



# Subdivision & Land Development Report

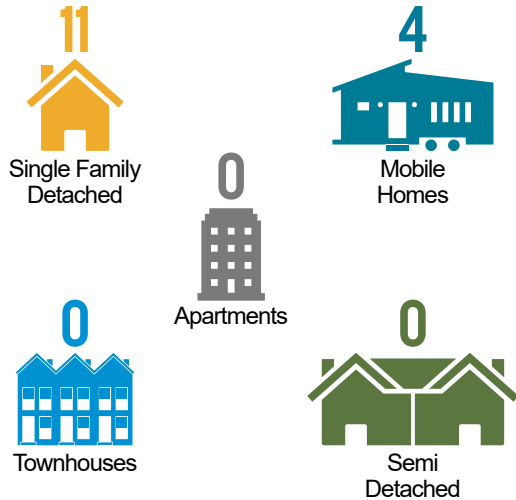
February 23, 2024 – March 20, 2024

Berks County Planning Commission

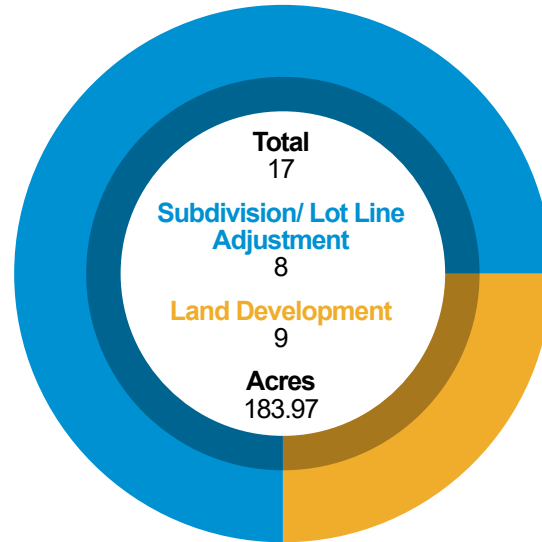


## Types of New Development

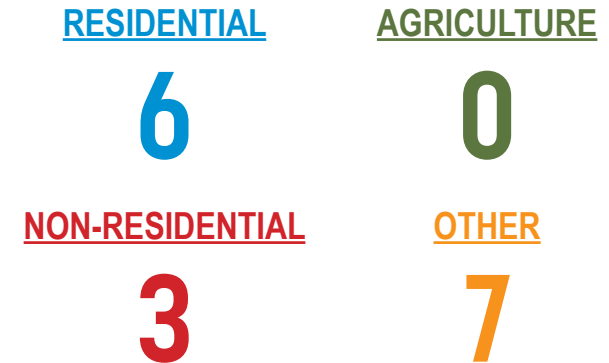
Housing: 15 Total Units



## Types of Plans Reviewed



## Plans Reviewed

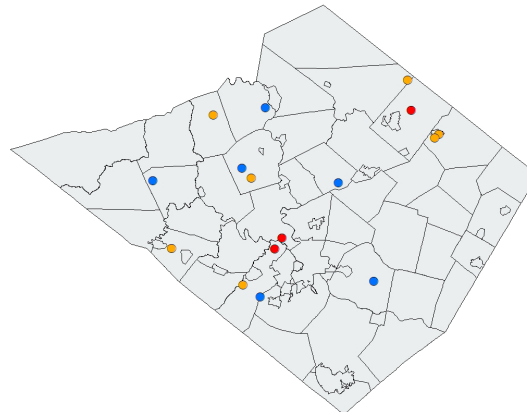


\*Other includes Annexations, Municipal, Recreation, etc.  
\*Please refer to Monthly Subdivision Review Activity Report for details.

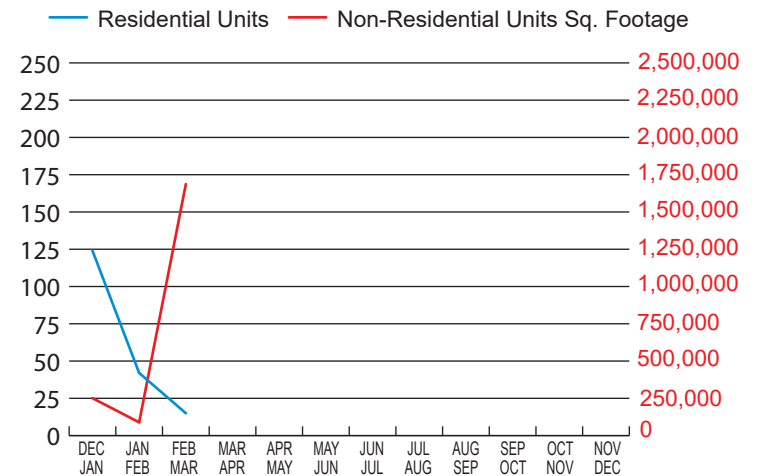
Non-Residential: 1,687,790 Total Sq. Ft.



