



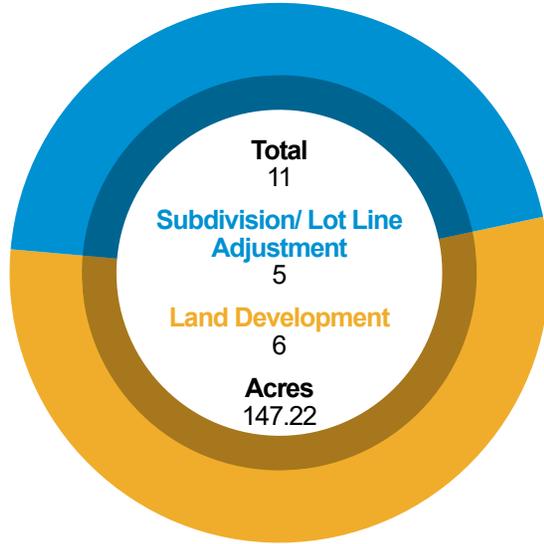
Subdivision & Land Development Report

October 22, 2025 - November 22, 2025

Berks County Planning Commission



Plans Reviewed



Types of Plans Reviewed

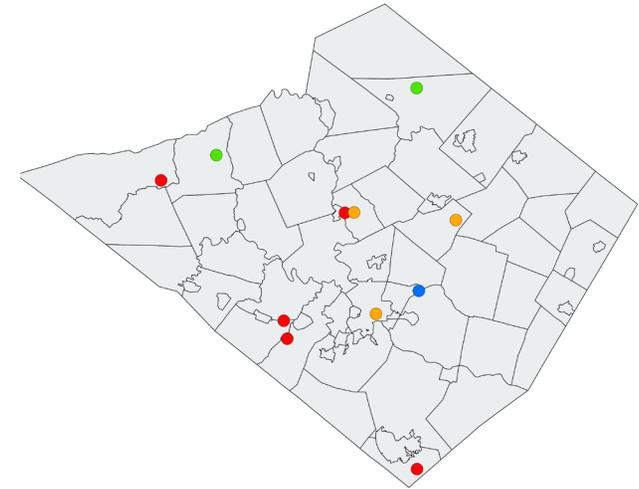
RESIDENTIAL

1
COMMERCIAL/
INDUSTRIAL
4

AGRICULTURE

2
OTHER
4

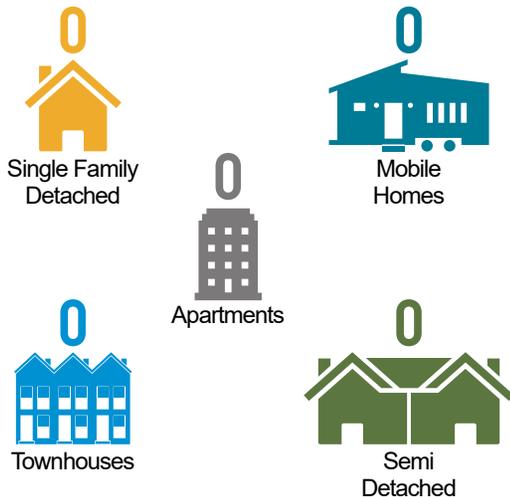
Location of Development Activity



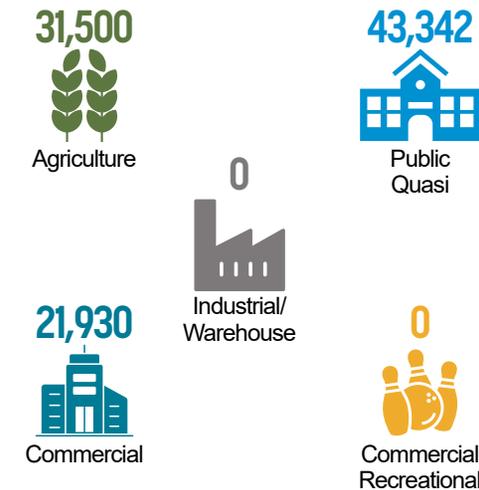
*Other includes Annexations, Municipal, Recreation, etc.

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

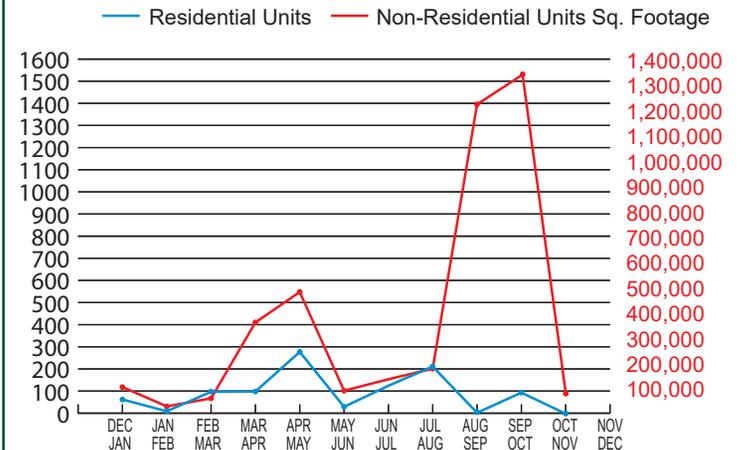
Types of Residential Development: 0 Total Housing Units



Non-Residential Development: 96,772 Total Sq. Ft.



