



# Subdivision & Land Development March 22 – April 17, 2019

## Berks County Planning Commission



### Types of New Development

**Housing: 3 Total Units**

Single Family Detached  
1



Mobile Homes  
0



Apartments  
0



Townhouse  
0

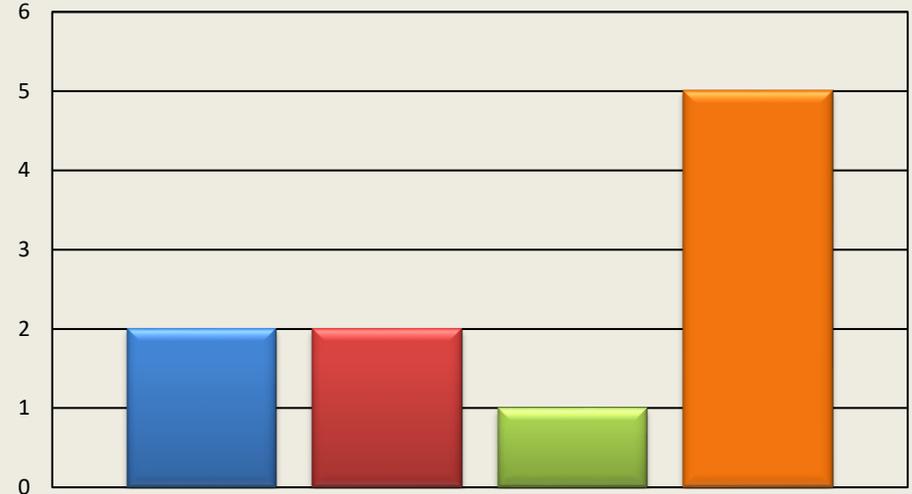


Semi Detached  
2



### Plan Activity

**Total**  
10  
**Subdivision/Lot Line Adjustment**  
6  
**Land Development**  
4  
**Acres**  
111.5



■ Residential ■ Non-Residential ■ Agriculture ■ Other

\*Annexations, Municipal, Recreation, etc.

