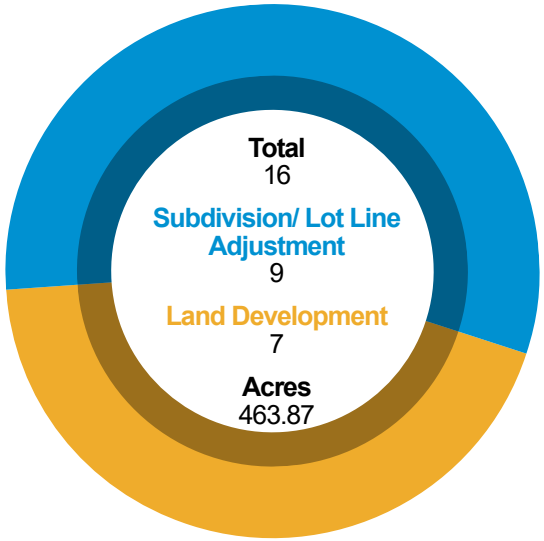
Subdivision & Land Development Report

September 19, 2025 - October 21, 2025

Berks County Planning Commission

Plans Reviewed



Types of Plans Reviewed

RESIDENTIAL
6

AGRICULTURE
1

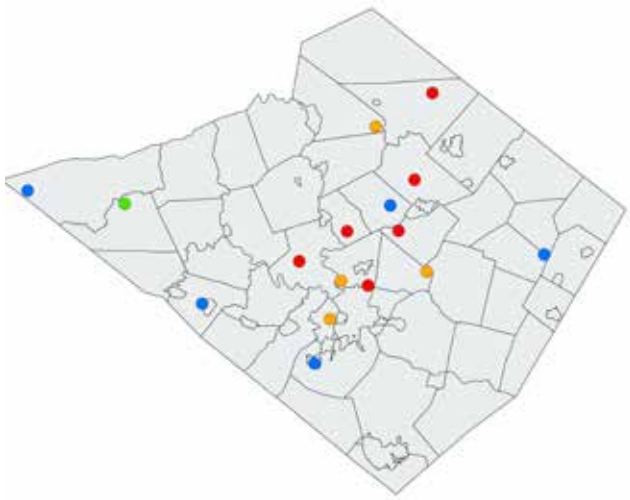
COMMERCIAL/ INDUSTRIAL
5

OTHER
4

*Other includes Annexations, Municipal, Recreation, etc.

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

Location of Development Activity



Types of Residential Development:

93 Total Housing Units

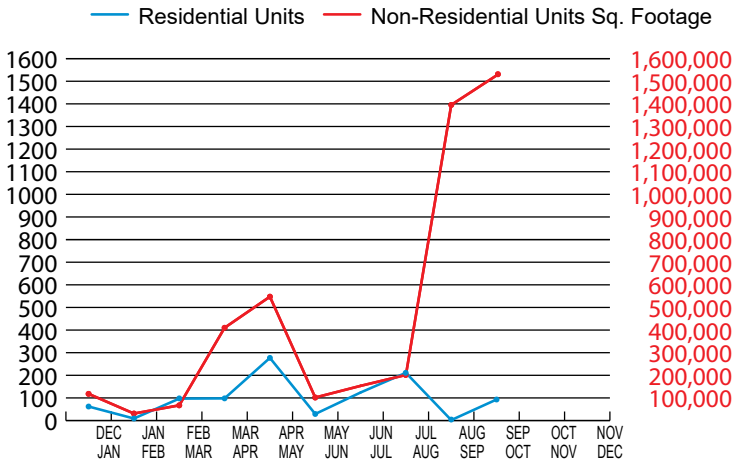
- 7 Single Family Detached
- 0 Mobile Homes
- 84 Apartments
- 0 Townhouses
- 2 Semi Detached

Non-Residential Development:

1,525,789 Total Sq. Ft.

