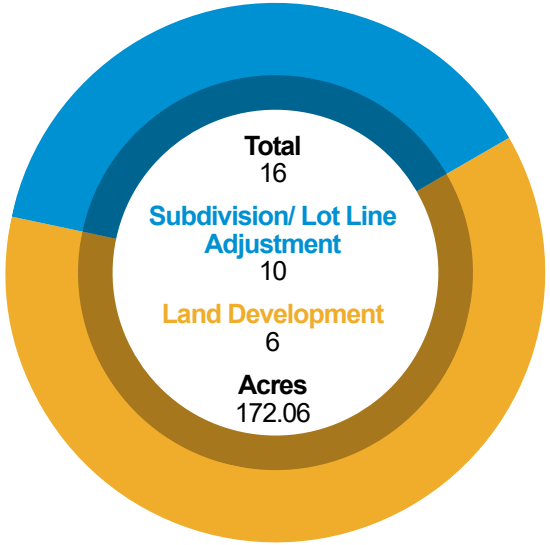
Subdivision & Land Development Report

June 18, 2025 - July 24, 2025

Berks County Planning Commission

Plans Reviewed



Types of Plans Reviewed

RESIDENTIAL
5

AGRICULTURE
1

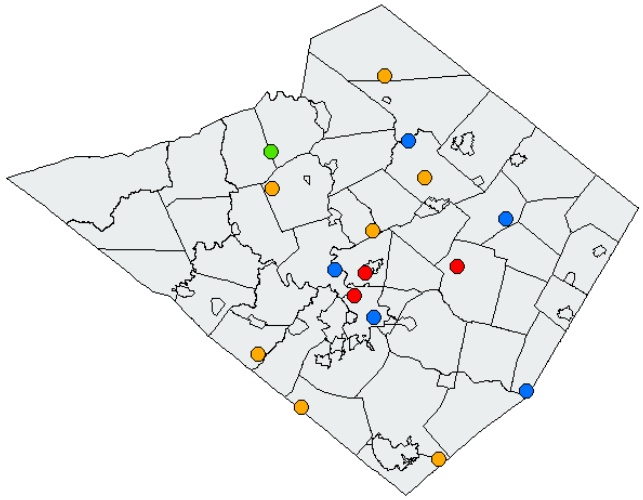
COMMERCIAL/ INDUSTRIAL
3

OTHER
7

*Other includes Annexations, Municipal, Recreation, etc.

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

Location of Development Activity



Types of Residential Development:

124 Total Housing Units

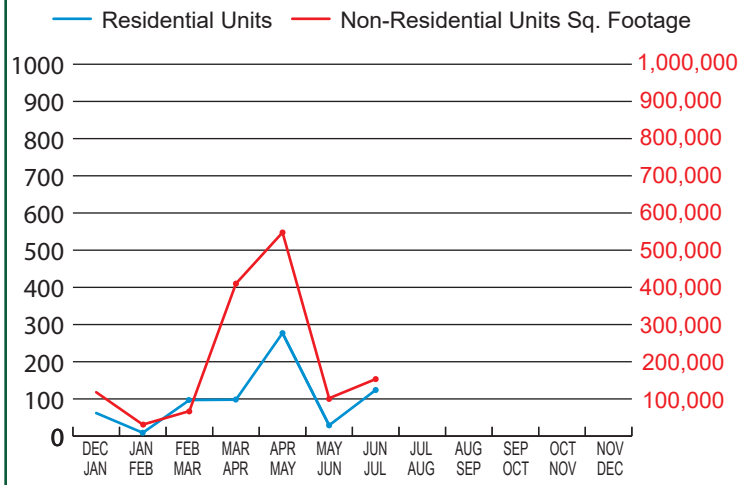
- 4 Single Family Detached
- 0 Mobile Homes
- 0 Apartments
- 120 Townhouses
- 0 Semi Detached

Non-Residential Development:

153,338 Total Sq. Ft.

