



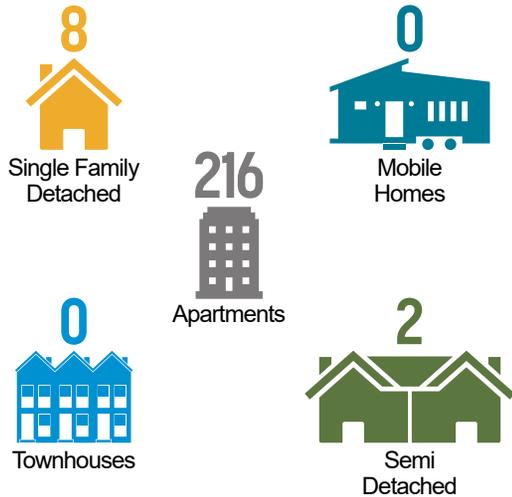
Subdivision & Land Development Report

May 23, 2024 – June 18, 2024
Berks County Planning Commission

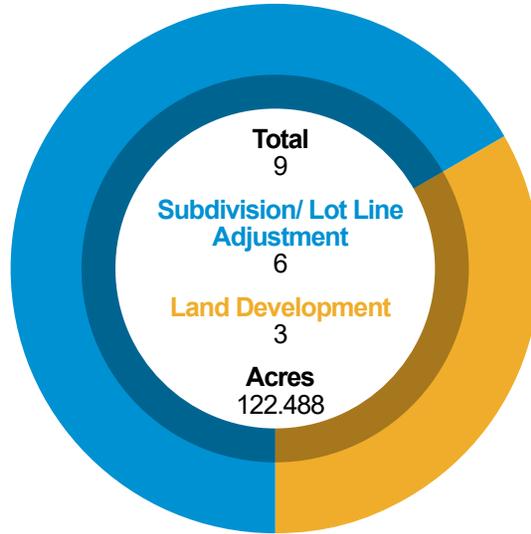


Types of New Development

Housing: 226 Total Units



Types of Plans Reviewed



Plans Reviewed

RESIDENTIAL

4

AGRICULTURE

0

NON-RESIDENTIAL

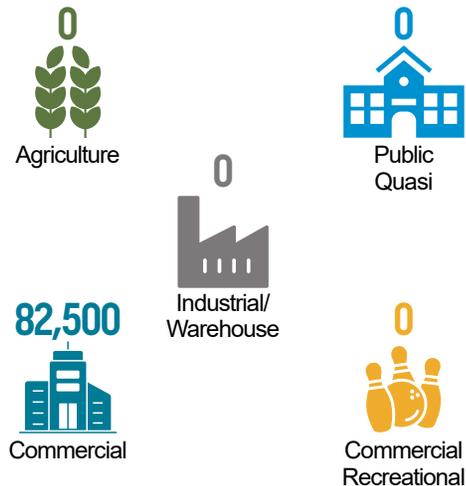
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OTHER

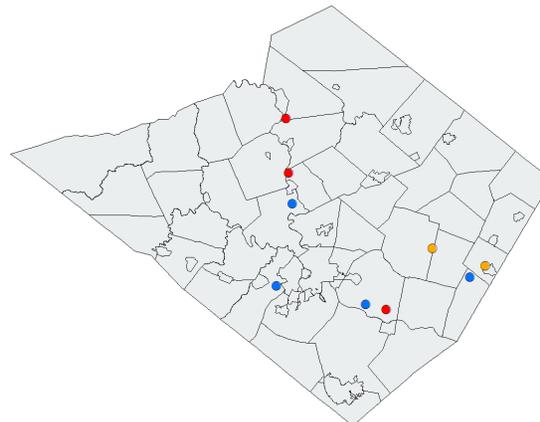
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*Other includes Annexations, Municipal, Recreation, etc.
*Please refer to Monthly Subdivision Review Activity Report for details.

