

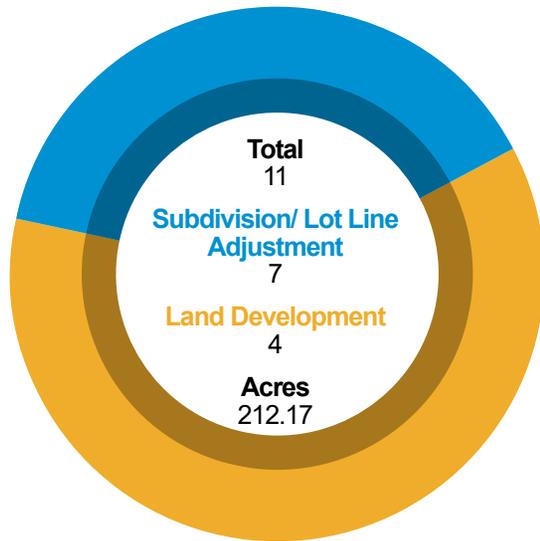


Subdivision & Land Development Report

July 18, 2025 - August 25, 2025
Berks County Planning Commission



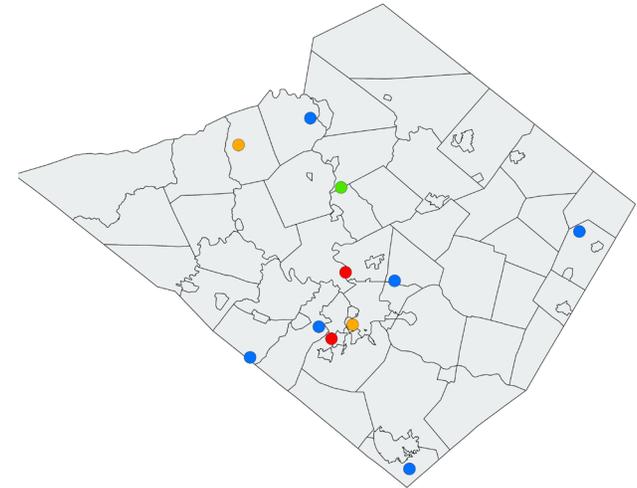
Plans Reviewed



Types of Plans Reviewed

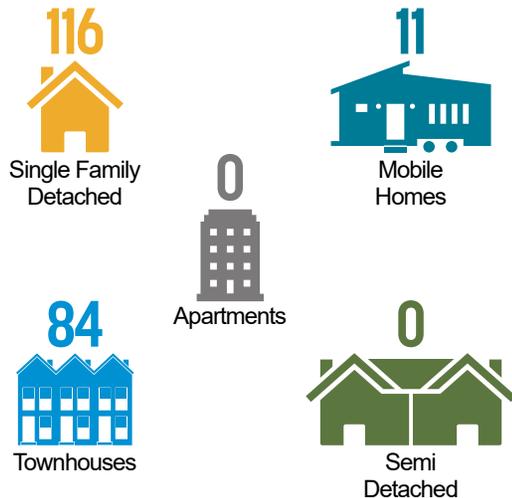


Location of Development Activity



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

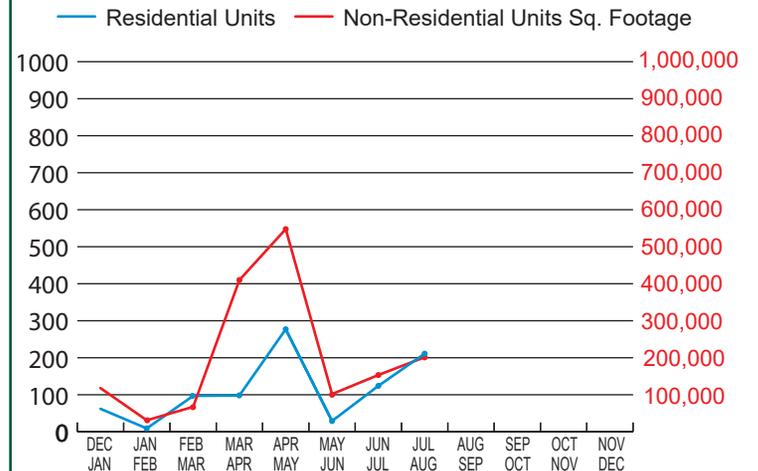
Types of Residential Development: 211 Total Housing Units



Non-Residential Development: 201,497 Total Sq. Ft.



