



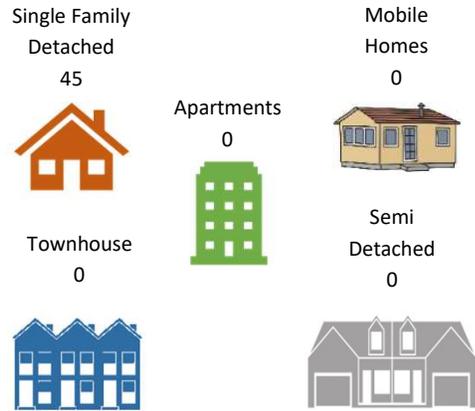
Subdivision & Land Development February 16, 2023 – March 22, 2023

Berks County Planning Commission

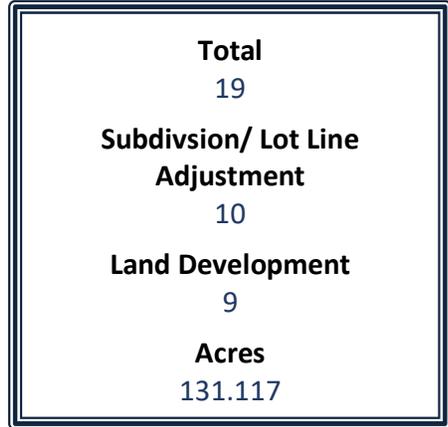


Types of New Development

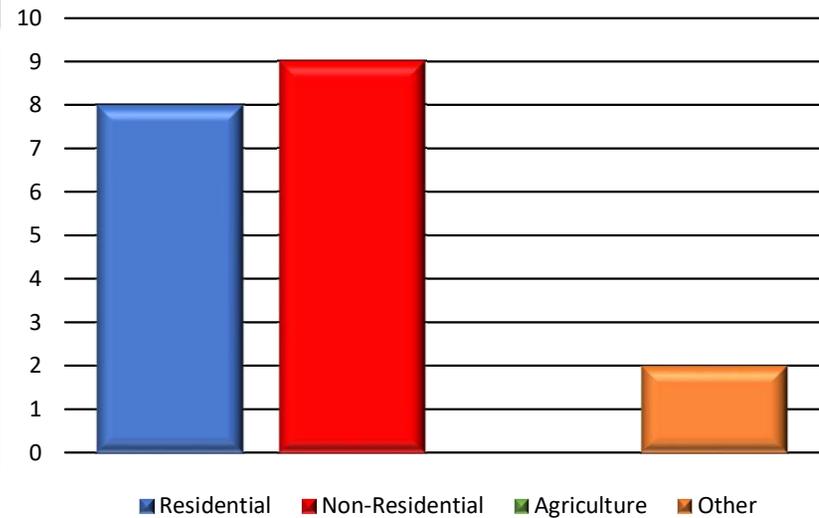
Housing: 45 Total Units



Type of Plans Reviewed



Plans Reviewed

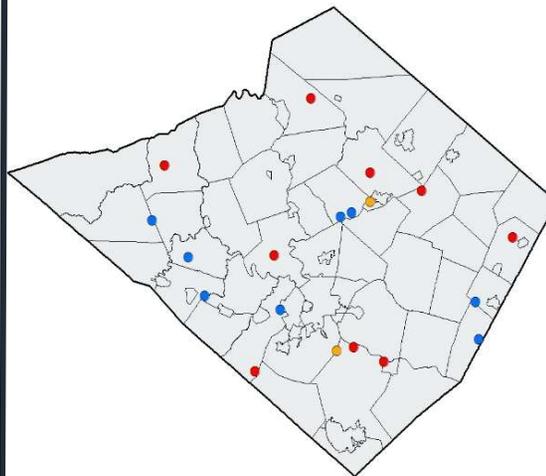


*Other includes Annexations, Municipal, Recreation, etc.
*Please refer to Monthly Subdivision Review Activity Report for details.

