

**BERKS COUNTY PLANNING**

**COMMISSION**

**LAND DEVELOPMENT AND SUBDIVISION**

**ACTIVITY**

**MONTHLY REPORT**

**September 24, 2020 to October 21, 2020**

# **LAND DEVELOPMENTS AND SUBDIVISIONS**

## **ACTIVITY**

**September 24, 2020 to October 21, 2020**

### **SKETCH PLANS – REVIEW**

#### **1. Tucker Tract Fanelli Group Properties, LLC, Maxatawny Township – File #39-13456**

Location: Western corner of Kutztown Road and Sharadin Road.  
Applicant: Fanelli Group Properties, LLC  
Owner: Joshua I. Tucker  
Surveyor: C2C Design Group  
# of Lots or Units: 1 Commercial, 1 Residue  
Area to be Developed: 5.10  
Total Acreage: 56.61  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 P  
Water: 1 OL

#### **2. Solitude Farm, Tulpehocken Township – File #65-13450**

Location: South side of Four Point Road approximately 1,400-feet southwest of Rehrersburg Road (S.R.0419).  
Applicant: Melvin Horwith  
Owner: Melvin Horwith  
Surveyor: DeVon R. Henne, PLS  
# of Lots or Units: 3 Single-family, 1 Residue  
Area to be Developed: 3.946  
Total Acreage: 104.376  
Linear Feet (street): N/A  
Density: 0.038  
Sewer: 3 OL  
Water: 3 OL

## **PRELIMINARY PLANS – REVIEW**

### **1. Echo Valley School, Greenwich Township – File #23-13455**

Location: North side of Sittler Valley Road approximately 2,00-feet northeast of the Berger Road intersection.

Applicant: Matthew Leid

Owner: Walter M. & Vera B. Brubaker

Surveyor: Berks Surveying & Engineering, Inc.

# of Lots or Units: 1 Other

Area to be Developed: 0.8

Total Acreage: 153.47

Linear Feet (street): N/A

Density: N/A

Sewer: 1 OL

Water: 1 OL

### **2. Viwinco Lots 34 & 35, Caernarvon Township – File #13-13451**

Location: South side of Hemlock Road approximately 1,500-feet east of the Timber Road intersection.

Applicant: The Hankin Group

Owner: The Hankin Group

Surveyor: Chester Valley Engineers, Inc.

# of Lots or Units: 1 Annexation, 1 Industrial

Area to be Developed: 5.5

Total Acreage: 6.738

Linear Feet (street): N/A

Density: N/A

Sewer: 1 P

Water: 1 P

### **3. McIntosh Farms II, Ontelaunee Township – File #45-10783**

Location: Northeastern side of the Gernants Church Road and Adams Road intersection, extending northeast to Ida Red Drive.

Applicant: Forino Co., LP

Owner: Forino Co., LP

Surveyor: C2C Design Group

# of Lots or Units: 24 Single-family, 126 Semi-detached, 1 Annexation, 1 Open Space, 1 Residue

Area to be Developed: 74.0

Total Acreage: 106.9

Linear Feet (street): 6,173

Density: 2.03

Sewer: 150 P

Water: 150 P

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

### **4. 615 South 16 ½ Street, City of Reading – File #49-13452**

Location: East side of South 16 ½ Street approximately 220-feet south of Fairview Street.  
Applicant: Ryan & Amy Huber  
Owner: Ryan & Amy Huber  
Surveyor: James Koppenhaver, P.E.  
# of Lots or Units: 1 Other, 1 EX Single-family  
Area to be Developed: 0.077  
Total Acreage: 0.86  
Linear Feet (street): N/A  
Density: 2.33  
Sewer: 1 EX P  
Water: 1 EX P

### **5. AutoZone Store Development, Tilden Township – File #63-13453**

Location: Southwest side of the Cabela Drive and Wilderness Trail intersection.  
Applicant: AutoZone Development, LLC  
Owner: Alfredo Gabriele Liguoro  
Surveyor: MDM Surveyors & Engineers, LLC  
# of Lots or Units: 1 Commercial  
Area to be Developed: 0.99  
Total Acreage: 1.50  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 P  
Water: 1 P