Year in Review: January – December 2025





LAND DEVELOPMENT AND SUBDIVISION ACTIVITY

MONTHLY REPORT

July 25, 2025 to August 20, 2025

SKETCH PLANS – REVIEW

1.

File #:	07-13122d
Subdivision Name:	Berks Park 183 Lots A,F,G Land Development
Municipality:	Bern Township
Plan Type:	SKETCH
Location:	West side of Aviation Road/Wagner Lane approximately 3,000-feet northeast of Bernville Road (S.R.0183).
Applicant:	Berks County Industrial Development Authority
Developer:	Berks County Industrial Development Authority
Owner:	Berks County Industrial Development Authority
Surveyor:	Barry Isett & Associates, Inc,
Proposed Units/Lots:	1 Annexation, 2 Industrial
Proposed Square Footage:	165,141
Area to be Developed:	12.0
Total Acreage:	55.0
Linear Feet (street):	N/A
Sewer:	2 P
Water:	2 P

SKETCH PLANS – REVIEW (CONT'D)**2.**

File #:	58-13921
Subdivision Name:	Scattered Acres Reinholds Inc. Annexation Subdivision
Municipality:	South Heidelberg Township
Plan Type:	SKETCH
Location:	Both sides of Mill Road, north of Bensing Road.
Applicant:	Scattered Acres Reinholds, Inc.
Developer:	N/A
Owner:	Scattered Acres Reinholds, Inc.
Surveyor:	John W Hoffert P.L.S., Ltd.
Proposed Units/Lots:	1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	51.839
Total Acreage:	53.421
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

PRELIMINARY PLANS – REVIEW**1.**

File #:	13-13697a
Subdivision Name:	Magnolia Greene Subdivision
Municipality:	Caernarvon Township
Plan Type:	PRELIMINARY
Location:	North corner of Willow Glenn Road and the northeastern side of Main Street (S.R. 23).
Applicant:	FB at Magnolia Greene, LLC
Developer:	FB at Magnolia Greene, LLC
Owner:	FB at Magnolia Greene, LLC
Surveyor:	Wilkinson Design Group, LLC
Proposed Units/Lots:	114 Single-family, 84 Townhouses, 1 Commercial, 4 Open Space/Recreation
Proposed Square Footage:	N/A
Area to be Developed:	56.8
Total Acreage:	55.67
Linear Feet (street):	8,994
Sewer:	119 P
Water:	119 P

2.

File #:	17-13705b
Subdivision Name:	Shillington Self Storage
Municipality:	Cumru Township
Plan Type:	PRELIMINARY
Location:	South side of the Lancaster Pike (S.R.3222) and Revere Boulevard (S.R.0724) intersection.
Applicant:	Budgshill Real Estate Holdings LLC
Developer:	Budgshill Real Estate Holdings LLC
Owner:	Budgshill Real Estate Holdings LLC
Surveyor:	French & Parrello Associates
Proposed Units/Lots:	1 Commercial
Proposed Square Footage:	23,300
Area to be Developed:	0.53
Total Acreage:	11.443
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

PRELIMINARY PLANS – REVIEW (CONT'D)**3.**

File #:	63-13918
Subdivision Name:	26 Clayton Avenue
Municipality:	Tilden Township
Plan Type:	PRELIMINARY
Location:	Northeastern side of Clayton Avenue approximately 690-feet north of the intersection with W. State Street/Hex Highway (S.R.4028).
Applicant:	Wilson Zimmerman
Developer:	Wilson Zimmerman
Owner:	John & Susan Messaros
Surveyor:	C2C Design Group
Proposed Units/Lots:	11 Mobile homes, 1 Residue, 2 Open Space/Recreation
Proposed Square Footage:	N/A
Area to be Developed:	2.82
Total Acreage:	3.42
Linear Feet (street):	594
Sewer:	11 P
Water:	11 P

4.

