



Subdivision & Land Development July 23, 2021 – August 18, 2021

Berks County Planning Commission



Types of New Development

Housing: 6 Total Units

Single Family Detached
6



Mobile Homes
0



Apartments
0



Townhouse
0



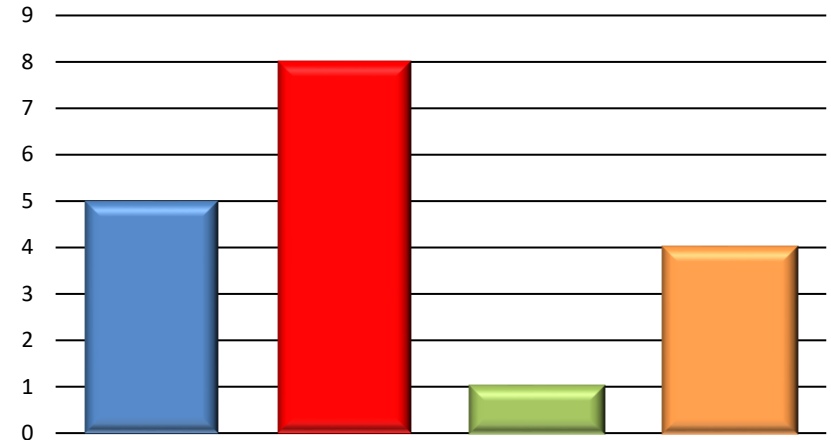
Semi Detached
0



Type of Plans Reviewed

Total
18
Subdivision/Lot Line Adjustment
11
Land Development
8
Acres
140.301

Plans Reviewed



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

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

Non-Residential: 779,590 Total Square Feet

Agriculture
22,910



Public Quasi
3,455



Industrial/Warehouse
621,225



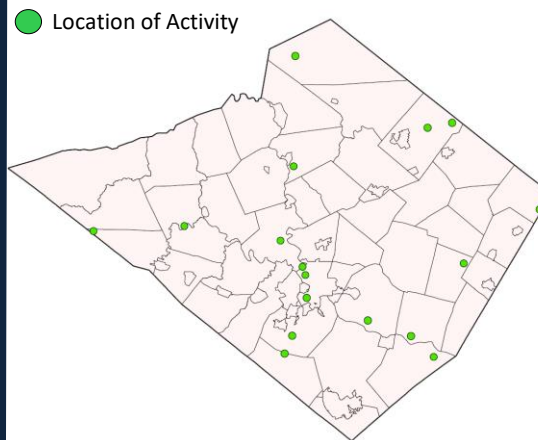
Commercial
132,000



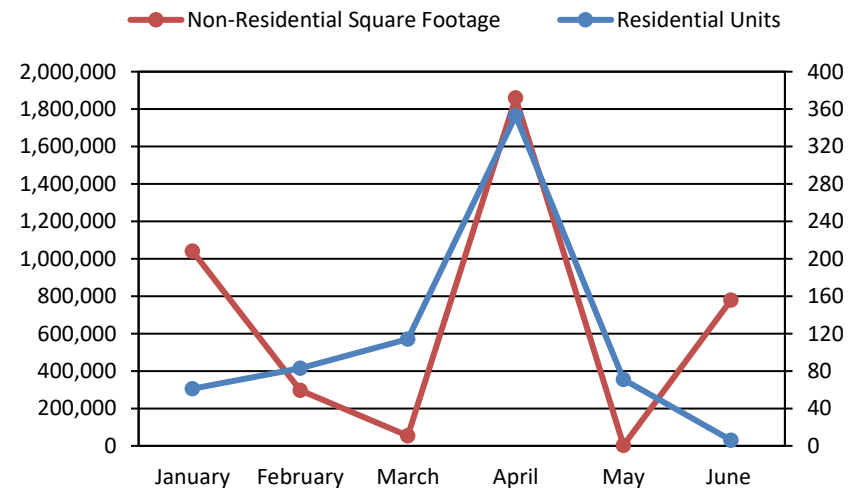
Commercial Recreational
0



Location of Activity



Year in Review: January – July 2021



	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>5</u>	<u>3</u>	<u>10</u>	<u>18</u>
<u>7/23/2021 - 8/18/2021</u>				
ACRES (Total)	113.636	398.29	389.916	901.842
(Area to be Dev) PRO - Proposed	65.902	4.77	69.629	140.301
LDP - Land Development Plan	2	2	4	8
RTRP - Revision to Record Plan	0	0	1	1
SF - Single Family - New	3	0	3	6
Existing	0	0	1	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	0	1
Existing	2	0	1	3
IND - Industrial - New	1	0	0	1
Existing	0	1	1	2
AG - Agricultural - New	0	0	1	1
Existing	0	0	0	0
OTHER - New	0	0	0	0
Existing	0	0	0	0
ANX - Annexation	4	3	5	12
RES - Residue	3	2	6	11
P - Public	0	0	1	1
QP - Quasi Public	0	1	0	1
OP - Open Space	0	0	0	0
LF - Linear Feet (Street)	500	0	0	500
Sewer - On-Lot	3	0	4	7
Existing On-Lot	1	0	2	3
Public	2	0	0	2
Existing Public	0	3	1	4
WATER - On-Lot	3	0	3	6
Existing On-Lot	2	0	3	5
Public	1	0	0	1
Existing Public	0	3	1	4

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

BERKS COUNTY PLANNING

COMMISSION

LAND DEVELOPMENT AND SUBDIVISION

ACTIVITY

