



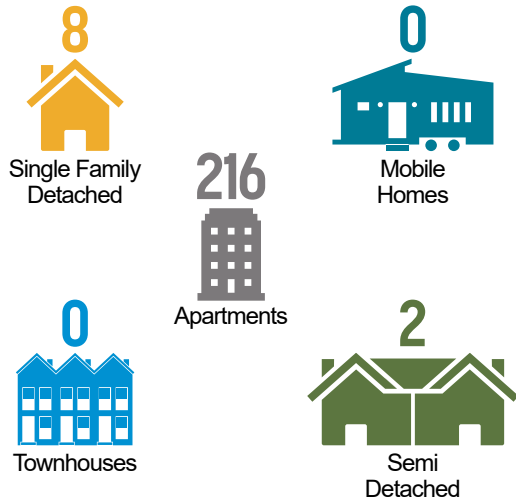
# Subdivision & Land Development Report

May 23, 2024 – June 18, 2024  
Berks County Planning Commission

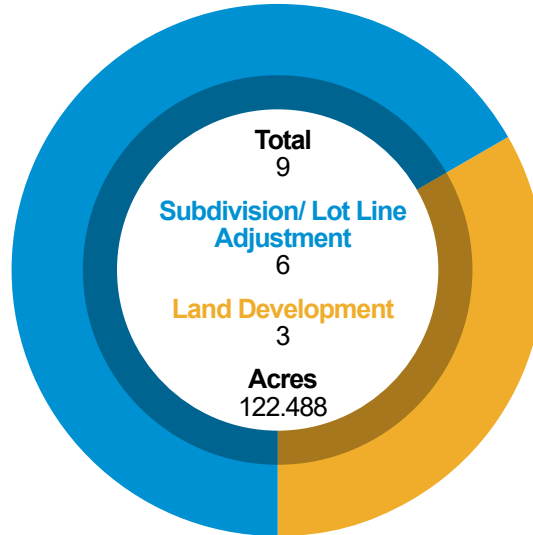


## Types of New Development

Housing: 226 Total Units



## Types of Plans Reviewed



## Plans Reviewed

RESIDENTIAL

4

AGRICULTURE

0

NON-RESIDENTIAL

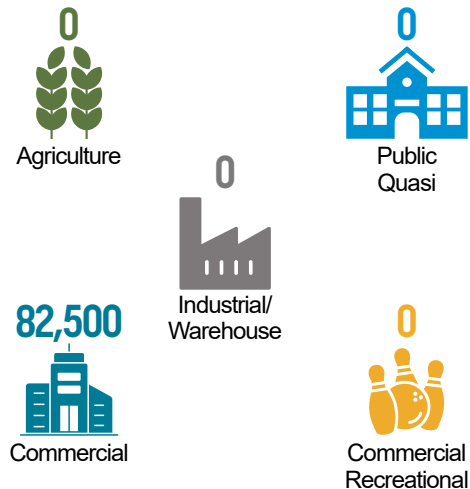
4

OTHER

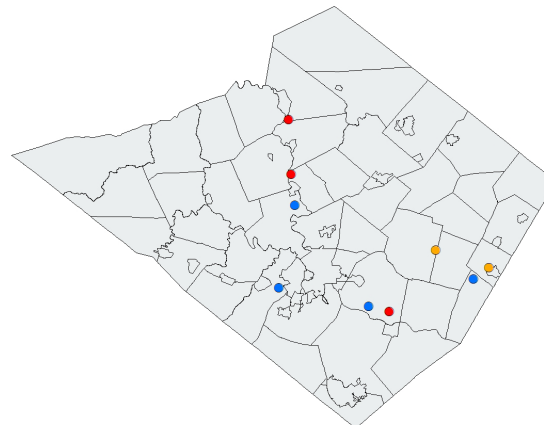
2

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

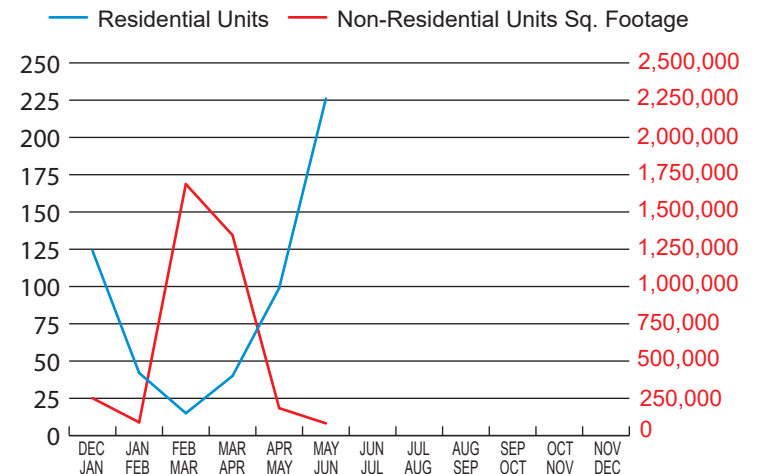
Non-Residential: 82,500 Total Sq. Ft.