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

**Non-Residential: 78,731 Total Square Feet**

Agriculture  
59,200



Public Quasi  
0



Industrial/Warehouse  
16,280



Commercial  
3,251

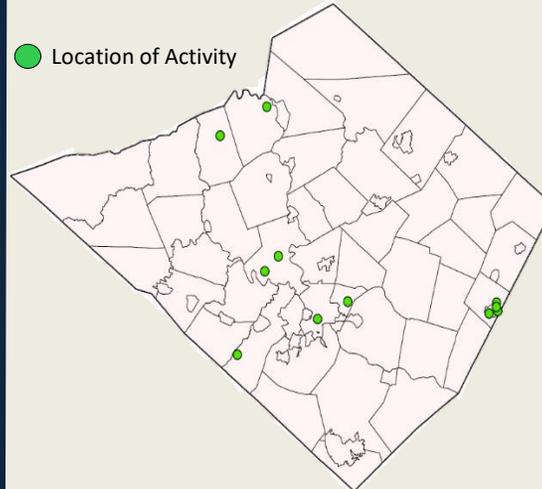


Commercial Recreational  
0



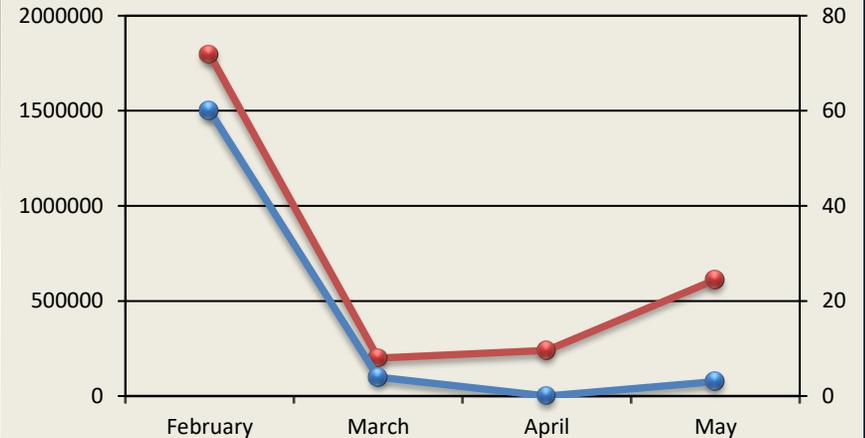
### Location of Activity

● Location of Activity



### Year to Date

● Non-Residential Square Footage ● Residential Units



**BERKS COUNTY PLANNING**

**COMMISSION**

**LAND DEVELOPMENT AND SUBDIVISION**

**ACTIVITY**

**MONTHLY REPORT**

**March 22, 2019 to April 17, 2019**

# **LAND DEVELOPMENTS AND SUBDIVISIONS**

## **ACTIVITY**

**March 22, 2019 to April 17, 2019**

### **SKETCH PLANS – REVIEW**

#### **1. Gary Mengel Subdivision, Bern Township – File #7-13329**

Location: Southern side of Rick Road approximately 1,400-feet west of W. Leesport Road.  
Applicant: Gary L. Mengel, Jr.  
Owner: Gary L. Mengel, Jr.  
Surveyor: John W. Hoffert, PLS  
# of Lots or Units: 1 SF, 1 Residue  
Area to be Developed: 3.83  
Total Acreage: 12.348  
Linear Feet (street): N/A  
Density: 0.243  
Sewer: 1 OL  
Water: 1 OL

#### **2. Colebrookdale Railroad Second Street, Boyertown Borough – File #11-13330**

Location: South side of E. 2<sup>nd</sup> Street and west side of Englesville Road.  
Applicant: Redevelopment Authority of County of Berks  
Owner: 10 East Second Street Associates, LP, Roy M., Jr. and Barbara A. Bramm, Boyertown Tire Services, Inc.  
Surveyor: Snyder Surveying, LLC  
# of Lots or Units: 5 Annexations, 3 Residue  
Area to be Developed: 3.967  
Total Acreage: 15.385  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: N/A

## **SKETCH PLANS – REVIEW (CONT.D)**

### **3. Wolter-Fowler Annexation, Lower Alsace Township – File #34-13331**

Location: Southern side of Hill Road approximately 4,250-feet northeast of Haag Road.

Applicant: Richard C. Fowler

Owner: Ranier G. and Anita R. Wolter

Surveyor: OTM, LLC

# of Lots or Units: 1 Annexation, 1 Residue

Area to be Developed: 0.312

Total Acreage: 18.50

Linear Feet (street): N/A

Density: N/A

Sewer: N/A

Water: N/A

## **PRELIMINARY PLANS – REVIEW**

### **1. Berks Heim Subdivision, Bern Township – File #7-13285**

Location: Northern and southern sides of County Welfare Road and east side of Palisades Drive.  
Applicant: County of Berks  
Owner: County of Berks  
Surveyor: Great Valley Consultants  
# of Lots or Units: 1 Quasi Public, 1 Residue  
Area to be Developed: 84.25  
Total Acreage: 739.85  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 EX P  
Water: 1 EX P

### **2. Boyertown Area School District - ADA, Title 1 XM, Athletic & Maintenance Modernization, Colebrookdale Township – File #16-12779**

Location: East and west sides of Monroe Street and south side of Montgomery Avenue.  
Applicant: Boyertown Area School District  
Owner: Boyertown Area School District  
Surveyor: Barry Isett & Associates, Inc.  
# of Lots or Units: 1 EX Public  
Area to be Developed: 16.0  
Total Acreage: 76.2  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 EX P  
Water: 1 EX P

