

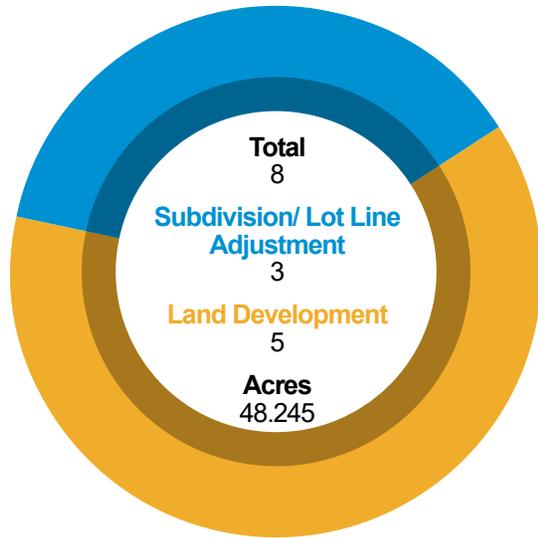


# Subdivision & Land Development Report

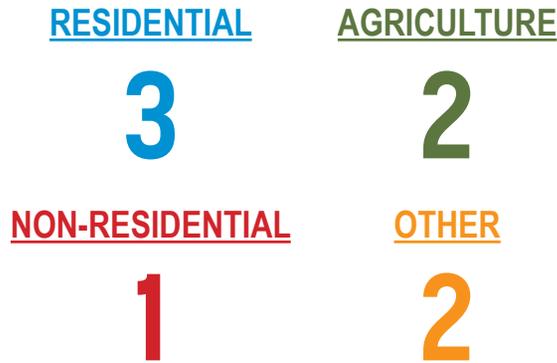
March 21, 2025 - April 24, 2025  
Berks County Planning Commission



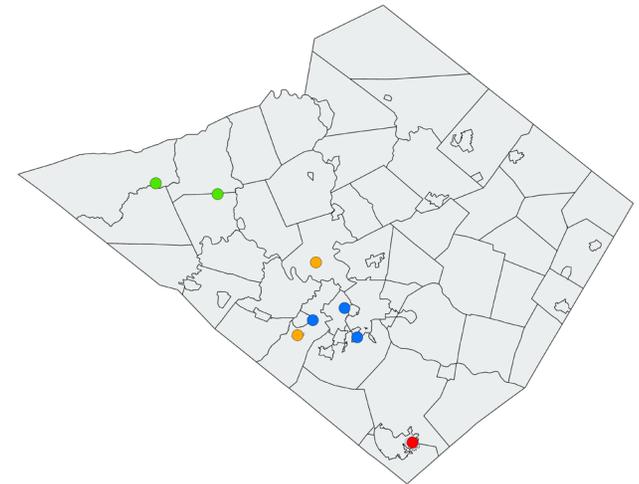
## Plans Reviewed



## Types of Plans Reviewed

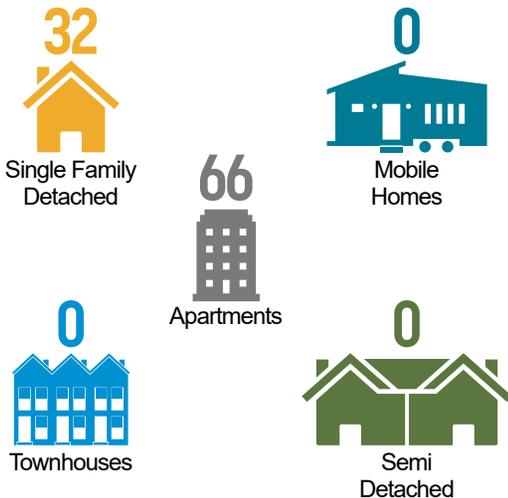


## Location of Development Activity



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

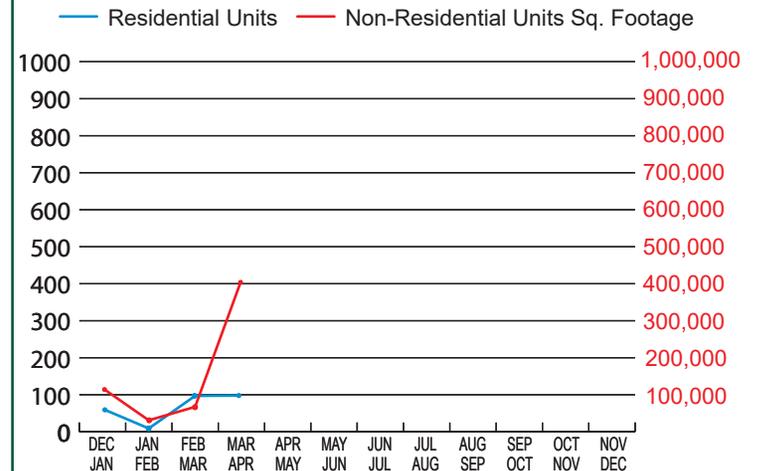
## Types of Residential Development: 98 Total Housing Units



## 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