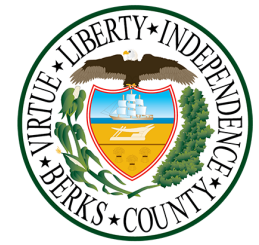




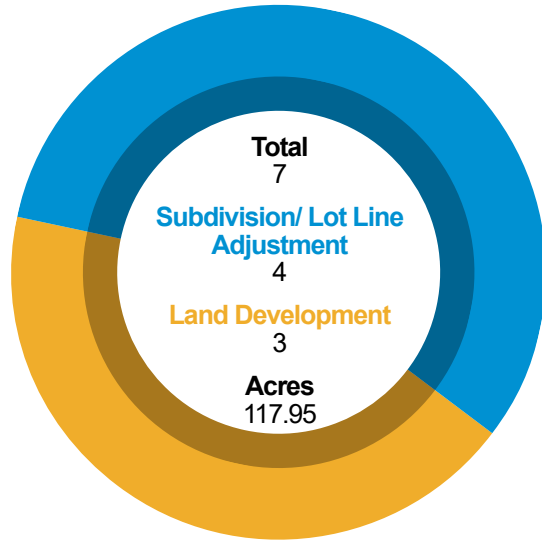
# Subdivision & Land Development Report

November 20, 2024 – December 20, 2024

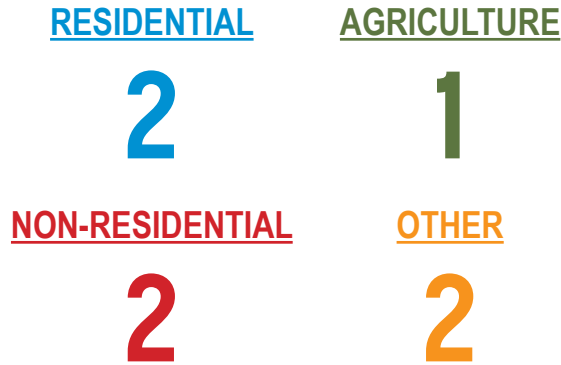
Berks County Planning Commission



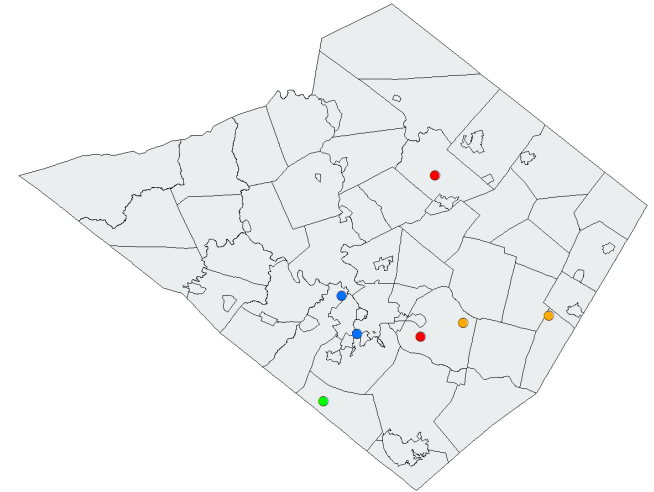
## Plans Reviewed



## Types of Plans Reviewed



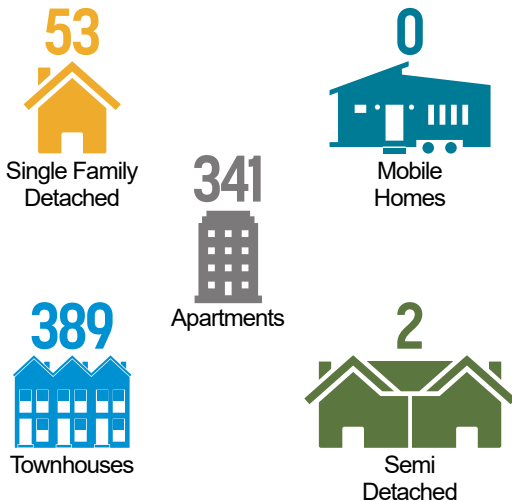
## Location of Development Activity



\*Other includes Annexations, Municipal, Recreation, etc.

