



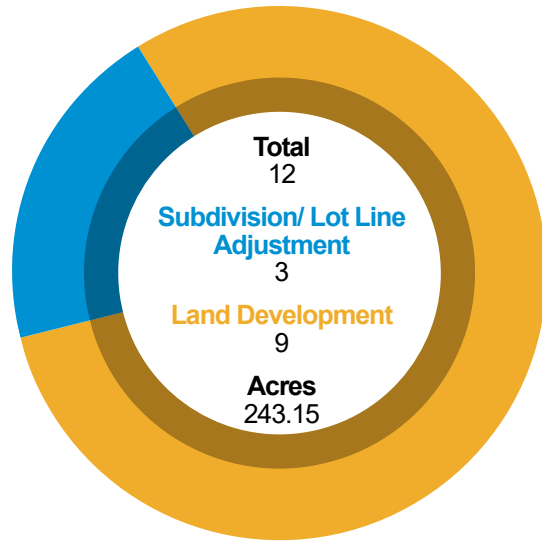
Subdivision & Land Development Report

September 20, 2024 – October 22, 2024

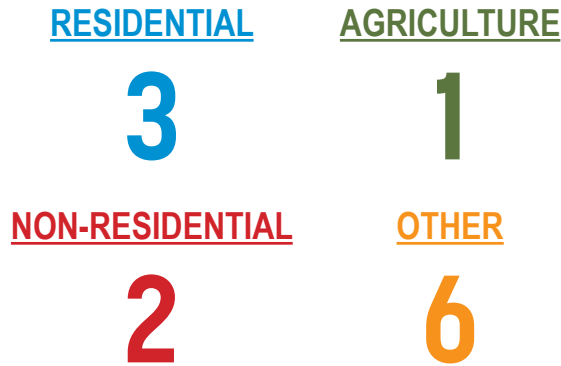
Berks County Planning Commission



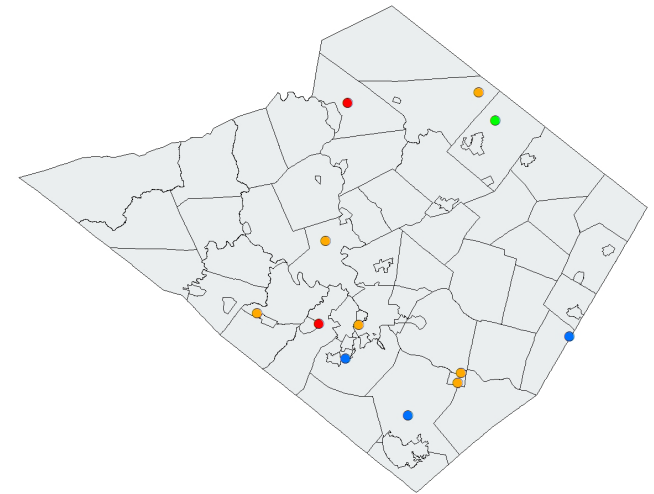
Plans Reviewed



Types of Plans Reviewed



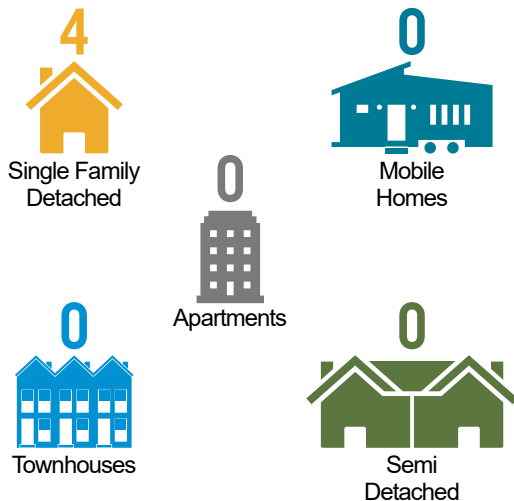
Location of Development Activity



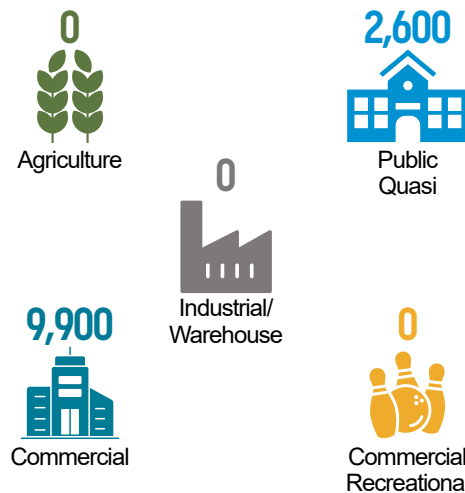
*Other includes Annexations, Municipal, Recreation, etc.

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

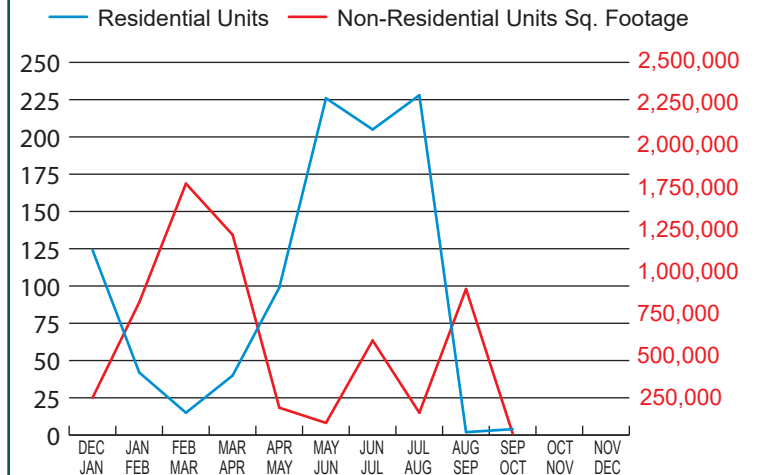
Types of Residential Development: 4 Total Housing Units



Non-Residential Development: 12,500 Total Sq. Ft.



Year in Review: January – December 2024





LAND DEVELOPMENT AND SUBDIVISION ACTIVITY

MONTHLY REPORT

September 20, 2024 to October 22, 2024

SKETCH PLANS – REVIEW

1.

File #:	23-10676
Subdivision Name:	Schaffer-Kistler Annexation Plan
Municipality:	Greenwich Township
Plan Type:	SKETCH
Location:	South side of Old Route 22 approximately 500-feet east of Kunkel Road.
Applicant:	David & Bonnie Kistler
Developer:	N/A
Owner:	Kyle William Schaffer
Surveyor:	Scot A. Dietrich, PLS
# of Lots or Units:	2 Annexations, 1 Residue
Area to be Developed:	1.39