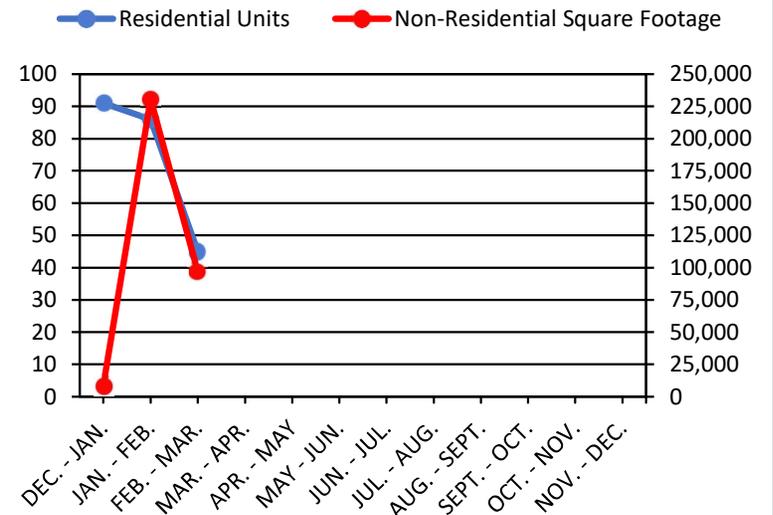
Non-Residential: 96,871 Total Square Feet



Location of Activity



Year in Review: January – March 2023



	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>1</u>	<u>6</u>	<u>12</u>	<u>19</u>
<u>2/16/2023 - 3/22/2023</u>				
ACRES (Total)	86.28	44.716	585.142	716.138
(Area to be Dev) PRO - Proposed	2.0	28.99	100.127	131.117
LDP - Land Development Plan	0	5	4	9
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	1	41	3	45
Existing	0	0	2	2
SD - Semi-Detached (Duplex) - New	0	0	0	0
Existing	0	0	2	2
APT - Apartment - New	0	0	0	0
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
	0			
COMM - Commercial - New	0	2	2	4
Existing	0	0	2	2
IND - Industrial - New	0	2	1	3
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	0	0	0
RES - Residue	1	0	7	8
P - Public	0	1	0	1
QP - Quasi Public	0	0	0	0
OP - Open Space	0	0	1	1
LF - Linear Feet (Street)	0	3,050	0	3,050
Sewer - On-Lot	1	1	4	6
Existing On-Lot	0	0	2	2
Public	0	43	2	45
Existing Public	0	0	3	3
WATER - On-Lot	1	1	5	7
Existing On-Lot	0	0	3	3
Public	0	43	1	44
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



LAND DEVELOPMENT AND SUBDIVISION ACTIVITY

MONTHLY REPORT

February 16, 2023 to March 22, 2023

SKETCH PLANS – REVIEW

1.

File #:	65 & 27-13731
Subdivision Name:	Hetrick Farm Subdivision
Municipality:	Tulpehocken Township
Plan Type:	SKETCH
Location:	North and south side of Summer Mountain Road approximately 2,072-feet northwestern side of Harry Stoudt Road.
Applicant:	Scott Hetrick
Developer:	N/A
Owner:	Scott Hetrick
Surveyor:	DeVon R. Henne PLS
# of Lots or Units:	1 Single-family, 1 Residue
Area to be Developed:	2.0
Total Acreage:	86.28
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

PRELIMINARY PLANS – REVIEW

1.

File #:	07-8354
Subdivision Name:	S&L Mechanical
Municipality:	Bern Township
Plan Type:	PRELIMINARY
Location:	Northeastern side of James Drive approximately 1,015-feet west of West Leesport Road.
Applicant:	116 James Drive Partners, LLC
Developer:	N/A
Owner:	116 James Drive Partners, LLC
Surveyor:	John W. Hoffert, PLS, Ltd.
# of Lots or Units:	1 Industrial
Area to be Developed:	2.4
Total Acreage:	2.69
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

2.

File #:	37-11601
Subdivision Name:	Crossing At Maiden creek Subdivision
Municipality:	Maiden creek Township
Plan Type:	PRELIMINARY
Location:	North side of Hill Road at the intersection with Acer Drive.
Applicant:	Massimo Caloiero
Developer:	N/A
Owner:	Massimo Caloiero
Surveyor:	C2C Design Group
# of Lots or Units:	41 Single-family
Area to be Developed:	19.37
Total Acreage:	19.37
Linear Feet (street):	3,050
Sewer:	41 P
Water:	41 P

PRELIMINARY PLANS – REVIEW (CONT'D)

3.

File #:	50-8731
Subdivision Name:	Store 247 Rebuild - Sheetz
Municipality:	Richmond Township
Plan Type:	PRELIMINARY
Location:	Southeastern side of the Kutztown Road (US 222) and Moselem Springs Road (S.R.0662) intersection.
Applicant:	Sheetz, Inc.
Developer:	N/A
Owner:	Sheetz, Inc.
Surveyor:	Pennoni Associates
# of Lots or Units:	1 Commercial
Area to be Developed:	2.75
Total Acreage:	2.75
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

4.