MONTHLY REPORT

July 23, 2021 to August 18, 2021

LAND DEVELOPMENTS AND SUBDIVISIONS

ACTIVITY

July 23, 2021 to August 18, 2021

SKETCH PLANS – REVIEW

1. Logistic Center 222, Bern Township – File #7-13534

Location: Southeastern side of the West Leesport Road and Stinson Road intersection.
Applicant: NorthPoint Development, LLC
Owner: Reitnouer Real Estate, LP
Surveyor: Bogia Engineering, Inc.
of Lots or Units: 2 Annexations, 1 Industrial, 1 Residue
Area to be Developed: 58.8
Total Acreage: 80.1
Linear Feet (street): 500.0
Density: N/A
Sewer: 1 P
Water: 1 P

2. Waligurski Annexation Subdivision, Brecknock Township – File #12&17-13540

Location: Along northeastern side of Welsh Road, southwestern side of Ruffner Road and northeast of New Holland Road (S.R.0625).
Applicant: David & Joanne M. Waligurski
Owner: David & Joanne M. Waligurski
Surveyor: John W. Hoffert, PLS
of Lots or Units: 1 Annexation, 1 Residue, 1 SF
Area to be Developed: 2.311
Total Acreage: 12.84
Linear Feet (street): N/A
Density: 0.15
Sewer: 1 OL
Water: 1 OL

SKETCH PLANS – REVIEW (CONT.D)

3. Noah Souders Subdivision, Earl Township – File #20-13536

Location: In between West Philadelphia Avenue and Terrace Road approximately 1,968-feet northeast of Sunset Hill road.
Applicant: Noah Souders
Owner: Noah Souders
Surveyor: John T. Aston III, PE, PLS
of Lots or Units: 1 SF, 1 EX Commercial
Area to be Developed: 2.914
Total Acreage: 12.645
Linear Feet (street): N/A
Density: 0.34
Sewer: 1 OL, 1 EX OL
Water: 1 OL, 1 EX OL

4. Glenn Hart Subdivision, Exeter Township – File #21-11136

Location: East of Lorane Road approximately 762-feet southeast of Lincoln Road.
Applicant: Glenn Hart
Owner: Glenn Hart
Surveyor: Stackhouse Bensinger, Inc.
of Lots or Units: 1 SF, 1 Residue
Area to be Developed: 1.127
Total Acreage: 4.491
Linear Feet (street): N/A
Density: 0.44
Sewer: 1 P
Water: 1 OL

