



Subdivision & Land Development March 25, 2021 – April 22, 2021

Berks County Planning Commission



Types of New Development

Housing: 114 Total Units

Single Family
Detached
44



Mobile Homes
0



Apartments
60



Townhouse
0



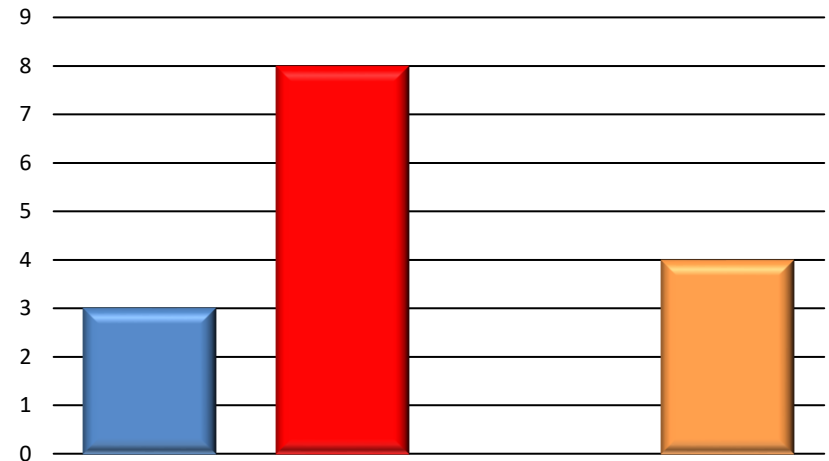
Semi Detached
10



Type of Plans Reviewed

Total
15
**Subdivision/Lot Line
Adjustment**
5
Land Development
10
Acres
586.97

Plans Reviewed



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

■ Residential ■ Non-Residential ■ Agriculture ■ Other

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

Non-Residential: 54,481 Total Square Feet

Agriculture
0



Public Quasi
20,011



Industrial/
Warehouse
20,280



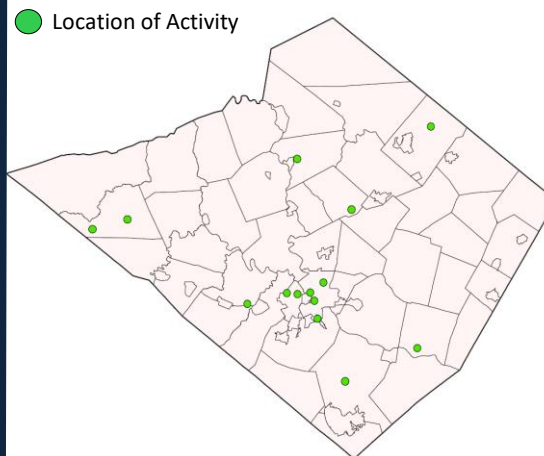
Commercial
14,190



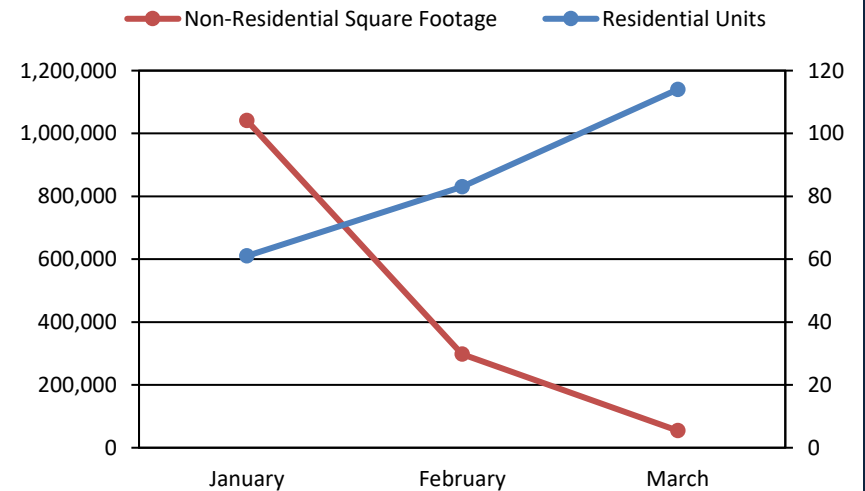
Commercial
Recreational
0



Location of Activity



Year in Review: January – March 2021



	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>2</u>	<u>3</u>	<u>10</u>	<u>15</u>
<u>3/25/21 - 4/22/21</u>				
ACRES (Total)	375.53	12.25	199.19	586.97
(Area to be Dev) PRO - Proposed	49.32	6.02	70.036	125.376
LDP - Land Development Plan	0	3	7	10
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	0	1	43	44
Existing	0	0	0	0
SD - Semi-Detached (Duplex) - New	0	10	0	10
Existing	0	0	0	0
APT - Apartment - New	0	60	0	60
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	0	1	1
Existing	0	0	4	4
IND - Industrial - New	0	0	0	0
Existing	0	0	1	1
AG - Agricultural - New	2	0	0	2
Existing	0	0	0	0
OTHER - New	1	0	0	1
Existing	0	0	0	0
ANX - Annexation	3	0	2	5
RES - Residue	2	0	1	3
P - Public	0	1	1	2
QP - Quasi Public	0	0	0	0
OP - Open Space	0	0	0	0
LF - Linear Feet (Street)	0	0	1,656	1,656
Sewer - On-Lot	1	0	0	1
Existing On-Lot	0	0	3	3
Public	0	72	45	117
Existing Public	0	0	4	4
WATER - On-Lot	1	0	44	45
Existing On-Lot	0	0	3	3
Public	0	72	2	74
Existing Public	0	0	3	3

BERKS COUNTY PLANNING

COMMISSION

LAND DEVELOPMENT AND SUBDIVISION

ACTIVITY

MONTHLY REPORT

March 25, 2021 to April 22, 2021

LAND DEVELOPMENTS AND SUBDIVISIONS

ACTIVITY

March 25, 2021 to April 22, 2021

SKETCH PLANS – REVIEW

1. Bell Tract Residue, Perry Township – File #47-12969

Location: North and south of Moselem Springs Road approximately 638-feet of Pottsville Pike (S.R. 0061).
Applicant: Gene Bell Estate
Owner: Gene Bell Estate
Surveyor: McCarthy Engineering Associates, Inc.
of Lots or Units: 2 Agriculture, 1 Public, 1 Other, 1 Residue