- 78,564 Agriculture
- 0 Public Quasi
- 1,276,545 Industrial/ Warehouse
- 170,680 Commercial
- 0 Commercial Recreational

Year in Review: January – December 2025



BERKS COUNTY Planning Commission

LAND DEVELOPMENT AND SUBDIVISION ACTIVITY

MONTHLY REPORT

September 19, 2025 to October 21, 2025

SKETCH PLANS – REVIEW

1.

File #:	73-13230c
Subdivision Name:	Blue Heron Village Subdivision/LD
Municipality:	Windsor Township
Plan Type:	SKETCH
Location:	Western side of Christman Road at the intersection with S.R.0143.
Applicant:	Station Pass, LLC
Developer:	N/A
Owner:	Station Pass, LLC
Surveyor:	Berks Surveying & Engineering, Inc.
Proposed Units/Lots:	1 EX Other
Proposed Square Footage:	N/A
Area to be Developed:	209
Total Acreage:	209
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

PRELIMINARY PLANS – REVIEW

1.

File #:	07-12049b
Subdivision Name:	Eagle Metals
Municipality:	Bern Township
Plan Type:	PRELIMINARY
Location:	North of Old Bernville Road (T-914), west of Fairview Drive.
Applicant:	Charles Bernard
Developer:	N/A
Owner:	Eagles Metals
Surveyor:	McCarthy Engineer Associates, Inc.
Proposed Units/Lots:	1 Industrial
Proposed Square Footage:	1,575
Area to be Developed:	0.099
Total Acreage:	6.984
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

2.

File #:	09-13935
Subdivision Name:	Zook Subdivision
Municipality:	Bethel Township
Plan Type:	PRELIMINARY
Location:	West of Pine Grove Road, south of Camp Strauss Road (T-640 Public); unnamed private road (rpt. 11186) extends west from Pine Grove Road and primary access.
Applicant:	Amos Zook
Developer:	N/A
Owner:	N/A
Surveyor:	DeVon R. Henne PLS
Proposed Units/Lots:	2 Single-family, 1 Ex Single-family
Proposed Square Footage:	N/A
Area to be Developed:	42.88
Total Acreage:	42.88
Linear Feet (street):	N/A
Sewer:	2 OL, 1 EX OL
Water:	2 OL, 1 EX OL

PRELIMINARY PLANS – REVIEW (CONT'D)

3.

File #:	37-10223a
Subdivision Name:	140 Sandhurst Boulevard Subdivision
Municipality:	Maidencreek Township
Plan Type:	PRELIMINARY
Location:	Eastern side of Sandhurst Boulevard approximately 700-feet northwest of the intersection with Penrose Avenue.
Applicant:	Maidencreek Plaza Co LLC
Developer:	Maidencreek Plaza Co LLC
Owner:	Maidencreek Plaza Co LLC
Surveyor:	Bogia Engineering
Proposed Units/Lots:	2 Single-family
Proposed Square Footage:	N/A
Area to be Developed:	0.62
Total Acreage:	0.62
Linear Feet (street):	N/A
Sewer:	2 P
Water:	2 P

4.

File #:	42-10003c
Subdivision Name:	Ten1 Site Improvements
Municipality:	Muhlenberg Township
Plan Type:	PRELIMINARY
Location:	Northern side of the Patriot Parkway terminus.
Applicant:	Amazon.com Services LLC
Developer:	Amazon.com Services LLC
Owner:	TA Patriot Parkway, LLC
Surveyor:	Langan Engineering & Environmental Services
Proposed Units/Lots:	1 EX Other
Proposed Square Footage:	N/A
Area to be Developed:	5.56
Total Acreage:	37.92
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

PRELIMINARY PLANS – REVIEW (CONT'D)

5.

