



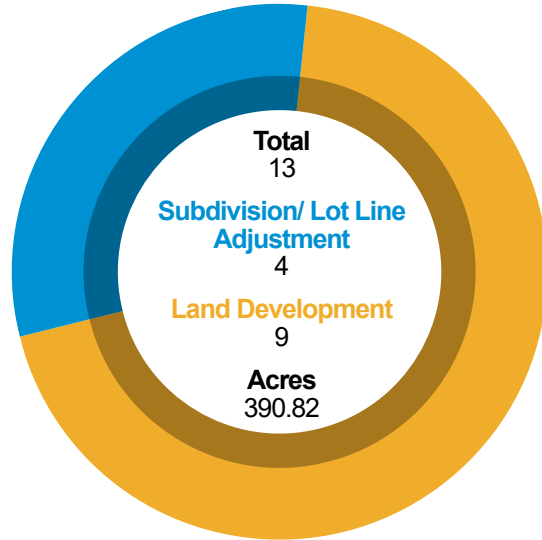
# Subdivision & Land Development Report

August 22, 2024 – September 22, 2024

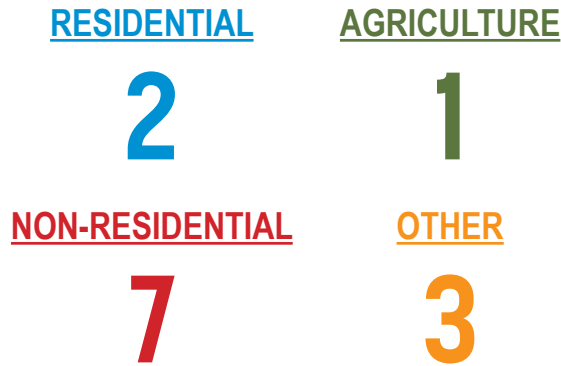
Berks County Planning Commission



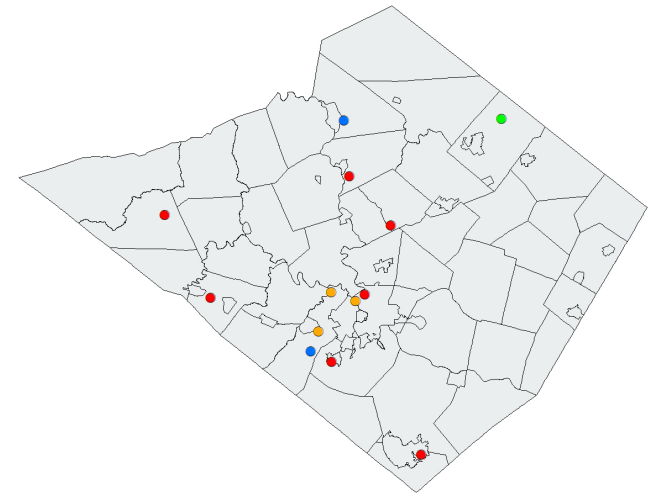
## Plans Reviewed



## Types of Plans Reviewed



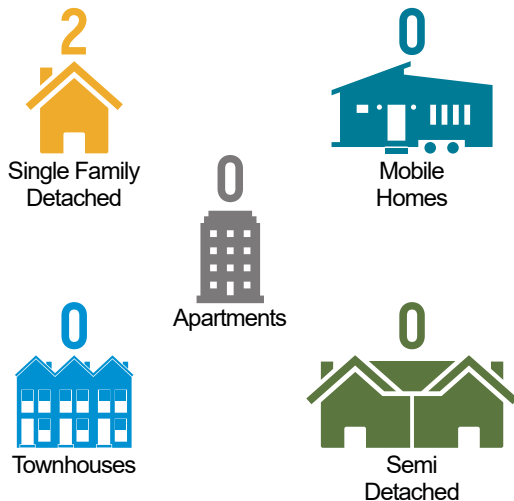
## Location of Development Activity



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

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

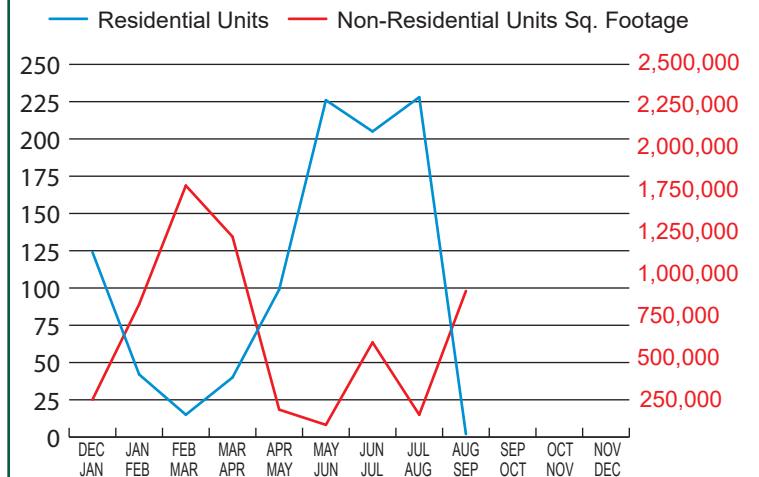
## Types of Residential Development: 2 Total Housing Units



## Non-Residential Development: 976,576 Total Sq. Ft.



## Year in Review: January – December 2024





**LAND DEVELOPMENT AND SUBDIVISION ACTIVITY**

**MONTHLY REPORT**

**August 22, 2024 to September 19, 2024**

**SKETCH PLANS – REVIEW**

There are no Sketch Plan submissions for this report period.

## **PRELIMINARY PLANS – REVIEW**

### **1.**

File #:	25-13778
Subdivision Name:	946 W. Penn Avenue
Municipality:	Heidelberg Township
Plan Type:	PRELIMINARY
Location:	South side of Penn Avenue (US 422) approximately 650-feet east of Hill Road.
Applicant:	Nelson Brubaker
Developer:	Nelson Brubaker
Owner:	Nelson Brubaker
Surveyor:	C2C Design Group
# of Lots or Units:	1 EX Commercial
Area to be Developed:	1.2
Total Acreage:	13.49
Linear Feet (street):	N/A
Sewer:	1 EX P
Water:	1 EX P

### **2.**

File #:	47-12413
