



Subdivision & Land Development Report

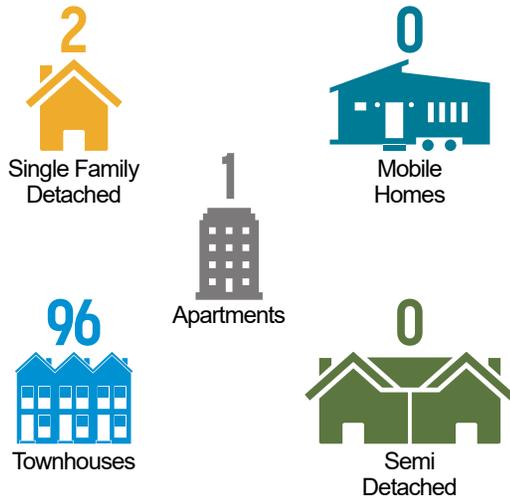
April 19, 2024 – May 22, 2024

Berks County Planning Commission

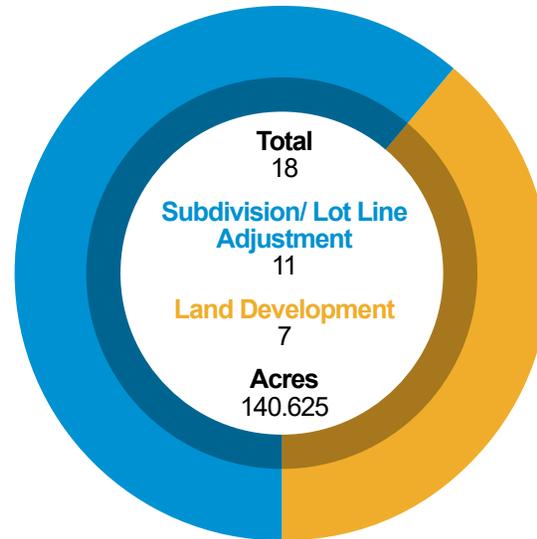


Types of New Development

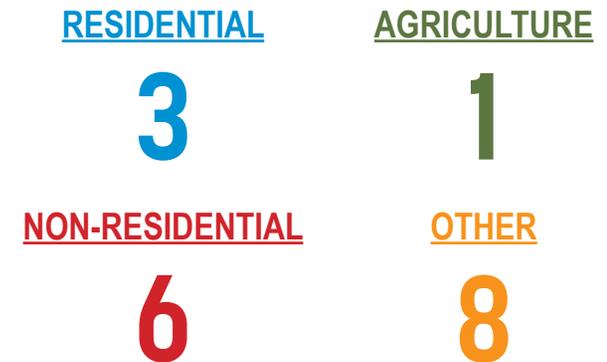
Housing: 99 Total Units



Types of Plans Reviewed



Plans Reviewed

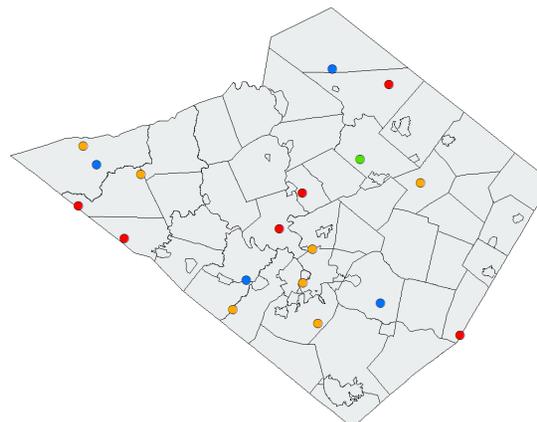


*Other includes Annexations, Municipal, Recreation, etc.
*Please refer to Monthly Subdivision Review Activity Report for details.

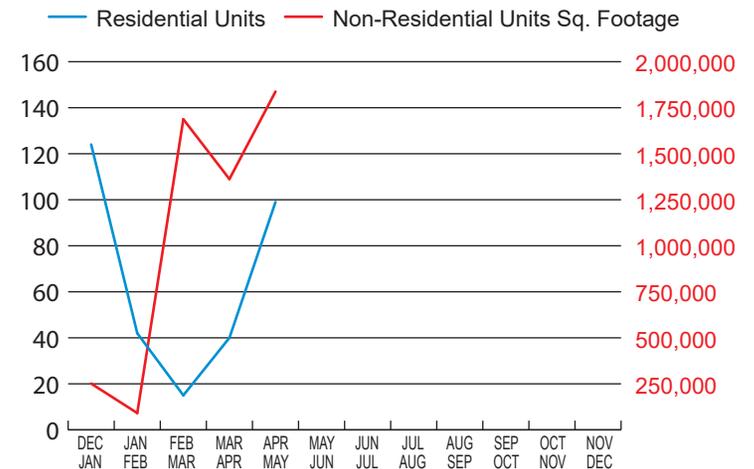
Non-Residential: 184,003 Total Sq. Ft.