## Location of Activity



## Year in Review: January – December 2024





**LAND DEVELOPMENT AND SUBDIVISION ACTIVITY**

**MONTHLY REPORT**

**May 23, 2024 to June 18, 2024**

**SKETCH PLANS – REVIEW**

1.

File #:	16-15
Subdivision Name:	Venarchik - Fairview Cemetery Assoc.
Municipality:	Colebrookdale Township
Plan Type:	SKETCH
Location:	Northern end of Crest Drive terminus.
Applicant:	Laurence J. Venarchik
Developer:	N/A
Owner:	Laurence J. Venarchik
Surveyor:	John T. Aston III PE PLS
# of Lots or Units:	1 Annexation , 1 Residue
Area to be Developed:	0.814
Total Acreage:	13.905
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

## **SKETCH PLANS – REVIEW (CONT'D)**

**2.**

File #:	44-12408
Subdivision Name:	Nathaniel Gift
Municipality:	Oley Township
Plan Type:	SKETCH
Location:	West side of Manatawny Road approximately 600-feet north of the intersection with Spangsville Road.
Applicant:	Nathaniel Gift
Developer:	Nathaniel Gift
Owner:	Thomas Steigelmann
Surveyor:	Laudenslayer Surveying Services
# of Lots or Units:	1 Annexation, 1 Residue
Area to be Developed:	2.2
Total Acreage:	5.08
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

## **PRELIMINARY PLANS – REVIEW**

**1.**

File #:	07-12481
Subdivision Name:	Lookout Subdivision
Municipality:	Bern Township
Plan Type:	PRELIMINARY
Location:	West side of Rickenbach Road approximately 700-feet south of its intersection with Cross Keys Road.
Applicant:	Jeffrey A. & Marcy A. Koppenheffer
Developer:	N/A
Owner:	Jeffrey A. & Marcy A. Koppenheffer
Surveyor:	C2C Design Group
# of Lots or Units:	6 Single-family, 1 Residue
Area to be Developed:	35.33
Total Acreage:	54.85
Linear Feet (street):	N/A
Sewer:	6 OL
Water:	6 OL

**2.**

File #:	21-4782
Subdivision Name:	Lorane Road
Municipality:	Exeter Township
Plan Type:	PRELIMINARY
Location:	South of Benjamin Franklin Highway (S.R. 422) at the intersection with Shelbourne Road.
Applicant:	Metropolitan 9, LLC
Developer:	Metropolitan 9, LLC
Owner:	Lorane Nurseries
Surveyor:	C2C Design Group
# of Lots or Units:	216 Apartments
Area to be Developed:	61.1
Total Acreage:	61.1
Linear Feet (street):	250
Sewer:	216 P
Water:	216 P

## **PRELIMINARY PLANS – REVIEW (CONT'D)**

### **3.**

File #:	21-13842
Subdivision Name:	Solid Waste Services L.D.
Municipality:	Exeter Township
Plan Type:	PRELIMINARY
Location:	East side of Red Lane approximately 300-feet south of the intersection with Perkiomen Avenue (US 422 East).
Applicant:	F R & S Inc.
Developer:	F R & S Inc.
Owner:	F R & S Inc.
Surveyor:	Boyer Engineering LLC
# of Lots or Units:	1 Commercial
Area to be Developed:	3.27
Total Acreage:	12.88
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

### **4.**

File #:	45-2363
Subdivision Name:	Gibson LD
Municipality:	Ontelaunee Township
Plan Type:	PRELIMINARY
Location:	East side of Pottsville Pike (S.R.0061) at the intersection with Mohrsville Road.
Applicant:	Clayton Gibson
Developer:	Clayton Gibson
Owner:	Clayton Gibson
Surveyor:	The Crossroads Group, LLC
# of Lots or Units:	1 Commercial
Area to be Developed:	0.94
Total Acreage:	5.695
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