Total Acreage:	2.445
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

SKETCH PLANS – REVIEW (CONT'D)

2.

File #:	35-3042
Subdivision Name:	Moore/Lutz Annexation
Municipality:	Lower Heidelberg Township
Plan Type:	SKETCH
Location:	North of Penn Ave (S.R. 0422), between Sportsman Road to the west and Point Road to the east.
Applicant:	Cynthia J. Moore
Developer:	Cynthia J. Moore
Owner:	Cynthia J. Moore
Surveyor:	Great Valley Consultants
# of Lots or Units:	1 Annexation, 1 Residue
Area to be Developed:	10.117
Total Acreage:	163.73
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

PRELIMINARY PLANS – REVIEW

There are no Preliminary Plan submissions for this review period

FINAL PLANS – REVIEW

1.

File #:	07-272
Subdivision Name:	Noll Pallet & Lumber Company
Municipality:	Bern Township
Plan Type:	FINAL
Location:	Northwestern side of White Oak Lane approximately 2,600-feet northeast of the intersection with Fairview Drive.
Applicant:	Noll Pallet & Lumber Company
Developer:	N/A
Owner:	Noll Pallet & Lumber Company
Surveyor:	OTM; Bradford R. Grauel, PLS
# of Lots or Units:	1 Annexation, 1 Residue
Area to be Developed:	1.406
Total Acreage:	38.344
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

2.

File #:	10-13864
Subdivision Name:	Texas Field Subdivision
Municipality:	Birdsboro Borough
Plan Type:	FINAL
Location:	East of the intersection of Haycreek Road (SR2082) and Hampton Drive.
Applicant:	Borough of Birdsboro
Developer:	Borough of Birdsboro
Owner:	Borough of Birdsboro
Surveyor:	Boyer Engineering LLC
# of Lots or Units:	2 EX Public
Area to be Developed:	5.39
Total Acreage:	5.39
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

FINAL PLANS - REVIEW (CONT'D)

3.

File #:	10-13865
Subdivision Name:	Armorcast Road Subdivision
Municipality:	Birdsboro Borough
Plan Type:	FINAL
Location:	North of Armorcast Road approximately 1,515-feet east of N. Furnace Street.
Applicant:	Birdsboro Municipal Authority
Developer:	Birdsboro Municipal Authority
Owner:	Birdsboro Municipal Authority
Surveyor:	Boyer Engineering LLC
# of Lots or Units:	2 Annexations, 2 EX Public
Area to be Developed:	9.23
Total Acreage:	9.23
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

4.

File #:	17-13867
Subdivision Name:	1917 Cedar Top LLC Minor Subdivision
Municipality:	Cumru Township
Plan Type:	FINAL
Location:	Northern side of Cedar Top Road approximately 900-feet southeast of the intersection with Scenic Drive.
Applicant:	1917 Cedar Top LLC
Developer:	N/A
Owner:	1917 Cedar Top LLC
Surveyor:	John W. Hoffert, P.L.S.
# of Lots or Units:	1 Single-family, 1 Residue
Area to be Developed:	0.96
Total Acreage:	2.211
Linear Feet (street):	N/A
Sewer:	P
Water:	OL

FINAL PLANS - REVIEW (CONT'D)

5.

File #:	19-13862
Subdivision Name:	Salvetti Minor Subdivision
Municipality:	Douglass Township
Plan Type:	FINAL
Location:	East of Farmington Avenue (S.R.2040) at the intersection with Colebrookdale Road.
Applicant:	Matthew & Erica Salvetti
Developer:	N/A
Owner:	Troy Allen Giacherio
Surveyor:	Boyer Engineering LLC
# of Lots or Units:	1 Single-family, 1 Residue
Area to be Developed:	2.01
Total Acreage:	44.87
Linear Feet (street):	N/A
Sewer:	OL
Water:	OL

6.

File #:	39-13694
Subdivision Name:	Maxatawny Subdivision
Municipality:	Maxatawny Township
Plan Type:	FINAL
Location:	East of Hottenstein Road approximately 4,206-feet south of Eagle Point Road.
Applicant:	23 Max, LLC
Developer:	N/A
Owner:	Todd & Ty Alan Hoke / Charles J. Jaaf Trust
Surveyor:	Langan Engineering & Environmental Services, LLC
# of Lots or Units:	2 Annexations, 4 Agriculture
Area to be Developed:	185.11
Total Acreage:	185.11
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

FINAL PLANS - REVIEW (CONT'D)

7.

File #:	49-13836
Subdivision Name:	Thomas Ford Elementary School Aquaponics Reading School District
Municipality:	City of Reading
Plan Type:	PRELIMINARY
Location:	Southeastern side of the Margaret Street and Old Wyomissing Road intersection.
Applicant:	Reading School District
Developer:	Reading School District
Owner:	Reading School District
Surveyor:	Wilkinson Apex Engineering Group, LLC
# of Lots or Units:	1 EX Public
Area to be Developed:	0.27
Total Acreage:	8.45
Linear Feet (street):	N/A
Sewer:	EX P
Water:	EX P

8.