Subdivision Name:	423 South Pottsville Pike Warehouses
Municipality:	Perry Township
Plan Type:	PRELIMINARY
Location:	East side of Pottsville Pike (S.R.0061) between Birch Hill Road and Shoemakersville Road.
Applicant:	Glen Gery Corporation
Developer:	Glen Gery Corporation
Owner:	Glen Gery Corporation
Surveyor:	Bogia Engineering Inc.
# of Lots or Units:	3 Industrial
Area to be Developed:	90.5
Total Acreage:	158.3
Linear Feet (street):	N/A
Sewer:	3 P
Water:	3 P

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

### **3.**

File #:	49-13860
Subdivision Name:	New 19th Ward Pump Station
Municipality:	City of reading
Plan Type:	PRELIMINARY
Location:	South side of Monroe Street and west side of Warren Street Bypass.
Applicant:	City of Reading
Developer:	City of Reading
Owner:	Berks County
Surveyor:	Entech Engineering, Inc.
# of Lots or Units:	1 Public
Area to be Developed:	1.29
Total Acreage:	12.6
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

### **4.**

File #:	59-5855
Subdivision Name:	Wilson Southern Middle School Additions/Renovations
Municipality:	Spring Township
Plan Type:	PRELIMINARY
Location:	Southeast side of the Iroquois Avenue and Windmill Road intersection.
Applicant:	Wilson School District
Developer:	Wilson School District
Owner:	Wilson School District
Surveyor:	K&W, LLC
# of Lots or Units:	1 EX Public
Area to be Developed:	2.28
Total Acreage:	38.74
Linear Feet (street):	N/A
Sewer:	1 EX P
Water:	1 EX P