Year in Review: January – December 2025





LAND DEVELOPMENT AND SUBDIVISION ACTIVITY

MONTHLY REPORT

October 22, 2025 to November 18, 2025

SKETCH PLANS – REVIEW

1.

File #:	23-13941
Subdivision Name:	Minor Subdivision Plan for Heiter
Municipality:	Greenwich Township
Plan Type:	SKETCH
Location:	Northwest and east sides of Donat Road at the intersection with George Road.
Applicant:	Michael Heiter
Developer:	N/A
Owner:	Michael R. & Karen S. Heiter
Surveyor:	Stephen J. Kerbacher, Jr., P.L.S.
Proposed Units/Lots:	1 EX Single-family, 2 Agriculture
Proposed Square Footage:	N/A
Area to be Developed:	124.86
Total Acreage:	124.86
Linear Feet (street):	N/A
Sewer:	1 EX OL
Water:	1 EX OL

SKETCH PLANS – REVIEW (CONT'D)

2.

File #:	54-13940
Subdivision Name:	Adams/Yoder Lot Line Adjustment
Municipality:	Ruscombmanor Township
Plan Type:	SKETCH
Location:	East of Orchard Road (T-607 Public) and north of Pricetown Road (S.R.2026).
Applicant:	Robert K. Adams
Developer:	N/A
Owner:	Robert K. Adams & Amanda Yoder
Surveyor:	Bradford R. Grauel, PLS
Proposed Units/Lots:	2 Annexation, 2 Residue
Proposed Square Footage:	N/A
Area to be Developed:	1.077
Total Acreage:	12.317
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

PRELIMINARY PLANS – REVIEW

1.

File #:	13-5593
Subdivision Name:	Elverson Tractor Supply
Municipality:	Caernarvon Township
Plan Type:	PRELIMINARY
Location:	North side of Main Street (S.R.0023) at the intersection with Heritage Drive.
Applicant:	MSP Properties of PA, LP
Developer:	MSP Properties of PA, LP
Owner:	Morgantown Community Church
Surveyor:	Widmer Engineering Inc.
Proposed Units/Lots:	3 Annexations, 1 Residue, 1 Commercial
Proposed Square Footage:	21,930
Area to be Developed:	7.9
Total Acreage:	5.47
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

FINAL PLANS – REVIEW

1.

File #:	09-13938
Subdivision Name:	8601 Old Route 22
Municipality:	Bethel Township
Plan Type:	FINAL
Location:	Northwest side of the Old Route 22 and Four Point Road (S.R.0419) intersection.
Applicant:	Jordan Martin
Developer:	Jordan Martin
Owner:	Timothy Heffley
Surveyor:	McCarthy Engineering Associates, Inc.
Proposed Units/Lots:	1 Commercial
Proposed Square Footage:	N/A
Area to be Developed:	0.95
Total Acreage:	2.414
Linear Feet (street):	N/A
Sewer:	N/A
Water:	1 EX OL

2.

File #:	31 & 45-12658a
Subdivision Name:	Williamsport Holdings Subdivision Lot Line Adjustment
Municipality:	Leesport Borough
Plan Type:	FINAL
Location:	At the intersection of Cherry Street (T- 972 Public) and Pottsville Pike (S.R.0061) and west of Orchard Lane (T- 750 Public).
Applicant:	Williamsport Holdings LP
Developer:	N/A
Owner:	Williamsport Holdings LP - Attn: Kirk Sears
Surveyor:	Berks Surveying & Engineering Inc
Proposed Units/Lots:	1 Residue, 1 Commercial
Proposed Square Footage:	N/A
Area to be Developed:	1.159
Total Acreage:	13.63
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

FINAL PLANS - REVIEW (CONT'D)

3.

File #:	34 & 21-12435
Subdivision Name:	Brossman Annexation Subdivision
Municipality:	Lower Alsace Township
Plan Type:	FINAL
Location:	South of the intersection of Old Friedenbergs Road (T-412 Public) and Friedenbergs Road (S.R. 2023) and north of Butter Lane (T-454 Public).
Applicant:	Michael A. Brossman
Developer:	N/A
Owner:	Michael A. Brossman
Surveyor:	John W. Hoffert, P.L.S., Ltd
Proposed Units/Lots:	1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	1.521
Total Acreage:	15.441
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

4.

