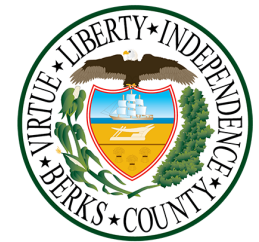


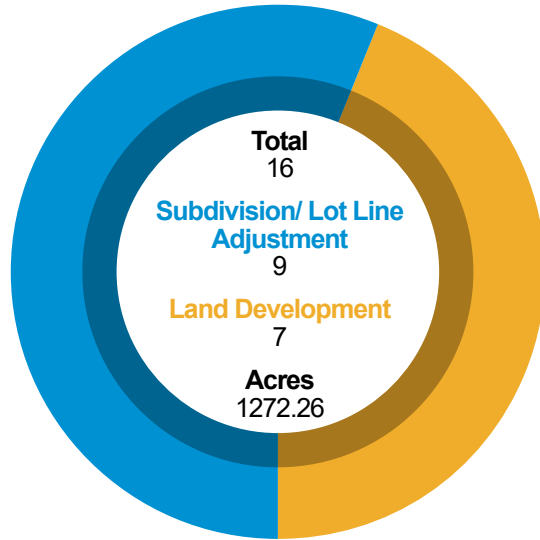


Subdivision & Land Development Report

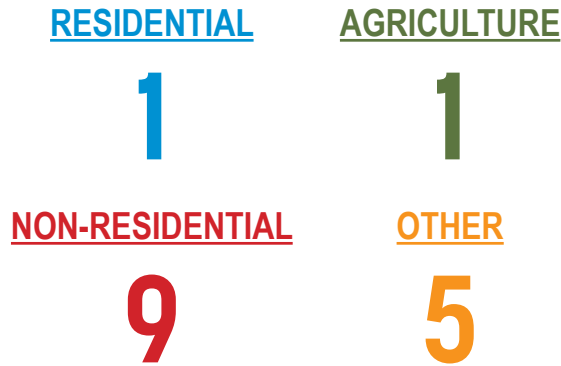
July 26, 2024 – August 26, 2024
Berks County Planning Commission