Location of Activity



Year in Review: January – December 2024





LAND DEVELOPMENT AND SUBDIVISION ACTIVITY

MONTHLY REPORT

April 19, 2024 to May 22,2024

SKETCH PLANS – REVIEW

1.

| | |
|-----------------------|---|
| File #: | 21-13837 |
| Subdivision Name: | Deiter Subdivision |
| Municipality: | Exeter Township |
| Plan Type: | SKETCH |
| Location: | Eastern end lot of Spruce Street, approximately 510-feet east of the intersection of Spruce Street and Badger Street. |
| Applicant: | Ryan T. Deiter |
| Developer: | N/A |
| Owner: | Ryan T. Deiter |
| Surveyor: | John W. Hoffert, PLS |
| # of Lots or Units: | 1 Single-family, 1 Residue |
| Area to be Developed: | 1.504 |
| Total Acreage: | 4.95 |
| Linear Feet (street): | N/A |
| Sewer: | 1 P |
| Water: | 1 OL |

SKETCH PLANS – REVIEW (CONT'D)

2.

| | |
|-----------------------|---|
| File #: | 49-13834 |
| Subdivision Name: | 2040 Centre Avenue |
| Municipality: | City of Reading |
| Plan Type: | SKETCH |
| Location: | Southwest side of the Cathedral Street and Centre Avenue (S.R.0061) intersection. |
| Applicant: | Martires Adames & Kathy Saldana Rodriguez |
| Developer: | Martires Adames & Kathy Saldana Rodriguez |
| Owner: | Nikhilkumar Patel |
| Surveyor: | Daniel H. Laudenslayer, PLS |
| # of Lots or Units: | 1 Other |
| Area to be Developed: | 0 |
| Total Acreage: | 0.35 |
| Linear Feet (street): | N/A |
| Sewer: | N/A |
| Water: | N/A |

3.

| | |
|-----------------------|--|
| File #: | 49-13836 |
| Subdivision Name: | Thomas Ford Elementary School Aquaponics - Reading School District |
| Municipality: | City of Reading |
| Plan Type: | SKETCH |
| Location: | Southeastern side of the Margaret Street and Old Wyomissing Road intersection. |
| Applicant: | Reading School District |
| Developer: | Reading School District |
| Owner: | Reading School District |
| Surveyor: | Wilkinson Apex Engineering Group, LLC |
| # of Lots or Units: | 1 Ex Public |
| Area to be Developed: | 0.27 |
| Total Acreage: | 8.45 |
| Linear Feet (street): | N/A |
| Sewer: | 1 EX P |
| Water: | 1 EX P |

PRELIMINARY PLANS – REVIEW

1.

| | |
|-----------------------|--|
| File #: | 07-13534 |
| Subdivision Name: | Penske Truck Collision & Repair Shop |
| Municipality: | Bern Township |
| Plan Type: | PRELIMINARY |
| Location: | western side of Faller Lane (new road extension) southeast of the new intersection of Faller Lane, Cedar Hill Drive. |
| Applicant: | Penske |
| Developer: | Penske |
| Owner: | Stinson Drive Partners, LLC |
| Surveyor: | Wilkinson Apex Engineering Group, LLC |
| # of Lots or Units: | 1 Commercial |
| Area to be Developed: | 28.39 |
| Total Acreage: | 22.6 |
| Linear Feet (street): | 2,498.83 |
| Sewer: | 1 P |
| Water: | 1 P |

2.

| | |
|-----------------------|--|
| File #: | 09-13726 |
| Subdivision Name: | 1931 Schubert Road |
| Municipality: | Bethel Township |
| Plan Type: | PRELIMINARY |
| Location: | Northern side of Shubert Road approximately 500-feet east of Klahr Road. |
| Applicant: | Labe Holdings II |
| Developer: | N/A |
| Owner: | Mark A. & Lisa Marie Hassler |
| Surveyor: | C2C Design Group |
| # of Lots or Units: | 1 Ex Single-family, 96 Townhouses |
| Area to be Developed: | 12.623 |
| Total Acreage: | 12.623 |
| Linear Feet (street): | 1,995 |
| Sewer: | 96 P |
| Water: | 96 P |

