

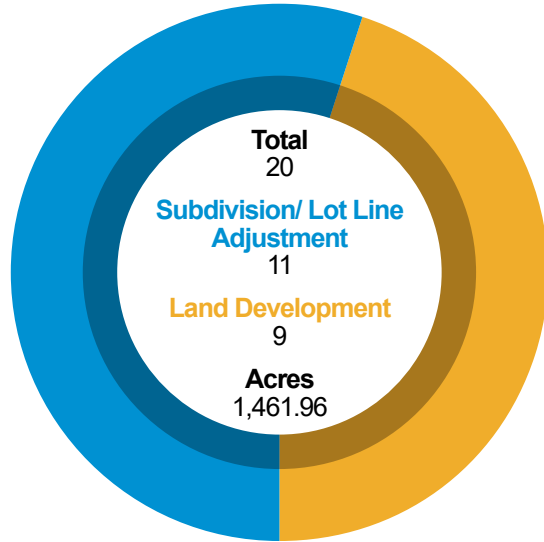


Subdivision & Land Development Report

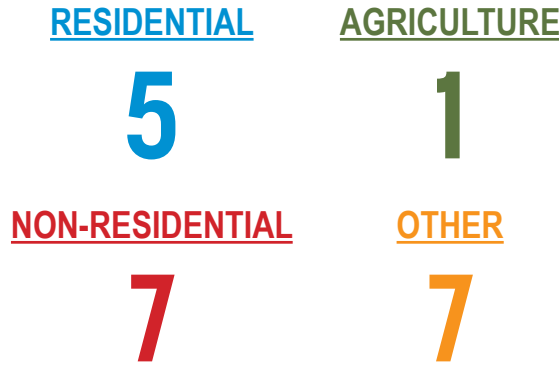
June 19, 2024 – July 25, 2024
Berks County Planning Commission



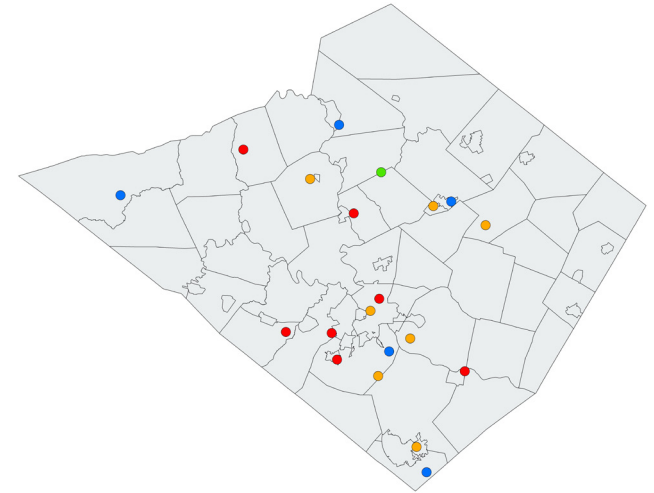
Plans Reviewed



Types of Plans Reviewed

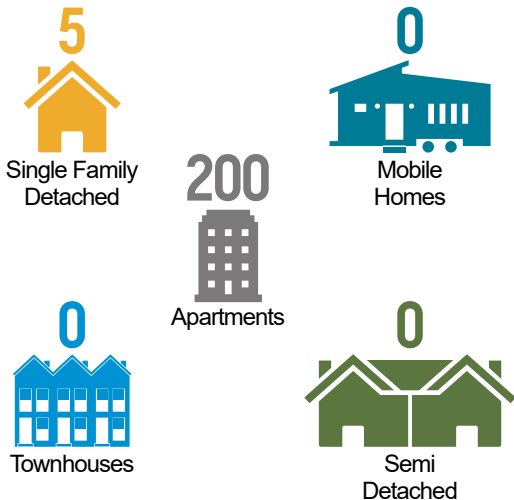


Location of Development Activity



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

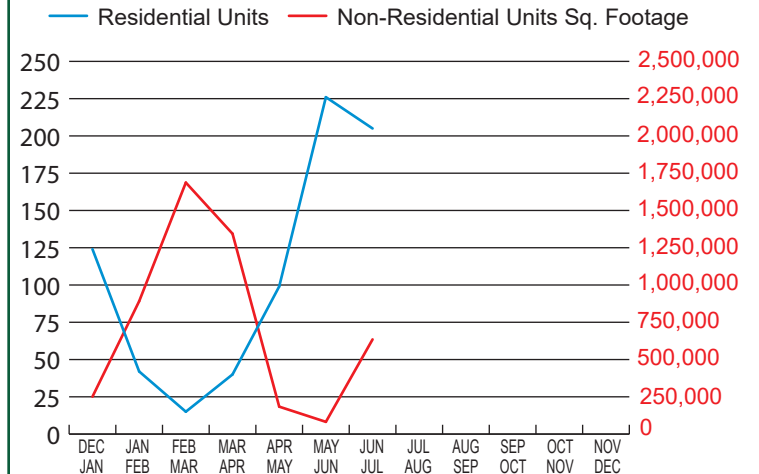
Types of Residential Development: 205 Total Housing Units



Non-Residential Development: 634,986 Total Sq. Ft.