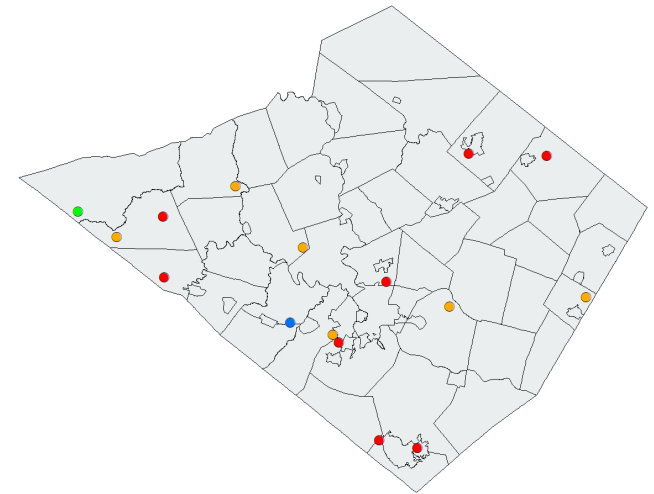
Plans Reviewed



Types of Plans Reviewed

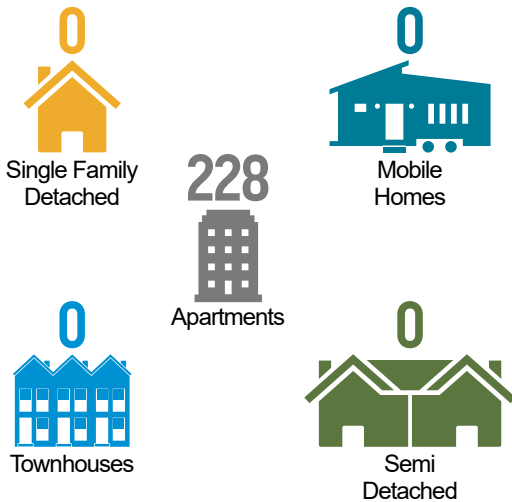


Location of Development Activity

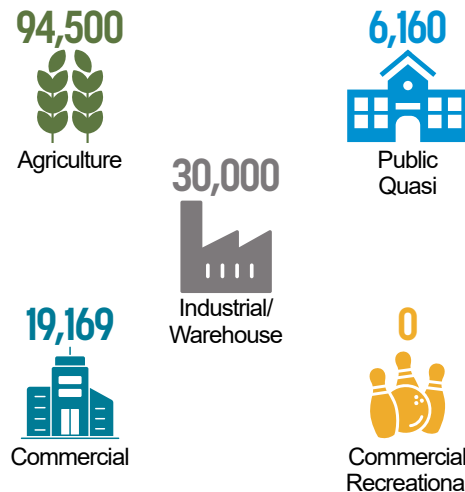


*Other includes Annexations, Municipal, Recreation, etc.
*Please refer to Monthly Subdivision Review Activity Report for details.

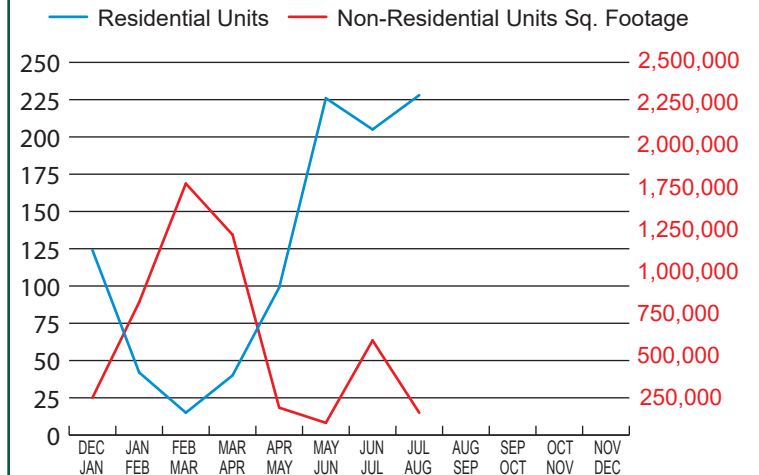
Types of Residential Development: 228 Total Housing Units



Non-Residential Development: 149,829 Total Sq. Ft.



Year in Review: January – December 2024





LAND DEVELOPMENT AND SUBDIVISION ACTIVITY

MONTHLY REPORT

July 26, 2024 to August 21, 2024

SKETCH PLANS – REVIEW

1.

File #:	16-699
Subdivision Name:	Johnson-Ludwig
Municipality:	Colebrookdale Township
Plan Type:	SKETCH
Location:	South side of Chestnut Lane, near the intersection with Cherry Lane.
Applicant:	Brian K & Beth A Ludwig / Joanne E. Johnson
Developer:	N/A
Owner:	Brian K & Beth A Ludwig / Joanne E. Johnson
Surveyor:	John T. Aston III PE, PLS
# of Lots or Units:	2 Annexations, 2 Residue
Area to be Developed:	0.005
Total Acreage:	0.548
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

SKETCH PLANS – REVIEW (CONT'D)

2.

File #:	21-13853
Subdivision Name:	Lubas Annexation Subdivision
Municipality:	Exeter Township
Plan Type:	SKETCH
Location:	North and south of Moyer Road, and west of Oley Turnpike Road (SR 2020).
Applicant:	Michael J. Lubas, POA
Developer:	N/A
Owner:	Joan A. Lubas
Surveyor:	John W. Hoffert P.L.S., Ltd.
# of Lots or Units:	1 Annexation, 1 Residue
Area to be Developed:	10.223
Total Acreage:	30.36
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

3.