## **FINAL PLANS – REVIEW**

### **1.**

File #:	17&40-13857
Subdivision Name:	1119 N LLC Minor Land Development Plan
Municipality:	Cumru Township
Plan Type:	FINAL
Location:	In between W Madison St. and W. Wyomissing, northeast of the intersection at Rudloff Lane and W. Wyomissing Ave.
Applicant:	1119 N LLC
Developer:	N/A
Owner:	1119 N LLC
Surveyor:	John W. Hoffert P.L.S., Ltd
# of Lots or Units:	1 Commercial
Area to be Developed:	0.0826
Total Acreage:	3.87
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

### **2.**

File #:	37-13859
Subdivision Name:	Heeby's Surplus Land Development
Municipality:	Maidencreek Township
Plan Type:	FINAL
Location:	South of Park Road (SR 1010), between the intersections of W. Wesner Road to the east and Dries Road to the west.
Applicant:	Kevin Heebner
Developer:	N/A
Owner:	Kevin Heebner
Surveyor:	Berks Surveying & Engineering, Inc.
# of Lots or Units:	1 Commercial
Area to be Developed:	2.0
Total Acreage:	10.0
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

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

### **3.**

File #:	39-13861
Subdivision Name:	Wessner Subdivision
Municipality:	Maxatawny Township
Plan Type:	FINAL
Location:	Between Long Lane and Siegfriedale Road, with the parcel lying along both the northern and southern sides of Wessner Road.
Applicant:	Bruce and Louise Wessner
Developer:	N/A
Owner:	Bruce and Louise Wessner
Surveyor:	Langan Engineering
# of Lots or Units:	1 Agriculture, 1 Residue
Area to be Developed:	75.708
Total Acreage:	220.79
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

### **4.**

File #:	49-12728
Subdivision Name:	Carpenter Technology B-76 Relocation
Municipality:	City of Reading
Plan Type:	FINAL
Location:	Northeastern side of the Schuylkill Avenue and Blair Avenue intersections and the east side of the Warren Street Bypass and the western side of the Schuylkill River.
Applicant:	Car Tech Corp. c/o Neal McNutt
Developer:	Carpenter Technologies Corporation
Owner:	Carpenter Technology Corporation
Surveyor:	Barry Isett & Associates
# of Lots or Units:	1 Industrial
Area to be Developed:	0.322
Total Acreage:	92.21
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

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

### **5.**

File #:	59-11103
Subdivision Name:	Papermill Road Lot Line Adjustment
Municipality:	Spring Township
Plan Type:	FINAL
Location:	Southeast end of the intersection of Van Reed Road and Papermill Road, northeast of Woods Way.
Applicant:	Reading Hospital and Medical Center
Developer:	N/A
Owner:	Reading Hospital and Medical Center
Surveyor:	Bogia Engineering Inc.
# of Lots or Units:	1 Annexation, 1 Residue
Area to be Developed:	2.104
Total Acreage:	23.26
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

### **6.**

File #:	59-13858
Subdivision Name:	231 Wheatfield Road
Municipality:	Spring Township
Plan Type:	FINAL
Location:	North side of Wheatfield Road at the intersection with Ellsworth Drive.
Applicant:	Duane & Shirely Lichtenberger
Developer:	Duane & Shirely Lichtenberger
Owner:	Duane & Shirely Lichtenberger
Surveyor:	Mack Engineering Inc.
# of Lots or Units:	1 Single-family, 1 Annexation, 1 Residue
Area to be Developed:	3.16
Total Acreage:	16.84
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

