



Subdivision & Land Development September 23, 2021 – October 20, 2021

Berks County Planning Commission



Types of New Development

Housing: 90 Total Units

Single Family Detached
2



Mobile Homes
0



Apartments
48



Townhouse
0



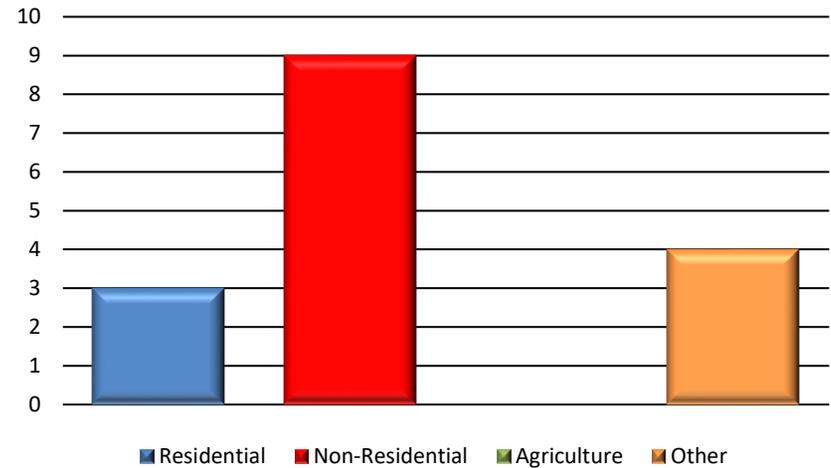
Semi Detached
40



Type of Plans Reviewed

Total
16
Subdivision/Lot Line Adjustment
8
Land Development
8
Acres
156.89

Plans Reviewed



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

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

Non-Residential: 624,470.5 Total Square Feet

Agriculture
0



Public Quasi
73,093



Industrial/Warehouse
481,200



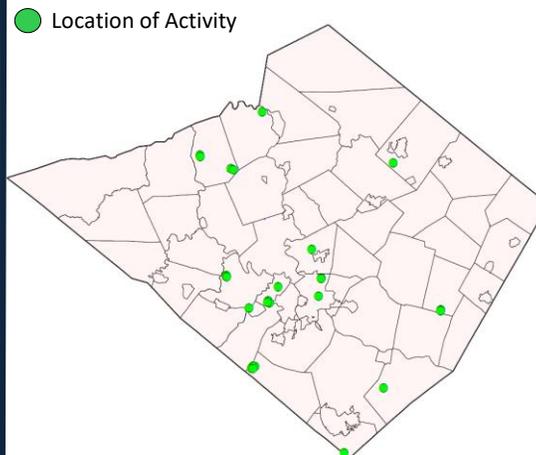
Commercial
70,177.5



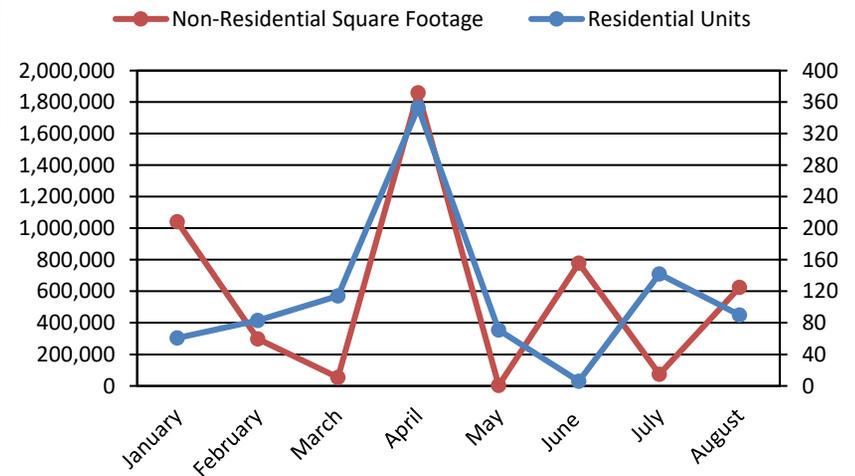
Commercial Recreational
0



Location of Activity



Year in Review: January – September 2021



	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>2</u>	<u>6</u>	<u>8</u>	<u>16</u>
<u>9/23/2021 - 10/20/2021</u>				
ACRES (Total)	142.011	113.014	445.043	700.068
(Area to be Dev) PRO - Proposed	44.635	44.759	67.496	156.89
LDP - Land Development Plan	1	4	3	8
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	0	1	1	2
Existing	1	0	1	2
SD - Semi-Detached (Duplex) - New	0	40	0	40
Existing	0	0	0	0
APT - Apartment - New	0	48	0	48
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	2	5
Existing	0	1	1	2
IND - Industrial - New	1	0	0	1
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	0	1	9	10
RES - Residue	1	1	7	9
P - Public	0	1	0	1
QP - Quasi Public	0	0	0	0
OP - Open Space	0	0	0	0
LF - Linear Feet (Street)	0	1,193	0	1,193
Sewer - On-Lot	1	0	1	2
Existing On-Lot	1	1	1	3
Public	0	93	2	95
Existing Public	0	1	1	2
WATER - On-Lot	1	0	1	2
Existing On-Lot	1	1	1	3
Public	0	93	2	95
Existing Public	0	1	1	2