File #:	35-9219
Subdivision Name:	4891 Penn Avenue
Municipality:	Lower Heidelberg Township
Plan Type:	SKETCH
Location:	North of East Penn Avenue (SR 422) and west of Gaul Road.
Applicant:	Metropolitan Development Group
Developer:	Metropolitan Development Group
Owner:	Clay Investments LLC
Surveyor:	C2C Design Group, Attn: Elliot Leomporra
# of Lots or Units:	228 Apartments, 6 Commercial
Area to be Developed:	39.08
Total Acreage:	39.08
Linear Feet (street):	N/A
Sewer:	235 P
Water:	235 P

PRELIMINARY PLANS – REVIEW

1.

File #:	09-13855
Subdivision Name:	Anthony Weaver AG Operation (980 Little Mountain Road)
Municipality:	Bethel Township
Plan Type:	PRELIMINARY
Location:	Intersection of Meckville Road and Little Mountain Road (T-682).
Applicant:	Anthony Weaver
Developer:	Anthony Weaver
Owner:	Anthony Weaver
Surveyor:	NCS, Inc.
# of Lots or Units:	1 Agriculture
Area to be Developed:	10.45
Total Acreage:	137.63
Linear Feet (street):	N/A
Sewer:	N/A
Water:	1 OL

2.

File #:	17-13705a
Subdivision Name:	Taco Bell Subdivision & Land Development Plan
Municipality:	Cumru Township
Plan Type:	PRELIMINARY
Location:	South of Lancaster Pike (S.R. 3222), east of the Parkside Avenue intersection, and west of the Revere Boulevard (S.R. 724) intersection.
Applicant:	Chestnut Restaurants, LLC, a Pa LLC
Developer:	Chestnut Restaurants, LLC, a Pa LLC
Owner:	Equivest, LLC (T/A Equivest Cumru, LLC)
Surveyor:	The Pettit Group, LLC; Brian W. Cleary
# of Lots or Units:	1 Commercial, 1 Residue
Area to be Developed:	0.71
Total Acreage:	5.101
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

PRELIMINARY PLANS – REVIEW (CONT'D)

3.

File #:	38-13854
Subdivision Name:	85 Main Street
Municipality:	Marion Township
Plan Type:	PRELIMINARY
Location:	The tract is located between Main Street and Conrad Weiser Parkway (SR 0422), approximately 425-feet west of Marion Drive.
Applicant:	Melvin & Twila Oberholtzer
Developer:	N/A
Owner:	Melvin & Twila Oberholtzer
Surveyor:	McCarthy Engineering Associates
# of Lots or Units:	3 Annexations, 2 EX Commercial
Area to be Developed:	0.86
Total Acreage:	1.08
Linear Feet (street):	N/A
Sewer:	2 EX OL
Water:	2 EX OL

4.

File #:	42-13854
Subdivision Name:	Reading SD Maintenance & Bus Depot
Municipality:	Muhlenberg Township
Plan Type:	PRELIMINARY
Location:	East side of N. 13th Street, and the north side of the Warren Street By-pass (S.R.0012)
Applicant:	Suburban Management Company
Developer:	Suburban Management Company
Owner:	Suburban Management Company
Surveyor:	First Capital Engineering, Inc.
# of Lots or Units:	1 Other
Area to be Developed:	0.096
Total Acreage:	5.47
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

PRELIMINARY PLANS – REVIEW (CONT'D)

5.

File #:	51-6417b
Subdivision Name:	Chestnut Hill Road Properties
Municipality:	Robeson Township
Plan Type:	PRELIMINARY
Location:	West of Morgantown Expressway (Interstate 176) and north of Settlers Trail, at the intersection with Chestnut Hill Road.
Applicant:	Ben A. Stoltzfus
Developer:	Chris Glick
Owner:	Ben A. Stoltzfus
Surveyor:	Wilkinson Apex
# of Lots or Units:	6 Annexations, 7 Industrial
Area to be Developed:	8.23
Total Acreage:	51.75
Linear Feet (street):	1510
Sewer:	7 OL
Water:	7 OL

6.