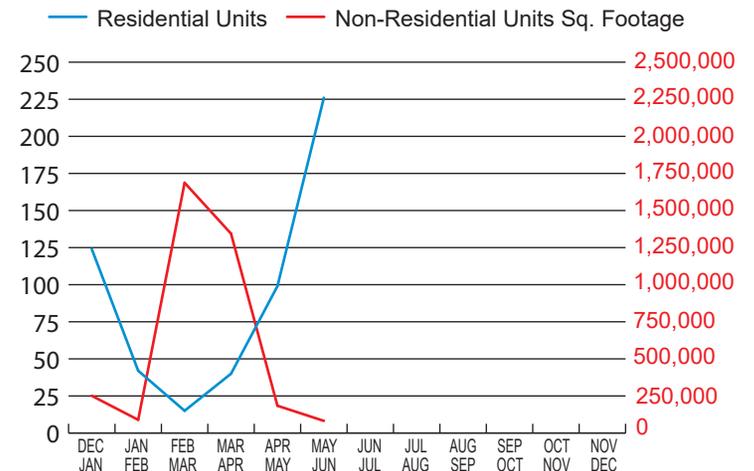
Non-Residential: 82,500 Total Sq. Ft.



Location of Activity



Year in Review: January – December 2024





LAND DEVELOPMENT AND SUBDIVISION ACTIVITY

MONTHLY REPORT

May 23, 2024 to June 18, 2024

SKETCH PLANS – REVIEW

1.

File #:	16-15
Subdivision Name:	Venarchik - Fairview Cemetery Assoc.
Municipality:	Colebrookdale Township
Plan Type:	SKETCH
Location:	Northern end of Crest Drive terminus.
Applicant:	Laurence J. Venarchik
Developer:	N/A
Owner:	Laurence J. Venarchik
Surveyor:	John T. Aston III PE PLS
# of Lots or Units:	1 Annexation , 1 Residue
Area to be Developed:	0.814
Total Acreage:	13.905
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

SKETCH PLANS – REVIEW (CONT'D)

2.

File #:	44-12408
Subdivision Name:	Nathaniel Gift
Municipality:	Oley Township
Plan Type:	SKETCH
Location:	West side of Manatawny Road approximately 600-feet north of the intersection with Spangsville Road.
Applicant:	Nathaniel Gift
Developer:	Nathaniel Gift
Owner:	Thomas Steigelmann
Surveyor:	Laudenslayer Surveying Services
# of Lots or Units:	1 Annexation, 1 Residue
Area to be Developed:	2.2
Total Acreage:	5.08
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

PRELIMINARY PLANS – REVIEW

1.

File #:	07-12481
Subdivision Name:	Lookout Subdivision
Municipality:	Bern Township
Plan Type:	PRELIMINARY
Location:	West side of Rickenbach Road approximately 700-feet south of its intersection with Cross Keys Road.
Applicant:	Jeffrey A. & Marcy A. Koppenheffer
Developer:	N/A
Owner:	Jeffrey A. & Marcy A. Koppenheffer
Surveyor:	C2C Design Group
# of Lots or Units:	6 Single-family, 1 Residue
Area to be Developed:	35.33
Total Acreage:	54.85
Linear Feet (street):	N/A
Sewer:	6 OL
Water:	6 OL

2.

File #:	21-4782
Subdivision Name:	Lorane Road
Municipality:	Exeter Township
Plan Type:	PRELIMINARY
Location:	South of Benjamin Franklin Highway (S.R. 422) at the intersection with Shelbourne Road.
Applicant:	Metropolitan 9, LLC
Developer:	Metropolitan 9, LLC
Owner:	Lorane Nurseries
Surveyor:	C2C Design Group
# of Lots or Units:	216 Apartments
Area to be Developed:	61.1
Total Acreage:	61.1
Linear Feet (street):	250
Sewer:	216 P
Water:	216 P

PRELIMINARY PLANS – REVIEW (CONT'D)

3.

File #:	21-13842
Subdivision Name:	Solid Waste Services L.D.
Municipality:	Exeter Township
Plan Type:	PRELIMINARY
Location:	East side of Red Lane approximately 300-feet south of the intersection with Perkiomen Avenue (US 422 East).
Applicant:	F R & S Inc.
Developer:	F R & S Inc.
Owner:	F R & S Inc.
Surveyor:	Boyer Engineering LLC
# of Lots or Units:	1 Commercial
Area to be Developed:	3.27
Total Acreage:	12.88
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

4.