Area to be Developed: 37.820
Total Acreage: 92.726
Linear Feet (street): N/A
Density: N/A
Sewer: N/A
Water: N/A

2. Shirk Farm Annexation, Tulpehocken Township – File #65-13498

Location: North of Teen Challenge Road and between W. Four Point Road and Deck Road.
Applicant: Harold L. & Rose M. Shirk
Owner: Harold L. & Rose M. Shirk
Surveyor: Devon R. Henne, PLS
of Lots or Units: 3 Annexations, 1 Residue
Area to be Developed: 11.5
Total Acreage: 282.8
Linear Feet (street): N/A
Density: N/A
Sewer: 3 OL
Water: 3 OL

PRELIMINARY PLANS – REVIEW

1. Grecian Terrace Village West, Lower Heidelberg Township – File #35-11046

Location: Western side of Gaul Road approximately 650-feet northwest of Penn Avenue (S.R. 0422).
Applicant: Alpha Property Investments, LLC
Owner: Alpha Property Investments, LLC
Surveyor: C2C Design Group
of Lots or Units: 60 Apartments
Area to be Developed: 4.91
Total Acreage: 11.27
Linear Feet (street): N/A
Density: 0.189
Sewer: 60 P
Water: 60 P

2. Marion Street Station Reading Fire Department, Reading City – File #49-13492

Location: Northeast side of the N. 9th Street and Marion Street intersection.
Applicant: William I. Stoudt, Jr.
Owner: City of Reading
Surveyor: First Capital Engineering, Inc.
of Lots or Units: 1 Public
Area to be Developed: 0.41
Total Acreage: 0.28
Linear Feet (street): N/A
Density: N/A
Sewer: 1 P
Water: 1 P

3. Habitat for Humanity The Buttonwood Gateway, Reading City – File #49-13497

Location: Western side of Buttonwood Street and north and south sides of Miltimore Street.
Applicant: Habitat for Humanity of Berks County, Inc.
Owner: Habitat for Humanity of Berks County, Inc.
Surveyor: C2C Design Group
of Lots or Units: 1 SF, 10 SD
Area to be Developed: 0.7
Total Acreage: 0.7
Linear Feet (street): N/A
Density: 0.06
Sewer: 11 P
Water: 11 P

PRELIMINARY PLANS – REVIEW (CONT'D)

4. Love's Minor Subdivision, Robeson Township – File #51-13500

Location: North on Zion Road approximately 911-feet northeast of Plow Road.
Applicant: R. Douglass Love
Owner: R. Douglass Love
Surveyor: Michael C. DiPaolo, PLC
of Lots or Units: 1 Annexation, 1 Residue
Area to be Developed: 1.150
Total Acreage: 5.279
Linear Feet (street): N/A
Density: 0.378
Sewer: 1 EX OL
Water: 1 EX OL

FINAL PLANS – REVIEW

1. Artistic Visions Wildlife Studio, Amity Township – File #4-13006

Location: Northeastern side of Benjamin Franklin Highway (S.R. 0422) at the intersection with Monocacy Road.