\*Please refer to Monthly Subdivision Review Activity Report for details.

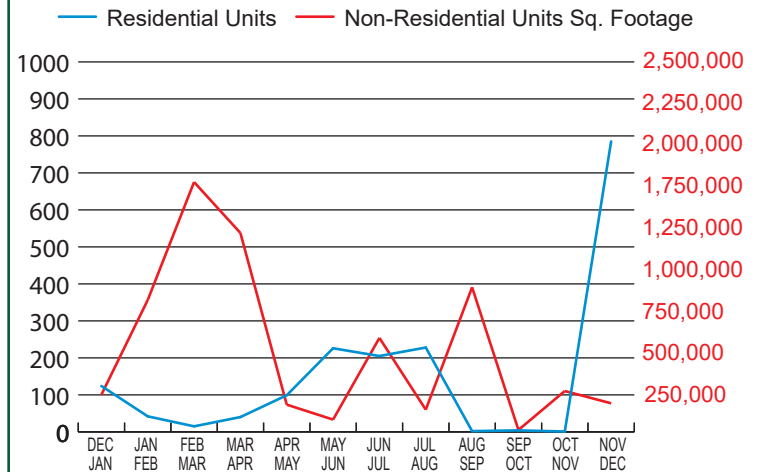
## Types of Residential Development: 785 Total Housing Units



## Non-Residential Development: 275,760 Total Sq. Ft.



## Year in Review: January – December 2024





**LAND DEVELOPMENT AND SUBDIVISION ACTIVITY**

**MONTHLY REPORT**

**November 20, 2024 to December 17, 2024**

**SKETCH PLANS – REVIEW**

1.

File #:	21-13877
Subdivision Name:	Wegman/Fies Annexation
Municipality:	Exeter Township
Plan Type:	SKETCH
Location:	Southwest of Oley Line Road approximately 2,878-feet north of Boyertown Road.
Applicant:	Robert S. & Leona Wegman
Developer:	N/A
Owner:	Robert S. & Leona Wegman
Surveyor:	Systems Design Engineering, Inc.
# of Lots or Units:	2 Annexations, 2 Residue
Area to be Developed:	0.327
Total Acreage:	30.0
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

## **SKETCH PLANS – REVIEW (CONT'D)**

**2.**

File #:	50-12649c
Subdivision Name:	Walbert Limited Partnership 14390 Kutztown Road Fleetwood
Municipality:	Richmond Township
Plan Type:	SKETCH
Location:	South side of Kutztown Road (S.R.0222) and east side of Moselem Spring Road (S.R.0662).
Applicant:	Walbert Limited Partnership
Developer:	N/A
Owner:	Walbert Limited Partnership
Surveyor:	C2C Design Group
# of Lots or Units:	1 Single-Family, 1 Commercial, 1 Residue
Area to be Developed:	8.47
Total Acreage:	11.4
Linear Feet (street):	N/A
Sewer:	2 OL
Water:	2 OL

## **PRELIMINARY PLANS – REVIEW**

### **1.**

File #:	21-13348a
Subdivision Name:	Martin Appliances 4575 Perkiomen Avenue
Municipality:	Exeter Township
Plan Type:	PRELIMINARY
Location:	Between Perkiomen Avenue (SR 0422) to the south and Exeter Commons Drive to the north of the site.
Applicant:	LMEB Group, LLC
Developer:	Martin Appliances
Owner:	Martin Appliances
Surveyor:	Wilkinson Design Group
# of Lots or Units:	1 Commercial
Area to be Developed:	2.54
Total Acreage:	2.62
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

### **2.**

File #:	59-12129a
Subdivision Name:	Broadcast District at Spring Township
Municipality:	Spring Township
Plan Type:	PRELIMINARY
Location:	Northeast side of the Paper Mill Road (S.R.3021) and Broadcasting Road intersection.
Applicant:	CG Broadcasting, LLC
Developer:	CG Broadcasting, LLC
Owner:	Reading Hospital and Medical Center
Surveyor:	Schlouch, Inc.
# of Lots or Units:	52 Single-Family, 341 Apartments, 389 Townhomes, 12 Commercial, 1 Public, 2 Open Space
Area to be Developed:	103.78
Total Acreage:	103.78
Linear Feet (street):	7,217
Sewer:	795 P
Water:	795 P

