

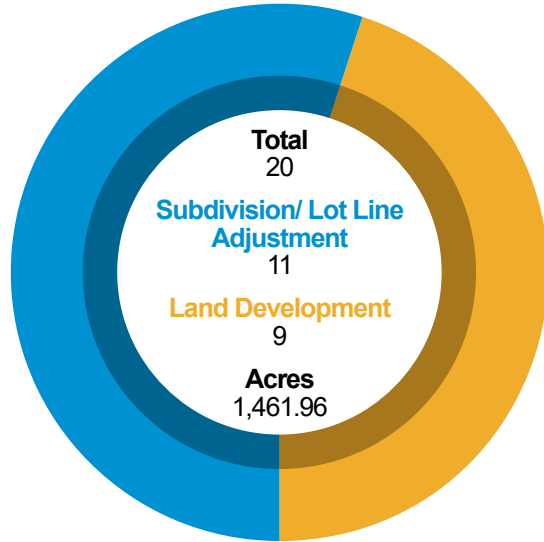


Subdivision & Land Development Report

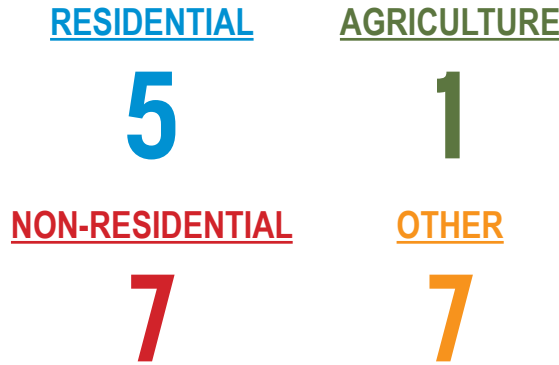
June 19, 2024 – July 25, 2024
Berks County Planning Commission



