



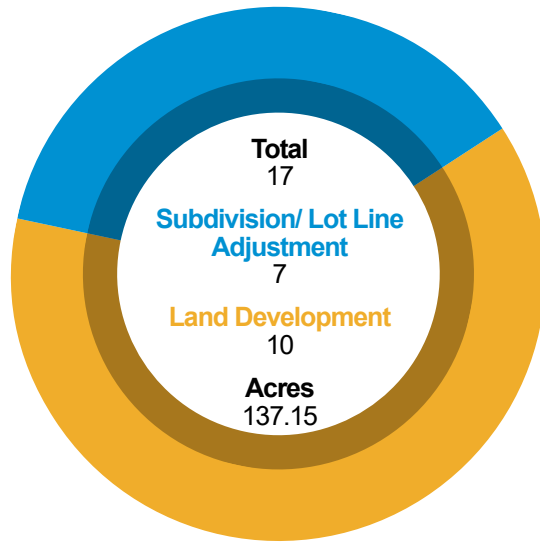
# Subdivision & Land Development Report

April 25, 2025 - May 21, 2025

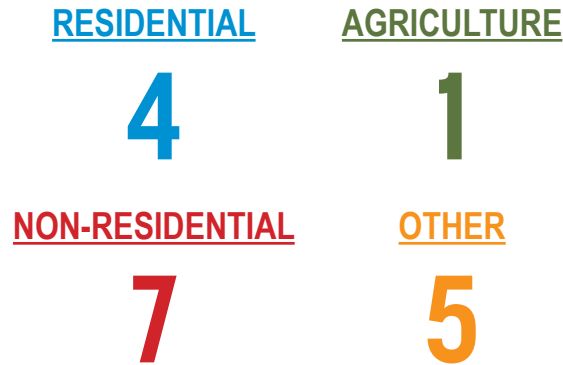
Berks County Planning Commission



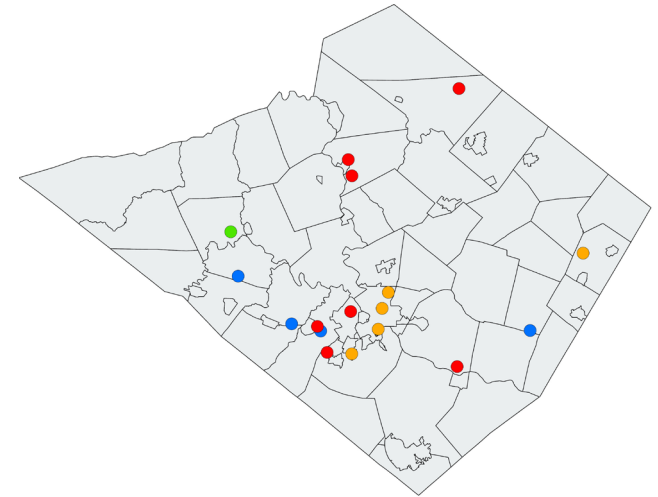
## Plans Reviewed



## Types of Plans Reviewed



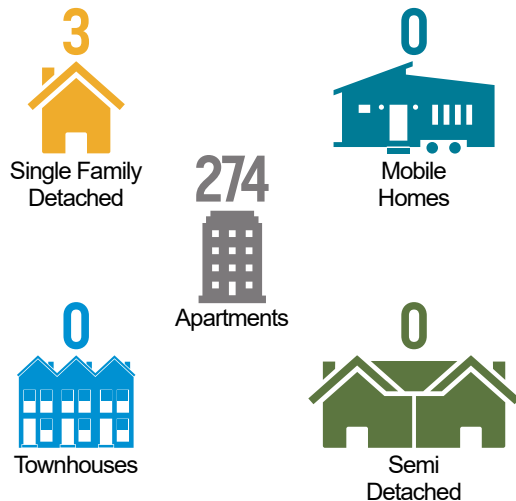
## Location of Development Activity



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

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

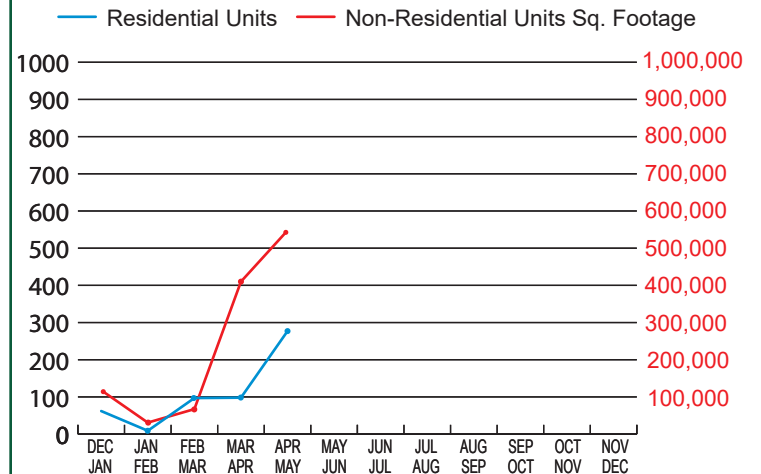
## Types of Residential Development: 277 Total Housing Units



## 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 Heidel Road, approximately 1,141-feet south/west of the intersection of East Meadow Road and Heidel 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><b>SKETCH</b></u>	<u><b>PRELIMINARY</b></u>	<u><b>FINAL</b></u>	<u><b>TOTAL</b></u>
Total Plans for Period :	<u><b>1</b></u>	<u><b>8</b></u>	<u><b>8</b></u>	<u><b>17</b></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

## **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 **May 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	
	May 2024	Year to Date	May 2025	Year to Date
Total # of Plans Endorsed	10	54	9	49
Total # of Residential Units	16	170	1	314
SF	16	31	1	8
SD	0	10	0	20
MH	0	0	0	108
TH	0	0	0	50
APT.	0	129	0	128
CONDO	0	0	0	0
Total Non-Residential Units	11	102	12	49
Comm.	2	13	2	8
Ind.	0	0	3	3
Other*	9	89	7	38
TOTAL UNITS	27	272	13	363
Linear Feet of New Street	843.00	1,761.00	0.00	8,114.97
<u>Type of Water Supply</u>				
OL	2	10	1	13
P	17	172	3	341
SP	0	0	0	0
<u>Type of Sewage Disposal</u>				
OL	3	10	1	6
P	15	170	3	237
SP	0	0	0	108
Gross Acreage Proposed for Development	42.74	598.46	178.32	518.23

Abbreviations: SF - Single Family  
SD - Semi-Detached  
MH - Mobile Home

TH - Townhouse  
Apt. - Apartment  
Condo - Condominium

OL - On-Lot  
P - Public  
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.