

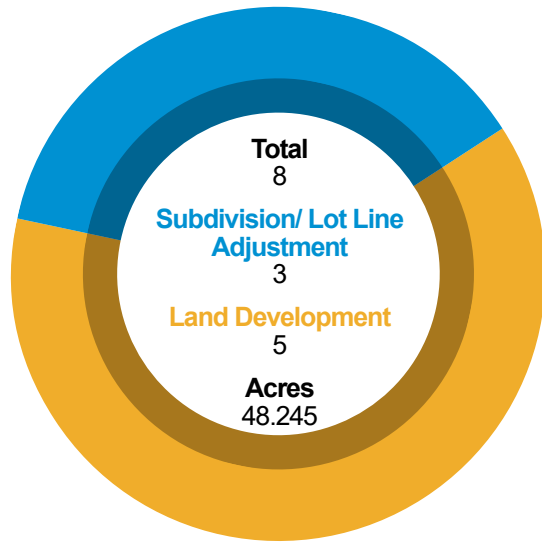


Subdivision & Land Development Report

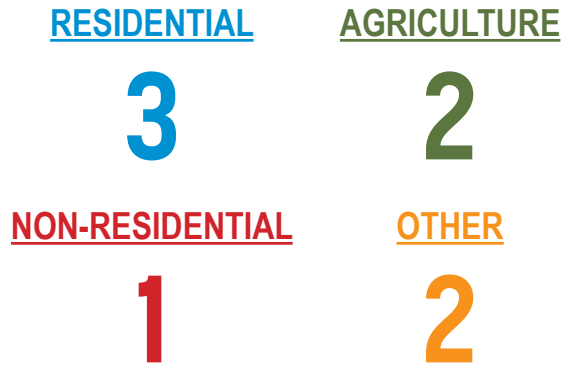
March 21, 2025 - April 24, 2025
Berks County Planning Commission



