



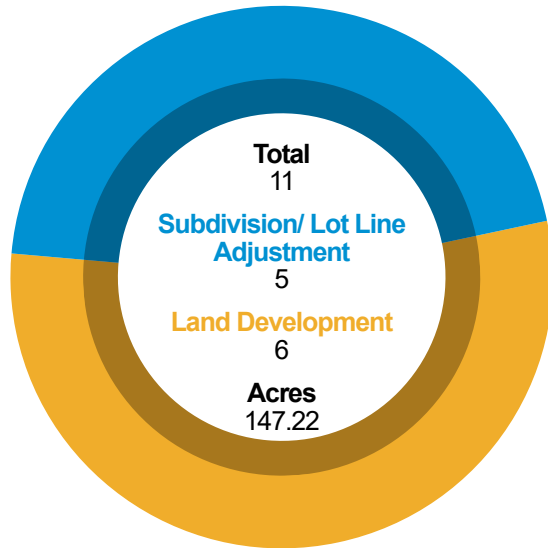
Subdivision & Land Development Report

October 22, 2025 - November 22, 2025

Berks County Planning Commission



Plans Reviewed



Types of Plans Reviewed

RESIDENTIAL

1

COMMERCIAL/ INDUSTRIAL

4

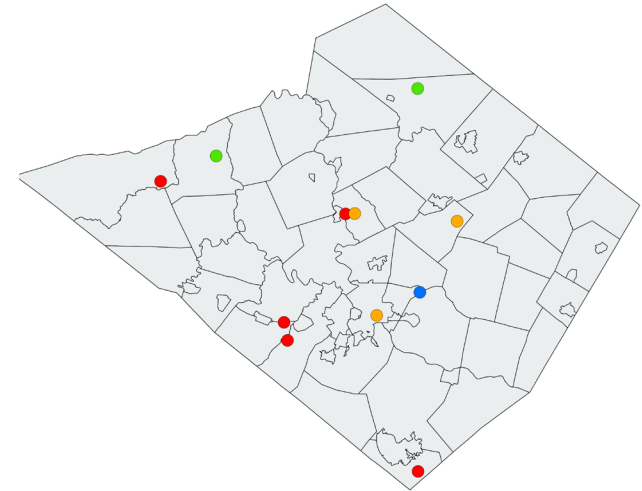
AGRICULTURE

2

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:

0 Total Housing Units

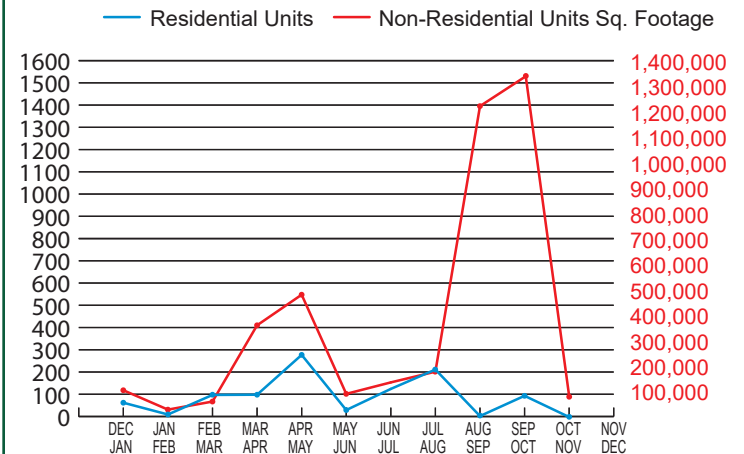


Non-Residential Development:

96,772 Total Sq. Ft.



Year in Review: January – December 2025





LAND DEVELOPMENT AND SUBDIVISION ACTIVITY

MONTHLY REPORT

October 22, 2025 to November 18, 2025

SKETCH PLANS – REVIEW

1.

File #:	23-13941
Subdivision Name:	Minor Subdivision Plan for Heiter
Municipality:	Greenwich Township
Plan Type:	SKETCH
Location:	Northwest and east sides of Donat Road at the intersection with George Road.
Applicant:	Michael Heiter
Developer:	N/A
Owner:	Michael R. & Karen S. Heiter
Surveyor:	Stephen J. Kerbacher, Jr., P.L.S.
Proposed Units/Lots:	1 EX Single-family, 2 Agriculture
Proposed Square Footage:	N/A
Area to be Developed:	124.86
Total Acreage:	124.86
Linear Feet (street):	N/A
Sewer:	1 EX OL
Water:	1 EX OL

SKETCH PLANS – REVIEW (CONT'D)

2.