5. Valentino's Restaurant, Maxatawny Township – File #39-13537

Location: Southwest corner of Kutztown Road (S.R.0222) and Long Lane.
Applicant: Fernando & Giuliana Folino
Owner: Fernando & Giuliana Folino
Surveyor: dH Enterprises, Inc.
of Lots or Units: 1 EX Commercial, 1 Annexation
Area to be Developed: 0.75
Total Acreage: 3.56
Linear Feet (street): N/A
Density: N/A
Sewer: 1 OL
Water: 1 EX OL

PRELIMINARY PLANS – REVIEW

1. Florez Trucking, Maxatawny Township – File #39-13539

Location: Southeast corner of Kutztown Road (S.R.0222) and Kline’s Corner Road.
Applicant: Martin Florez
Owner: Richard & Elizabeth J. Carmen
Surveyor: Bogia Engineering, Inc.
of Lots or Units: 1 Commercial, 3 Annexations, 2 Residue
Area to be Developed: 3.61
Total Acreage: 11.94
Linear Feet (street): N/A
Density: N/A
Sewer: 1 EX P
Water: 1 EX P

2. Glen Gery Building Addition, Perry Township – File #47-12413

Location: East side of Pottsville Pike (S.R. 0061) approximately 1,200-feet south of Shoemakersville Road.
Applicant: Glen Gery
Owner: Glen Gery Brick Company
Surveyor: Bogia Engineering, Inc.
of Lots or Units: 1 EX Industrial
Area to be Developed: 1.0
Total Acreage: 385.8
Linear Feet (street): N/A
Density: N/A
Sewer: 1 EX P
Water: 1 EX P

3. Inglesia Pentecostal Movimiento De Fe, Inc., Reading City – File #49-13541

Location: Western side of Schuylkill Avenue (S.R. 0183) approximately 200-feet northwest of Blair Avenue.
Applicant: Inglesia Pentecostal Movimiento De Fe, Inc.
Owner: Inglesia Pentecostal Movimiento De Fe, Inc.
Surveyor: Tarson, LLC
of Lots or Units: 1 EX Quasi-Public
Area to be Developed: 0.16
Total Acreage: 0.55
Linear Feet (street): 106.0
Density: N/A
Sewer: 1 EX P
Water: 1 EX P

FINAL PLANS – REVIEW

1. Muth/Stettler Annexation Plan, Albany Township – File #2-13544

Location: West side of Pine Swamp Road approximately 162-feet south of the intersection with Hawk Mountain Road.

Applicant: Eugene O. Muth, III

Owner: Jeffrey L. Stettler

Surveyor: Colonial Surveying

of Lots or Units: 1 Annexation, 1 Residue

Area to be Developed: 0.7

Total Acreage: 17.07

Linear Feet (street): N/A

Density: N/A

Sewer: N/A

Water: N/A

2. Myers/Baumer Annexation Subdivision, Amity Township – File #4-13545

Location: In between southeastern side of Benjamin Franklin Highway (S.R. 422) and southwestern side of Monocacy Creek Road.

Applicant: Doug LaSalle

Owner: Doug LaSalle

Surveyor: John W. Hoffert, PLS

of Lots or Units: 1 Annexation, 1 Residue

Area to be Developed: 2.421

Total Acreage: 6.84

Linear Feet (street): N/A

Density: N/A

Sewer: N/A

Water: N/A

3. 1974 Cedar Top Road, Cumru Township – File #17-13538

Location: Southwestern side of Cedar Top Road approximately 626-feet northeast of Scenic Drive.