- 127,600 Agriculture
- 2,220 Public Quasi
- 24,466 Industrial/ Warehouse
- 1,052 Commercial
- 0 Commercial Recreational

Year in Review: January – December 2025



BERKS COUNTY
Planning Commission

LAND DEVELOPMENT AND SUBDIVISION ACTIVITY

MONTHLY REPORT

June 18, 2025 to July 24, 2025

SKETCH PLANS – REVIEW

1.

File #:	07-13915
Subdivision Name:	Barber Subdivision
Municipality:	Bern Township
Plan Type:	SKETCH
Location:	South of Wilson Street bounded by Mitchell Avenue to the west, Berkley Street to the east, and north of Roosevelt Avenue.
Applicant:	Michael W. & Jeanne M. Barber
Developer:	N/A
Owner:	Michael W. & Jeanne M. Barber
Surveyor:	John W. Hoffert, P.L.S.., Ltd.
Proposed Units/Lots:	1 Single-family, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	0.2983
Total Acreage:	0.5967
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

SKETCH PLANS – REVIEW (CONT'D)

2.

File #:	12-6935
Subdivision Name:	Franck/Martin Annexation Subdivision
Municipality:	Brecknock Township
Plan Type:	SKETCH
Location:	North of Wentzel Road approximately 2,689-feet west of New Holland Road (S.R.0625).
Applicant:	Matthew R. & Danae L. Franck
Developer:	N/A
Owner:	Jeremiah H. & Arlene R. Martin
Surveyor:	John W. Hoffert, P.L.S.., Ltd.
Proposed Units/Lots:	1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	0.68
Total Acreage:	12.768
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

3.

File #:	15-8538
Subdivision Name:	Gerry Noecker School
Municipality:	Centre Township
Plan Type:	SKETCH
Location:	East side of Tilden Road (S.R.4015) approximately 850-feet north of Irish Creek Road.
Applicant:	Irish Creek Mennonite School
Developer:	Irish Creek Mennonite School
Owner:	Gerry Noecker
Surveyor:	Nye Consulting Services, Inc.
Proposed Units/Lots:	1 Annexation, 1 Residue, 1 School
Proposed Square Footage:	2,220
Area to be Developed:	3.1
Total Acreage:	19.04
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

SKETCH PLANS – REVIEW (CONT'D)

4.

File #:	44-4856
Subdivision Name:	Kornfeind Realty Company Land Development
Municipality:	Oley Township
Plan Type:	SKETCH
Location:	North of Memorial Highway (SR 73/662) approximately 490-feet east of Friedensburg Road
Applicant:	Kornfeind Realty Co.
Developer:	Kornfeind Realty Co.
Owner:	Kornfeind Realty Co.
Surveyor:	C2C Design Group
Proposed Units/Lots:	1 EX Commercial
Proposed Square Footage:	512
Area to be Developed:	0.01
Total Acreage:	0.7
Linear Feet (street):	N/A
Sewer:	1 EX P
Water:	1 EX P

5.

File #:	45-13916
Subdivision Name:	Printz Lot Annexation
Municipality:	Ontelaunee Township
Plan Type:	SKETCH
Location:	East of Allentown Pike (SR 2005), north of its intersection with Hilltop Drive.
Applicant:	Robert L. Printz
Developer:	N/A
Owner:	Jeffrey M. & Tamala Dresh
Surveyor:	Snyder Surveying LLC
Proposed Units/Lots:	1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	0.12
Total Acreage:	1.69
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

SKETCH PLANS – REVIEW (CONT'D)

6.

File #:	50&23-13912
Subdivision Name:	Crystall Cave Road Subdivision
Municipality:	Richmond Township
Plan Type:	SKETCH
Location:	North and south sides of Crystal Cave Road (S.R.1006) and western side of the intersection with Crystal Ridge Road (S.R.1006).
Applicant:	David Stutzman
Developer:	N/A
Owner:	David Stutzman
Surveyor:	Berks Surveying & Engineering, Inc.
Proposed Units/Lots:	1 Single-family, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	53.7
Total Acreage:	108.7
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

7.

