

**BERKS COUNTY PLANNING**

**COMMISSION**

**LAND DEVELOPMENT AND SUBDIVISION**

**ACTIVITY**

**MONTHLY REPORT**

**December 19, 2018 to January 24, 2019**

# **LAND DEVELOPMENTS AND SUBDIVISIONS**

## **ACTIVITY**

**December 19, 2018 to January 24, 2019**

### **SKETCH PLANS – REVIEW**

#### **1. Margaret K. Harner Minor Subdivision, Boyertown Borough – File #11-13310**

Location: South side of Highland Avenue at the Berks–Montgomery  
County border.  
Applicant: Margaret K. Harner  
Owner: Margaret K. Harner  
Surveyor: John T. Aston, III, PE, PLS  
# of Lots or Units: 1 SF, 1 Residue  
Area to be Developed: 0.5  
Total Acreage: 1.3  
Linear Feet (street): N/A  
Density: 1.53  
Sewer: 1 P  
Water: 1 P

#### **2. Scott & Theresa Moyer Minor Subdivision, Caernarvon Township – File #13-12275**

Location: Southeastern corner of Elverson Road and Johanna Road.  
Applicant: Scott Moyer  
Owner: Scott B. and Theresa M. Moyer  
Surveyor: Witman Engineers & Consultants, LLC  
# of Lots or Units: 2 Annexations, 2 Residue  
Area to be Developed: 5.02  
Total Acreage: 6.16  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: N/A

## **SKETCH PLANS – REVIEW (CONT.D)**

### **3. Hope Mennonite Church Annexation, Tulpehocken Township – File #65 & 68-13312**

Location: North side of East Rehrersburg Road approximately 3,500-feet east of Four Point Road.  
Applicant: Hope Mennonite Fellowship  
Owner: Raymond B. Nolt and Lydian W. Nolt  
Surveyor: DeVon R. Henne, PLS  
# of Lots or Units: 1 Annexation, 1 Residue  
Area to be Developed: 2.0  
Total Acreage: 105.0  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: N/A

### **4. GACSD Warehouse LDP, Upper Bern Township – File #67-13309**

Location: Southwest side of the Schoolhouse Road and Mountain Road intersection.  
Applicant: GACSD Industrial Development  
Owner: Richard N. and Donna M. Miller  
Surveyor: Stackhouse Bensinger, Inc.  
# of Lots or Units: 1 Industrial  
Area to be Developed: 23.06  
Total Acreage: 61.873  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 P  
Water: 1 OL

## **PRELIMINARY PLANS – REVIEW**

### **1. 1123 Douglassville, LLC Phase 2, Amity Township – File #4-13096**

Location: South side of W. Benjamin Franklin Highway (U.S.422) approximately 700-feet west of the Maplewood Drive intersection.

Applicant: 1123 Douglassville, LLC  
Owner: 1123 Douglassville, LLC  
Surveyor: Penn E & R  
# of Lots or Units: 3 Commercial  
Area to be Developed: 4.828  
Total Acreage: 4.828  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 3 P  
Water: 3 P

### **2. Bethel Business Park, Bethel Township – File #9-12946**

Location: East side of Camp Swatara Road (S.R.0645) at the intersection with Central Boulevard /Fort Motel Drive.

Applicant: Vesper at Berks, LP  
Owner: Vesper at Berks, LP, Duke Realty, LP, John A. and Brenda E. Kelly, Amos Z. and Catherine S. Esh  
Surveyor: HRG, Inc.  
# of Lots or Units: 6 Annexations, 2 Residue, 2 Industrial  
Area to be Developed: 107.258  
Total Acreage: 107.258  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 2 P  
Water: 2 P

### **3. Daub Road Warehouse, Bethel Township – File #9-13308**

Location: East side of Camp Swatara Road (S.R.0645) at the intersection with Daub Road.

Applicant: James Vozar  
Owner: George Wilson, Josephine Machiarola  
Surveyor: Maser Consulting P.A.  
# of Lots or Units: 1 Industrial  
Area to be Developed: 45.9  
Total Acreage: 67.19  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 OL  
Water: 1 OL

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

### **4. Davies/Chestnut St. Minor Subdivision, Hereford Township – File #26-13311**

Location: Northwestern corner of Chestnut Street (S.R.0100) and Church Hill Road.  
Applicant: Benjamin J. Davies  
Owner: Benjamin J. and Karah D. Davies  
Surveyor: All County & Associates, Inc.  
# of Lots or Units: 1 SF, 1 Agriculture  
Area to be Developed: 21.075  
Total Acreage: 21.075  
Linear Feet (street): N/A  
Density: 0.095  
Sewer: 1 OL  
Water: 1 OL

### **5. DS Smith Packright Center, City of Reading – File #49-13313**

Location: Western side of Gregg Avenue at the terminus of N. Grace and N. Noble Streets.  
Applicant: Turnberry Construction Group  
Owner: DS Smith  
Surveyor: Watkins Architects  
# of Lots or Units: 1 EX Industrial  
Area to be Developed: 0.05  
Total Acreage: 12.47  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 EX P  
Water: 1 EX P

## **FINAL PLANS – REVIEW**

### **1. Reber Estate Subdivision, Bethel Township – File #9-13306**

Location: Eastern side of Midway Road north and south of Interstate 78.  
Applicant: Roy Reber Estate  
Owner: Roy E. and Violet M. Reber  
Surveyor: DeVon R. Henne, PLS  
# of Lots or Units: 1 EX Agriculture, 1 Residue  
Area to be Developed: 26.0  
Total Acreage: 87.13  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: N/A