## **FINAL PLANS – REVIEW**

### **1.**

File #:	12-13876
Subdivision Name:	Proposed Poultry Barn-John Stoltzfus
Municipality:	Brecknock Township
Plan Type:	FINAL
Location:	Between New Holland Road (SR 625) and Bracken Lane, approximately 1,444-feet east of Chelsea Drive.
Applicant:	John Stoltzfus
Developer:	John Stoltzfus
Owner:	Steven Stoltzfoos
Surveyor:	TeamAg Inc.
# of Lots or Units:	1 Agriculture
Area to be Developed:	0.93
Total Acreage:	30.12
Linear Feet (street):	N/A
Sewer:	N/A
Water:	1 OL

### **2.**

File #:	17-13674a
Subdivision Name:	Posch Acquisitions LLC LD
Municipality:	Cumru Township
Plan Type:	FINAL
Location:	At the intersection of Pershing Boulevard and Gregg Avenue, approximately 500-feet northeast of the intersection with Funston Avenue.
Applicant:	Massimo Caloiero & Guiliano Caloiero
Developer:	N/A
Owner:	Massimo Caloiero & Guiliano Caloiero
Surveyor:	John W. Hoffert P.L.S.
# of Lots or Units:	2 Semi-detached
Area to be Developed:	0.194
Total Acreage:	0.194
Linear Feet (street):	N/A
Sewer:	2 P
Water:	2 P

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

**3.**

File #:	19-13875
Subdivision Name:	DeOliveira-Kohr
Municipality:	Douglass Township
Plan Type:	FINAL
Location:	Western side of the Poplar Road and Sunrise Lane intersection.
Applicant:	Colleen V. DeOliveira
Developer:	N/A
Owner:	Brian E. Kohr
Surveyor:	Aston Surveyors-Engineers, Inc.
# of Lots or Units:	2 Annexations
Area to be Developed:	1.71
Total Acreage:	1.71
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>2</u>	<u>3</u>	<u>7</u>
<u>11/20/2024 - 12/19/2024</u>				
ACRES (Total)	41.4	106.4	32.024	179.824
(Area to be Dev) PRO - Proposed	8.797	106.32	2.834	117.951
LDP - Land Development Plan	0	2	1	3
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	1	52	0	53
Existing	0	0	0	0
SD - Semi-Detached (Duplex) - New	0	0	2	2
Existing	0	0	0	0
APT - Apartment - New	0	341	0	341
Existing	0	0	0	0
TH - Townhouse - New	0	389	0	389
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	1	13	0	14
Existing	0	0	0	0
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	0	0	0	0
Existing	0	0	0	0
ANX - Annexation	2	0	2	4
RES - Residue	3	0	0	3
P - Public	0	1	0	1
QP - Quasi Public	0	0	0	0
OP - Open Space	0	2	0	2
LF - Linear Feet (Street)	0	7,217	0	7,217
Sewer - On-Lot	2	0	0	2
Existing On-Lot	0	0	0	0
Public	0	796	2	798
Existing Public	0	0	0	0
WATER - On-Lot	2	0	1	3
Existing On-Lot	0	0	0	0
Public	0	796	2	798
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

## 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 **December 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	
	December 2023	Year to Date	December 2024	Year to Date
Total # of Plans Endorsed	7	143	6	123
Total # of Residential Units	0	369	91	549
SF	0	85	3	111
SD	0	10	40	50
MH	0	0	0	0
TH	0	14	0	39
APT.	0	260	48	349
CONDO	0	0	0	0
Total Non-Residential Units	9	200	7	227
Comm.	1	37	1	33
Ind.	0	10	0	26
Other*	8	153	6	168
<b>TOTAL UNITS</b>	<b>9</b>	<b>569</b>	<b>98</b>	<b>776</b>
Linear Feet of New Street	0.00	2,352.00	1,193.00	13,744.00
<u>Type of Water Supply</u>				
OL	2	39	1	83
P	0	357	91	510
SP	0	31	0	0
<u>Type of Sewage Disposal</u>				
OL	0	26	1	26
P	0	363	91	511
SP	0	31	0	55
Gross Acreage Proposed for Development	25.99	1,414.36	23.27	2,295.00

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.