



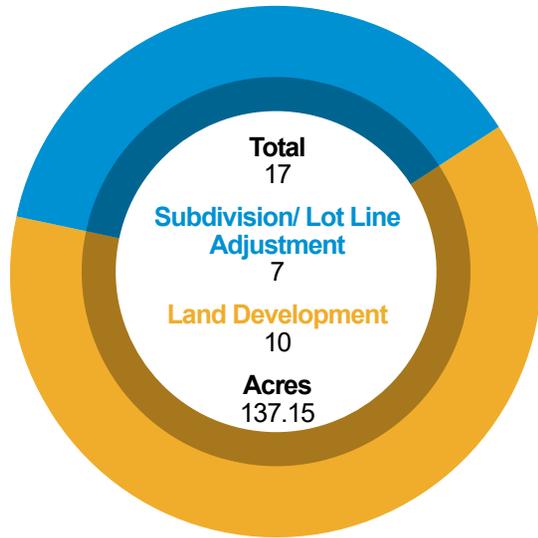
Subdivision & Land Development Report

April 25, 2025 - May 21, 2025

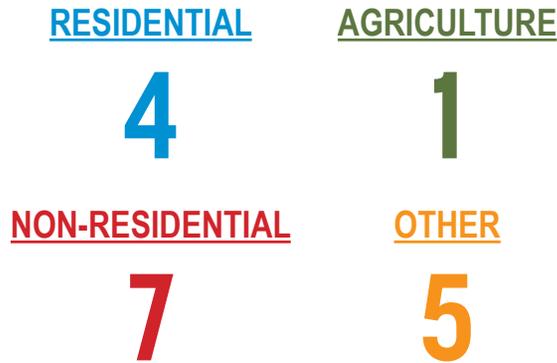
Berks County Planning Commission



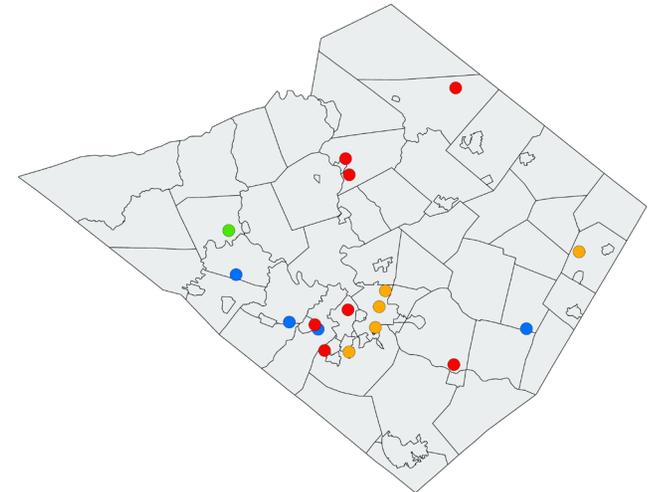
Plans Reviewed



Types of Plans Reviewed



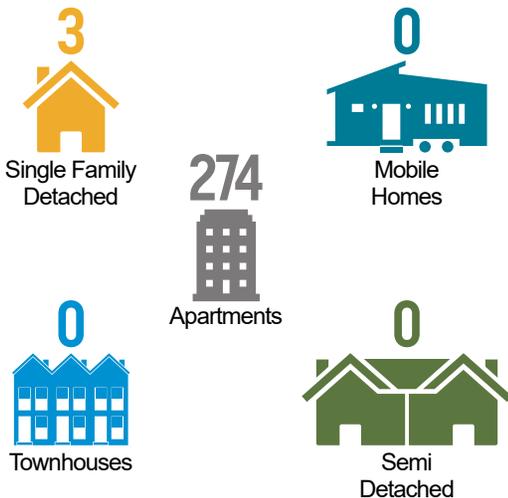
Location of Development Activity



*Other includes Annexations, Municipal, Recreation, etc.