PRELIMINARY PLANS – REVIEW (CONT'D)

3.

| | |
|-----------------------|---|
| File #: | 23-3737 |
| Subdivision Name: | A & C Truck Repair |
| Municipality: | Greenwich Township |
| Plan Type: | PRELIMINARY |
| Location: | Northern side of Zettlemoyer Road east of the intersection with Bower Road. |
| Applicant: | A&C Truck Repair |
| Developer: | A&C Truck Repair |
| Owner: | AJT2 Realty Partners, LLC |
| Surveyor: | Terraform Engineering |
| # of Lots or Units: | 1 Commercial |
| Area to be Developed: | 0.73 |
| Total Acreage: | 1.974 |
| Linear Feet (street): | N/A |
| Sewer: | 1 OL |
| Water: | 1 OL |

4.

| | |
|-----------------------|--|
| File #: | 45-13468 |
| Subdivision Name: | Pottsville Pike Properties |
| Municipality: | Ontelaunee Township |
| Plan Type: | PRELIMINARY |
| Location: | South side of Pottsville Pike (S.R.0061) and the west side New Enterprise Drive. |
| Applicant: | Pottsville Pike Properties LLC |
| Developer: | Pottsville Pike Properties LLC |
| Owner: | Pottsville Pike Properties LLC |
| Surveyor: | Bogia Engineering Inc. |
| # of Lots or Units: | 1 Commercial, 1 Residue |
| Area to be Developed: | 8.48 |
| Total Acreage: | 14.42 |
| Linear Feet (street): | N/A |
| Sewer: | 1 P |
| Water: | 1 P |

PRELIMINARY PLANS – REVIEW (CONT'D)

5.

| | |
|-----------------------|---|
| File #: | 65-13312 |
| Subdivision Name: | Rehrersburg Christian School Building Addition |
| Municipality: | Tulpehocken Township |
| Plan Type: | PRELIMINARY |
| Location: | North of Strausstown Road approximately 3,120-feet east of Four Point Road (S.R. 0419). |
| Applicant: | Hope Mennonite Fellowship Inc. |
| Developer: | Hope Mennonite Fellowship Inc. |
| Owner: | Hope Mennonite Fellowship Inc. |
| Surveyor: | Earth and Sky Design, LLC |
| # of Lots or Units: | 1 Quasi-Public |
| Area to be Developed: | 0.6 |
| Total Acreage: | 5.62 |
| Linear Feet (street): | N/A |
| Sewer: | 1 EX OL |
| Water: | 1 EX OL |

FINAL PLANS – REVIEW

1.

| | |
|-----------------------|---|
| File #: | 02-9689 |
| Subdivision Name: | Sousley/Caruso Annexation |
| Municipality: | Albany Township |
| Plan Type: | FINAL |
| Location: | North & south side of Sousley Road approximately 3,800-feet north and west of S.R.0143. |
| Applicant: | Roy D. & Linda A. Sousley |
| Developer: | N/A |
| Owner: | Roy D. & Linda A. Sousley |
| Surveyor: | K. L. Bensinger Inc. |
| # of Lots or Units: | 2 Annexations, 2 Residue |
| Area to be Developed: | 3.0 |
| Total Acreage: | 166 |
| Linear Feet (street): | N/A |
| Sewer: | N/A |
| Water: | N/A |

2.

| | |
|-----------------------|---|
| File #: | 09-13833 |
| Subdivision Name: | Zimmerman Annexation |
| Municipality: | Bethel Township |
| Plan Type: | FINAL |
| Location: | South side of New Schaefferstown Road (S.R.4016) approximately 1,600-feet east of the intersection with Jen Air Road. |
| Applicant: | Lester S., Dennis, Jay & LaVern Zimmerman |
| Developer: | N/A |
| Owner: | Lester S., Dennis, Jay & LaVern Zimmerman |
| Surveyor: | DeVon R. Henne, PLS |
| # of Lots or Units: | 1 Single-family, 3 Annexations, 2 Residue |
| Area to be Developed: | 42.672 |
| Total Acreage: | 182.829 |
| Linear Feet (street): | N/A |
| Sewer: | 1 OL |
| Water: | 1 OL |

