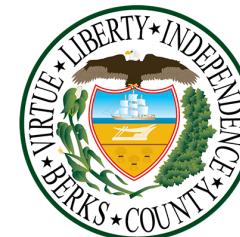


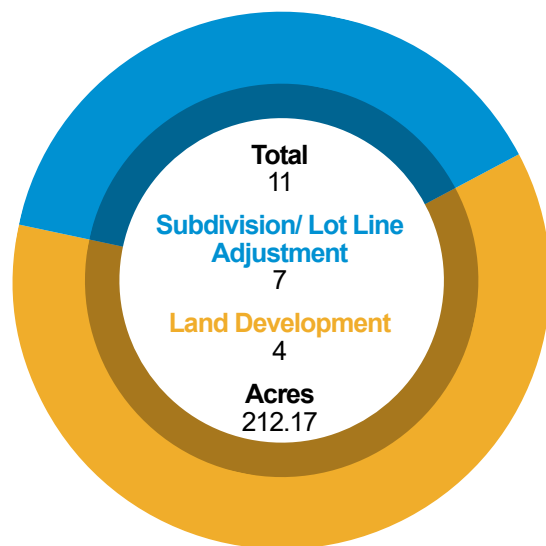


# Subdivision & Land Development Report

July 18, 2025 - August 25, 2025  
Berks County Planning Commission



## Plans Reviewed



## Types of Plans Reviewed

### RESIDENTIAL

6

### COMMERCIAL/ INDUSTRIAL

2

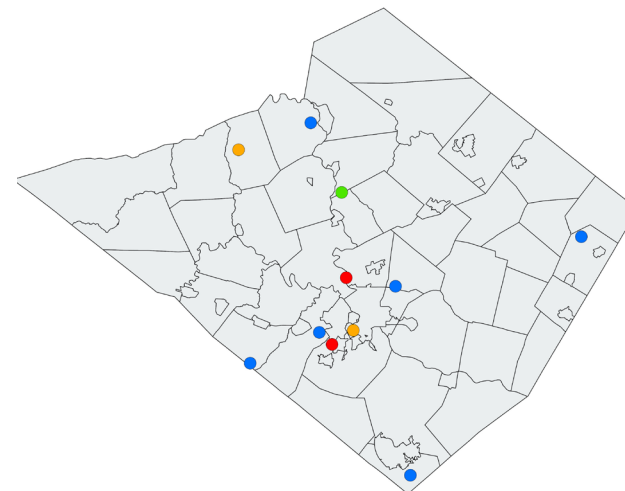
### AGRICULTURE

1

### OTHER

2

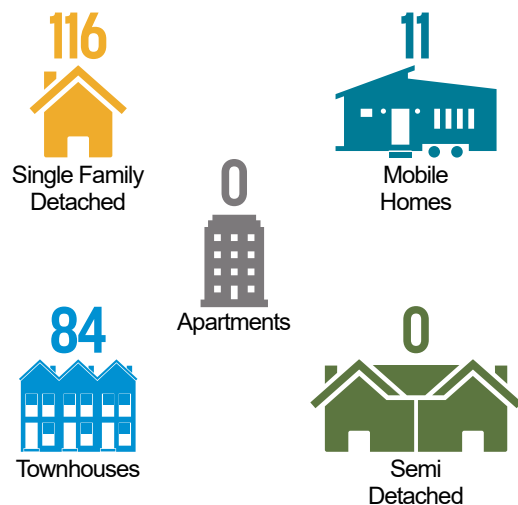
## Location of Development Activity



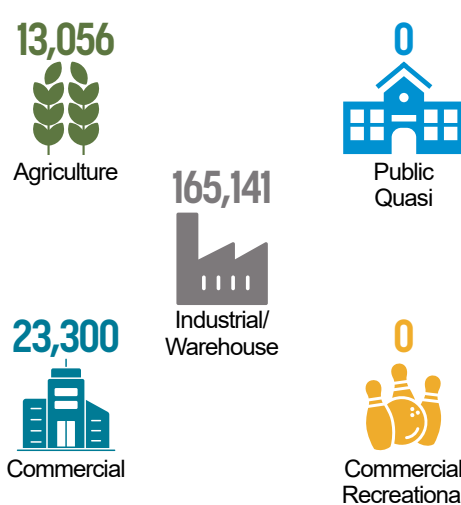
\*Other includes Annexations, Municipal, Recreation, etc.