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

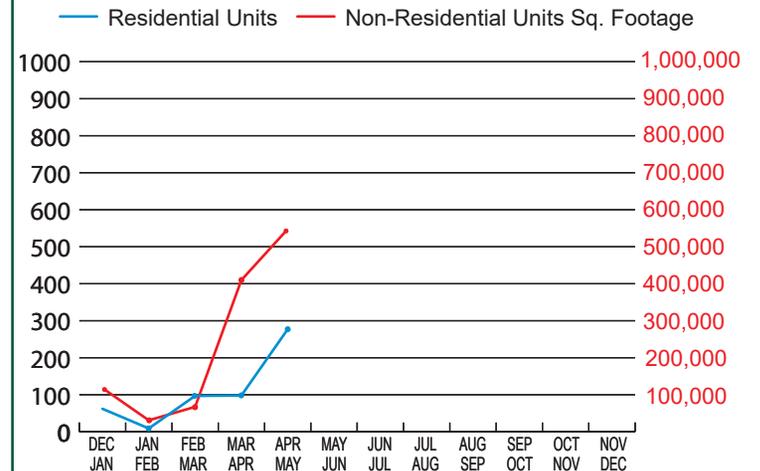
Types of Residential Development: 277 Total Housing Units



Non-Residential Development: 547,565 Total Sq. Ft.



Year in Review: January – December 2025





LAND DEVELOPMENT AND SUBDIVISION ACTIVITY

MONTHLY REPORT

April 25, 2025 to May 21, 2025

SKETCH PLANS – REVIEW

1.

File #:	20-13896
Subdivision Name:	317 Machamer Road
Municipality:	Earl Township
Plan Type:	SKETCH
Location:	North of Boyertown Pike (S.R.0562) and east of Machamer Road.
Applicant:	James G. Brumbach
Developer:	N/A
Owner:	3BE, LLC
Surveyor:	Aston Surveyors-Engineers, Inc.
Proposed Units/Lots:	2 Single-family, 1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	7.262
Total Acreage:	10.252
Linear Feet (street):	N/A
Sewer:	2 OL
Water:	2 OL

PRELIMINARY PLANS – REVIEW

1.

File #:	17-13903
Subdivision Name:	719 Old Lancaster Pike
Municipality:	Cumru Township
Plan Type:	PRELIMINARY
Location:	West side of Old Lancaster Pike at the intersection with Fairmont Avenue.
Applicant:	Cablevision Lightpath LLC
Developer:	Cablevision Lightpath LLC
Owner:	J&A Court LLC
Surveyor:	Bogia Engineering, Inc.
Proposed Units/Lots:	1 Commercial
Proposed Square Footage:	8,000
Area to be Developed:	0.99
Total Acreage:	1.72
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 OL

2.

File #:	17-13906
Subdivision Name:	Missionary Sisters of the Precious Blood
Municipality:	Cumru Township
Plan Type:	PRELIMINARY
Location:	East of Welsh Road approximately 1,053 feet south of East Broad Street.
Applicant:	Missionary Sisters of the Precious Blood
Developer:	Missionary Sisters of the Precious Blood
Owner:	Missionary Sisters of the Precious Blood
Surveyor:	John W. Hoffert P.L.S., Ltd
Proposed Units/Lots:	1 Church
Proposed Square Footage:	N/A
Area to be Developed:	2.75
Total Acreage:	98.13
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

PRELIMINARY PLANS – REVIEW (CONT'D)

3.

File #:	21-13898
Subdivision Name:	Archaea - Pioneer Crossing RNG Facility
Municipality:	Exeter Township
Plan Type:	PRELIMINARY
Location:	Northwest side of the Lincoln Road and Red Lane intersection.
Applicant:	FR&S Inc
Developer:	Archaea Energy, LLC
Owner:	FR&S Inc
Surveyor:	Larson Design Group
Proposed Units/Lots:	1 Industrial
Proposed Square Footage:	30,000
Area to be Developed:	9.28
Total Acreage:	82.6
Linear Feet (street):	1,198
Sewer:	1 P
Water:	1 OL

4.

File #:	27-13900
Subdivision Name:	Kyle Keeney LD
Municipality:	Jefferson Township
Plan Type:	PRELIMINARY
Location:	North and south sides of Koenig Road and the eastern side of Groff Road.
Applicant:	Kyle Keeney
Developer:	Kyle Keeney
Owner:	Kyle L. & Sharita A. Keeney
Surveyor:	Scotch Hill Solutions
Proposed Units/Lots:	1 Agriculture
Proposed Square Footage:	31,312
Area to be Developed:	10.68
Total Acreage:	181.2
Linear Feet (street):	N/A
Sewer:	N/A
Water:	1 EX OL

PRELIMINARY PLANS – REVIEW (CONT'D)

5.