File #:	68-13853
Subdivision Name:	GHL Construction LLC - Tulley Drive Properties
Municipality:	Upper Tulpehocken Township
Plan Type:	PRELIMINARY
Location:	South side of Tulley Drive approximately 600-feet east of the intersection with Manbeck Road.
Applicant:	GHL Construction LLC
Developer:	GHL Construction LLC
Owner:	Leslie J. & Jane E. Longenecker
Surveyor:	Joseph H. Body, PE, PLS
# of Lots or Units:	3 Annexations, 1 Residue
Area to be Developed:	0.593
Total Acreage:	6.07
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

FINAL PLANS – REVIEW

1.

File #:	33-11406b
Subdivision Name:	Dollar General - Mertztown PA Subdivision Plan - Lands of Wenger & Zimmerman
Municipality:	Longswamp Township
Plan Type:	FINAL
Location:	North side of State Street approximately 705-feet west of the intersection of State Street and Barclay Street.
Applicant:	PTV 1373, LLC
Developer:	PTV 1373, LLC
Owner:	Michael W. and Marilyn F. Wenger and Albert L. and Rosene Z, Zimmerman
Surveyor:	Larson Design Group
# of Lots or Units:	2 Commercial, 1 Residue
Area to be Developed:	13.128
Total Acreage:	20.9374
Linear Feet (street):	N/A
Sewer:	2 OL
Water:	2 OL

2.

File #:	39-12200a
Subdivision Name:	Kutztown University & Ursus Solaris Inc.
Municipality:	Maxatawny Township
Plan Type:	FINAL
Location:	Northwestern side of Baldy Road, adjacent to the Kutztown University Golden Bear Village South dormitory complex.
Applicant:	Solar Renewable Energy, LLC
Developer:	Solar Renewable Energy, LLC
Owner:	Kutztown University Foundation Inc.
Surveyor:	Burget & Associates, Inc.
# of Lots or Units:	1 Other
Area to be Developed:	15.1
Total Acreage:	29.2
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

FINAL PLANS - REVIEW (CONT'D)

3.

File #:	46-13856
Subdivision Name:	Etchberger Estate Annexation Subdivision
Municipality:	Penn Township
Plan Type:	FINAL
Location:	Eastern side of Plum Creek Road, approximately 405 ft. south of the intersection of Plum Creek Road and Penn Ridge Drive, and at the northeast intersection of Plum Creek Road and Grange Road.
Applicant:	Keith A. & Tracey Lee Etchberger
Developer:	N/A
Owner:	Estate of Arthur Etchberger
Surveyor:	John W. Hoffert P.L.S., Ltd.
# of Lots or Units:	1 Annexation, 1 Residue
Area to be Developed:	4.009
Total Acreage:	18.637
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

4.

File #:	59-13846a
Subdivision Name:	Lincoln Park Elementary Annexation Plan
Municipality:	Spring Township
Plan Type:	FINAL
Location:	Southwest side of Dorchester Avenue, between the intersection of Dorchester Avenue and Amherst Avenue and Dorchester Avenue and Filmore Avenue.
Applicant:	Wilson School District, Attn. Jeff Simcox
Developer:	Wilson School District
Owner:	Hidden Valley Condominium Owners Association
Surveyor:	C2C Design Group
# of Lots or Units:	1 Annexation, 1 Residue
Area to be Developed:	0.154
Total Acreage:	1.777
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

FINAL PLANS - REVIEW (CONT'D)

5.

File #:	65-11007b
Subdivision Name:	Dollar General - Womelsdorf
Municipality:	Tulpehocken Township
Plan Type:	FINAL
Location:	Southeast of the intersection of Four Point Road and Rehrersburg Road (SR 419).
Applicant:	PTV 1310 LLC
Developer:	PTV 1310 LLC
Owner:	Wilhelm Anthony
Surveyor:	Larson Design Group
# of Lots or Units:	1 Commercial
Area to be Developed:	2.8
Total Acreage:	2.84
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

6.