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

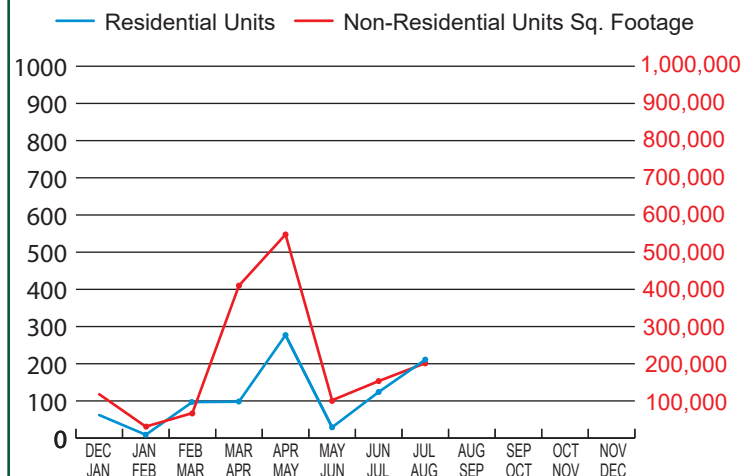
## Types of Residential Development: 211 Total Housing Units



## Non-Residential Development: 201,497 Total Sq. Ft.



## Year in Review: January – December 2025





## **LAND DEVELOPMENT AND SUBDIVISION ACTIVITY**

### **MONTHLY REPORT**

**July 25, 2025 to August 20, 2025**

### **SKETCH PLANS – REVIEW**

**1.**

File #:	07-13122d
Subdivision Name:	Berks Park 183 Lots A,F,G Land Development
Municipality:	Bern Township
Plan Type:	SKETCH
Location:	West side of Aviation Road/Wagner Lane approximately 3,000-feet northeast of Bernville Road (S.R.0183).
Applicant:	Berks County Industrial Development Authority
Developer:	Berks County Industrial Development Authority
Owner:	Berks County Industrial Development Authority
Surveyor:	Barry Isett & Associates, Inc,
Proposed Units/Lots:	1 Annexation, 2 Industrial
Proposed Square Footage:	165,141
Area to be Developed:	12.0
Total Acreage:	55.0
Linear Feet (street):	N/A
Sewer:	2 P
Water:	2 P

**SKETCH PLANS – REVIEW (CONT'D)****2.**

File #:	58-13921
Subdivision Name:	Scattered Acres Reinholds Inc. Annexation Subdivision
Municipality:	South Heidelberg Township
Plan Type:	SKETCH
Location:	Both sides of Mill Road, north of Bensing Road.
Applicant:	Scattered Acres Reinholds, Inc.
Developer:	N/A
Owner:	Scattered Acres Reinholds, Inc.
Surveyor:	John W Hoffert P.L.S., Ltd.
Proposed Units/Lots:	1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	51.839
Total Acreage:	53.421
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

**PRELIMINARY PLANS – REVIEW****1.**

File #:	13-13697a
Subdivision Name:	Magnolia Greene Subdivision
Municipality:	Caernarvon Township
Plan Type:	PRELIMINARY
Location:	North corner of Willow Glenn Road and the northeastern side of Main Street (S.R. 23).
Applicant:	FB at Magnolia Greene, LLC
Developer:	FB at Magnolia Greene, LLC
Owner:	FB at Magnolia Greene, LLC
Surveyor:	Wilkinson Design Group, LLC
Proposed Units/Lots:	114 Single-family, 84 Townhouses, 1 Commercial, 4 Open Space/Recreation
Proposed Square Footage:	N/A
Area to be Developed:	56.8
Total Acreage:	55.67
Linear Feet (street):	8,994
Sewer:	119 P
Water:	119 P