File #:	45-2363
Subdivision Name:	Gibson LD
Municipality:	Ontelaunee Township
Plan Type:	PRELIMINARY
Location:	East side of Pottsville Pike (S.R.0061) at the intersection with Mohrsville Road.
Applicant:	Clayton Gibson
Developer:	Clayton Gibson
Owner:	Clayton Gibson
Surveyor:	The Crossroads Group, LLC
# of Lots or Units:	1 Commercial
Area to be Developed:	0.94
Total Acreage:	5.695
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

PRELIMINARY PLANS – REVIEW (CONT'D)

5.

File #:	73-5383
Subdivision Name:	Hamburg Self Storage Windsor Twp.
Municipality:	Windsor Township
Plan Type:	PRELIMINARY
Location:	Southeast of Pottsville Pike (S.R. 0061) and Schappell Road (S.R. 4038) intersection.
Applicant:	South Schuylkill Property Group, LLC
Developer:	South Schuylkill Property Group, LLC
Owner:	South Schuylkill Property Group, LLC
Surveyor:	Brinkash & Associates, Inc.
# of Lots or Units:	2 Annexations, 1 Commercial
Area to be Developed:	6.76
Total Acreage:	12.2
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

FINAL PLANS – REVIEW

1.

File #:	19-12370
Subdivision Name:	Paul F. Simser Minor Subdivision
Municipality:	Douglass Township
Plan Type:	FINAL
Location:	Eastern side of Poplar Road approximately 2,500-feet northwest of the intersection with Reading Avenue (S.R.0562).
Applicant:	Paul F. Simser
Developer:	N/A
Owner:	Paul F. Simser
Surveyor:	McCarthy Engineering Associates, Inc.
# of Lots or Units:	3 Annexations, 1 Single-family, 1 Residue
Area to be Developed:	10.0
Total Acreage:	49.519
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

2.

File #:	59-13810
Subdivision Name:	2408 Jefferson Avenue Minor Subdivision
Municipality:	Spring Township
Plan Type:	FINAL
Location:	South of Jefferson Avenue approximately 874' west of W Wyomissing Blvd.
Applicant:	Yohanna Taveras
Developer:	N/A
Owner:	Yohanna Taveras
Surveyor:	Snyder Surveying, LLC
# of Lots or Units:	1 Single-family, 2 Semi-detached, 1 Residue
Area to be Developed:	2.074
Total Acreage:	2.8
Linear Feet (street):	N/A
Sewer:	3 P
Water:	3 P

	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>2</u>	<u>5</u>	<u>2</u>	<u>9</u>
<u>5/23/2024 - 6/18/2024</u>				
ACRES (Total)	18.985	146.725	52.319	218.029
(Area to be Dev) PRO - Proposed	3.014	107.4	12.074	122.488
LDP - Land Development Plan	0	3	0	3
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	0	6	2	8
Existing	0	0	0	0
SD - Semi-Detached (Duplex) - New	0	0	2	2
Existing	0	0	0	0
APT - Apartment - New	0	216	0	216
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	3	0	3
Existing	0	0	0	0
IND - Industrial - New	0	0	0	0
Existing	0	0	0	0
AG - Agricultural - New	0	0	0	0
Existing	0	0	0	0
OTHER - New	0	0	0	0
Existing	0	0	0	0
ANX - Annexation	2	2	3	7
RES - Residue	2	1	2	5
P - Public	0	0	0	0
QP - Quasi Public	0	0	0	0
OP - Open Space	0	0	0	0
LF - Linear Feet (Street)	0	250	0	250
Sewer - On-Lot	0	6	1	7
Existing On-Lot	0	0	0	0
Public	0	217	3	220
Existing Public	0	0	0	0
WATER - On-Lot	0	6	1	7
Existing On-Lot	0	0	0	0
Public	0	217	3	220
Existing Public	0	0	0	0

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