## **FINAL PLANS – REVIEW**

### **1. 721 Old Philly Pike Annexation, Albany Township – File #2-13449**

Location: East side of New Bethel Church Road, between Old Philly Pike and Kist Hill Road.  
Applicant: William F. & Michelle P. Marvin  
Owner: William F. & Michelle P. Marvin  
Surveyor: Carta Engineering  
# of Lots or Units: 1 Annexation, 1 Residue  
Area to be Developed: 47.07  
Total Acreage: 100.4  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: N/A

### **2. Glen Ridge Estates Phase 1B, Lower Heidelberg Township – File #35-10923**

Location: Southeast side of Sweitzer Road, a southeasterly extension to Ryebrook Road.  
Applicant: Glenridge Estates, LLC  
Owner: Glenridge Estates, LLC  
Surveyor: Bogia Engineering, Inc.  
# of Lots or Units: 27 Single-family, 1 Residue  
Area to be Developed: 24.67  
Total Acreage: 71.45  
Linear Feet (street): 1,700  
Density: 1.09  
Sewer: 27 P  
Water: 27 P

### **3. Mertz Subdivision, Maxatawny Township – File #39-13454**

Location: North side of Grim Road at the intersection with Snyder Road.  
Applicant: Brian J. Mertz  
Owner: Brian J. & Patricia A. Mertz  
Surveyor: Donald J. Bara  
# of Lots or Units: 1 Single-family, 1 Residue  
Area to be Developed: 11.095  
Total Acreage: 25.742  
Linear Feet (street): N/A  
Density: 0.078  
Sewer: 1 OL  
Water: 1 OL

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

### **4. 326/328 Main Street Subdivision, Shoemakersville Borough – File #56-13457**

Location: Southern corner of Main Street and River Drive.  
Applicant: Elsa Betts  
Owner: Elsa Betts  
Surveyor: Ludgate Engineering Corp.  
# of Lots or Units: 2 EX Semi-detached  
Area to be Developed: 0.16  
Total Acreage: 0.16  
Linear Feet (street): N/A  
Density: 12.5  
Sewer: 2 EX P  
Water: 2 EX P

### **5. White & Boyer Final Subdivision & Lot Addition, South Heidelberg Township – File #58 & 25-12721**

Location: Western side of Texter Mountain Road approximately 1,600-feet northeast of the Five Point Road intersection.  
Applicant: James A. White & John D. White  
Owner: James A. White & John D. White  
Surveyor: Burget & Associates, Inc.  
# of Lots or Units: 1 Annexation, 1 Agriculture, 1 Residue  
Area to be Developed: 56.695  
Total Acreage: 86.421  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: N/A

### **6. Pleasant Hill – Lot 42, Tilden Township – File #63-8160**

Location: Southwest corner of Ash Road and Hill Drive.  
Applicant: Frank T. Perano  
Owner: Frank T. Perano  
Surveyor: Lehigh Engineering Associates, Inc.  
# of Lots or Units: 2 Mobile home  
Area to be Developed: 1.68  
Total Acreage: 12.758  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 2 P  
Water: 2 P

	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>2</u>	<u>5</u>	<u>6</u>	<u>13</u>
<u>9/24/2020 - 10/21/2020</u>				
ACRES (Total)	160.986	269.468	296.931	727.385
(Area to be Dev) PRO - Proposed	9.046	81.367	141.37	231.783
LDP - Land Development Plan	0	3	0	3
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	3	24	28	55
Existing	0	1	0	1
SD - Semi-Detached (Duplex) - New	0	126	0	126
Existing	0	0	2	2
APT - Apartment - New	0	0	0	0
Existing	0	0	0	0
TH - Townhouse - New	0	0	0	0
Existing	0	0	0	0
MH - Mobile Home - New	0	0	2	2
Existing	0	0	0	0
CONDO - Condominium - New	0	0	0	0
Existing	0	0	0	0
COMM - Commercial - New	1	1	0	2
Existing	0	0	0	0
IND - Industrial - New	0	1	0	1
Existing	0	0	0	0
AG - Agricultural - New	0	0	1	1
Existing	0	0	0	0
OTHER - New	0	2	0	2
Existing	0	0	0	0
ANX - Annexation	0	2	2	4
RES - Residue	2	1	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	6,173	1,700	7,873
Sewer - On-Lot	3	1	1	5
Existing On-Lot	0	0	0	0
Public	1	152	29	182
Existing Public	0	1	2	3
WATER - On-Lot	4	1	1	6
Existing On-Lot	0	0	0	0
Public	0	152	29	181
Existing Public	0	1	2	3

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