File #:	43-13899
Subdivision Name:	Deeds Subdivision
Municipality:	North Heidelberg Township
Plan Type:	PRELIMINARY
Location:	Eastern/southern side of Heidelberg Road, approximately 1,141-feet south/west of the intersection of East Meadow Road and Heidelberg Road.
Applicant:	David L. Deeds and Monika S.
Developer:	N/A
Owner:	David L. Deeds and Monika S.
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:	2.0
Total Acreage:	6.695
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

6.

File #:	47-12413e
Subdivision Name:	Glen Gery Corporation Subdivision of Tract A
Municipality:	Perry Township
Plan Type:	PRELIMINARY
Location:	East and west sides of Pottsville Pike (S.R.0061) and the north and south sides of Shoemakersville Road.
Applicant:	Glen Gery Brick Company
Developer:	Glen Gery Brick Company
Owner:	Glen Gery Brick Company
Surveyor:	Bogia Engineering, Inc.
Proposed Units/Lots:	5 Industrial
Proposed Square Footage:	N/A
Area to be Developed:	23.94
Total Acreage:	603
Linear Feet (street):	N/A
Sewer:	5 P
Water:	5 P

PRELIMINARY PLANS – REVIEW (CONT'D)

7.

File #:	49-13905
Subdivision Name:	905 Green Street
Municipality:	City of Reading
Plan Type:	PRELIMINARY
Location:	Northeast side of the N 9th Street and Green Street intersection.
Applicant:	Reading Parking Authority
Developer:	Reading Parking Authority
Owner:	Reading Parking Authority
Surveyor:	McCarthy Engineering & Associates, Inc.
Proposed Units/Lots:	6 Annexations, 1 Other
Proposed Square Footage:	N/A
Area to be Developed:	0.31
Total Acreage:	0.31
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

8.

File #:	59-3716a
Subdivision Name:	Spring Commons
Municipality:	Spring Township
Plan Type:	PRELIMINARY
Location:	Southern side of Shillington Road (S.R.0724) at the intersection with Heister Boulevard.
Applicant:	Shore Associates, LLC
Developer:	Shore Associates, LLC
Owner:	Shore Associates, LLC
Surveyor:	McCarthy Engineering & Associates, Inc.
Proposed Units/Lots:	1 Annexation, 48 Apartments
Proposed Square Footage:	N/A
Area to be Developed:	3.54
Total Acreage:	5.48
Linear Feet (street):	N/A
Sewer:	48 P
Water:	48 P

FINAL PLANS – REVIEW

1.

File #:	23-13073c
Subdivision Name:	Penn West 78 - Krumsville Rd SR 737 & Long Lane Rd
Municipality:	Greenwich Township
Plan Type:	FINAL
Location:	West side of Krumsville Road (S.R.0737) at the intersection with Long Lane Road (S.R.1024).
Applicant:	PSIP JVI Krumsville Road, LLC
Developer:	PSIP JVI Krumsville Road, LLC
Owner:	PSIP JVI Krumsville Road, LLC
Surveyor:	Colliers Engineering & Design Group
Proposed Units/Lots:	1 Industrial
Proposed Square Footage:	374,668
Area to be Developed:	35.0
Total Acreage:	44.28
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

2.

File #:	35-9219a
Subdivision Name:	4889 Penn Avenue
Municipality:	Lower Heidelberg Township
Plan Type:	FINAL
Location:	North of East Penn Avenue (SR 0422) and west of Gaul Road.
Applicant:	Motus Development 7, LLC
Developer:	N/A
Owner:	Clay Investments LLC, c/o Longview Management
Surveyor:	C2C Design Group
Proposed Units/Lots:	226 Apartments, 8 Commercial
Proposed Square Footage:	70,099
Area to be Developed:	35.0
Total Acreage:	41.02
Linear Feet (street):	2,120
Sewer:	234 P
Water:	234 P

FINAL PLANS - REVIEW (CONT'D)

3.

File #:	49-13897
Subdivision Name:	Marrella Enterprises, Inc. Subdivision
Municipality:	City of Reading
Plan Type:	FINAL
Location:	Between Morgantown Road (S.R. 0010) and Hazel Street, to the south of Eberly Street.
Applicant:	Michael S. Garner, President of Marrella Enterprises, Inc.
Developer:	N/A
Owner:	Marrella Enterprises, 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:	0.288
Total Acreage:	0.979
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

4.