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

**5.**

File #:	73-5383
Subdivision Name:	Hamburg Self Storage Windsor Twp.
Municipality:	Windsor Township
Plan Type:	PRELIMINARY
Location:	Southeast of Pottsville Pike (S.R. 0061) and Schappell Road (S.R. 4038) intersection.
Applicant:	South Schuylkill Property Group, LLC
Developer:	South Schuylkill Property Group, LLC
Owner:	South Schuylkill Property Group, LLC
Surveyor:	Brinkash & Associates, Inc.
# of Lots or Units:	2 Annexations, 1 Commercial
Area to be Developed:	6.76
Total Acreage:	12.2
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

## **FINAL PLANS – REVIEW**

### **1.**

File #:	19-12370
Subdivision Name:	Paul F. Simser Minor Subdivision
Municipality:	Douglass Township
Plan Type:	FINAL
Location:	Eastern side of Poplar Road approximately 2,500-feet northwest of the intersection with Reading Avenue (S.R.0562).
Applicant:	Paul F. Simser
Developer:	N/A
Owner:	Paul F. Simser
Surveyor:	McCarthy Engineering Associates, Inc.
# of Lots or Units:	3 Annexations, 1 Single-family, 1 Residue
Area to be Developed:	10.0
Total Acreage:	49.519
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

### **2.**

File #:	59-13810
Subdivision Name:	2408 Jefferson Avenue Minor Subdivision
Municipality:	Spring Township
Plan Type:	FINAL
Location:	South of Jefferson Avenue approximately 874' west of W Wyomissing Blvd.
Applicant:	Yohanna Taveras
Developer:	N/A
Owner:	Yohanna Taveras
Surveyor:	Snyder Surveying, LLC
# of Lots or Units:	1 Single-family, 2 Semi-detached, 1 Residue
Area to be Developed:	2.074
Total Acreage:	2.8
Linear Feet (street):	N/A
Sewer:	3 P
Water:	3 P

	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>2</u>	<u>5</u>	<u>2</u>	<u>9</u>
<u>5/23/2024 - 6/18/2024</u>				
ACRES (Total)	18.985	146.725	52.319	218.029
(Area to be Dev) PRO - Proposed	3.014	107.4	12.074	122.488
LDP - Land Development Plan	0	3	0	3
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	0	6	2	8
Existing	0	0	0	0
SD - Semi-Detached (Duplex) - New	0	0	2	2
Existing	0	0	0	0
APT - Apartment - New	0	216	0	216
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	3	0	3
Existing	0	0	0	0
IND - Industrial - New	0	0	0	0
Existing	0	0	0	0
AG - Agricultural - New	0	0	0	0
Existing	0	0	0	0
OTHER - New	0	0	0	0
Existing	0	0	0	0
ANX - Annexation	2	2	3	7
RES - Residue	2	1	2	5
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	250	0	250
Sewer - On-Lot	0	6	1	7
Existing On-Lot	0	0	0	0
Public	0	217	3	220
Existing Public	0	0	0	0
WATER - On-Lot	0	6	1	7
Existing On-Lot	0	0	0	0
Public	0	217	3	220
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, 14<sup>th</sup> Floor Reading, PA 19601- 4309  
Phone: 610.478.6300 | Fax: 610.478.6316 | Email: [planning@berkspa.gov](mailto: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 **June 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	
	June 2023	Year to Date	June 2024	Year to Date
Total # of Plans Endorsed	14	71	6	60
Total # of Residential Units	62	265	14	184
SF	19	35	2	33
SD	4	10	0	10
MH	0	0	0	0
TH	0	14	0	0
APT.	39	206	12	141
CONDO	0	0	0	0
Total Non-Residential Units	15	98	12	114
Comm.	4	22	0	13
Ind.	2	5	0	0
Other*	9	71	12	101
<b>TOTAL UNITS</b>	<b>77</b>	<b>363</b>	<b>26</b>	<b>298</b>
Linear Feet of New Street	1,011.00	2,041.00	0.00	1,761.00
<u>Type of Water Supply</u>				
OL	6	18	3	13
P	62	269	12	184
SP	0	0	0	0
<u>Type of Sewage Disposal</u>				
OL	4	13	3	13
P	63	272	12	182
SP	0	0	0	0
Gross Acreage Proposed for Development	30.20	915.31	68.04	666.50

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.