File #:	45-6728a
Subdivision Name:	Schuylkill Valley High School Field House
Municipality:	Ontelaunee Township
Plan Type:	FINAL
Location:	North of Lakeshore Drive (S.R. 73), west of Ontelaunee Drive (S.R. 4029), and south of Ashley Way (T-747 Public).
Applicant:	Schuylkill Valley School District
Developer:	Schuylkill Valley School District
Owner:	Schuylkill Valley School District
Surveyor:	Wilkinson Design Group, LLC
Proposed Units/Lots:	1 Public
Proposed Square Footage:	43,342
Area to be Developed:	3.64
Total Acreage:	110.4
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

FINAL PLANS - REVIEW (CONT'D)

5.

File #:	49-5745
Subdivision Name:	213 South 11th Street
Municipality:	Reading
Plan Type:	FINAL
Location:	East side of South 11th Street and west side of Wunder Street approximately 130-feet south of Chestnut Street.
Applicant:	Reading Parking Authority
Developer:	Reading Parking Authority
Owner:	City of Reading
Surveyor:	McCarthy Engineering Associates, Inc.
Proposed Units/Lots:	1 Other
Proposed Square Footage:	N/A
Area to be Developed:	0.68
Total Acreage:	0.68
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

6.

File #:	58-8828b
Subdivision Name:	Lot 2 Sinking Spring Drive-In Retail Development Subdivision
Municipality:	South Heidelberg Township
Plan Type:	FINAL
Location:	South of Penn Avenue (S.R. 0422) and west of Krick Lane (T-388 Public).
Applicant:	FSD Properties, LLC
Developer:	N/A
Owner:	FSD Properties, LLC
Surveyor:	John W. Hoffert, P.L.S., Ltd
Proposed Units/Lots:	1 Residue, 1 EX Commercial
Proposed Square Footage:	N/A
Area to be Developed:	0.778
Total Acreage:	1.498
Linear Feet (street):	N/A
Sewer:	1 EX P
Water:	1 EX P

FINAL PLANS - REVIEW (CONT'D)

7.

Subdivision Name:	Juliana's Restaurant
Municipality:	Spring Township
Plan Type:	FINAL
Location:	Southern side of Fritztown Road approximately 944-feet east of Chapel Hill Road.
Applicant:	Frank LaPuma/ 0776 LLC, dba Juliana's
Developer:	Frank LaPuma
Owner:	Salvatore, Enrico, and Franco Mancino
Surveyor:	John W. Hoffert, P.L.S., Ltd
Proposed Units/Lots:	1 Other
Proposed Square Footage:	N/A
Area to be Developed:	0.5
Total Acreage:	1.913
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

8.

File #:	68-12766a
Subdivision Name:	Poultry Barn (Lynford Nolt)
Municipality:	Upper Tulpehocken Township
Plan Type:	FINAL
Location:	East side of Bloody Spring Road north of I-78.
Applicant:	Lynford Nolt
Developer:	Lynford Nolt
Owner:	Elvin G., Nancy J., Jay Lynford, & Angela M. Nolt
Surveyor:	TeamAg Inc.
Proposed Units/Lots:	1 Agriculture
Proposed Square Footage:	31,500
Area to be Developed:	4.15
Total Acreage:	49.57
Linear Feet (street):	N/A
Sewer:	N/A
Water:	1 EX OL

	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>2</u>	<u>1</u>	<u>8</u>	<u>11</u>
<u>10/22/2025 - 11/18/2025</u>				
ACRES (Total)	137.18	5.47	195.55	338.2
(Area to be Dev) PRO - Proposed	125.94	7.9	13.38	147.22
LDP - Land Development Plan	0	1	5	6
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	0	0	0	0
Existing	1	0	0	1
SD - Semi-Detached (Duplex) - New	0	0	0	0
Existing	0	0	0	0
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	0	0
Existing	0	0	0	0
CONDO - Condominium - New	0	0	0	0
Existing	0	0	0	0
COMM - Commercial - New	0	1	2	3
Existing	0	0	1	1
IND - Industrial - New	0	0	0	0
Existing	0	0	0	0
AG - Agricultural - New	2	0	1	3
Existing	0	0	0	0
OTHER - New	0	0	2	2
Existing	0	0	0	0
ANX - Annexation	2	3	1	6
RES - Residue	2	1	3	6
P - Public	0	0	1	1
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	0	0	0
Existing On-Lot	1	0	0	1
Public	0	1	2	3
Existing Public	0	0	1	1
WATER - On-Lot	0	0	0	0
Existing On-Lot	1	0	2	3
Public	0	1	2	3
Existing Public	0	0	1	1

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