File #:	49-13904
Subdivision Name:	Albright Learning Commons Renovations
Municipality:	City of Reading
Plan Type:	FINAL
Location:	East side of N. 13th Street at the intersection with Exeter Street.
Applicant:	Albright College
Developer:	Albright College
Owner:	Albright College
Surveyor:	Reuther + Bowen
Proposed Units/Lots:	1 Other
Proposed Square Footage:	N/A
Area to be Developed:	1.75
Total Acreage:	16.34
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

FINAL PLANS - REVIEW (CONT'D)

5.

File #:	56-13902
Subdivision Name:	1079 Shoemaker Ave.
Municipality:	Shoemakersville Borough
Plan Type:	FINAL
Location:	East side of Shoemaker Avenue (S.R.0061) approximately 1,450-feet north of the intersection with Moselem Springs Road (S.R.0662).
Applicant:	Bell Real Estate Solutions, LLC
Developer:	Bell Real Estate Solutions, LLC
Owner:	Bell Real Estate Solutions, LLC
Surveyor:	Bogia Engineering, Inc.
Proposed Units/Lots:	1 EX Commercial
Proposed Square Footage:	4,800
Area to be Developed:	0.4
Total Acreage:	6.6
Linear Feet (street):	N/A
Sewer:	1 EX P
Water:	1 EX P

6.

File #:	57-12279e
Subdivision Name:	Sinking Spring OP Holdings I, LLC
Municipality:	Sinking Spring Borough
Plan Type:	FINAL
Location:	East of Shillington Road (SR 0724) approximately 815feet south of Penn Avenue (SR 0422).
Applicant:	Sinking Spring OP Holdings I, LLC
Developer:	Sinking Spring OP Holdings I, LLC
Owner:	Sinking Spring OP Holdings I, LLC
Surveyor:	First Capital Engineering, Inc.
Proposed Units/Lots:	2 Commercial
Proposed Square Footage:	8,875
Area to be Developed:	1.0
Total Acreage:	1.16
Linear Feet (street):	N/A
Sewer:	2 P
Water:	2 P

FINAL PLANS - REVIEW (CONT'D)

7.

File #:	69-3740
Subdivision Name:	Patricia L. VanAnden - Simple Conveyance
Municipality:	Washington Township
Plan Type:	FINAL
Location:	Northwest side of the Lenape Road and Hammann Lane intersection.
Applicant:	Patricia L. VanAnden
Developer:	N/A
Owner:	Patricia L. VanAnden
Surveyor:	Urwiler & Walter, Inc.
Proposed Units/Lots:	1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	2.0
Total Acreage:	9.397
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

8.

File #:	75-13011a
Subdivision Name:	R.M. Palmer Company
Municipality:	Wyomissing Borough
Plan Type:	FINAL
Location:	Southwest side of the Van Reed Road and N. Wyomissing Boulevard intersection.
Applicant:	RM Palmer Company
Developer:	RM Palmer Company
Owner:	Confectionery Real Estate LLC
Surveyor:	Great Valley Consultants
Proposed Units/Lots:	1 EX Industrial
Proposed Square Footage:	19,741
Area to be Developed:	0.959
Total Acreage:	9.2325
Linear Feet (street):	N/A
Sewer:	1 EX P
Water:	1 EX P

	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>1</u>	<u>8</u>	<u>8</u>	<u>17</u>
<u>4/25/2025 - 5/21/2025</u>				
ACRES (Total)	10.25	979.14	129.01	1118.4
(Area to be Dev) PRO - Proposed	7.26	53.49	76.4	137.15
LDP - Land Development Plan	0	5	5	10
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	2	1	0	3
Existing	0	0	0	0
SD - Semi-Detached (Duplex) - New	0	0	0	0
Existing	0	0	0	0
APT - Apartment - New	0	48	226	274
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	10	11
Existing	0	0	1	1
IND - Industrial - New	0	6	1	7
Existing	0	0	1	1
AG - Agricultural - New	0	1	0	1
Existing	0	0	0	0
OTHER - New	0	1	1	2
Existing	0	0	0	0
ANX - Annexation	1	7	2	10
RES - Residue	1	1	2	4
P - Public	0	0	0	0
QP - Quasi Public	0	1	0	1
OP - Open Space	0	0	0	0
LF - Linear Feet (Street)	0	1,198	2,120	3,318
Sewer - On-Lot	2	1	1	4
Existing On-Lot	0	0	0	0
Public	0	56	236	292
Existing Public	0	0	2	2
WATER - On-Lot	2	3	1	6
Existing On-Lot	0	1	0	1
Public	0	54	236	290
Existing Public	0	0	2	2

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