**2.**

File #:	17-13705b
Subdivision Name:	Shillington Self Storage
Municipality:	Cumru Township
Plan Type:	PRELIMINARY
Location:	South side of the Lancaster Pike (S.R.3222) and Revere Boulevard (S.R.0724) intersection.
Applicant:	Budgshill Real Estate Holdings LLC
Developer:	Budgshill Real Estate Holdings LLC
Owner:	Budgshill Real Estate Holdings LLC
Surveyor:	French & Parrello Associates
Proposed Units/Lots:	1 Commercial
Proposed Square Footage:	23,300
Area to be Developed:	0.53
Total Acreage:	11.443
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

**PRELIMINARY PLANS – REVIEW (CONT'D)****3.**

File #:	63-13918
Subdivision Name:	26 Clayton Avenue
Municipality:	Tilden Township
Plan Type:	PRELIMINARY
Location:	Northeastern side of Clayton Avenue approximately 690-feet north of the intersection with W. State Street/Hex Highway (S.R.4028).
Applicant:	Wilson Zimmerman
Developer:	Wilson Zimmerman
Owner:	John & Susan Messaros
Surveyor:	C2C Design Group
Proposed Units/Lots:	11 Mobile homes, 1 Residue, 2 Open Space/Recreation
Proposed Square Footage:	N/A
Area to be Developed:	2.82
Total Acreage:	3.42
Linear Feet (street):	594
Sewer:	11 P
Water:	11 P

**4.**

File #:	69-13919
Subdivision Name:	Dale Road Subdivision
Municipality:	Washington Township
Plan Type:	PRELIMINARY
Location:	East of Dale Road approximately 1,695-feet north Crow Hill Road.
Applicant:	Bob Elwell
Developer:	N/A
Owner:	Bob Elwell
Surveyor:	Horizon Engineering Associates, LLC
Proposed Units/Lots:	1 Single-family, 1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	53.85
Total Acreage:	64.02
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

**FINAL PLANS – REVIEW****1.**

File #:	03-13920
Subdivision Name:	110 Bingaman Road
Municipality:	Alsace Township
Plan Type:	FINAL
Location:	East of Bingaman Road, just north of its intersection with Angora Road.
Applicant:	William D. III & Jennifer D. Smith-Westbrook
Developer:	N/A
Owner:	William D. III & Jennifer D. Smith-Westbrook
Surveyor:	JMR Engineering LLC
Proposed Units/Lots:	1 Single-family, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	21.71
Total Acreage:	36.89
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

**2.**

File #:	4745-13495a
Subdivision Name:	Elmer Stoltzfus Proposed Poultry Barn
Municipality:	Perry Township
Plan Type:	FINAL
Location:	Southern side of Birch Hill Road approximately 270-feet southwest of the intersection with Koenig Drive.
Applicant:	Elmer Stoltzfus
Developer:	Elmer Stoltzfus
Owner:	Elmer Stoltzfus
Surveyor:	TeamAg Inc.
Proposed Units/Lots:	1 Agriculture
Proposed Square Footage:	13,056
Area to be Developed:	0.94
Total Acreage:	18.85
Linear Feet (street):	N/A
Sewer:	N/A
Water:	1 OL

**FINAL PLANS - REVIEW (CONT'D)****3.**

File #:	49-13474b
Subdivision Name:	Oakbrook Community Rec. Field Improvements
Municipality:	Reading
Plan Type:	FINAL
Location:	Northeast side of the Brookline Plaza and Scott Street intersection.
Applicant:	Reading Housing Authority
Developer:	Reading Housing Authority
Owner:	Reading Housing Authority
Surveyor:	Dautrich Engineering
Proposed Units/Lots:	1 EX Open Space/Recreation
Proposed Square Footage:	N/A
Area to be Developed:	0.554
Total Acreage:	25.06
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