File #:	65-11585h
Subdivision Name:	Mountain Meadows Lots 50 & 56
Municipality:	Tulpehocken Township
Plan Type:	FINAL
Location:	Northeastern side of Clover Drive approximately 780-feet northwest of the intersection with Meadowlark Lane.
Applicant:	Mount Aetna Developers Inc.
Developer:	Mount Aetna Developers Inc.
Owner:	Mount Aetna Developers Inc.
Surveyor:	Pioneer Management LLC
# of Lots or Units:	1 Annexation, 1 Residue
Area to be Developed:	2.38
Total Acreage:	5.74
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

FINAL PLANS - REVIEW (CONT'D)

7.

File #:	77-10579f
Subdivision Name:	Southern Berks Industrial Park PDC Northeast LPN, LLC
Municipality:	New Morgan Borough
Plan Type:	FINAL
Location:	East and west sides of Morgantown Road (S.R.0010), north of Harmony Road.
Applicant:	PDC Northeast LPIV, LLC
Developer:	PDC Northeast LPIV, LLC
Owner:	Morgantown Properties & Southern Berks Land Company LP
Surveyor:	Spotts Stevens & McCoy
# of Lots or Units:	15 Industrial
Area to be Developed:	1164.441
Total Acreage:	1164.441
Linear Feet (street):	N/A
Sewer:	15 P
Water:	15 P

	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>3</u>	<u>6</u>	<u>7</u>	<u>16</u>
<u>7/26/2024 - 8/21/2024</u>				
ACRES (Total)	69.988	207.101	1241.572	1518.661
(Area to be Dev) PRO - Proposed	49.308	20.939	1202.012	1272.259
LDP - Land Development Plan	0	5	2	7
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	0	0	0	0
Existing	0	0	0	0
SD - Semi-Detached (Duplex) - New	0	0	0	0
Existing	0	0	0	0
APT - Apartment - New	228	0	0	228
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	6	1	3	10
Existing	0	2	0	2
IND - Industrial - New	0	7	15	22
Existing	0	0	0	0
AG - Agricultural - New	0	1	0	1
Existing	0	0	0	0
OTHER - New	0	1	1	2
Existing	0	0	0	0
ANX - Annexation	3	12	3	18
RES - Residue	3	2	4	9
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	1,510	0	1,510
Sewer - On-Lot	0	7	3	10
Existing On-Lot	0	2	0	2
Public	235	2	15	252
Existing Public	0	0	0	0
WATER - On-Lot	0	8	3	11
Existing On-Lot	0	2	0	2
Public	235	2	15	252
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



Berks County Services Center | 633 Court Street, 14th Floor Reading, PA 19601- 4309
Phone: 610.478.6300 | Fax: 610.478.6316 | Email: planning@berkspa.gov

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 **August 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	
	August 2023	Year to Date	August 2024	Year to Date
Total # of Plans Endorsed	13	96	10	85
Total # of Residential Units	1	321	2	250
SF	1	37	2	98
SD	0	10	0	10
MH	0	0	0	0
TH	0	14	0	0
APT.	0	260	0	142
CONDO	0	0	0	0
Total Non-Residential Units	23	132	17	152
Comm.	1	29	3	22
Ind.	1	6	3	3
Other*	21	97	11	127
TOTAL UNITS	24	453	19	402
Linear Feet of New Street	0.00	2,041.00	2,350.00	11,601.00
<u>Type of Water Supply</u>				
OL	4	24	2	78
P	1	328	4	195
SP	0	0	0	0
<u>Type of Sewage Disposal</u>				
OL	1	15	2	22
P	2	333	4	195
SP	0	0	0	55
Gross Acreage Proposed for Development	164.11	1,140.41	103.16	962.33

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.