File #:	42-13927
Subdivision Name:	2139 N. 13th Street
Municipality:	Muhlenberg Township
Plan Type:	PRELIMINARY
Location:	East side of N. 13th Street and south side of S.R.0012.
Applicant:	Woods Apartments, LLC
Developer:	Woods Apartments, LLC
Owner:	Woods Apartments, LLC
Surveyor:	C2C Design Group
Proposed Units/Lots:	84 Apartments, 1 Open Space
Proposed Square Footage:	N/A
Area to be Developed:	7.5
Total Acreage:	25.03
Linear Feet (street):	2,400
Sewer:	84 P
Water:	84 P

6.

File #:	50-12649e
Subdivision Name:	Walbert Lot 1 LD
Municipality:	Richmond Township
Plan Type:	PRELIMINARY
Location:	South of Kutztown Road SR 222 and east Moselem Spring Road SR 662.
Applicant:	James L. Adams
Developer:	European Builders, Inc.
Owner:	Walbert Limited Partnership
Surveyor:	C2C Design Group
Proposed Units/Lots:	1 Commercial
Proposed Square Footage:	6,633
Area to be Developed:	1.0
Total Acreage:	1.56
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

PRELIMINARY PLANS – REVIEW (CONT'D)

7.

File #:	65-13932
Subdivision Name:	Galen Hoover AG Operation
Municipality:	Tulpehocken Township
Plan Type:	PRELIMINARY
Location:	East side of Airport Road approximately 650-feet east of Little Swatara Church Road.
Applicant:	Galen Hoover
Developer:	N/A
Owner:	Irvin M. and Martha W. Hoover
Surveyor:	Nye Consulting Services, Inc.
Proposed Units/Lots:	1 Agriculture
Proposed Square Footage:	78,564
Area to be Developed:	9.75
Total Acreage:	129.85
Linear Feet (street):	N/A
Sewer:	N/A
Water:	1 OL

FINAL PLANS – REVIEW

1.

File #:	03-3938
Subdivision Name:	Riggs Annexation Subdivision
Municipality:	Alsace Township
Plan Type:	FINAL
Location:	North side of Sommers Road approximately 2,800-feet west of Old State Road.
Applicant:	Richard L. & Ruthann Riggs
Developer:	N/A
Owner:	Richard L. & Ruthann Riggs
Surveyor:	John W. Hoffert, P.L.S., Ltd
Proposed Units/Lots:	1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	4.697
Total Acreage:	12.403
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

2.

File #:	23-13828a
Subdivision Name:	GLC Lehigh Valley West
Municipality:	Greenwich Township
Plan Type:	FINAL
Location:	North side of Old Route 22 (S.R.4022) approximately 1,000-feet west of the intersection with Krumsville Road (S.R.0737).
Applicant:	GLC Lehigh Valley West LLC
Developer:	Goodman
Owner:	GLC Lehigh Valley West LLC
Surveyor:	Landworks Civil Design, LLC
Proposed Units/Lots:	3 ANNEXATION, 2 INDUSTRIAL
Proposed Square Footage:	1,274,970
Area to be Developed:	114.26
Total Acreage:	115.154
Linear Feet (street):	4,526
Sewer:	2 OL
Water:	2 OL

FINAL PLANS - REVIEW (CONT'D)

3.

File #:	25 & 52-10499b
Subdivision Name:	Furnace Village III
Municipality:	Heidelberg Township
Plan Type:	FINAL
Location:	West of Smokering Drive, traversed by Flint Drive, and south of the existing railroad line.
Applicant:	Jack Keener
Developer:	Jack Keener
Owner:	Jack Keener
Surveyor:	HNT, LLC
Proposed Units/Lots:	2 Single-family, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	5.78
Total Acreage:	29.98
Linear Feet (street):	N/A
Sewer:	2 OL
Water:	2 OL

4.

File #:	40-13937
Subdivision Name:	Del Pilar Parra Subdivision
Municipality:	Mohnton Borough
Plan Type:	FINAL
Location:	West side of Maple Street approximately 100-feet south of Dewey Street.
Applicant:	Maria Del Pilar Parra
Developer:	N/A
Owner:	Maria Del Pilar Parra
Surveyor:	John W. Hoffert, P.L.S.
Proposed Units/Lots:	2 Semi-detached
Proposed Square Footage:	N/A
Area to be Developed:	0.104
Total Acreage:	0.208
Linear Feet (street):	N/A
Sewer:	2 P
Water:	2 P

FINAL PLANS - REVIEW (CONT'D)

5.