File #:	50-13735
Subdivision Name:	Fleetwood Borough Authority
Municipality:	Richmond Township
Plan Type:	PRELIMINARY
Location:	North side of Crisscross Road approximately 1,138-feet southeast of Lenhart Road.
Applicant:	Fleetwood Borough Authority
Developer:	N/A
Owner:	Fleetwood Borough Authority
Surveyor:	Burget & Associates, INC
# of Lots or Units:	1 Public
Area to be Developed:	0.05
Total Acreage:	13.672
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

PRELIMINARY PLANS – REVIEW (CONT'D)

5.

File #:	51 & 10-13736
Subdivision Name:	Pro Grade Supplies Commercial Warehouse
Municipality:	Robeson Township
Plan Type:	PRELIMINARY
Location:	South side of W Main Street (S.R.0724) at the intersection with Jackson Street.
Applicant:	Pro Grade Supplies
Developer:	Pro Grade Supplies
Owner:	Kendra Land Development, LLC
Surveyor:	Wilkinson Apex Engineering Group
# of Lots or Units:	1 Industrial
Area to be Developed:	3.02
Total Acreage:	4.83
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

6.

File #:	59-13722
Subdivision Name:	Colony P LLC
Municipality:	Spring Township
Plan Type:	PRELIMINARY
Location:	Northwestern side of Beaver Road approximately 604-feet northeast of Blimline Road.
Applicant:	Colony P. LLC/Daryl Tillman, Sole Member
Developer:	N/A
Owner:	Colony P. LLC/Daryl Tillman, Sole Member
Surveyor:	John W. Hoffert, PLS, Ltd.
# of Lots or Units:	1 Commercial
Area to be Developed:	1.4
Total Acreage:	1.404
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

FINAL PLANS – REVIEW

1.

File #:	19-13732
Subdivision Name:	Frecon Minor Subdivision
Municipality:	Douglass Township
Plan Type:	FINAL
Location:	North side of Edgehill Road, extending to the north into Colebrookdale Township, approximately 600-feet east of Poplar Road.
Applicant:	Steve Frecon
Developer:	N/A
Owner:	Frecon Fruit Farms, Inc.
Surveyor:	Boyer Engineering LLC
# of Lots or Units:	1 Single-family, 1 Residue
Area to be Developed:	2.9
Total Acreage:	121.94
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

2.

File #:	19-13733
Subdivision Name:	Zvarick Minor Subdivision
Municipality:	Douglass Township
Plan Type:	FINAL
Location:	South side of W. Pine Forge Road approximately 1,175-feet west of Colebrookdale Road (S.R.2065).
Applicant:	Gerald John Zvarick
Developer:	N/A
Owner:	Gerald John Zvarick
Surveyor:	Boyer Engineering LLC
# of Lots or Units:	1 Single-family, 1 Residue
Area to be Developed:	5.22
Total Acreage:	15.61
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

FINAL PLANS - REVIEW (CONT'D)

3.

File #:	2535-5037
Subdivision Name:	Weaver Subdivision
Municipality:	Heidelberg Township
Plan Type:	FINAL
Location:	At the intersection of Big Spring Road and Wooltown Road approximately 938-feet northwest of Palm Road.
Applicant:	David Weaver
Developer:	N/A
Owner:	David L. & Marlene Weaver
Surveyor:	Stackhouse Bensinger, INC.
# of Lots or Units:	1 EX Single-family, 1 Residue
Area to be Developed:	2.0
Total Acreage:	27.908
Linear Feet (street):	N/A
Sewer:	EX P
Water:	EX OL

4.

File #:	37-13734
Subdivision Name:	107/109 West Wesner Road Subdivision
Municipality:	Maidencreek Township
Plan Type:	FINAL
Location:	South side of West Wesner Road approximately 295-feet east of Fox Run.
Applicant:	Berkshire Property Management Company LLC
Developer:	N/A
Owner:	Berkshire Property Management Company LLC
Surveyor:	Berks Surveying & Engineering, Inc.
# of Lots or Units:	2 EX Semi-detached
Area to be Developed:	0.4
Total Acreage:	0.4
Linear Feet (street):	N/A
Sewer:	2 EX P
Water:	2 EX P

FINAL PLANS - REVIEW (CONT'D)

5.

