



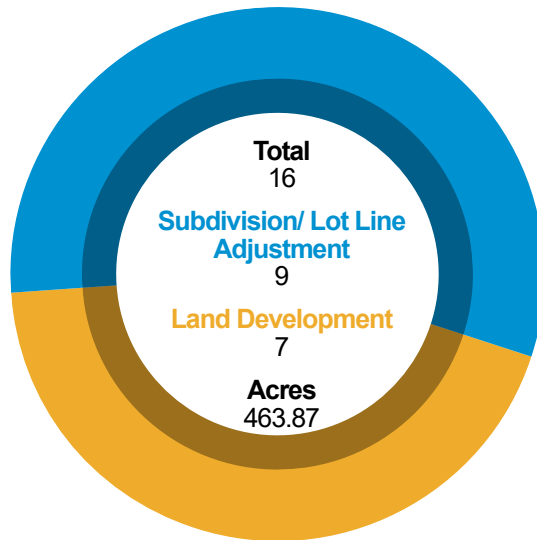
Subdivision & Land Development Report

September 19, 2025 - October 21, 2025

Berks County Planning Commission



Plans Reviewed



Types of Plans Reviewed

RESIDENTIAL

6

COMMERCIAL/ INDUSTRIAL

5

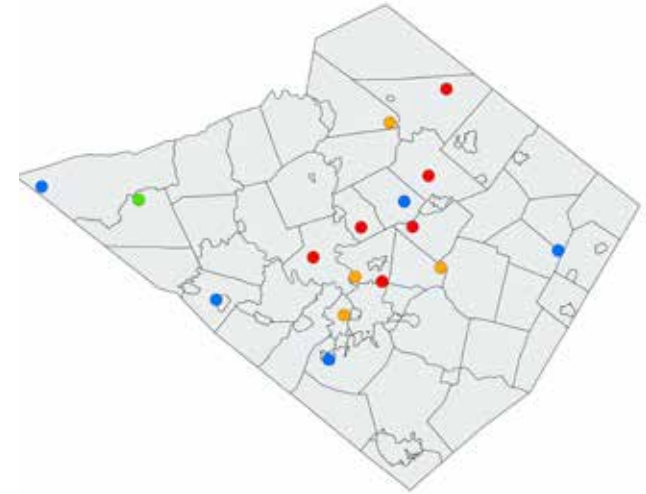
AGRICULTURE

1

OTHER

4

Location of Development Activity



*Other includes Annexations, Municipal, Recreation, etc.

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

Types of Residential Development:

93 Total Housing Units

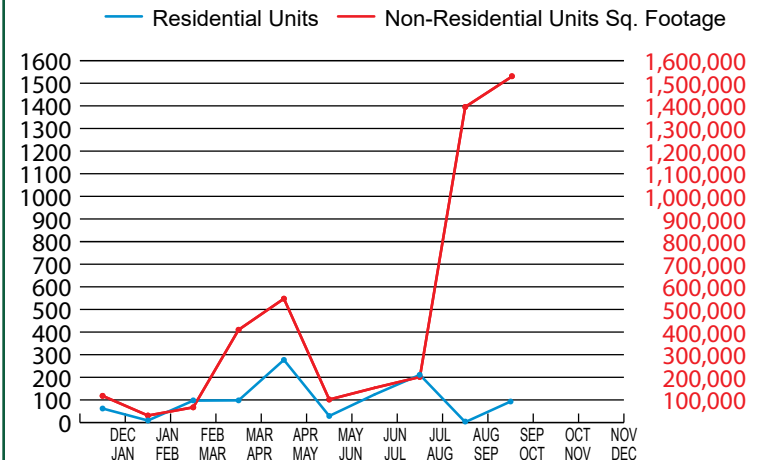


Non-Residential Development:

1,525,789 Total Sq. Ft.



Year in Review: January – December 2025





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:	Lutheran Church of Atonement
Developer:	N/A
Owner:	Lutheran 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

	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>1</u>	<u>7</u>	<u>8</u>	<u>16</u>
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

ENDORSED LAND DEVELOPMENT & SUBDIVISION

ACTIVITY MONTHLY SUMMARY

The following data sheet has been created from the Land Development & Subdivision Plan Endorsement Activity compiled by the Berks County Planning Commission. The data for this report has been developed from endorsement activity for land development and subdivision plans, which are submitted to the Berks County Planning Commission after municipal approval and prior to the recording of the plan.

This data sheet began to tabulate the endorsed plan activity for a one-month period of time in January 2002. Data is provided in one column for the monthly activity and a cumulative year-to-date column that gives the yearly total for the appropriate row as it relates to the month. Data from the same month of the previous year and the cumulative year-to-date totals are also provided for yearly comparisons.

This data sheet is broken down for the month **October 2025**.

All abbreviations used are explained at the bottom of the data sheet. The types of units that are included in the “other” row are also explained.

ENDORSED LAND DEVELOPMENT AND SUBDIVISION ACTIVITY MONTHLY SUMMARY

	2024		2025	
	October 2024	Year to Date	October 2025	Year to Date
Total # of Plans Endorsed	14	105	21	109
Total # of Residential Units	181	446	15	1218
SF	5	106	15	114
SD	0	10	0	54
MH	0	0	0	108
TH	39	39	0	439
APT.	137	291	0	503
CONDO	0	0	0	0
Total Non-Residential Units	34	203	39	157
Comm.	4	27	3	42
Ind.	13	26	0	5
Other*	17	150	36	110
TOTAL UNITS	215	649	54	1,375
Linear Feet of New Street	950.00	12,551.00	0.00	17,884.78
<u>Type of Water Supply</u>				
OL	2	80	16	37
P	194	404	1	1,252
SP	0	0	1	1
<u>Type of Sewage Disposal</u>				
OL	1	23	13	27
P	195	405	5	1,152
SP	0	55	0	108
Gross Acreage Proposed for Development	1,276.39	2,252.66	212.27	1,219.15

Abbreviations: SF - Single Family

TH - Townhouse

OL - On-Lot

SD - Semi-Detached

Apt. - Apartment

P - Public

MH - Mobile Home

Condo - Condominium

SP - Semi-Public

NOTE: The acreage reported in the "Gross Acreage Proposed for Development" line includes lands for :
Annexations, Agriculture and Open Space

*Includes annexations, woodland, agriculture, municipal, community buildings, etc.