File #:	58-1700
Subdivision Name:	3173 E. Galen Hall Road
Municipality:	South Heidelberg Township
Plan Type:	SKETCH
Location:	South of Galen Hall Road (T609) approximately 2,320-feet east of Cushion Peak Road (T373).
Applicant:	Durann N. Welker-Hart
Developer:	N/A
Owner:	Durann N. Welker-Hart
Surveyor:	Ludgate Engineering Corporation
Proposed Units/Lots:	1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	0.41
Total Acreage:	16.48
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

PRELIMINARY PLANS – REVIEW

1.

File #:	02-9689f
Subdivision Name:	Sousley-Lesher Subdivision
Municipality:	Albany Township
Plan Type:	PRELIMINARY
Location:	North side of Sousley Road approximately 1,730-feet north of the S.R.0143 intersection.
Applicant:	Roy & Linda Sousley
Developer:	Roy & Linda Sousley
Owner:	Roy & Linda Sousley
Surveyor:	JHA Company
Proposed Units/Lots:	1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	71.87
Total Acreage:	114.1
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

2.

File #:	19-8338
Subdivision Name:	J Cube Residential Community
Municipality:	Douglass Township
Plan Type:	PRELIMINARY
Location:	South side of Benjamin Franklin Highway (S.R.2022) at the intersection with Broadmoor Boulevard.
Applicant:	J Cubed Real Estate, LLC
Developer:	J Cubed Real Estate, LLC
Owner:	Prakrutiben & Amita Patel
Surveyor:	Mack Engineering
Proposed Units/Lots:	120 Apartments
Proposed Square Footage:	N/A
Area to be Developed:	7.0
Total Acreage:	10.35
Linear Feet (street):	N/A
Sewer:	120 P
Water:	120 P

PRELIMINARY PLANS – REVIEW (CONT'D)

3.

File #:	49-12728b
Subdivision Name:	Carpenter Technologies Corp Building 163 Tactic Consolidation
Municipality:	Reading
Plan Type:	PRELIMINARY
Location:	Northeast side of the Schuylkill Avenue (S.R.0183) and Cartech Road intersection.
Applicant:	Carpenter Technologies Corporation
Developer:	Carpenter Technologies Corporation
Owner:	Carpenter Technologies Corporation
Surveyor:	STV Inc.
Proposed Units/Lots:	1 EX Industrial
Proposed Square Footage:	22,466
Area to be Developed:	0.76
Total Acreage:	92.21
Linear Feet (street):	N/A
Sewer:	1 EX P
Water:	1 EX P

FINAL PLANS – REVIEW

1.

File #:	42-10514a
Subdivision Name:	Seven 7B Brew
Municipality:	Muhlenberg Township
Plan Type:	FINAL
Location:	East side of N. 5th Street Highway approximately 1,000-feet north of George Street.
Applicant:	Brew Team Group, LLC
Developer:	Brew Team Group, LLC
Owner:	SCI 2006-HQ10 North Chancery Street LLC
Surveyor:	Toth & Associates
Proposed Units/Lots:	1 Commercial
Proposed Square Footage:	540
Area to be Developed:	0.54
Total Acreage:	19.15
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

2.

File #:	49-13910
Subdivision Name:	1212 Perkiomen Avenue Subdivision
Municipality:	Reading
Plan Type:	FINAL
Location:	South side of Perkiomen Avenue, between South 12th Street to the west and Hill Road to the east. Proposed Lot 2 located is east of South 12th Street and north of Weimer Street.
Applicant:	Property Net LLC
Developer:	N/A
Owner:	Property Net LLC
Surveyor:	John W. Hoffert, P.L.S.., Ltd.
Proposed Units/Lots:	2 EX Apartments
Proposed Square Footage:	N/A
Area to be Developed:	0.07
Total Acreage:	0.07
Linear Feet (street):	N/A
Sewer:	2 EX P
Water:	2 EX P

FINAL PLANS - REVIEW (CONT'D)

3.