File #:	54-13940
Subdivision Name:	Adams/Yoder Lot Line Adjustment
Municipality:	Ruscombmanor Township
Plan Type:	SKETCH
Location:	East of Orchard Road (T-607 Public) and north of Pricetown Road (S.R.2026).
Applicant:	Robert K. Adams
Developer:	N/A
Owner:	Robert K. Adams & Amanda Yoder
Surveyor:	Bradford R. Grauel, PLS
Proposed Units/Lots:	2 Annexation, 2 Residue
Proposed Square Footage:	N/A
Area to be Developed:	1.077
Total Acreage:	12.317
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

PRELIMINARY PLANS – REVIEW

1.

File #:	13-5593
Subdivision Name:	Elverson Tractor Supply
Municipality:	Caernarvon Township
Plan Type:	PRELIMINARY
Location:	North side of Main Street (S.R.0023) at the intersection with Heritage Drive.
Applicant:	MSP Properties of PA, LP
Developer:	MSP Properties of PA, LP
Owner:	Morgantown Community Church
Surveyor:	Widmer Engineering Inc.
Proposed Units/Lots:	3 Annexations, 1 Residue, 1 Commercial
Proposed Square Footage:	21,930
Area to be Developed:	7.9
Total Acreage:	5.47
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

FINAL PLANS – REVIEW

1.

File #:	09-13938
Subdivision Name:	8601 Old Route 22
Municipality:	Bethel Township
Plan Type:	FINAL
Location:	Northwest side of the Old Route 22 and Four Point Road (S.R.0419) intersection.
Applicant:	Jordan Martin
Developer:	Jordan Martin
Owner:	Timothy Heffley
Surveyor:	McCarthy Engineering Associates, Inc.
Proposed Units/Lots:	1 Commercial
Proposed Square Footage:	N/A
Area to be Developed:	0.95
Total Acreage:	2.414
Linear Feet (street):	N/A
Sewer:	N/A
Water:	1 EX OL

2.

File #:	31 & 45-12658a
Subdivision Name:	Williamsport Holdings Subdivision Lot Line Adjustment
Municipality:	Leesport Borough
Plan Type:	FINAL
Location:	At the intersection of Cherry Street (T- 972 Public) and Pottsville Pike (S.R.0061) and west of Orchard Lane (T- 750 Public).
Applicant:	Williamsport Holdings LP
Developer:	N/A
Owner:	Williamsport Holdings LP - Attn: Kirk Sears
Surveyor:	Berks Surveying & Engineering Inc
Proposed Units/Lots:	1 Residue, 1 Commercial
Proposed Square Footage:	N/A
Area to be Developed:	1.159
Total Acreage:	13.63
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

FINAL PLANS - REVIEW (CONT'D)

3.

File #:	34 & 21-12435
Subdivision Name:	Brossman Annexation Subdivision
Municipality:	Lower Alsace Township
Plan Type:	FINAL
Location:	South of the intersection of Old Friedenberg Road (T-412 Public) and Friedenberg Road (S.R. 2023) and north of Butter Lane (T-454 Public).
Applicant:	Michael A. Brossman
Developer:	N/A
Owner:	Michael A. Brossman
Surveyor:	John W. Hoffert, P.L.S., Ltd
Proposed Units/Lots:	1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	1.521
Total Acreage:	15.441
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

4.

File #:	45-6728a
Subdivision Name:	Schuylkill Valley High School Field House
Municipality:	Ontelaunee Township
Plan Type:	FINAL
Location:	North of Lakeshore Drive (S.R. 73), west of Ontelaunee Drive (S.R. 4029), and south of Ashley Way (T-747 Public).
Applicant:	Schuylkill Valley School District
Developer:	Schuylkill Valley School District
Owner:	Schuylkill Valley School District
Surveyor:	Wilkinson Design Group, LLC
Proposed Units/Lots:	1 Public
Proposed Square Footage:	43,342
Area to be Developed:	3.64
Total Acreage:	110.4
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

FINAL PLANS - REVIEW (CONT'D)

5.

File #:	49-5745
Subdivision Name:	213 South 11th Street
Municipality:	Reading
Plan Type:	FINAL
Location:	East side of South 11th Street and west side of Wunder Street approximately 130-feet south of Chestnut Street.
Applicant:	Reading Parking Authority
Developer:	Reading Parking Authority
Owner:	City of Reading
Surveyor:	McCarthy Engineering Associates, Inc.
Proposed Units/Lots:	1 Other
Proposed Square Footage:	N/A
Area to be Developed:	0.68
Total Acreage:	0.68
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

6.