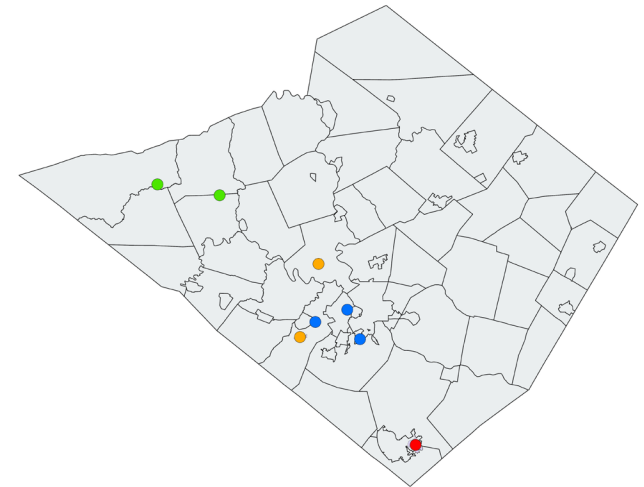
Plans Reviewed



Types of Plans Reviewed

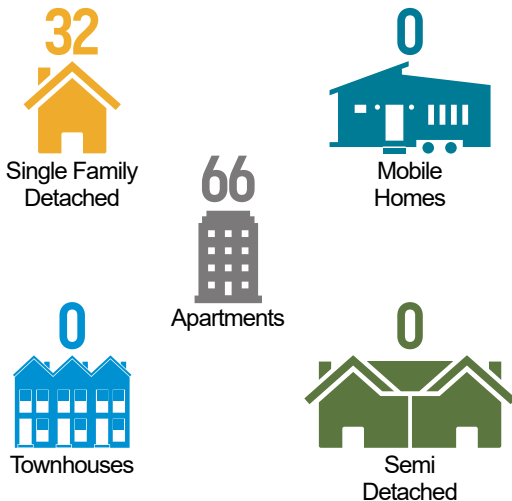


Location of Development Activity



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

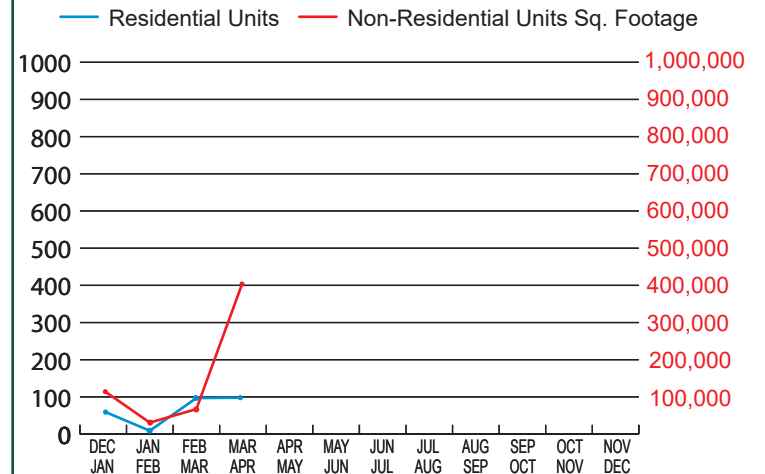
Types of Residential Development: 98 Total Housing Units



Non-Residential Development: 410,020 Total Sq. Ft.



Year in Review: January – December 2025





LAND DEVELOPMENT AND SUBDIVISION ACTIVITY

MONTHLY REPORT

March 21, 2025 to April 24, 2025

SKETCH PLANS – REVIEW

No Sketch Plans were submitted for review.

PRELIMINARY PLANS – REVIEW

1.

File #:	07-9519b
Subdivision Name:	Berks Career & Technology Center West Campus Storage Building
Municipality:	Bern Township
Plan Type:	PRELIMINARY
Location:	North side of County Road approximately 900-feet west of the intersection with Upper Van Reed Road and West Leesport Road.
Applicant:	Berks Career & Technology Center
Developer:	Berks Career & Technology Center
Owner:	Berks Career & Technology Center
Surveyor:	Systems Design Engineering, Inc.
Proposed Units/Lots:	1 Public
Proposed Square Footage:	4,000
Area to be Developed:	0.465
Total Acreage:	23.73
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

2.

File #:	28-13894
Subdivision Name:	Wingate Terrace
Municipality:	Kenhorst Borough
Plan Type:	PRELIMINARY
Location:	South of Commonwealth Boulevard and northeast of High Boulevard.
Applicant:	Metropolitan LLC
Developer:	Metropolitan LLC
Owner:	Metropolitan LLC
Surveyor:	Boyer Engineering LLC
Proposed Units/Lots:	32 Single-family, 3 Annexations
Proposed Square Footage:	N/A
Area to be Developed:	9.9
Total Acreage:	13.61
Linear Feet (street):	1,800
Sewer:	32 P
Water:	32 P

PRELIMINARY PLANS – REVIEW (CONT'D)

3.

File #:	59-13239a
Subdivision Name:	Reserve At Iroquois
Municipality:	Spring Township
Plan Type:	PRELIMINARY
Location:	Western side of the Iroquois Avenue and Hillvale Avenue intersection.
Applicant:	Hoffmann, LLC
Developer:	Hoffmann, LLC
Owner:	Hoffmann, LLC
Surveyor:	C2C Design Group
Proposed Units/Lots:	16 Apartments, 1 Annexation
Proposed Square Footage:	N/A
Area to be Developed:	1.0
Total Acreage:	19.025
Linear Feet (street):	N/A
Sewer:	16 P
Water:	16 P

4.

File #:	75-13133b
Subdivision Name:	Metropolitan II 1001 Hill Avenue
Municipality:	Wyomissing Borough
Plan Type:	PRELIMINARY
Location:	Northwest side of the Hill Avenue and George Avenue intersection.
Applicant:	Metropolitan LLC
Developer:	Metropolitan LLC
Owner:	Metropolitan LLC
Surveyor:	C2C Design Group; Larry Grybosky
Proposed Units/Lots:	50 Apartments, 1 Residue, 1 Commercial
Proposed Square Footage:	8,800
Area to be Developed:	2.01
Total Acreage:	4.48
Linear Feet (street):	N/A
Sewer:	51 P
Water:	51 P

FINAL PLANS – REVIEW

1.

File #:	09-3670
Subdivision Name:	Vernon Hoover AG Operation
Municipality:	Bethel Township
Plan Type:	FINAL
Location:	South of Old Route 22 (T-721) approximately 1,430 feet east of Midway Road.
Applicant:	Vernon Hoover
Developer:	N/A
Owner:	Vernon Hoover
Surveyor:	NYE Consulting Services, Inc.
Proposed Units/Lots:	1 Agriculture
Proposed Square Footage:	63,000
Area to be Developed:	6.7
Total Acreage:	20.71
Linear Feet (street):	N/A
Sewer:	N/A
Water:	1 OL

2.