## Location of Activity



## Year in Review: January – December 2024





**LAND DEVELOPMENT AND SUBDIVISION ACTIVITY**

**MONTHLY REPORT**

**February 23, 2024 to March 20, 2024**

**SKETCH PLANS – REVIEW**

1.

File #:	21-13822
Subdivision Name:	801 Fabers Road
Municipality:	Exeter Township
Plan Type:	SKETCH
Location:	East of Fabers Road approximately 1,641-feet south of Walnut Road.
Applicant:	Donald Seidel Jr.
Developer:	N/A
Owner:	Donald Seidel Jr.
Surveyor:	Ludgate Engineering
# of Lots or Units:	1 Single-family, 1 Residue
Area to be Developed:	3.91
Total Acreage:	12.16
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

## **SKETCH PLANS – REVIEW (CONT'D)**

### **2.**

File #:	23-10701
Subdivision Name:	Zerfass Residence
Municipality:	Greenwich Township
Plan Type:	SKETCH
Location:	Eastern side of Fenstermaker Road approximately 1,150-feet northwest of the intersection with Stump Road.
Applicant:	Ariane & Anthony Zerfass
Developer:	N/A
Owner:	Ariane & Anthony Zerfass
Surveyor:	C2C Design Group; Attn: Elliot Leomporra
# of Lots or Units:	3 Annexations, 2 Residue
Area to be Developed:	0.51
Total Acreage:	3.27
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

### **3.**

File #:	27-13214
Subdivision Name:	Wolff Subdivision
Municipality:	Jefferson Township
Plan Type:	SKETCH
Location:	South side of New Schaefferstown Road (S.R.4016) approximately 1,600-feet east of the intersection with Jen Air Road.
Applicant:	Nancy E. Wolff
Developer:	N/A
Owner:	Nancy E. Wolff
Surveyor:	OTM LLC
# of Lots or Units:	1 EX Single-family, 1 Residue
Area to be Developed:	3.68
Total Acreage:	30.741
Linear Feet (street):	N/A
Sewer:	1 EX P
Water:	1 EX P

## **SKETCH PLANS – REVIEW (CONT'D)**

### **4.**

File #:	44-13820
Subdivision Name:	Lloyd & Ruthann Zook
Municipality:	Oley Township
Plan Type:	SKETCH
Location:	The tract is located on the North side of Toll House Road, approximately 1,567-feet southeast of the intersection of Covered Bridge Road and Toll House Road.
Applicant:	Lloyd Zook
Developer:	Lloyd Zook
Owner:	Lloyd Zook
Surveyor:	Laudenslayer Surveying
# of Lots or Units:	1 EX Single-family, 1 Residue
Area to be Developed:	2.0
Total Acreage:	74.0
Linear Feet (street):	N/A
Sewer:	1 EX P
Water:	1 EX OL

### **5.**

File #:	59-11860
Subdivision Name:	7 Brew Coffee
Municipality:	Spring Township
Plan Type:	SKETCH
Location:	Southwest corner of the Paper Mill Road (S.R. 3021) and Meridian Boulevard intersection.
Applicant:	Brew Family Development LLC
Developer:	Brew Family Development LLC
Owner:	Kohl's Department Store
Surveyor:	Toth & Associates
# of Lots or Units:	1 Commercial
Area to be Developed:	0.56
Total Acreage:	10.13
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

## **PRELIMINARY PLANS – REVIEW**

### **1.**

File #:	07-13177
Subdivision Name:	Tower Behavioral Health Campus Acadia Healthcare
Municipality:	Bern Township
Plan Type:	PRELIMINARY
Location:	South side of Bernville Road (SR0183) approximately 1,000-feet east of the intersection with MacArthur Road.
Applicant:	Acadia Healthcare
Developer:	Reading Behavioral Healthcare, LLC
Owner:	Reading Behavioral Healthcare, LLC
Surveyor:	Crunk Engineering, LLC
# of Lots or Units:	1 Commercial
Area to be Developed:	3.13
Total Acreage:	83.1
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