### **2. Frystown School, Bethel Township – File #9-13307**

Location: West side of Frystown Road approximately 1,400-feet south of School Road.  
Applicant: Amish Parochial Schools Association  
Owner: Jacob B. and Suzanne L. Zook  
Surveyor: Diehm and Sons  
# of Lots or Units: 1 Other, 1 Residue  
Area to be Developed: 1.08  
Total Acreage: 6.61  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 OL  
Water: 1 OL

### **3. Green Valley Country Club, Lower Heidelberg Township – File #35-12648**

Location: West side of Green Valley Road at the intersection with Park Place Drive.  
Applicant: JMH Holdings I, LP  
Owner: JMH Holdings I, LP, Green Valley Country Club  
Surveyor: Fuehrer Associates, LTD  
# of Lots or Units: 1 Annexation, 1 Residue  
Area to be Developed: 10.9605  
Total Acreage: 14.3765  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: N/A

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

### **4. Bell Tract, Perry Township - File #47-12969**

Location: East and west sides of Bellevue Avenue continuing south across Dreibelbis Mill road and south of Moselem Spring Road (S.R.0662).  
Applicant: Eugene W. Bell  
Owner: Eugene W. Bell  
Surveyor: McCarthy Engineering  
# of Lots or Units: 1 Industrial, 1 Residue  
Area to be Developed: 33.53  
Total Acreage: 130.326  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 OL  
Water: 1 OL

### **5. Barley Square, City of Reading – File #49-12059**

Location: Northeast side of S. 2<sup>nd</sup> and Chestnut Streets intersection.  
Applicant: 122 S. 3<sup>rd</sup> Street Partners, LP  
Owner: 122 S. 3<sup>rd</sup> Street Partners, LP  
Surveyor: McCarthy Engineering  
# of Lots or Units: 57 Apartments  
Area to be Developed: 1.54  
Total Acreage: 1.54  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 57 P  
Water: 57 P

### **6. Greiss Annexation, Richmond Township – File #50-13314**

Location: South side of Moselem Spring Road (S.R.0662) approximately 1,500-feet west of Gift Road.  
Applicant: Lyle & Melissa Greiss  
Owner: Brian Taney  
Surveyor: Berks Surveying & Engineering, Inc.  
# of Lots or Units: 1 Annexation, 1 Residue  
Area to be Developed: 1.4  
Total Acreage: 13.6  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: N/A

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

### **7. Berks Nature Annexation Subdivision, Robeson Township – File #51-11931**

Location: Southwestern side of Rock Hollow Road and northern side of Cocalico Road.  
Applicant: Berks Nature  
Owner: Wells Fargo Bank  
Surveyor: John W, Hoffert, PLS  
# of Lots or Units: 2 Annexations, 1 SF, 1 Residue  
Area to be Developed: 10.06  
Total Acreage: 145.43  
Linear Feet (street): N/A  
Density: 0.014  
Sewer: 1 OL  
Water: 1 OL

### **8. Cabela's Outparcel Subdivision, Tilden Township – File #63-10416**

Location: Southern end of the Cabela Drive terminus.  
Applicant: Cabela's Wholesale  
Owner: Cabela's Wholesale  
Surveyor: PennTerra Engineering, Inc.  
# of Lots or Units: 3 Commercial, 1 Residue  
Area to be Developed: 8.928  
Total Acreage: 48.998  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 3 P  
Water: 3 P

### **9. Shuhler Annexation, Washington Township – File #69-13201**

Location: East side of Route 100 (S.R.0100) and north side of Gehman Road.  
Applicant: Herman, Ralph and Matthew Shuhler  
Owner: Herman, Ralph and Matthew Shuhler  
Surveyor: John T. Aston, III, PE, PLS  
# of Lots or Units: 1 Annexation, 1 Residue  
Area to be Developed: 14.863  
Total Acreage: 44.548  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: N/A



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

### **10. The Metropolitan Apartments, Wyomissing Borough – File #75-13133**

Location:	Intersection of Hill Avenue and Reading Avenue.
Applicant:	Metropolitan Development Group
Owner:	JMH, Inc. and Jeffrey D. Hettinger
Surveyor:	C2C Design Group
# of Lots or Units:	1 Annexation, 1 Residue
Area to be Developed:	0.11
Total Acreage:	4.13
Linear Feet (street):	N/A
Density:	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>5</u>	<u>9</u>	<u>18</u>
<u>12/19/18 - 1/24/2019</u>				
ACRES (Total)	174.33	212.821	496.692	883.843
(Area to be Dev) PRO - Proposed	30.58	179.111	108.471	318.162
LDP - Land Development Plan	1	4	2	7
RTRP - Revision to Record Plan	0	0	2	2
SF - Single Family - New	1	1	1	3
Existing	0	0	0	0
SD - Semi-Detached (Duplex) - New	0	0	0	0
Existing	0	0	0	0
APT - Apartment - New	0	0	57	57
Existing	0	0	0	0
TH - Townhouse - New	0	0	0	0
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	3	6
Existing	0	0	0	0
IND - Industrial - New	1	3	1	5
Existing	0	1	0	1
AG - Agricultural - New	0	1	0	1
Existing	0	0	1	1
OTHER - New	0	0	1	1
Existing	0	0	0	0
ANX - Annexation	3	6	6	15
RES - Residue	4	2	9	15
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	0	0	0
Sewer - On-Lot	0	2	3	5
Existing On-Lot	0	0	0	0
Public	2	5	60	67
Existing Public	0	1	0	1
WATER - On-Lot	1	2	3	6
Existing On-Lot	0	0	0	0
Public	1	5	60	66
Existing Public	0	1	0	1

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