FINAL PLANS - REVIEW (CONT'D)

3.

| | |
|-----------------------|--|
| File #: | 17-12079 |
| Subdivision Name: | Lots 15-16 Seven Springs |
| Municipality: | Cumru Township |
| Plan Type: | FINAL |
| Location: | East side of Seven Springs Drive approximately 350-feet east of the intersection with Mount Penn Road. |
| Applicant: | James Van Dyck Fear Jr. |
| Developer: | N/A |
| Owner: | Jean Mazzotta |
| Surveyor: | Berks Surveying & Engineering, Inc. |
| # of Lots or Units: | 2 Annexations |
| Area to be Developed: | 1.245 |
| Total Acreage: | 1.245 |
| Linear Feet (street): | N/A |
| Sewer: | N/A |
| Water: | N/A |

4.

| | |
|-----------------------|--|
| File #: | 19-9985 |
| Subdivision Name: | Optimum RV Storage Yard LD |
| Municipality: | Douglass Township |
| Plan Type: | FINAL |
| Location: | East side of Quarry Road approximately 1,900-feet north of the intersection with Benjamin Franklin Highway (S.R.2022). |
| Applicant: | 1809 W High Street LLC |
| Developer: | 1809 W High Street LLC |
| Owner: | 1809 W High Street LLC |
| Surveyor: | Boyer Engineering LLC |
| # of Lots or Units: | 1 Commercial |
| Area to be Developed: | 3.99 |
| Total Acreage: | 4.76 |
| Linear Feet (street): | N/A |
| Sewer: | N/A |
| Water: | N/A |

FINAL PLANS - REVIEW (CONT'D)

5.

| | |
|-----------------------|--|
| File #: | 35-11046 |
| Subdivision Name: | Green Valley Terrace Luxury Apartments (Revision to Plan of Record #2) |
| Municipality: | Lower Heidelberg Township |
| Plan Type: | FINAL |
| Location: | West side of Gaul Road approximately 500-feet northwest of the intersection with Penn Avenue (S.R.0422). |
| Applicant: | Alpha Property Investments LLC |
| Developer: | Alpha Property Investments LLC |
| Owner: | Alpha Property Investments LLC |
| Surveyor: | C2C Design Group; Chuck Frantz, P.E. |
| # of Lots or Units: | 1 Apartment, 1 Other |
| Area to be Developed: | 1.99 |
| Total Acreage: | 11.27 |
| Linear Feet (street): | N/A |
| Sewer: | 1 P |
| Water: | 1 P |

6.

| | |
|-----------------------|---|
| File #: | 38-13835 |
| Subdivision Name: | Blue Spruce Market Building Addition |
| Municipality: | Marion Township |
| Plan Type: | FINAL |
| Location: | North side of Conrad Weiser Parkway (US 422) at the intersection with Hickory Road. |
| Applicant: | Timothy Weaver |
| Developer: | Timothy Weaver |
| Owner: | Timothy Weaver |
| Surveyor: | Carta Engineering |
| # of Lots or Units: | 1 Ex Commercial |
| Area to be Developed: | 0.69 |
| Total Acreage: | 4.6 |
| Linear Feet (street): | N/A |
| Sewer: | 1 EX OL |
| Water: | 1 EX OL |

FINAL PLANS - REVIEW (CONT'D)

7.

| | |
|-----------------------|--|
| File #: | 50-13839 |
| Subdivision Name: | Winkler Subdivision |
| Municipality: | Richmond Township |
| Plan Type: | FINAL |
| Location: | East and west sides of Kutztown Road (US 222) approximately 700-feet northeast of the intersection with Richmond Road. |
| Applicant: | Josef & Jeanette R. Winkler |
| Developer: | N/A |
| Owner: | Josef & Jeanette R. Winkler |
| Surveyor: | John W. Hoffert, PLS |
| # of Lots or Units: | 1 Agriculture, 1 Residue |
| Area to be Developed: | 11.306 |
| Total Acreage: | 22.217 |
| Linear Feet (street): | N/A |
| Sewer: | N/A |
| Water: | N/A |

8.