File #:	27 & 68-6563
Subdivision Name:	Gerald Hoover AG Operation
Municipality:	Jefferson Township
Plan Type:	FINAL
Location:	South of Hollow Road T-647 and east of Bernville Road SR 0183.
Applicant:	Gerald Hoover
Developer:	N/A
Owner:	Gerald Hoover
Surveyor:	NYE Consulting Services, Inc.
Proposed Units/Lots:	1 Agriculture
Proposed Square Footage:	46,620
Area to be Developed:	5.9
Total Acreage:	19.81
Linear Feet (street):	N/A
Sewer:	N/A
Water:	1 OL

FINAL PLANS - REVIEW (CONT'D)

3.

File #:	59-13895
Subdivision Name:	PAWC-Wyomissing High Gradient Improvements Tank Design
Municipality:	Spring Township
Plan Type:	FINAL
Location:	Southern side of Old Fritztown Road at the intersection with Martins Road.
Applicant:	Pennsylvania American Water Company
Developer:	Pennsylvania American Water Company
Owner:	Pennsylvania American Water Company
Surveyor:	Mott MacDonald
Proposed Units/Lots:	1 Other
Proposed Square Footage:	N/A
Area to be Developed:	2.27
Total Acreage:	95.25
Linear Feet (street):	N/A
Sewer:	N/A
Water:	1 P

4.

File #:	77-10579h
Subdivision Name:	Southern Berks Industrial Park Lot 6 (BLDG 6)
Municipality:	New Morgan Borough
Plan Type:	FINAL
Location:	Northeast side of the Morgantown Road (S.R.0010) and Park Village Lane intersection.
Applicant:	PDC Northeast LPIV, LLC
Developer:	PDC Northeast LPIV, LLC
Owner:	Southern Berks Land Co., L.P.
Surveyor:	Bohler Engineering PA, LLC
Proposed Units/Lots:	1 Industrial
Proposed Square Footage:	291,600
Area to be Developed:	20.0
Total Acreage:	22.75
Linear Feet (street):	4,765
Sewer:	1 P
Water:	1 P

	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>0</u>	<u>4</u>	<u>4</u>	<u>8</u>
<u>3/21/2025 - 4/24/2025</u>				
ACRES (Total)	0	60.845	158.52	219.365
(Area to be Dev) PRO - Proposed	0	13.375	34.87	48.245
LDP - Land Development Plan	0	1	4	5
RTRP - Revision to Record Plan	0	1	0	1
SF - Single Family - New	0	32	0	32
Existing	0	0	0	0
SD - Semi-Detached (Duplex) - New	0	0	0	0
Existing	0	0	0	0
APT - Apartment - New	0	66	0	66
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	0	1
Existing	0	0	0	0
IND - Industrial - New	0	0	1	1
Existing	0	0	0	0
AG - Agricultural - New	0	0	2	2
Existing	0	0	0	0
OTHER - New	0	0	1	1
Existing	0	0	0	0
ANX - Annexation	0	4	0	4
RES - Residue	0	1	0	1
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	1,800	4,765	6,565
Sewer - On-Lot	0	0	0	0
Existing On-Lot	0	0	0	0
Public	0	99	1	100
Existing Public	0	0	0	0
WATER - On-Lot	0	0	2	2
Existing On-Lot	0	0	0	0
Public	0	99	2	101
Existing Public	0	0	0	0

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



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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 **April 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	
	April 2024	Year to Date	April 2025	Year to Date
Total # of Plans Endorsed	6	44	11	40
Total # of Residential Units	1	154	184	343
SF	1	15	2	7
SD	0	10	12	20
MH	0	0	0	108
TH	0	0	52	80
APT.	0	129	118	128
CONDO	0	0	0	0
Total Non-Residential Units	17	91	14	37
Comm.	3	11	2	6
Ind.	0	0	0	0
Other*	14	80	12	31
TOTAL UNITS	18	245	198	380
Linear Feet of New Street	0.00	918.00	3,100.00	8,114.97
<u>Type of Water Supply</u>				
OL	1	8	4	12
P	1	155	183	338
SP	0	0	0	0
<u>Type of Sewage Disposal</u>				
OL	1	7	2	5
P	1	155	183	234
SP	0	0	0	108
Gross Acreage Proposed for Development	64.35	555.72	79.74	339.92

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.