File #:	43-8431
Subdivision Name:	Kevin Snyder Jr.
Municipality:	North Heidelberg Township
Plan Type:	FINAL
Location:	Northeastern side of Dundore Road approximately 2,491-feet east of Charming Forge Road.
Applicant:	Kevin Snyder Jr.
Developer:	N/A
Owner:	Kevin & Cynthia Snyder
Surveyor:	Earl Felty, PLS
# of Lots or Units:	1 EX Single-family, 1 Residue
Area to be Developed:	2.0
Total Acreage:	48.018
Linear Feet (street):	N/A
Sewer:	1 EX OL
Water:	1 EX OL

6.

File #:	51 & 17-6943
Subdivision Name:	Manowczak Natural Lands Subdivision
Municipality:	Robeson Township
Plan Type:	FINAL
Location:	North east and west side of Ridgeway Road approximately 1,036-feet southwest of Cacoosing Lane.
Applicant:	Michele S. Manowczak & Mark J. Manowczak
Developer:	N/A
Owner:	Michele S. Manowczak & Mark J. Manowczak
Surveyor:	John W. Hoffert, PLS, Ltd.
# of Lots or Units:	1 Open Space, 1 Residue
Area to be Developed:	30.712
Total Acreage:	87.302
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

FINAL PLANS - REVIEW (CONT'D)

7.

File #:	51-10028
Subdivision Name:	Scoupe deVille Pole Building
Municipality:	Robeson Township
Plan Type:	FINAL
Location:	Northeast side of the Main Street (S.R.0724) and Old Gibraltar Road intersection.
Applicant:	James West- Scoupe deVille, Inc.
Developer:	N/A
Owner:	James West
Surveyor:	Great Valley Consultants
# of Lots or Units:	1 Commercial
Area to be Developed:	1.153
Total Acreage:	3.346
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 OL

8.

File #:	53-13568
Subdivision Name:	Rahma Meadow of Mercy Cemetery Minor LD
Municipality:	Rockland Township
Plan Type:	FINAL
Location:	Northern side of Forgedale Road (S.R.1021) approximately 250-feet southwest of the Lyons Road intersection.
Applicant:	Ehtesham Khoyratty
Developer:	N/A
Owner:	Ehtesham Khoyratty
Surveyor:	Berks Surveying & Engineering, Inc.
# of Lots or Units:	1 Commercial
Area to be Developed:	0.6
Total Acreage:	27.77
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

FINAL PLANS - REVIEW (CONT'D)

9.

File #:	59-13728
Subdivision Name:	218 Perkasio Avenue
Municipality:	Spring Township
Plan Type:	FINAL
Location:	Northeastern side of Highland Street and Southeastern side of Perkasio Avenue approximately 329-feet northwest of Spring Street.
Applicant:	Juan Cortes-Carreno
Developer:	N/A
Owner:	Juan Cortes-Carreno
Surveyor:	C2C Design Group
# of Lots or Units:	1 Single-family, 1 Residue
Area to be Developed:	0.102
Total Acreage:	0.2
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

10.

File #:	68-13737
Subdivision Name:	Buckingham Land Holdings
Municipality:	Upper Tulpehocken Township
Plan Type:	FINAL
Location:	North side of Old Route 22 (S.R.4040) between Bernville Road (S.R.0183) and the Little Northkill Creek and the south side of I-78.
Applicant:	Buckingham Land Holdings, LLC
Developer:	N/A
Owner:	Buckingham Land Holdings, LLC
Surveyor:	Carta Engineering
# of Lots or Units:	1 EX Commercial
Area to be Developed:	35.0
Total Acreage:	73.32
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

FINAL PLANS - REVIEW (CONT'D)

11.

File #:	69-13729
Subdivision Name:	Beverly A. Melcher
Municipality:	Washington Township
Plan Type:	FINAL
Location:	Southeastern side of Crow Hill Road approximately 2,057-feet northwest of Sycamore Road.
Applicant:	Beverly A. Melcher
Developer:	N/A
Owner:	Beverly A. Melcher
Surveyor:	Aston Surveyors-Engineers, Inc.
# of Lots or Units:	1 EX Commercial, 1 Residue
Area to be Developed:	15.0
Total Acreage:	109.343
Linear Feet (street):	N/A
Sewer:	1 EX OL
Water:	1 EX OL

12.

File #:	73-13730
Subdivision Name:	Rahns Construction Materials Co.
Municipality:	Windsor Township
Plan Type:	FINAL
Location:	East side of Monument Road and south side of I-78.
Applicant:	H&K Group, Inc.
Developer:	N/A
Owner:	Kauffman-Rausch Family Farm Partnership
Surveyor:	H&K Group, Inc.
# of Lots or Units:	1 Industrial
Area to be Developed:	5.04
Total Acreage:	69.985
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL