



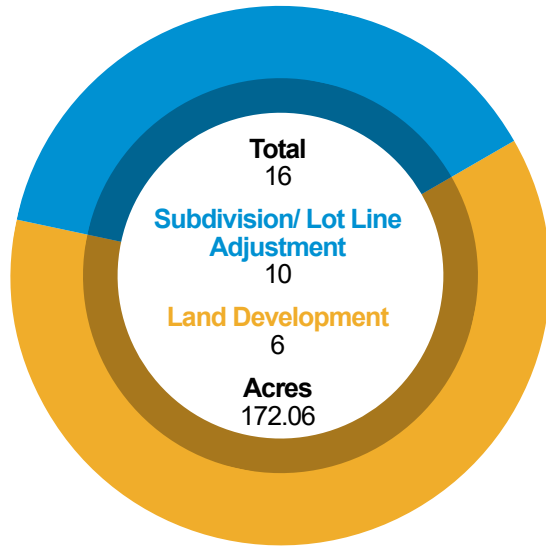
Subdivision & Land Development Report

June 18, 2025 - July 24, 2025

Berks County Planning Commission



Plans Reviewed



Types of Plans Reviewed

RESIDENTIAL

5

COMMERCIAL/ INDUSTRIAL

3

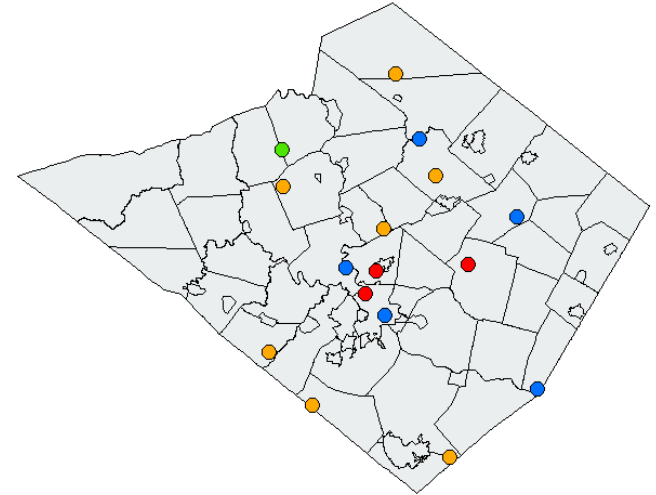
AGRICULTURE

1

OTHER

7

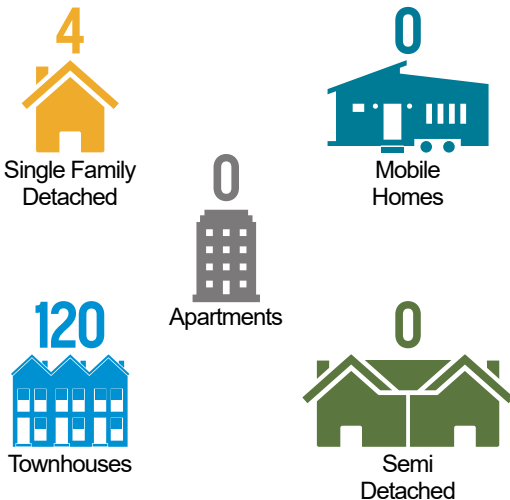
Location of Development Activity



*Other includes Annexations, Municipal, Recreation, etc.

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

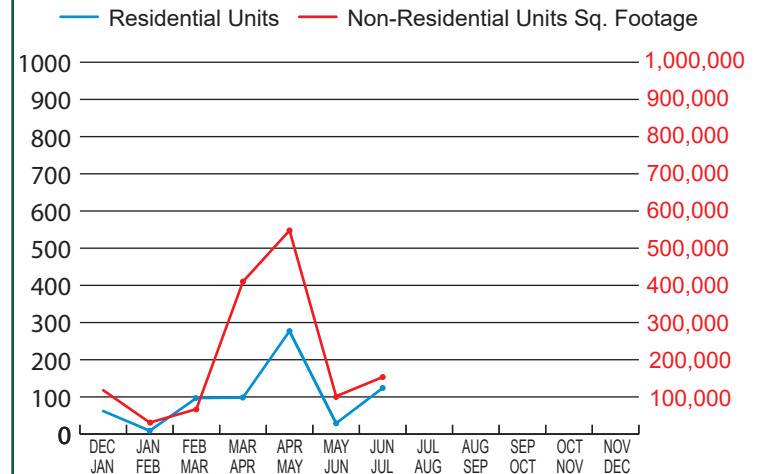
Types of Residential Development: 124 Total Housing Units



Non-Residential Development: 153,338 Total Sq. Ft.



Year in Review: January – December 2025





LAND DEVELOPMENT AND SUBDIVISION ACTIVITY

MONTHLY REPORT

June 18, 2025 to July 24, 2025

SKETCH PLANS – REVIEW

1.

File #:	07-13915
Subdivision Name:	Barber Subdivision
Municipality:	Bern Township
Plan Type:	SKETCH
Location:	South of Wilson Street bounded by Mitchell Avenue to the west, Berkley Street to the east, and north of Roosevelt Avenue.
Applicant:	Michael W. & Jeanne M. Barber
Developer:	N/A
Owner:	Michael W. & Jeanne M. Barber
Surveyor:	John W. Hoffert, P.L.S., Ltd.
Proposed Units/Lots:	1 Single-family, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	0.2983
Total Acreage:	0.5967
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

SKETCH PLANS – REVIEW (CONT'D)

2.

File #:	12-6935
Subdivision Name:	Franck/Martin Annexation Subdivision
Municipality:	Brecknock Township
Plan Type:	SKETCH
Location:	North of Wentzel Road approximately 2,689-feet west of New Holland Road (S.R.0625).
Applicant:	Matthew R. & Danae L. Franck
Developer:	N/A
Owner:	Jeremiah H. & Arlene R. Martin
Surveyor:	John W. Hoffert, P.L.S., Ltd.
Proposed Units/Lots:	1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	0.68
Total Acreage:	12.768
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

3.

File #:	15-8538
Subdivision Name:	Gerry Noecker School
Municipality:	Centre Township
Plan Type:	SKETCH
Location:	East side of Tilden Road (S.R.4015) approximately 850-feet north of Irish Creek Road.
Applicant:	Irish Creek Mennonite School
Developer:	Irish Creek Mennonite School
Owner:	Gerry Noecker
Surveyor:	Nye Consulting Services, Inc.
Proposed Units/Lots:	1 Annexation, 1 Residue, 1 School
Proposed Square Footage:	2,220
Area to be Developed:	3.1
Total Acreage:	19.04
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

SKETCH PLANS – REVIEW (CONT'D)

4.

File #:	44-4856
Subdivision Name:	Kornfeind Realty Company Land Development
Municipality:	Oley Township
Plan Type:	SKETCH
Location:	North of Memorial Highway (SR 73/662) approximately 490-feet east of Friedensburg Road
Applicant:	Kornfeind Realty Co.
Developer:	Kornfeind Realty Co.
Owner:	Kornfeind Realty Co.
Surveyor:	C2C Design Group
Proposed Units/Lots:	1 EX Commercial
Proposed Square Footage:	512
Area to be Developed:	0.01
Total Acreage:	0.7
Linear Feet (street):	N/A
Sewer:	1 EX P
Water:	1 EX P

5.

File #:	45-13916
Subdivision Name:	Printz Lot Annexation
Municipality:	Ontelaunee Township
Plan Type:	SKETCH
Location:	East of Allentown Pike (SR 2005), north of its intersection with Hilltop Drive.
Applicant:	Robert L. Printz
Developer:	N/A
Owner:	Jeffrey M. & Tamala Dresh
Surveyor:	Snyder Surveying LLC
Proposed Units/Lots:	1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	0.12
Total Acreage:	1.69
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

SKETCH PLANS – REVIEW (CONT'D)

6.

File #:	50&23-13912
Subdivision Name:	Crystall Cave Road Subdivision
Municipality:	Richmond Township
Plan Type:	SKETCH
Location:	North and south sides of Crystal Cave Road (S.R.1006) and western side of the intersection with Crystal Ridge Road (S.R.1006).
Applicant:	David Stutzman
Developer:	N/A
Owner:	David Stutzman
Surveyor:	Berks Surveying & Engineering, Inc.
Proposed Units/Lots:	1 Single-family, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	53.7
Total Acreage:	108.7
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

7.

File #:	58-1700
Subdivision Name:	3173 E. Galen Hall Road
Municipality:	South Heidelberg Township
Plan Type:	SKETCH
Location:	South of Galen Hall Road (T609) approximately 2,320-feet east of Cushion Peak Road (T373).
Applicant:	Durann N. Welker-Hart
Developer:	N/A
Owner:	Durann N. Welker-Hart
Surveyor:	Ludgate Engineering Corporation
Proposed Units/Lots:	1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	0.41
Total Acreage:	16.48
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

PRELIMINARY PLANS – REVIEW

1.

File #:	02-9689f
Subdivision Name:	Sousley-Lesher Subdivision
Municipality:	Albany Township
Plan Type:	PRELIMINARY
Location:	North side of Sousley Road approximately 1,730-feet north of the S.R.0143 intersection.
Applicant:	Roy & Linda Sousley
Developer:	Roy & Linda Sousley
Owner:	Roy & Linda Sousley
Surveyor:	JHA Company
Proposed Units/Lots:	1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	71.87
Total Acreage:	114.1
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

2.

File #:	19-8338
Subdivision Name:	J Cube Residential Community
Municipality:	Douglass Township
Plan Type:	PRELIMINARY
Location:	South side of Benjamin Franklin Highway (S.R.2022) at the intersection with Broadmoor Boulevard.
Applicant:	J Cubed Real Estate, LLC
Developer:	J Cubed Real Estate, LLC
Owner:	Prakrutiben & Amita Patel
Surveyor:	Mack Engineering
Proposed Units/Lots:	120 Apartments
Proposed Square Footage:	N/A
Area to be Developed:	7.0
Total Acreage:	10.35
Linear Feet (street):	N/A
Sewer:	120 P
Water:	120 P

PRELIMINARY PLANS – REVIEW (CONT'D)

3.

File #:	49-12728b
Subdivision Name:	Carpenter Technologies Corp Building 163 Tactic Consolidation
Municipality:	Reading
Plan Type:	PRELIMINARY
Location:	Northeast side of the Schuylkill Avenue (S.R.0183) and Cartech Road intersection.
Applicant:	Carpenter Technologies Corporation
Developer:	Carpenter Technologies Corporation
Owner:	Carpenter Technologies Corporation
Surveyor:	STV Inc.
Proposed Units/Lots:	1 EX Industrial
Proposed Square Footage:	22,466
Area to be Developed:	0.76
Total Acreage:	92.21
Linear Feet (street):	N/A
Sewer:	1 EX P
Water:	1 EX P

FINAL PLANS – REVIEW

1.

File #:	42-10514a
Subdivision Name:	Seven 7B Brew
Municipality:	Muhlenberg Township
Plan Type:	FINAL
Location:	East side of N. 5th Street Highway approximately 1,000-feet north of George Street.
Applicant:	Brew Team Group, LLC
Developer:	Brew Team Group, LLC
Owner:	SCI 2006-HQ10 North Chancery Street LLC
Surveyor:	Toth & Associates
Proposed Units/Lots:	1 Commercial
Proposed Square Footage:	540
Area to be Developed:	0.54
Total Acreage:	19.15
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

2.

File #:	49-13910
Subdivision Name:	1212 Perkiomen Avenue Subdivision
Municipality:	Reading
Plan Type:	FINAL
Location:	South side of Perkiomen Avenue, between South 12th Street to the west and Hill Road to the east. Proposed Lot 2 located is east of South 12th Street and north of Weimer Street.
Applicant:	Property Net LLC
Developer:	N/A
Owner:	Property Net LLC
Surveyor:	John W. Hoffert, P.L.S., Ltd.
Proposed Units/Lots:	2 EX Apartments
Proposed Square Footage:	N/A
Area to be Developed:	0.07
Total Acreage:	0.07
Linear Feet (street):	N/A
Sewer:	2 EX P
Water:	2 EX P

FINAL PLANS - REVIEW (CONT'D)

3.

File #:	50-12649d
Subdivision Name:	Walbert Limited Partnership
Municipality:	Richmond Township
Plan Type:	FINAL
Location:	South side of Kutztown Road (S.R.0222) and the east side of Moselem Springs Road (S.R.0662).
Applicant:	Walbert Limited Partnership
Developer:	N/A
Owner:	Walbert Limited Partnership
Surveyor:	C2C Design Group
Proposed Units/Lots:	1 Residue, 1 Agriculture, 1 Commercial
Proposed Square Footage:	N/A
Area to be Developed:	8.47
Total Acreage:	11.4
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

4.