### **2.**

File #:	39-13429
Subdivision Name:	222 Capital Partners
Municipality:	Maxatawny Township
Plan Type:	PRELIMINARY
Location:	North side of Kutztown Road (US 222), west and east sides of Hottenstein Road extending east to Long Lane (S.R.1024).
Applicant:	222 Capital Partners, LLC
Developer:	222 Capital Partners, LLC
Owner:	Charles Wessner; Dale Wessner; Heath Wessner; Robert Skrip; Marsha Olivia; CLW Properties Inc.
Surveyor:	Nave Newell, Inc.
# of Lots or Units:	10 Annexations, 2 Industrial, 1 Other
Area to be Developed:	280.9
Total Acreage:	280.9
Linear Feet (street):	5,400
Sewer:	2 P
Water:	2 P

## PRELIMINARY PLANS – REVIEW (CONT'D)

### 3.

File #:	59-647
Subdivision Name:	Grings Hill Estates Section 5
Municipality:	Spring Township
Plan Type:	Preliminary
Location:	Southeastern side of Grings Hill Road at the intersection with Hearthstone Lane.
Applicant:	Steven Hurst
Developer:	N/A
Owner:	Steven Hurst
Surveyor:	C2C Design Group
# of Lots or Units:	9 Single-family; 1 Residue
Area to be Developed:	5.386
Total Acreage:	5.956
Linear Feet (street):	570
Sewer:	9 P
Water:	9 P

### 4.

File #:	63-8160
Subdivision Name:	GSP Management - Pleasant Hill
Municipality:	Tilden Township
Plan Type:	PRELIMINARY
Location:	West side of Hill Drive and southeast side of the 3rd Street and Pleasant View Drive intersection.
Applicant:	James Perano
Developer:	James Perano
Owner:	Frank Perano
Surveyor:	Lehigh Engineering Associates
# of Lots or Units:	1 Annexation, 4 Mobile homes
Area to be Developed:	0.339
Total Acreage:	52.167
Linear Feet (street):	N/A
Sewer:	4 P/Community
Water:	4 P/Community

## **FINAL PLANS – REVIEW**

### **1.**

File #:	15-4360
Subdivision Name:	James K. & Karen S. Holcombe
Municipality:	Centre Township
Plan Type:	FINAL
Location:	Southeast of Pine Road and in between Bellemans Church Road and Quarry Road.
Applicant:	James K. & Karen S. Holcombe
Developer:	N/A
Owner:	James K. & Karen S. Holcombe
Surveyor:	Bercek & Associates
# of Lots or Units:	1 Annexation, 1 Residue
Area to be Developed:	1.9989
Total Acreage:	160.84
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

### **2.**

File #:	15-13818
Subdivision Name:	Penny Hill Subdivision
Municipality:	Centre Township
Plan Type:	PRELIMINARY
Location:	North of Penny Road, Hickory Road, and Bellemans Church Road (S.R. 4019) intersections and 2,667-feet south of Irish Creek Road.
Applicant:	Heather Knepp
Developer:	N/A
Owner:	Ronald E & Fray A Knepp
Surveyor:	The Crossroads Group, LLC
# of Lots or Units:	1 Single-family, 1 Annexation, 1 Residue
Area to be Developed:	21.3
Total Acreage:	97.51
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

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

### **3.**

File #:	25-13819
Subdivision Name:	James & Janice Murdough Annexation
Municipality:	Heidelberg Township
Plan Type:	FINAL
Location:	North side of Penn Avenue (S.R. 0422) approximately 467-feet east of the intersection of Penn Avenue (S.R. 0422) and Hill Road.
Applicant:	James C. & Janice Murdough
Developer:	N/A
Owner:	James C. & Janice Murdough
Surveyor:	McCarthy Engineering Assoc. Inc.
# of Lots or Units:	1 Annexation, 1 Residue
Area to be Developed:	6.224
Total Acreage:	8.168
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