File #:	51-10527
Subdivision Name:	Charles Glass Subdivision
Municipality:	Robeson Township
Plan Type:	FINAL
Location:	In between Zion Road and Buck Hollow Road.
Applicant:	Charles M. & Tristine J. Glass
Developer:	N/A
Owner:	Charles M. & Tristine J. Glass
Surveyor:	John W. Hoffert, P.L.S.
# of Lots or Units:	2 Single-family, 1 Annexation, 1 Residue
Area to be Developed:	25.846
Total Acreage:	43.35
Linear Feet (street):	N/A
Sewer:	OL
Water:	OL

FINAL PLANS - REVIEW (CONT'D)

9.

File #:	59-13866
Subdivision Name:	3333 Penn Ave SECV
Municipality:	Spring Township
Plan Type:	FINAL
Location:	Northwest side of the Penn Avenue (US 422) and Steven Avenue intersection.
Applicant:	Service Electric Cable Vision
Developer:	N/A
Owner:	Service Electric Cable Vision
Surveyor:	Bogia Engineering, Inc.
# of Lots or Units:	1 EX Commercial
Area to be Developed:	0.44
Total Acreage:	1.08
Linear Feet (street):	N/A
Sewer:	EX P
Water:	EX P

10.

File #:	73-1173
Subdivision Name:	Hamburg Self Storage
Municipality:	Windsor Township
Plan Type:	FINAL
Location:	North of Windsor Ave approximately 1,036-feet west of Valley Road.
Applicant:	Hamburg Self Storage LLC c/o Joshua Youpa
Developer:	Hamburg Self Storage LLC c/o Joshua Youpa
Owner:	Hamburg Self Storage LLC c/o Joshua Youpa
Surveyor:	The Crossroads Group LLC
# of Lots or Units:	1 Commercial
Area to be Developed:	0.98
Total Acreage:	2.33
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>2</u>	<u>0</u>	<u>10</u>	<u>12</u>
<u>9/20/2024 - 10/22/2024</u>				
ACRES (Total)	166.175	0	340.365	506.54
(Area to be Dev) PRO - Proposed	11.507	0	231.642	243.149
LDP - Land Development Plan	0	0	3	3
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	0	0	4	4
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	1	1
Existing	0	0	1	1
IND - Industrial - New	0	0	0	0
Existing	0	0	0	0
AG - Agricultural - New	0	0	4	4
Existing	0	0	0	0
OTHER - New	0	0	0	0
Existing	0	0	0	0
ANX - Annexation	3	0	6	9
RES - Residue	2	0	4	6
P - Public	0	0	5	5
QP - Quasi Public	0	0	0	0
OP - Open Space	0	0	0	0
LF - Linear Feet (Street)	0	0	0	0
Sewer - On-Lot	0	0	3	3
Existing On-Lot	0	0	0	0
Public	0	0	1	1
Existing Public	0	0	2	2
WATER - On-Lot	0	0	4	4
Existing On-Lot	0	0	0	0
Public	0	0	0	0
Existing Public	0	0	2	2

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



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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 **October 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	
	October 2023	Year to Date	October 2024	Year to Date
Total # of Plans Endorsed	8	120	14	105
Total # of Residential Units	2	330	181	446
SF	2	46	5	106
SD	0	10	0	10
MH	0	0	0	0
TH	0	14	39	39
APT.	0	260	137	291
CONDO	0	0	0	0
Total Non-Residential Units	11	171	34	203
Comm.	1	32	4	27
Ind.	0	9	13	26
Other*	10	130	17	150
TOTAL UNITS	13	501	215	649
Linear Feet of New Street	0.00	2,041.00	950.00	12,551.00
<u>Type of Water Supply</u>				
OL	2	33	2	80
P	1	349	194	404
SP	0	0	0	0
<u>Type of Sewage Disposal</u>				
OL	2	23	1	23
P	1	355	195	405
SP	0	0	0	55
Gross Acreage Proposed for Development	39.37	1,336.19	1,276.39	2,252.66

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.