File #:	69-13919
Subdivision Name:	Dale Road Subdivision
Municipality:	Washington Township
Plan Type:	PRELIMINARY
Location:	East of Dale Road approximately 1,695-feet north Crow Hill Road.
Applicant:	Bob Elwell
Developer:	N/A
Owner:	Bob Elwell
Surveyor:	Horizon Engineering Associates, LLC
Proposed Units/Lots:	1 Single-family, 1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	53.85
Total Acreage:	64.02
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

FINAL PLANS – REVIEW**1.**

File #:	03-13920
Subdivision Name:	110 Bingaman Road
Municipality:	Alsace Township
Plan Type:	FINAL
Location:	East of Bingaman Road, just north of its intersection with Angora Road.
Applicant:	William D. III & Jennifer D. Smith-Westbrook
Developer:	N/A
Owner:	William D. III & Jennifer D. Smith-Westbrook
Surveyor:	JMR Engineering LLC
Proposed Units/Lots:	1 Single-family, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	21.71
Total Acreage:	36.89
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

2.

File #:	4745-13495a
Subdivision Name:	Elmer Stoltzfus Proposed Poultry Barn
Municipality:	Perry Township
Plan Type:	FINAL
Location:	Southern side of Birch Hill Road approximately 270-feet southwest of the intersection with Koenig Drive.
Applicant:	Elmer Stoltzfus
Developer:	Elmer Stoltzfus
Owner:	Elmer Stoltzfus
Surveyor:	TeamAg Inc.
Proposed Units/Lots:	1 Agriculture
Proposed Square Footage:	13,056
Area to be Developed:	0.94
Total Acreage:	18.85
Linear Feet (street):	N/A
Sewer:	N/A
Water:	1 OL

FINAL PLANS - REVIEW (CONT'D)**3.**

File #:	49-13474b
Subdivision Name:	Oakbrook Community Rec. Field Improvements
Municipality:	Reading
Plan Type:	FINAL
Location:	Northeast side of the Brookline Plaza and Scott Street intersection.
Applicant:	Reading Housing Authority
Developer:	Reading Housing Authority
Owner:	Reading Housing Authority
Surveyor:	Dautrich Engineering
Proposed Units/Lots:	1 EX Open Space/Recreation
Proposed Square Footage:	N/A
Area to be Developed:	0.554
Total Acreage:	25.06
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

4.

File #:	59-13810b
Subdivision Name:	2456 Jefferson Avenue Lot Annexation Final Plan
Municipality:	Spring Township
Plan Type:	FINAL
Location:	South of Jefferson Avenue approximately 874-feet west of W Wyomissing Boulevard.
Applicant:	Donald A. and Melissa A. Pursel
Developer:	N/A
Owner:	Hearthstone Homes, Inc.
Surveyor:	Snyder Surveying, LLC
Proposed Units/Lots:	1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	1.214
Total Acreage:	1.625
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

FINAL PLANS - REVIEW (CONT'D)**5.**

File #:	67-12678c
Subdivision Name:	299 MSS LLC (Corrective Action Plan)
Municipality:	Upper Bern Township
Plan Type:	FINAL
Location:	East Side of Forge Dam Road and north side of Mountain Road.
Applicant:	299 MSS, LLC
Developer:	299 MSS, LLC
Owner:	299 MSS, LLC
Surveyor:	Penn Eastern Engineers, LLC
Proposed Units/Lots:	1 EX Other
Proposed Square Footage:	N/A
Area to be Developed:	10.36
Total Acreage:	21.34
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>2</u>	<u>4</u>	<u>5</u>	<u>11</u>
<u>7/25/2025 - 8/20/2025</u>				
ACRES (Total)	108.421	134.553	103.765	346.739
(Area to be Dev) PRO - Proposed	63.389	114.0	34.778	212.167
LDP - Land Development Plan	1	1	2	4
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	0	115	1	116
Existing	0	0	0	0
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	84	0	84
Existing	0	0	0	0
MH - Mobile Home - New	0	11	0	11
Existing	0	0	0	0
CONDO - Condominium - New	0	0	0	0
Existing	0	0	0	0
COMM - Commercial - New	0	2	0	2
Existing	0	0	0	0
IND - Industrial - New	2	0	0	2
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	1	1
ANX - Annexation	2	1	1	4
RES - Residue	1	2	2	5
P - Public	0	0	0	0
QP - Quasi Public	0	0	0	0
OP - Open Space	0	6	1	7
LF - Linear Feet (Street)	0	9,588	0	9,588
Sewer - On-Lot	0	1	1	2
Existing On-Lot	0	0	0	0
Public	2	130	0	132
Existing Public	0	0	0	0
WATER - On-Lot	0	1	2	3
Existing On-Lot	0	0	0	0
Public	2	130	0	132
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