### **4.**

File #:	59-13823
Subdivision Name:	Camelot Inn
Municipality:	Spring Township
Plan Type:	FINAL
Location:	Southwest of Fritztown Road approximately 1,023-feet south of Montello Road.
Applicant:	Kaputie Properties, LLC
Developer:	N/A
Owner:	Kaputie Properties, LLC
Surveyor:	C2C Design Group
# of Lots or Units:	1 Other
Area to be Developed:	0.5
Total Acreage:	0.68
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A



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

### **5.**

File #:	6433-11202
Subdivision Name:	330 W. Weis Street Lot Line Adjustment
Municipality:	Topton Borough
Plan Type:	FINAL
Location:	Southwest side of W. Weis Street (S.R. 1010) and Freehall Road.
Applicant:	330 W Weis Street Assoc LLC
Developer:	N/A
Owner:	330 W Weis Street Assoc LLC
Surveyor:	Ott Consulting Inc.
# of Lots or Units:	1 Annexation, 1 Residue
Area to be Developed:	0.6158
Total Acreage:	2.808
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

### **6.**

File #:	64-13821
Subdivision Name:	EB Subdivision
Municipality:	Topton Borough
Plan Type:	FINAL
Location:	Northwest side of the East Barkley Street and South Haas Street intersection.
Applicant:	Joshua Youpa
Developer:	Joshua Youpa
Owner:	Heather & Joshua Youpa
Surveyor:	The Crossroads Group, LLC
# of Lots or Units:	1 Annexation, 1 Residue
Area to be Developed:	0.0602
Total Acreage:	0.157
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

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

7.

File #:	67-9996
Subdivision Name:	Linford Snyder Minor Subdivision & Annexation Plan
Municipality:	Upper Bern Township
Plan Type:	FINAL
Location:	Northwestern side of Mountain Road between Mill Road and Wessner Lane.
Applicant:	Matthew Kadwill
Developer:	N/A
Owner:	Linford Snyder
Surveyor:	Nye Consulting Services, Inc.
# of Lots or Units:	2 Annexations, 2 Residue
Area to be Developed:	3.119
Total Acreage:	188.464
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>5</u>	<u>4</u>	<u>7</u>	<u>16</u>
<u>2/23/2024 - 3/20/2024</u>				
ACRES (Total)	130.301	422.123	458.627	1011.051
(Area to be Dev) PRO - Proposed	10.66	289.755	33.8179	334.2329
LDP - Land Development Plan	1	2	1	4
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	1	9	1	11
Existing	2	0	0	2
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	0	0	0
Existing	0	0	0	0
MH - Mobile Home - New	0	4	0	4
Existing	0	0	0	0
CONDO - Condominium - New	0	0	0	0
Existing	0	0	0	0
COMM - Commercial - New	1	1	0	2
Existing	0	0	0	0
IND - Industrial - New	0	2	0	2
Existing	0	0	0	0
AG - Agricultural - New	0	0	0	0
Existing	0	0	0	0
OTHER - New	0	1	1	2
Existing	0	0	0	0
ANX - Annexation	3	11	7	21
RES - Residue	5	1	7	13
P - Public	0	0	0	0
QP - Quasi Public	0	0	0	0
OP - Open Space	0	0	0	0
LF - Linear Feet (Street)	0	5,970	0	5,970
Sewer - On-Lot	1	0	1	2
Existing On-Lot	0	0	0	0
Public	1	16	0	17
Existing Public	2	0	0	2
WATER - On-Lot	1	0	1	2
Existing On-Lot	1	0	0	1
Public	1	16	0	17
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

## 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 **March 2024**.

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

	2023		2024	
	March 2023	Year to Date	March 2024	Year to Date
Total # of Plans Endorsed	11	41	15	38
Total # of Residential Units	5	201	17	153
SF	5	14	13	14
SD	0	6	0	10
MH	0	0	0	0
TH	0	14	0	0
APT.	0	167	4	129
CONDO	0	0	0	0
Total Non-Residential Units	10	66	22	74
Comm.	4	14	2	8
Ind.	1	3	0	0
Other*	5	49	20	66
TOTAL UNITS	15	267	39	227
Linear Feet of New Street	0.00	1,030.00	0.00	918.00
<u>Type of Water Supply</u>				
OL	1	9	2	7
P	6	202	16	154
SP	0	0	0	0
<u>Type of Sewage Disposal</u>				
OL	1	9	2	6
P	6	202	16	154
SP	0	0	0	0
Gross Acreage Proposed for Development	32.38	849.55	322.06	491.37

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.