File #:	50-12649d
Subdivision Name:	Walbert Limited Partnership
Municipality:	Richmond Township
Plan Type:	FINAL
Location:	South side of Kutztown Road (S.R.0222) and the east side of Moselem Springs Road (S.R.0662).
Applicant:	Walbert Limited Partnership
Developer:	N/A
Owner:	Walbert Limited Partnership
Surveyor:	C2C Design Group
Proposed Units/Lots:	1 Residue, 1 Agriculture, 1 Commercial
Proposed Square Footage:	N/A
Area to be Developed:	8.47
Total Acreage:	11.4
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

4.

File #:	51-13913
Subdivision Name:	Hertzler Farm Storage Magazine Facility
Municipality:	Robeson Township
Plan Type:	FINAL
Location:	South side of Hopewell Road at the intersection with Cold Run Road.
Applicant:	M3 Explo, LLC
Developer:	M3 Explo, LLC
Owner:	James M. & Debra A. Hertzler & Joseph L. & Karen Y. Hetzler
Surveyor:	C2C Design Group
Proposed Units/Lots:	1 Residue, 1 Other
Proposed Square Footage:	N/A
Area to be Developed:	4.3
Total Acreage:	212.92
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

FINAL PLANS - REVIEW (CONT'D)

5.

File #:	53-13917
Subdivision Name:	Opperman Minor Subdivision
Municipality:	Rockland Township
Plan Type:	FINAL
Location:	South of Five Points Road and encompasses both the east and west sides of Schweiz Road.
Applicant:	Sheryl & Edgar Opperman
Developer:	N/A
Owner:	Sheryl & Edgar Opperman
Surveyor:	Berks Surveying & Engineering, Inc.
Proposed Units/Lots:	2 Single-family, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	6.73
Total Acreage:	28.3
Linear Feet (street):	N/A
Sewer:	2 OL
Water:	2 OL

6.

File #:	63&67-13914
Subdivision Name:	Lucas DeTurk AG Operation
Municipality:	Tilden Township
Plan Type:	FINAL
Location:	Western side of St Michaels Road between Mill Road and Shartlesville Road.
Applicant:	Lucas DeTurk
Developer:	Lucas DeTurk
Owner:	Lucas DeTurk
Surveyor:	Nye Consulting Services, Inc.
Proposed Units/Lots:	1 Agriculture
Proposed Square Footage:	127,600
Area to be Developed:	14.0
Total Acreage:	111.5
Linear Feet (street):	N/A
Sewer:	N/A
Water:	1 OL

	SKETCH	PRELIMINARY	FINAL	TOTAL
Total Plans for Period :	**7**	**3**	**6**	**16**
6/18/2025 - 7/24/2025				
ACRES (Total)	159.97	216.66	383.34	759.97
(Area to be Dev) PRO - Proposed	58.32	79.63	34.11	172.06
LDP - Land Development Plan	2	1	3	6
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	2	0	2	4
Existing	0	0	0	0
SD - Semi-Detached (Duplex) - New	0	0	0	0
Existing	0	0	0	0
APT - Apartment - New	0	120	0	120
Existing	0	0	2	2
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	2	2
Existing	1	0	0	1
IND - Industrial - New	0	0	0	0
Existing	0	1	0	1
AG - Agricultural - New	0	0	2	2
Existing	0	0	0	0
OTHER - New	0	0	1	1
Existing	0	0	0	0
ANX - Annexation	4	1	0	5
RES - Residue	6	1	3	10
P - Public	0	0	0	0
QP - Quasi Public	1	0	0	1
OP - Open Space	0	0	0	0
LF - Linear Feet (Street)	0	0	0	0
Sewer - On-Lot	2	0	3	5
Existing On-Lot	0	0	0	0
Public	1	120	1	122
Existing Public	1	1	2	4
WATER - On-Lot	2	0	4	6
Existing On-Lot	0	0	0	0
Public	1	120	1	122
Existing Public	1	1	2	4

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