File #:	45-13933
Subdivision Name:	Snyder Business Center
Municipality:	Ontelaunee Township
Plan Type:	FINAL
Location:	East side of Pottsville Pike (SR 61), south of Berkley Park Road , north of Snyder Road, and west of Leesport Avenue.
Applicant:	C&B Development LLC
Developer:	N/A
Owner:	Barbara E. & Errol R. Jr. Nothstein
Surveyor:	Schlouch Inc.
Proposed Units/Lots:	1 Commercial
Proposed Square Footage:	137,135
Area to be Developed:	11.5
Total Acreage:	10.699
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

6.

File #:	48 & 18-13936
Subdivision Name:	Schmidt - 58 Groff
Municipality:	Pike Township
Plan Type:	PRELIMINARY
Location:	South side of Groff Road, and east of Merkle Road.
Applicant:	Timothy & Jessica Schmidt
Developer:	N/A
Owner:	Timothy & Jessica Schmidt
Surveyor:	All County Associates Inc
Proposed Units/Lots:	1 Single-family, 1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	45.563
Total Acreage:	64.02
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

FINAL PLANS - REVIEW (CONT'D)

7.

File #:	54-13934
Subdivision Name:	BW Training Stables - 51 Club Lane
Municipality:	Ruscombmanor Township
Plan Type:	PRELIMINARY
Location:	Northside of Sand Hill Road (T-566, Public). The parcel is traversed by Gun Club Lane, and Moser Lane is located south of the site.
Applicant:	Jason Weik
Developer:	N/A
Owner:	Jason Weik
Surveyor:	OTM LLC
Proposed Units/Lots:	1 Commercial
Proposed Square Footage:	26,912
Area to be Developed:	5.2
Total Acreage:	30.4
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

8.

File #:	75-13339a
Subdivision Name:	Atonement Lutheran Church - 5 Wyomissing Boulevard
Municipality:	Wyomissing Borough
Plan Type:	FINAL
Location:	Southeast side of the Wyomissing Boulevard and Penn Avenue intersection.
Applicant:	Luteran Church of Atonement
Developer:	N/A
Owner:	Luteran Church of Atonement
Surveyor:	C2C Design Group
Proposed Units/Lots:	1 Residue, 1 EX Commercial
Proposed Square Footage:	N/A
Area to be Developed:	0.36
Total Acreage:	2.36
Linear Feet (street):	N/A
Sewer:	1 EX P
Water:	1 EX P

	SKETCH	PRELIMINARY	FINAL	TOTAL
Total Plans for Period :	1	7	8	16
9/19/2025 - 10/21/2025				
ACRES (Total)	209	244.84	265.22	719.06
(Area to be Dev) PRO - Proposed	209	67.41	187.46	463.87
LDP - Land Development Plan	0	4	3	7
RTRP - Revision to Record Plan	1	1	0	2
SF - Single Family - New	0	4	3	7
Existing	0	1	0	1
SD - Semi-Detached (Duplex) - New	0	0	2	2
Existing	0	0	0	0
APT - Apartment - New	0	84	0	84
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	1	2	3
Existing	0	0	0	0
AG - Agricultural - New	0	1	0	1
Existing	0	0	0	0
OTHER - New	0	0	0	0
Existing	1	1	0	2
ANX - Annexation	0	0	5	5
RES - Residue	0	1	4	5
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	2,400	4,526	6,926
Sewer - On-Lot	0	4	6	10
Existing On-Lot	0	0	0	0
Public	0	86	3	89
Existing Public	0	0	1	1
WATER - On-Lot	0	5	6	11
Existing On-Lot	0	0	0	0
Public	0	86	3	89
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