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

BERKS COUNTY PLANNING

COMMISSION

LAND DEVELOPMENT AND SUBDIVISION

ACTIVITY

MONTHLY REPORT

September 23, 2021 to October 20, 2021

LAND DEVELOPMENTS AND SUBDIVISIONS

ACTIVITY

September 23, 2021 to October 20, 2021

SKETCH PLANS – REVIEW

1. Gockley/Einink Subdivision, Brecknock Township – File #12-13560

Location: North side of the Pennypacker Road/Alleghenyville Road (S.R.0568) intersection.
Applicant: Lamar & Michelle Gockley
Owner: Adam & Miranda Einink
Surveyor: John W. Hoffert, PLS
of Lots or Units: 1 Ex Single-Family, 1 Residue
Area to be Developed: 11.955
Total Acreage: 109.331
Linear Feet (street): N/A
Density: 0.018
Sewer: 1 EX OL
Water: 1 EX OL

2. Jaindl Land Co.-Industrial Development, Tilden Township – File #63-13562

Location: North side of Lowland Road approximately 600-feet northeast of the Pottsville Pike (S.R.0061) intersection.
Applicant: Lovett Industrial, LLC
Owner: Steve and Sylvia DeCosta
Surveyor: Bohler Engineering PA, LLC
of Lots or Units: 1 Industrial
Area to be Developed: 32.68
Total Acreage: 32.68
Linear Feet (street): N/A
Density: N/A
Sewer: 1 OL
Water: 1 OL

PRELIMINARY PLANS – REVIEW

1. Town Square Plaza Subdivision & LDP, Muhlenberg Township – File #42-11495

Location: West side of N. 5th Street Highway (S.R. 2005) at the intersection with Elnore Avenue.
Applicant: Temple Newco Developers, LLC
Owner: Target Corporation
Surveyor: Landcore Engineering Consultants, PC
of Lots or Units: 1 Commercial, 1 Residue
Area to be Developed: 0.659
Total Acreage: 9.659
Linear Feet (street): N/A
Density: N/A
Sewer: 1 P
Water: 1 P

2. 228 Moss Street – Iron Gate LDP, Reading City – File #49-11128

Location: West side of Moss Street approximately 130-feet south of Elm Street.
Applicant: Iron Gate Builders, Inc.
Owner: Ingenious Consulting Services, Inc.
Surveyor: Ludgate Engineering Corporation
of Lots or Units: 1 Commercial
Area to be Developed: 0.23
Total Acreage: 0.23
Linear Feet (street): N/A
Density: N/A
Sewer: 1 P
Water: 1 P

3. Exeter Hall Land Development, Reading City – File #49-12265

Location: West side of N. 12th Street between Exeter Street and Bern Street.
Applicant: MPG Acquisitions, LLC
Owner: Albright College
Surveyor: Bogia Engineering, Inc.
of Lots or Units: 1 Annexation, 1 Commercial
Area to be Developed: 2.98
Total Acreage: 3.98
Linear Feet (street): N/A
Density: N/A
Sewer: 1 P
Water: 1 P

PRELIMINARY PLANS – REVIEW (CONT'D)

4. Furnace Hill, Robesonia Borough – File #52-10950

Location: Eastern side of S. Freeman Street approximately 120-feet southwest of the intersection with Meadow Avenue.

Applicant: Grande Land LP

Owner: David P. Randler

Surveyor: C2C Design Group

of Lots or Units: 1 Single-Family, 40 Semi-Detached, 48 Apartments

Area to be Developed: 15.59

Total Acreage: 15.59

Linear Feet (street): 1,193.30

Density: 5.36

Sewer: 90 P

Water: 90 P

5. Wilson H.S. Additions, Renovations & Athletic Facilities Improvements, Spring Township – File #59-11787

Location: Northern side of Grandview Boulevard, northeastern side of Dwight Street and southern side of Van Reed Road.

Applicant: Wilson School District

Owner: Wilson School District

Surveyor: K&W, LLC

of Lots or Units: 1 EX Public

Area to be Developed: 16.2

Total Acreage: 64.94

Linear Feet (street): N/A

Density: N/A

Sewer: 1 EX P

Water: 1 EX P

6. Kenworth of PA - Expansion, Upper Bern Township – File #67-12224

Location: Northern side of Motel Drive approximately 400-feet southwest of the intersection with Mountain Road, north of I-78.