| | |
|-----------------------|---|
| File #: | 53-13841 |
| Subdivision Name: | New Jerusalem Evangelical Lutheran Church |
| Municipality: | Rockland Township |
| Plan Type: | FINAL |
| Location: | West of Lyons Road (S.R.1023) approximately 600-feet north of the intersection with Henry Road. |
| Applicant: | New Jerusalem Evangelical Lutheran Church Inc. |
| Developer: | N/A |
| Owner: | New Jerusalem Evangelical Lutheran Church Inc. |
| Surveyor: | Berks Surveying & Engineering, Inc. |
| # of Lots or Units: | 1 Annexation, 1 Residue |
| Area to be Developed: | 0.4252 |
| Total Acreage: | 1.8018 |
| Linear Feet (street): | N/A |
| Sewer: | N/A |
| Water: | N/A |

FINAL PLANS - REVIEW (CONT'D)

9.

| | |
|-----------------------|---|
| File #: | 59-13838 |
| Subdivision Name: | Lenosky Annexation Subdivision |
| Municipality: | Spring Township |
| Plan Type: | FINAL |
| Location: | East of Fritztown Road, south of Mail Route Road and east side of the Lancaster Northern Railway. |
| Applicant: | Paul Lenosky |
| Developer: | N/A |
| Owner: | Paul Lenosky |
| Surveyor: | John W. Hoffert, PLS |
| # of Lots or Units: | 1 Annexation, 1 Residue |
| Area to be Developed: | 8.51 |
| Total Acreage: | 19.091 |
| Linear Feet (street): | N/A |
| Sewer: | N/A |
| Water: | N/A |

10.

| | |
|-----------------------|--|
| File #: | 65-13840 |
| Subdivision Name: | Shank Door |
| Municipality: | Tulpehocken Township |
| Plan Type: | FINAL |
| Location: | West side of Camp Swatara Road (S.R.0645) and north side of Greble Road. |
| Applicant: | Ira L. Mast & Louise E. Mast Rev. Living Trust |
| Developer: | Ira L. Mast & Louise E. Mast Rev. Living Trust |
| Owner: | Ira L. Mast & Louise E. Mast Rev. Living Trust |
| Surveyor: | Diehm & Sons, Inc. |
| # of Lots or Units: | 1 Commercial |
| Area to be Developed: | 14.2 |
| Total Acreage: | 20.77 |
| Linear Feet (street): | N/A |
| Sewer: | 1 OL |
| Water: | 1 OL |

| | <u>SKETCH</u> | <u>PRELIMINARY</u> | <u>FINAL</u> | <u>TOTAL</u> |
|-----------------------------------|---------------|--------------------|--------------|--------------|
| Total Plans for Period : | <u>3</u> | <u>5</u> | <u>10</u> | <u>18</u> |
| <u>4/19/2024 - 5/22/2024</u> | | | | |
| ACRES (Total) | 13.75 | 57.237 | 434.584 | 505.571 |
| (Area to be Dev) PRO - Proposed | 1.774 | 50.823 | 88.028 | 140.625 |
| LDP - Land Development Plan | 1 | 3 | 3 | 7 |
| RTRP - Revision to Record Plan | 0 | 0 | 1 | 1 |
| SF - Single Family - New | 1 | 0 | 1 | 2 |
| Existing | 0 | 1 | 0 | 1 |
| SD - Semi-Detached (Duplex) - New | 0 | 0 | 0 | 0 |
| Existing | 0 | 0 | 0 | 0 |
| APT - Apartment - New | 0 | 0 | 1 | 1 |
| Existing | 0 | 0 | 0 | 0 |
| TH - Townhouse - New | 0 | 96 | 0 | 96 |
| 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 | 3 | 2 | 5 |
| Existing | 0 | 0 | 1 | 1 |
| 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 | 1 | 0 | 1 | 2 |
| Existing | 0 | 0 | 0 | 0 |
| ANX - Annexation | 0 | 0 | 9 | 9 |
| RES - Residue | 1 | 1 | 7 | 9 |
| P - Public | 1 | 0 | 0 | 1 |
| QP - Quasi Public | 0 | 1 | 0 | 1 |
| OP - Open Space | 0 | 0 | 0 | 0 |
| LF - Linear Feet (Street) | 0 | 4,494 | 0 | 4,494 |
| Sewer - On-Lot | 0 | 1 | 3 | 4 |
| Existing On-Lot | 0 | 1 | 1 | 2 |
| Public | 1 | 98 | 0 | 99 |
| Existing Public | 1 | 0 | 0 | 1 |
| WATER - On-Lot | 1 | 1 | 3 | 5 |
| Existing On-Lot | 0 | 1 | 1 | 2 |
| Public | 0 | 98 | 0 | 98 |
| Existing Public | 1 | 0 | 0 | 1 |

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