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

**7.**

File #:	65-11426
Subdivision Name:	Nolt Investment Properties, LLC
Municipality:	Tulpehocken Township
Plan Type:	FINAL
Location:	Northeast of the intersection of Rehrersburg Road (SR 0419) and Four Point Road (SR 0419).
Applicant:	GHL Construction/Neal Hess
Developer:	N/A
Owner:	Nolt Investment Properties, LLC
Surveyor:	Carta Engineering
# of Lots or Units:	2 Annexations, 1 EX Commercial
Area to be Developed:	0.94
Total Acreage:	2.49
Linear Feet (street):	N/A
Sewer:	1 EX OL
Water:	1 EX OL

**8.**

File #:	73- 12692
Subdivision Name:	Karl Merkel Subdivision
Municipality:	Windsor Township
Plan Type:	FINAL
Location:	North of Windsor Castle Road and slightly northwest of Kohler Mill Road intersection.
Applicant:	Karl Merkel
Developer:	N/A
Owner:	Elton F, Norman O, Richard A, and Dennis R Merkel Et Al
Surveyor:	The Crossroads Group, LLC
# of Lots or Units:	1 Single-family, 1 Residue
Area to be Developed:	11.23
Total Acreage:	44.43
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL



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

**9.**

File #:	77-10579
Subdivision Name:	Southern Berks Industrial Park Lot 3
Municipality:	New Morgan Borough
Plan Type:	FINAL
Location:	East side of Morgantown Road (S.R.0010) at the eastern terminus of Park Village Lane.
Applicant:	PDC Northeast LPIV, LLC
Developer:	PDC Northeast LPIV, LLC
Owner:	Southern Berks Land Co., LP
Surveyor:	Bohler Engineering PA, PC
# of Lots or Units:	1 Industrial
Area to be Developed:	200
Total Acreage:	107.281
Linear Feet (street):	4,765
Sewer:	1 P
Water:	1 P

	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>0</u>	<u>4</u>	<u>9</u>	<u>13</u>
<u>8/22/2024 - 9/19/2024</u>				
ACRES (Total)	0	233.13	521.17	754.3
(Area to be Dev) PRO - Proposed	0	95.27	295.55	390.82
LDP - Land Development Plan	0	4	5	9
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	0	0	2	2
Existing	0	0	0	0
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	0	0	0
Existing	0	0	0	0
CONDO - Condominium - New	0	0	0	0
Existing	0	0	0	0
COMM - Commercial - New	0	0	2	2
Existing	0	1	1	2
IND - Industrial - New	0	3	2	5
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	0	0	4	4
RES - Residue	0	0	4	4
P - Public	0	2	0	2
QP - Quasi Public	0	0	0	0
OP - Open Space	0	0	0	0
LF - Linear Feet (Street)	0	0	4,765	4,765
Sewer - On-Lot	0	0	1	1
Existing On-Lot	0	0	1	1
Public	0	4	4	8
Existing Public	0	2	0	2
WATER - On-Lot	0	0	1	1
Existing On-Lot	0	0	1	1
Public	0	4	4	8
Existing Public	0	2	0	2

\* 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 **September 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	
	September 2023	Year to Date	September 2024	Year to Date
Total # of Plans Endorsed	16	112	6	91
Total # of Residential Units	22	328	15	265
SF	7	44	3	101
SD	0	10	0	10
MH	0	0	0	0
TH	0	14	0	0
APT.	15	260	12	154
CONDO	0	0	0	0
Total Non-Residential Units	28	160	7	159
Comm.	2	31	1	23
Ind.	3	9	6	3
Other*	23	120	0	133
TOTAL UNITS	50	488	22	424
Linear Feet of New Street	0.00	2,041.00	0.00	11,601.00
<u>Type of Water Supply</u>				
OL	7	31	0	78
P	20	348	15	210
SP	0	0	0	0
<u>Type of Sewage Disposal</u>				
OL	6	21	0	22
P	21	354	15	210
SP	0	0	0	55
Gross Acreage Proposed for Development	156.41	1,296.82	13.94	976.27

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.