Applicant: Lorraine V. Woerner Ehrgood

Owner: Lorraine V. Woerner Ehrgood

Surveyor: OTM, LLC

of Lots or Units: 1 Residue, 1 Annexation

Area to be Developed: 0.091

Total Acreage: 0.483

Linear Feet (street): N/A

Density: N/A

Sewer: N/A

Water: N/A

FINAL PLANS - REVIEW (CONT'D)

4. Daniel & Cindy Miller Subdivision, Cumru Township – File #17-13548

Location: East side of Welsh Road approximately 265-feet north of Forest Road.
Applicant: Daniel P. Miller & Cindy L.
Owner: Daniel P. Miller & Cindy L.
Surveyor: John W. Hoffert, PLS, LTD
of Lots or Units: 2 SF, 1 EX SF
Area to be Developed: 30.005
Total Acreage: 30.005
Linear Feet (street): N/A
Density: 0.105
Sewer: 2 OL, 1 EX OL
Water: 2 OL, 1 EX OL

5. GMS Environmental -1904 Tollgate Road, Hereford Township – File #26-13431

Location: Southeastern side of Tollgate Road (S.R. 1022) at the intersection with Rizzi Square.
Applicant: Apollo Zeus Holdings, LLC
Owner: Apollo Zeus Holdings, LLC
Surveyor: S.T.A. Engineering, Inc.
of Lots or Units: 1 EX Industrial
Area to be Developed: 6.6
Total Acreage: 28.4
Linear Feet (street): N/A
Density: N/A
Sewer: 1 EX OL
Water: 1 EX OL

6. Llewellyn Moyer Duck Operation, Jefferson Township – File #27-13535

Location: South side of Christmas Village Road (S.R. 4010) at the intersection with Reber Hill Road.
Applicant: Llewellyn Moyer
Owner: Llewellyn Moyer
Surveyor: Red Barn Consulting, Inc.
of Lots or Units: 1 Agriculture
Area to be Developed: 3.0
Total Acreage: 187.33
Linear Feet (street): N/A
Density: N/A
Sewer: N/A
Water: 1 OL

FINAL PLANS - REVIEW (CONT'D)

7. Dutch Valley Foods-Revised Final Plan, Marion Township – File #38-3504

Location: East side of Lancaster Avenue (S.R. 0501) just north of the Marion Township/Jackson Township (Lebanon Co.) line and south of the Tulpehocken Township/Marion Township line.

Applicant: Dutch Valley Food Distributors, Inc.

Owner: Dutch Valley Food Distributors, Inc.

Surveyor: Diehm & Sons

of Lots or Units: 1 EX Commercial

Area to be Developed: 21.82

Total Acreage: 41.8

Linear Feet (street): N/A

Density: N/A

Sewer: 1 EX P

Water: 1 EX OL

8. Glenside Elementary School, Reading City – File #49-13542

Location: Eastern corner of Schuylkill Avenue (S.R. 0183) and Lackawanna Street.

Applicant: Reading School District

Owner: Reading School District

Surveyor: Stackhouse Bensinger, Inc.

of Lots or Units: 1 EX Public

Area to be Developed: 0.2

Total Acreage: 8.95

Linear Feet (street): N/A

Density: N/A

Sewer: 1 EX P

Water: 1 EX P

9. Reading Truck Group Annexation Plan, Reading City – File #49-11646

Location: Eastern side of Hancock Boulevard at the intersection with Liggett Avenue.

Applicant: Poindexter Properties, LLC

Owner: Poindexter Properties, LLC

Surveyor: SSM Group, Inc.

of Lots or Units: 1 Annexation, 1 Residue

Area to be Developed: 0.052

Total Acreage: 28.338

Linear Feet (street): N/A

Density: N/A

Sewer: N/A

Water: N/A

FINAL PLANS - REVIEW (CONT'D)

10. Basile Brothers Partnership, Union Township – File #66-13547

Location: East side of Hallman Road at the intersection with Blackwood Lane.
Applicant: Donald and Ernest Basile
Owner: Basile Bros. Partnership; Donald and Ernest Basile
Surveyor: Wilkinson & Associates, Inc.
of Lots or Units: 1 SF, 1 Annexation, 2 Residue
Area to be Developed: 4.74
Total Acreage: 40.7
Linear Feet (street): N/A
Density: N/A
Sewer: 1 OL
Water: 1 OL