File #:	58-8828b
Subdivision Name:	Lot 2 Sinking Spring Drive-In Retail Development Subdivision
Municipality:	South Heidelberg Township
Plan Type:	FINAL
Location:	South of Penn Avenue (S.R. 0422) and west of Krick Lane (T-388 Public).
Applicant:	FSD Properties, LLC
Developer:	N/A
Owner:	FSD Properties, LLC
Surveyor:	John W. Hoffert, P.L.S., Ltd
Proposed Units/Lots:	1 Residue, 1 EX Commercial
Proposed Square Footage:	N/A
Area to be Developed:	0.778
Total Acreage:	1.498
Linear Feet (street):	N/A
Sewer:	1 EX P
Water:	1 EX P

FINAL PLANS - REVIEW (CONT'D)

7.

Subdivision Name:	Juliana's Restaurant
Municipality:	Spring Township
Plan Type:	FINAL
Location:	Southern side of Fritztown Road approximately 944-feet east of Chapel Hill Road.
Applicant:	Frank LaPuma/ 0776 LLC, dba Juliana's
Developer:	Frank LaPuma
Owner:	Salvatore, Enrico, and Franco Mancino
Surveyor:	John W. Hoffert, P.L.S., Ltd
Proposed Units/Lots:	1 Other
Proposed Square Footage:	N/A
Area to be Developed:	0.5
Total Acreage:	1.913
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

8.

File #:	68-12766a
Subdivision Name:	Poultry Barn (Lynford Nolt)
Municipality:	Upper Tulpehocken Township
Plan Type:	FINAL
Location:	East side of Bloody Spring Road north of I-78.
Applicant:	Lynford Nolt
Developer:	Lynford Nolt
Owner:	Elvin G., Nancy J., Jay Lynford, & Angela M. Nolt
Surveyor:	TeamAg Inc.
Proposed Units/Lots:	1 Agriculture
Proposed Square Footage:	31,500
Area to be Developed:	4.15
Total Acreage:	49.57
Linear Feet (street):	N/A
Sewer:	N/A
Water:	1 EX OL

	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>2</u>	<u>1</u>	<u>8</u>	<u>11</u>
10/22/2025 - 11/18/2025				
ACRES (Total)	137.18	5.47	195.55	338.2
(Area to be Dev) PRO - Proposed	125.94	7.9	13.38	147.22
LDP - Land Development Plan	0	1	5	6
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	0	0	0	0
Existing	1	0	0	1
SD - Semi-Detached (Duplex) - New	0	0	0	0
Existing	0	0	0	0
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
COMM - Commercial - New	0	1	2	3
Existing	0	0	1	1
IND - Industrial - New	0	0	0	0
Existing	0	0	0	0
AG - Agricultural - New	2	0	1	3
Existing	0	0	0	0
OTHER - New	0	0	2	2
Existing	0	0	0	0
ANX - Annexation	2	3	1	6
RES - Residue	2	1	3	6
P - Public	0	0	1	1
QP - Quasi Public	0	0	0	0
OP - Open Space	0	0	0	0
LF - Linear Feet (Street)	0	0	0	0
Sewer - On-Lot	0	0	0	0
Existing On-Lot	1	0	0	1
Public	0	1	2	3
Existing Public	0	0	1	1
WATER - On-Lot	0	0	0	0
Existing On-Lot	1	0	2	3
Public	0	1	2	3
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



Berks County Services Center | 633 Court Street, 14th Floor Reading, PA 19601- 4309
Phone: 610.478.6300 | Fax: 610.478.6316 | Email: planning@berkspa.gov

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 **November 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	
	November 2024	Year to Date	November 2025	Year to Date
Total # of Plans Endorsed	12	117	5	114
Total # of Residential Units	12	458	54	1272
SF	2	108	0	114
SD	0	10	0	54
MH	0	0	0	108
TH	0	39	0	439
APT.	10	301	54	557
CONDO	0	0	0	0
Total Non-Residential Units	17	220	6	163
Comm.	5	32	3	45
Ind.	0	26	0	5
Other*	12	162	3	113
TOTAL UNITS	29	678	60	1,435
Linear Feet of New Street	0.00	12,551.00	0.00	17,884.78
<u>Type of Water Supply</u>				
OL	2	82	1	38
P	15	419	55	1307
SP	0	0	0	1
<u>Type of Sewage Disposal</u>				
OL	2	25	1	28
P	15	420	55	1207
SP	0	55	0	108
Gross Acreage Proposed for Development	19.07	2,271.73	6.56	1,225.71

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.