Applicant: Aaron Simser

Owner: Detweiler Properties, LLC

Surveyor: Boyer Engineering, LLC

of Lots or Units: 1 Commercial

Area to be Developed: 2.2

Total Acreage: 3.5

Linear Feet (street): N/A

Density: N/A

Sewer: 1 EX P

Water: 1 EX OL

2. Sprecher/Peters Annexation, Fleetwood Borough – File #22-13496

Location: Northern side of Race Street terminus between east Vine Street and east Arch Street extending eastward to North Beech Street.

Applicant: Byron C. Sprecher

Owner: Janet J. Peters

Surveyor: OTM, LLC

of Lots or Units: 1 Annexation

Area to be Developed: 0.216

Total Acreage: 7.4

Linear Feet (street): N/A

Density: N/A

Sewer: 1 P

Water: 1 P

3. Schwab Proposed Addition, Maiden Creek Township – File #37-12141

Location: North side of Anna Avenue approximately 788-feet of Sofia Boulevard.

Applicant: Schwab Land Development Company, LLC

Owner: Schwab Land Development Company, LLC

Surveyor: Berks Surveying & Engineering, Inc.

of Lots or Units: 1 EX Commercial

Area to be Developed: 0.5

Total Acreage: 1.26

Linear Feet (street): N/A

Density: N/A

Sewer: 1 EX P

Water: 1 EX P

FINAL PLANS - REVIEW (CONT'D)

4. Lot II Arrowhead Business/Industrial Park, Maxatawny Township – File #39-11033

Location: Northwestern corner of Tomahawk Court and Delaware Drive.
Applicant: TAH, L.P.
Owner: TAH, L.P.
Surveyor: Berks Surveying & Engineering
of Lots or Units: 1 Industrial
Area to be Developed: 1.2
Total Acreage: 4.16
Linear Feet (street): N/A
Density: N/A
Sewer: 1 EX OL
Water: 1 EX OL

5. Nature Place at Angelica Creek Park Phase 2, Reading City – File #49-12992

Location: Northeastern side of St. Bernardine Street approximate 550-feet north of Morgantown Road (S.R. 0010).
Applicant: Berks Nature
Owner: City of Reading
Surveyor: Barry Isett & Associates
of Lots or Units: 1 EX Public
Area to be Developed: 2.3
Total Acreage: 75.71
Linear Feet (street): N/A
Density: N/A
Sewer: 1 EX OL
Water: 1 EX OL

6. Remcon: 208 Chestnut Street, City of Reading – File #49-13363

Location: Southeastern corner of Chestnut Street and 2nd Street.
Applicant: Ridgewood L.P. & PJ Connors Remcon
Owner: Ridgewood L.P. & PJ Connors Remcon
Surveyor: Ludgate Engineering
of Lots or Units: 1 EX Industrial
Area to be Developed: 0.48
Total Acreage: 3.94
Linear Feet (street): N/A
Density: N/A
Sewer: 1 EX P
Water: 1 EX P

FINAL PLANS - REVIEW (CONT'D)

7. Mountain Meadows Phase II, Tulpehocken Township – File #65-11585

Location: North Terminus of Clover Drive approximately 670-feet of Meadowlark Lane.
Applicant: Mount Aetna Developers, Inc.
Owner: Mount Aetna Developers, Inc.
Surveyor: Pioneer Management, LLC
of Lots or Units: 43 SF
Area to be Developed: 61.0
Total Acreage: 61.0
Linear Feet (street): 1,656
Density: 1.4
Sewer: 43 P
Water: 43 P

8. 560 Van Reed Road Parking Lot Expansion, Wyomissing Borough – File #75-12212

Location: South side of Van Reed Road approximately 1,300-feet west of Park Road.
Applicant: Spartan Properties
Owner: 560 Van Reed Road, LLC
Surveyor: Bogia Engineering, Inc.
of Lots or Units: 1 EX Commercial
Area to be Developed: 0.29
Total Acreage: 4.2
Linear Feet (street): N/A
Density: N/A
Sewer: 1 EX P
Water: 1 EX P

9. Berkshire Square Investors, LLC, Wyomissing Borough – File #75-12623

Location: Northern corner of State Hill Road & Berkshire Boulevard.
Applicant: Berkshire Square Condo Association, LLC
Owner: Berkshire Square Condo Association, LLC
Surveyor: Ryan Whitmore, PE
of Lots or Units: 1 Commercial
Area to be Developed: 0.70
Total Acreage: 32.740
Linear Feet (street): N/A
Density: N/A
Sewer: 1 P
Water: 1 P