Year in Review: January – December 2024





LAND DEVELOPMENT AND SUBDIVISION ACTIVITY

MONTHLY REPORT

June 19, 2024 to July 25, 2024

SKETCH PLANS – REVIEW

1.

File #:	10-12912
Subdivision Name:	Total Recycle 2
Municipality:	Birdsboro Borough
Plan Type:	SKETCH
Location:	North side of Armorcast Road approximately 1,500-feet west of the intersection with N. Furnace Street.
Applicant:	TotalRecycle, Inc.
Developer:	TotalRecycle, Inc.
Owner:	IDA Inc.
Surveyor:	Dawood Engineering, Inc.
# of Lots or Units:	1 Industrial
Area to be Developed:	11.0
Total Acreage:	63.46
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

SKETCH PLANS – REVIEW (CONT'D)

2.

File #:	21-677
Subdivision Name:	Glenn Well 8,9,9A PFAS Treatment Improvements
Municipality:	Exeter Township
Plan Type:	SKETCH
Location:	East side of East Neversink Road at the off-ramps of US 422.
Applicant:	PA American Water Company
Developer:	PA American Water Company
Owner:	PA American Water Company
Surveyor:	Honor Engineer Company
# of Lots or Units:	1 Other
Area to be Developed:	0.87
Total Acreage:	2.194
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

3.

File #:	77-10579
Subdivision Name:	Southern Berks Industrial Park - Modification of Tentative Plans
Municipality:	New Morgan Borough
Plan Type:	SKETCH
Location:	East and west sides of Morgantown Road (S.R.0010), north of Harmony Road.
Applicant:	PDC Northeast LPIV, LLC
Developer:	N/A
Owner:	Morgantown Properties & Southern Berks Land Company LP
Surveyor:	Spotts Stevens & McCoy
# of Lots or Units:	1 Other
Area to be Developed:	1164.441
Total Acreage:	1164.441
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

PRELIMINARY PLANS – REVIEW

1.

File #:	13-13851
Subdivision Name:	Eske Development, LLC
Municipality:	Caernarvon Township
Plan Type:	PRELIMINARY
Location:	Northwest side of Twin Valley Road (T-310) and Main Street (S.R. 0023) intersection.
Applicant:	Eske Development, LLC
Developer:	Eske Development, LLC
Owner:	Eske Development, LLC
Surveyor:	Commonwealth Engineers, Inc.
# of Lots or Units:	1 Single-family, 1 Residue
Area to be Developed:	2.29
Total Acreage:	3.109
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

2.

File #:	49-13845
Subdivision Name:	McDonalds Restaurant w/Drive Thru Rebuild
Municipality:	City of Reading
Plan Type:	PRELIMINARY
Location:	North of Spring Street (S.R. 2014), between North 9th Street (S.R. 2007) and Moss Street.
Applicant:	McDonald's USA, LLC
Developer:	N/A
Owner:	McDonald's Corporation
Surveyor:	Bohler Engineering
# of Lots or Units:	1 Commercial
Area to be Developed:	0.78
Total Acreage:	0.61
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

PRELIMINARY PLANS – REVIEW (CONT'D)

3.

File #:	58-12627
Subdivision Name:	0 Krick Lane
Municipality:	South Heidelberg Township
Plan Type:	PRELIMINARY
Location:	Eastern side of Krick Lane at the intersection with Mellowbrook Drive.
Applicant:	C&B Development, LLC
Developer:	C&B Development, LLC
Owner:	Henry J. and Amy Noss
Surveyor:	Benchmark Civil Engineering Services, Inc.
# of Lots or Units:	1 Industrial
Area to be Developed:	30.0
Total Acreage:	38.3
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

4.

File #:	7324-11130
Subdivision Name:	Raywil Real Estate LLC
Municipality:	Windsor Township
Plan Type:	PRELIMINARY
Location:	North and south side of Woodland Road and east of Pottsville Pike S.R. 0061.
Applicant:	Raywil Realestate, LLC
Developer:	N/A
Owner:	Raywil Realestate, LLC
Surveyor:	Bercek & Associates
# of Lots or Units:	1 Single-family, 1 Residue
Area to be Developed:	10.0
Total Acreage:	45.5513
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

FINAL PLANS – REVIEW

1.