Applicant: Tim Mitchell

Owner: Gareth H. Mitchell Associates, LP

Surveyor: Stackhouse Bensinger, Inc.

of Lots or Units: 1 EX Commercial

Area to be Developed: 9.1

Total Acreage: 18.615

Linear Feet (street): N/A

Density: N/A

Sewer: 1 EX OL

Water: 1 EX OL

FINAL PLANS – REVIEW

1. 3011 Best Road Annexation, Caernarvon Township – File #13-13565

Location: Western side of Best Road approximately 1,288-feet of Mill Road.
Applicant: Elam B. & Elizabeth K. Martin
Owner: Levi M. & Martha S. Martin
Surveyor: Hershey Surveying, Inc.
of Lots or Units: 2 Annexations, 2 Residue
Area to be Developed: 0.45
Total Acreage: 29.3
Linear Feet (street): N/A
Density: N/A
Sewer: N/A
Water:

2. Rhoads Subdivision, Earl Township – File #20-8667

Location: North & south sides of Machamer Road approximately 1,500-feet southwest of the hard bend in Machamer Road.
Applicant: Jeffrey & Catherine Rhoads
Owner: Jeffrey & Catherine Rhoads
Surveyor: Stackhouse Bensinger, Inc.
of Lots or Units: 1 Annexation, 1 Single-Family, 1 Residue
Area to be Developed: 4.846
Total Acreage: 11.558
Linear Feet (street): N/A
Density: 0.182
Sewer: 1 OL
Water: 1 OL

3. 1053 Brownsville Road Annexation, Lower Heidelberg Township – File #35-13561

Location: Northeastern side of Brownsville Road approximately 1,674-feet east of Heffner Road.
Applicant: Nicholas & Allen Henn
Owner: Tobias & Jenna Knetchtle
Surveyor: Impact Engineering Group
of Lots or Units: 1 EX Single-Family, 4 Annexations, 1 Residue
Area to be Developed: 24.02
Total Acreage: 24.02
Linear Feet (street): N/A
Density: 0.166
Sewer: 1 EX OL
Water: 1 EX OL

FINAL PLANS - REVIEW (CONT'D)

4. GDP Kutztown - Mavis Discount Tire, Maxatawny Township – File #39-12473

Location: South side of Kutztown Road at the intersection with Ivy League Drive.
Applicant: GDP Kutztown, LLC
Owner: Regent - Kutztown, LLC
Surveyor: Bohler Engineering NJ, LLC
of Lots or Units: 1 Commercial, 1 Residue
Area to be Developed: 1.2
Total Acreage: 31.56
Linear Feet (street): N/A
Density: N/A
Sewer: 1 P
Water: 1 P

5. 4608 Penn Avenue, South Heidelberg Township – File #58-13247

Location: Southeastern side of the Penn Avenue (US 422) and Aspen Avenue intersection.
Applicant: E. C. Shenk Enterprises LLC
Owner: E. C. Shenk Enterprises LLC
Surveyor: Berks Surveying & Engineering, Inc.
of Lots or Units: 1 EX Commercial
Area to be Developed: 0.17
Total Acreage: 1.87
Linear Feet (street): N/A
Density: N/A
Sewer: 1 EX P
Water: 1 EX P

6. Daycare at 3 Meridian, Spring Township – File #59-11860

Location: Western side of Meridian Boulevard approximately 1,700-feet northwest of the intersection with Broadcasting Road.
Applicant: Equus Capital Partners, Ltd.
Owner: Meridian Blvd Investors, LP
Surveyor: McCarthy Engineering Associates, Inc
of Lots or Units: 1 Commercial
Area to be Developed: 1.25
Total Acreage: 1.085
Linear Feet (street): N/A
Density: N/A
Sewer: 1 P
Water: 1 P

FINAL PLANS - REVIEW (CONT'D)

7. Dean Annexation, Union Township – File #66-13556

Location: Western side of Geigertown Road at the intersection of Fire Tower Road and the northern side of Woodglen Road.
Applicant: John & Kay Dean
Owner: John & Kay Dean
Surveyor: Boyer Engineering LLC
of Lots or Units: 1 Annexation, 1 Residue
Area to be Developed: 10.56
Total Acreage: 37.65
Linear Feet (street): N/A
Density: NA
Sewer: NA
Water: N/A

8. Rohrer/DeTurk Annexation, Upper Bern Township – File #67-13562

Location: Both sides of Phillips Lane at the intersection with Leshar Mill Road.
Applicant: Jeffrey Rohrer
Owner: Jeffrey Rohrer
Surveyor: Spotts, Stevens & McCoy
of Lots or Units: 1 Annexation, 1 Residue
Area to be Developed: 25.0
Total Acreage: 308.0
Linear Feet (street): N/A
Density: N/A
Sewer: N/A
Water: N/A