File #:	51-13913
Subdivision Name:	Hertzler Farm Storage Magazine Facility
Municipality:	Robeson Township
Plan Type:	FINAL
Location:	South side of Hopewell Road at the intersection with Cold Run Road.
Applicant:	M3 Explo, LLC
Developer:	M3 Explo, LLC
Owner:	James M. & Debra A. Hertzler & Joseph L. & Karen Y. Hetzler
Surveyor:	C2C Design Group
Proposed Units/Lots:	1 Residue, 1 Other
Proposed Square Footage:	N/A
Area to be Developed:	4.3
Total Acreage:	212.92
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

FINAL PLANS - REVIEW (CONT'D)

5.

File #:	53-13917
Subdivision Name:	Opperman Minor Subdivision
Municipality:	Rockland Township
Plan Type:	FINAL
Location:	South of Five Points Road and encompasses both the east and west sides of Schweiz Road.
Applicant:	Sheryl & Edgar Opperman
Developer:	N/A
Owner:	Sheryl & Edgar Opperman
Surveyor:	Berks Surveying & Engineering, Inc.
Proposed Units/Lots:	2 Single-family, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	6.73
Total Acreage:	28.3
Linear Feet (street):	N/A
Sewer:	2 OL
Water:	2 OL

6.

File #:	63&67-13914
Subdivision Name:	Lucas DeTurk AG Operation
Municipality:	Tilden Township
Plan Type:	FINAL
Location:	Western side of St Michaels Road between Mill Road and Shartlesville Road.
Applicant:	Lucas DeTurk
Developer:	Lucas DeTurk
Owner:	Lucas DeTurk
Surveyor:	Nye Consulting Services, Inc.
Proposed Units/Lots:	1 Agriculture
Proposed Square Footage:	127,600
Area to be Developed:	14.0
Total Acreage:	111.5
Linear Feet (street):	N/A
Sewer:	N/A
Water:	1 OL

	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>7</u>	<u>3</u>	<u>6</u>	<u>16</u>
<u>6/18/2025 - 7/24/2025</u>				
ACRES (Total)	159.97	216.66	383.34	759.97
(Area to be Dev) PRO - Proposed	58.32	79.63	34.11	172.06
LDP - Land Development Plan	2	1	3	6
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	2	0	2	4
Existing	0	0	0	0
SD - Semi-Detached (Duplex) - New	0	0	0	0
Existing	0	0	0	0
APT - Apartment - New	0	120	0	120
Existing	0	0	2	2
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	1	0	0	1
IND - Industrial - New	0	0	0	0
Existing	0	1	0	1
AG - Agricultural - New	0	0	2	2
Existing	0	0	0	0
OTHER - New	0	0	1	1
Existing	0	0	0	0
ANX - Annexation	4	1	0	5
RES - Residue	6	1	3	10
P - Public	0	0	0	0
QP - Quasi Public	1	0	0	1
OP - Open Space	0	0	0	0
LF - Linear Feet (Street)	0	0	0	0
Sewer - On-Lot	2	0	3	5
Existing On-Lot	0	0	0	0
Public	1	120	1	122
Existing Public	1	1	2	4
WATER - On-Lot	2	0	4	6
Existing On-Lot	0	0	0	0
Public	1	120	1	122
Existing Public	1	1	2	4

* 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 2025**.

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**

	2024		2025	
	July 2024	Year to Date	July 2025	Year to Date
Total # of Plans Endorsed	15	75	8	69
Total # of Residential Units	64	248	3	387
SF	63	96	3	47
SD	0	10	0	54
MH	0	0	0	108
TH	0	0	0	50
APT.	1	142	0	128
CONDO	0	0	0	0
Total Non-Residential Units	21	135	12	79
Comm.	6	19	3	17
Ind.	0	0	0	3
Other*	15	116	9	59
TOTAL UNITS	85	383	15	466
Linear Feet of New Street	7,490.00	9,251.00	0.00	10,667.78
<u>Type of Water Supply</u>				
OL	63	76	4	20
P	7	191	4	415
SP	0	0	0	0
<u>Type of Sewage Disposal</u>				
OL	7	20	4	14
P	8	190	4	311
SP	55	55	0	108
Gross Acreage Proposed for Development	192.67	859.17	86.06	785.32

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.