**4.**

File #:	59-13810b
Subdivision Name:	2456 Jefferson Avenue Lot Annexation Final Plan
Municipality:	Spring Township
Plan Type:	FINAL
Location:	South of Jefferson Avenue approximately 874-feet west of W Wyomissing Boulevard.
Applicant:	Donald A. and Melissa A. Pursel
Developer:	N/A
Owner:	Hearthstone Homes, Inc.
Surveyor:	Snyder Surveying, LLC
Proposed Units/Lots:	1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	1.214
Total Acreage:	1.625
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

**FINAL PLANS - REVIEW (CONT'D)****5.**

File #:	67-12678c
Subdivision Name:	299 MSS LLC (Corrective Action Plan)
Municipality:	Upper Bern Township
Plan Type:	FINAL
Location:	East Side of Forge Dam Road and north side of Mountain Road.
Applicant:	299 MSS, LLC
Developer:	299 MSS, LLC
Owner:	299 MSS, LLC
Surveyor:	Penn Eastern Engineers, LLC
Proposed Units/Lots:	1 EX Other
Proposed Square Footage:	N/A
Area to be Developed:	10.36
Total Acreage:	21.34
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A



	<u><b>SKETCH</b></u>	<u><b>PRELIMINARY</b></u>	<u><b>FINAL</b></u>	<u><b>TOTAL</b></u>
Total Plans for Period :	<u><b>2</b></u>	<u><b>4</b></u>	<u><b>5</b></u>	<u><b>11</b></u>
<u>7/25/2025 - 8/20/2025</u>				
ACRES (Total)	108.421	134.553	103.765	346.739
(Area to be Dev) PRO - Proposed	63.389	114.0	34.778	212.167
LDP - Land Development Plan	1	1	2	4
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	0	115	1	116
Existing	0	0	0	0
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	84	0	84
Existing	0	0	0	0
MH - Mobile Home - New	0	11	0	11
Existing	0	0	0	0
CONDO - Condominium - New	0	0	0	0
Existing	0	0	0	0
COMM - Commercial - New	0	2	0	2
Existing	0	0	0	0
IND - Industrial - New	2	0	0	2
Existing	0	0	0	0
AG - Agricultural - New	0	0	1	1
Existing	0	0	0	0
OTHER - New	0	0	0	0
Existing	0	0	1	1
ANX - Annexation	2	1	1	4
RES - Residue	1	2	2	5
P - Public	0	0	0	0
QP - Quasi Public	0	0	0	0
OP - Open Space	0	6	1	7
LF - Linear Feet (Street)	0	9,588	0	9,588
Sewer - On-Lot	0	1	1	2
Existing On-Lot	0	0	0	0
Public	2	130	0	132
Existing Public	0	0	0	0
WATER - On-Lot	0	1	2	3
Existing On-Lot	0	0	0	0
Public	2	130	0	132
Existing Public	0	0	0	0

\* 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 **August 2025**.

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**

	2024		2025	
	August 2024	Year to Date	August 2025	Year to Date
Total # of Plans Endorsed	10	85	12	81
Total # of Residential Units	2	250	0	387
SF	2	98	0	47
SD	0	10	0	54
MH	0	0	0	108
TH	0	0	0	50
APT.	0	142	0	128
CONDO	0	0	0	0
Total Non-Residential Units	17	152	24	96
Comm.	3	22	5	22
Ind.	3	3	2	5
Other*	11	127	17	69
TOTAL UNITS	19	402	24	483
Linear Feet of New Street	2,350.00	11,601.00	0.00	10,667.78
<u>Type of Water Supply</u>				
OL	2	78	1	21
P	4	195	6	421
SP	0	0	0	0
<u>Type of Sewage Disposal</u>				
OL	2	22	0	14
P	4	195	6	317
SP	0	55	0	108
Gross Acreage Proposed for Development	103.16	962.33	105.89	891.21

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.