0	0	0
Total Non-Residential Units	26	26	32	32
Comm.	5	5	2	2
Ind.	2	2	0	0
Other*	19	19	30	30
TOTAL UNITS	77	77	42	42
Linear Feet of New Street	0.00	0.00	118.00	118.00
<u>Type of Water Supply</u>				
OL	2	2	1	1
P	54	54	11	11
SP	0	0	0	0
<u>Type of Sewage Disposal</u>				
OL	2	2	1	1
P	54	54	11	11
SP	0	0	0	0
Gross Acreage Proposed for Development	529.71	529.71	106.08	106.08

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.