File #:	09-13850
Subdivision Name:	White Oak Subdivision
Municipality:	Bethel Township
Plan Type:	FINAL
Location:	Northwest side of Lancaster Ave (S.R. 501) and School Road (T-629) intersection.
Applicant:	White Oak Investments, LLC
Developer:	N/A
Owner:	Salem Evangelical Lutheran Church
Surveyor:	DeVon R. Henne, PLS
# of Lots or Units:	1 Single-family, 1 Residue
Area to be Developed:	1.68
Total Acreage:	5.74
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

2.

File #:	15-13848
Subdivision Name:	Spatz Subdivision
Municipality:	Centre Township
Plan Type:	FINAL
Location:	North and south sides of Irish Creek Road (T-747). The site is also situated between Drake Road and Main Street.
Applicant:	Harold L. Spatz
Developer:	N/A
Owner:	Harold L. Spatz & Carol D. Spatz
Surveyor:	DeVon R. Henne PLS
# of Lots or Units:	1 Annexation, 1 Residue
Area to be Developed:	14.3
Total Acreage:	162
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

FINAL PLANS - REVIEW (CONT'D)

3.

File #:	17-12064
Subdivision Name:	Hawthorne Ridge
Municipality:	Cumru Township
Plan Type:	FINAL
Location:	South side of Philadelphia Ave (S.R.0724) at Poplar Neck Road 1 and west side of I-176.
Applicant:	KEVTIM, RP, LP
Developer:	KEVTIM, RP, LP
Owner:	KEVTIM, RP, LP
Surveyor:	C2C Design Group
# of Lots or Units:	200 Apartments
Area to be Developed:	90.0
Total Acreage:	201.0
Linear Feet (street):	1,730
Sewer:	201 P
Water:	201 P

4.

File #:	17-13852
Subdivision Name:	Customer Experience Center Improvements-Penske
Municipality:	Cumru Township
Plan Type:	FINAL
Location:	Northwest side of the Morgantown Road (S.R.0010) and Kachel Boulevard intersection.
Applicant:	Penske
Developer:	Penske
Owner:	Green Hills Realty Associates LP
Surveyor:	Integrated Consulting
# of Lots or Units:	1 Other
Area to be Developed:	1.9
Total Acreage:	37.7
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

FINAL PLANS - REVIEW (CONT'D)

5.

File #:	22-13844
Subdivision Name:	Steven Scholl 303 E. Locust Street
Municipality:	Fleetwood Borough
Plan Type:	FINAL
Location:	Northeastern side of E. Locust Street and South Willow Street intersection.
Applicant:	Steven Scholl
Developer:	N/A
Owner:	N/A
Surveyor:	C2C Design Group Attn: Larry Grybosky, P.E.
# of Lots or Units:	2 Single-family, 1 Residue
Area to be Developed:	0.45
Total Acreage:	0.8
Linear Feet (street):	N/A
Sewer:	2 P
Water:	2 P

6.

File #:	40-12560
Subdivision Name:	St. Johns Evangelical Lutheran Church
Municipality:	Mohnton Borough
Plan Type:	FINAL
Location:	North of South Church Street, at the intersection with Front Street, which serves as the terminus of Front Street.
Applicant:	St. Johns Evangelical Lutheran Church
Developer:	N/A
Owner:	St. Johns Evangelical Lutheran Church
Surveyor:	OTM LLC
# of Lots or Units:	1 EX Quasi Public
Area to be Developed:	0.51
Total Acreage:	1.196
Linear Feet (street):	N/A
Sewer:	1 EX P
Water:	1 EX P

FINAL PLANS - REVIEW (CONT'D)

7.

File #:	4531-9163
Subdivision Name:	Miele Development
Municipality:	Ontelaunee Township
Plan Type:	FINAL
Location:	Southwest side of the Ashley Way and Peach Street intersection.
Applicant:	Miele Development LLC
Developer:	N/A
Owner:	Miele Development LLC
Surveyor:	ARM Group LLC (c/o Jared Hockenberry)
# of Lots or Units:	1 Annexation, 1 Commercial
Area to be Developed:	0.97
Total Acreage:	3.5
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

8.

File #:	4737-4142
Subdivision Name:	Subdivision of the Gloria Gerhard Estate
Municipality:	Perry Township
Plan Type:	FINAL
Location:	West side of West Shore Drive at the intersection with Pine View Road.
Applicant:	Estate of Gloria Gerhard
Developer:	N/A
Owner:	Estate of Gloria Gerhard
Surveyor:	Laudenslayer Surveying Service
# of Lots or Units:	2 Agriculture
Area to be Developed:	114.95
Total Acreage:	114.95
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

FINAL PLANS - REVIEW (CONT'D)

9.

File #:	49-11108
Subdivision Name:	Helping Harvest Annex
Municipality:	City of Reading
Plan Type:	FINAL
Location:	North side of Washington Street (S.R.2010) approximately 100-foot west of the intersection with N. 3rd Street.
Applicant:	Our City Reading LLC
Developer:	N/A
Owner:	Our City Reading LLC
Surveyor:	Spotts Stevens & McCoy
# of Lots or Units:	2 Annexations, 1 Other
Area to be Developed:	0.151
Total Acreage:	0.625
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

10.