## **FINAL PLANS – REVIEW**

### **1. Grove Road Subdivision, Maiden creek Township – File #37-5430**

Location: Eastern side of Grove Road approximately 400-feet southwest of the intersection with Guldin Road.  
Applicant: Habitat for Humanity of Berks Co. Inc.  
Owner: Habitat for Humanity of Berks Co. Inc.  
Surveyor: Berks Surveying & Engineering, Inc.  
# of Lots or Units: 2 Semi-Detached  
Area to be Developed: 0.4526  
Total Acreage: 0.4526  
Linear Feet (street): N/A  
Density: 4.419  
Sewer: 2 P  
Water: 2 P

### **2. Renovation for Commonwealth Clinical Group Reading, PA, Reading City – File #49-13332**

Location: Northwest side of the S. 5<sup>th</sup> Street and Laurel Street intersection.  
Applicant: Gerald A. Menaquale, Jr.  
Owner: Three Marauders Investments, LLC  
Surveyor: Chesterville Architects PC  
# of Lots or Units: 1 EX Commercial  
Area to be Developed: 0.049  
Total Acreage: 0.51246556  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 EX P  
Water: 1 EX P

### **3. Michael Weaver Annexation Subdivision, Spring Township – File #59-11847**

Location: Eastern side of Mail Route Road approximately 2,000-feet southeast of Old Fritztown Road.  
Applicant: Michael L. Weaver  
Owner: Michael L. Weaver  
Surveyor: John W. Hoffert, PLS  
# of Lots or Units: 1 Annexation, 1 Residue  
Area to be Developed: 1.618  
Total Acreage: 3.137  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: N/A

## **FINAL PLANS - REVIEW (CONT'D)**

### **4. WAWA Store #8051, Tilden Township – File #63-12045**

Location: Southwest side of the Pottsville Pike (S.R.0061) and Lowland Road intersection.  
Applicant: WAWA Incorporated  
Owner: Blue Mountain IPG Associates, LP  
Surveyor: Bohler Engineering  
# of Lots or Units: 1 EX Commercial  
Area to be Developed: 0.168  
Total Acreage: 3.015  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 EX P  
Water: 1 EX P

### **5. Linford Snyder Poultry Operation LDP, Upper Bern Township – File #67-13333**

Location: North side of Mountain Road at the intersection with Mill Road.  
Applicant: Linford Snyder  
Owner: Linford R. and Audrey R. Snyder  
Surveyor: Red Barn Consulting, Inc.  
# of Lots or Units: 1 Agriculture  
Area to be Developed: 0.82  
Total Acreage: 160.35  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: 1 OL

	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>3</u>	<u>2</u>	<u>5</u>	<u>10</u>
<u>3/22/2019 - 4/17/2019</u>				
ACRES (Total)	46.23	816.05	167.467	1029.747
(Area to be Dev) PRO - Proposed	8.109	100.25	3.108	111.467
LDP - Land Development Plan	0	1	3	4
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	1	0	0	1
Existing	0	0	0	0
SD - Semi-Detached (Duplex) - New	0	0	2	2
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	0	0	0
Existing	0	0	2	2
IND - Industrial - New	0	0	0	0
Existing	0	0	0	0
AG - Agricultural - New	0	0	1	1
Existing	0	0	0	0
OTHER - New	0	0	0	0
Existing	0	0	0	0
ANX - Annexation	6	0	1	7
RES - Residue	5	1	1	7
P - Public	0	1	0	1
QP - Quasi Public	0	1	0	1
OP - Open Space	0	0	0	0
LF - Linear Feet (Street)	0	0	0	0
Sewer - On-Lot	1	0	0	1
Existing On-Lot	0	0	0	0
Public	0	0	2	2
Existing Public	0	2	2	4
WATER - On-Lot	1	0	1	2
Existing On-Lot	0	0	0	0
Public	0	0	2	2
Existing Public	0	2	2	4

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