File #:	50-13735
Subdivision Name:	Fleetwood Borough Authority
Municipality:	Richmond Township
Plan Type:	FINAL
Location:	North side of Crisscross Road approximately 1,138' southeast of Lenhart Road.
Applicant:	Fleetwood Borough Authority
Developer:	Solar Renewable Energy, LLC
Owner:	Fleetwood Borough Authority
Surveyor:	Burget & Associates, Inc.
# of Lots or Units:	1 Public
Area to be Developed:	3.9
Total Acreage:	13.672
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

FINAL PLANS - REVIEW (CONT'D)

11.

File #:	53-13849
Subdivision Name:	Ferry/Weisner Minor Subdivision
Municipality:	Rockland Township
Plan Type:	FINAL
Location:	West of Bick Road and to the south of Keller Road.
Applicant:	William A. Ferry, Jr.
Developer:	N/A
Owner:	Thomas R. & Joy E. Weisner
Surveyor:	Berks Surveying & Engineering, Inc.
# of Lots or Units:	1 Annexation, 1 Residue
Area to be Developed:	0.1472
Total Acreage:	2.498
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

12.

File #:	59-13846
Subdivision Name:	WSD Lincoln Park Elementary School
Municipality:	Spring Township
Plan Type:	FINAL
Location:	Area bounded by Dorchester Avenue and West Wyomissing Court, and Amherst and Filmore Avenues.
Applicant:	Wilson School District
Developer:	Wilson School District
Owner:	Wilson School District
Surveyor:	K&W, LLC
# of Lots or Units:	1 Public
Area to be Developed:	8.03
Total Acreage:	7.63
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

FINAL PLANS - REVIEW (CONT'D)

13.

File #:	67-13752
Subdivision Name:	Love's Travel Stops
Municipality:	Upper Bern Township
Plan Type:	FINAL
Location:	East side of Mountain Road approximately 375-feet north of Motel Drive.
Applicant:	Love's Travel Stops
Developer:	Love's Travel Stops
Owner:	Helen Gingrich
Surveyor:	CESO, Inc.
# of Lots or Units:	1 Commercial
Area to be Developed:	5.59
Total Acreage:	15.8
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 P

	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>3</u>	<u>4</u>	<u>13</u>	<u>20</u>
<u>6/19/2024 - 7/25/2024</u>				
ACRES (Total)	1230.095	87.57	567.111	1884.776
(Area to be Dev) PRO - Proposed	1176.311	43.07	242.578	1461.959
LDP - Land Development Plan	2	2	5	9
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	0	2	3	5
Existing	0	0	0	0
SD - Semi-Detached (Duplex) - New	0	0	0	0
Existing	0	0	0	0
APT - Apartment - New	0	0	200	200
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	2	3
Existing	0	0	0	0
IND - Industrial - New	1	1	0	2
Existing	0	0	0	0
AG - Agricultural - New	0	0	2	2
Existing	0	0	0	0
OTHER - New	2	0	2	4
Existing	0	0	0	0
ANX - Annexation	0	0	5	5
RES - Residue	0	2	4	6
P - Public	0	0	2	2
QP - Quasi Public	0	0	1	1
OP - Open Space	0	0	0	0
LF - Linear Feet (Street)	0	0	1,730	1,730
Sewer - On-Lot	0	1	1	2
Existing On-Lot	0	0	0	0
Public	1	3	206	210
Existing Public	0	0	1	1
WATER - On-Lot	0	1	0	1
Existing On-Lot	0	0	0	0
Public	1	3	207	211
Existing Public	0	0	1	1

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



Berks County Services Center | 633 Court Street, 14th Floor Reading, PA 19601- 4309
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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 **July 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	
	July 2023	Year to Date	July 2024	Year to Date
Total # of Plans Endorsed	12	83	15	75
Total # of Residential Units	55	320	64	248
SF	1	36	63	96
SD	0	10	0	10
MH	0	0	0	0
TH	0	14	0	0
APT.	54	260	1	142
CONDO	0	0	0	0
Total Non-Residential Units	11	109	21	135
Comm.	6	28	6	19
Ind.	0	5	0	0
Other*	5	76	15	116
TOTAL UNITS	66	429	85	383
Linear Feet of New Street	0.00	2,041.00	7,490.00	9,251.00
<u>Type of Water Supply</u>				
OL	2	20	63	76
P	58	327	7	191
SP	0	0	0	0
<u>Type of Sewage Disposal</u>				
OL	1	14	7	20
P	59	331	8	190
SP	0	0	55	55
Gross Acreage Proposed for Development	60.99	976.30	192.67	859.17

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.