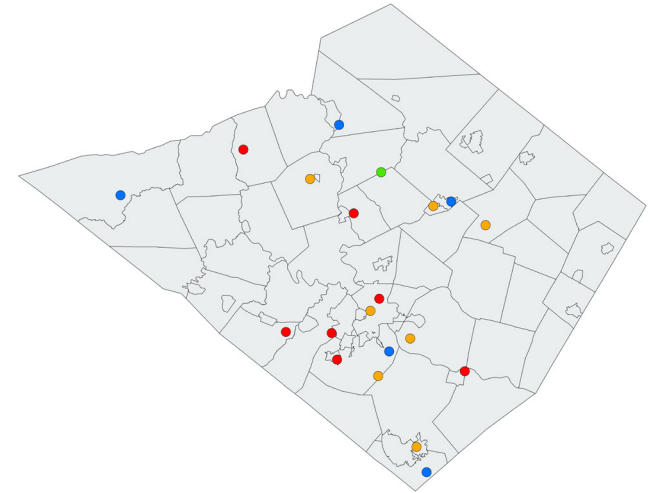
Plans Reviewed



Types of Plans Reviewed

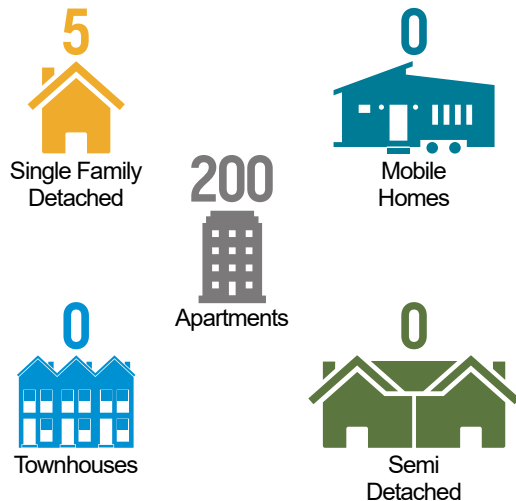


Location of Development Activity

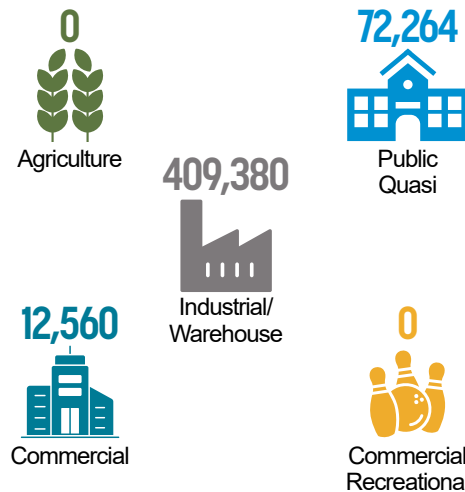


*Other includes Annexations, Municipal, Recreation, etc.
*Please refer to Monthly Subdivision Review Activity Report for details.

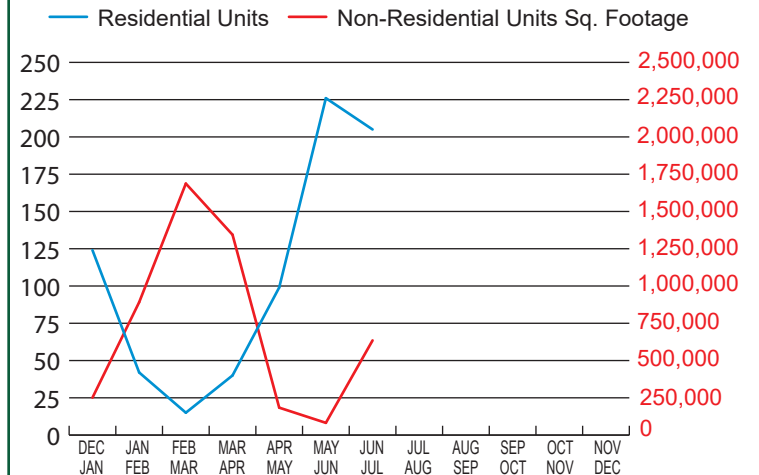
Types of Residential Development: 205 Total Housing Units



Non-Residential Development: 634,986 Total Sq. Ft.



Year in Review: January – December 2024





LAND DEVELOPMENT AND SUBDIVISION ACTIVITY

MONTHLY REPORT

June 19, 2024 to July 25, 2024

SKETCH PLANS – REVIEW

1.

File #:	10-12912
Subdivision Name:	Total Recycle 2
Municipality:	Birdsboro Borough
Plan Type:	SKETCH
Location:	North side of Armorcast Road approximately 1,500-feet west of the intersection with N. Furnace Street.
Applicant:	TotalRecycle, Inc.
Developer:	TotalRecycle, Inc.
Owner:	IDA Inc.
Surveyor:	Dawood Engineering, Inc.
# of Lots or Units:	1 Industrial
Area to be Developed:	11.0
Total Acreage:	63.46
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

SKETCH PLANS – REVIEW (CONT'D)

2.

File #:	21-677
Subdivision Name:	Glenn Well 8,9,9A PFAS Treatment Improvements
Municipality:	Exeter Township
Plan Type:	SKETCH
Location:	East side of East Neversink Road at the off-ramps of US 422.
Applicant:	PA American Water Company
Developer:	PA American Water Company
Owner:	PA American Water Company
Surveyor:	Honor Engineer Company
# of Lots or Units:	1 Other
Area to be Developed:	0.87
Total Acreage:	2.194
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

3.

File #:	77-10579
Subdivision Name:	Southern Berks Industrial Park - Modification of Tentative Plans
Municipality:	New Morgan Borough
Plan Type:	SKETCH
Location:	East and west sides of Morgantown Road (S.R.0010), north of Harmony Road.
Applicant:	PDC Northeast LPIV, LLC
Developer:	N/A
Owner:	Morgantown Properties & Southern Berks Land Company LP
Surveyor:	Spotts Stevens & McCoy
# of Lots or Units:	1 Other
Area to be Developed:	1164.441
Total Acreage:	1164.441
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

PRELIMINARY PLANS – REVIEW

1.

File #:	13-13851
Subdivision Name:	Eske Development, LLC
Municipality:	Caernarvon Township
Plan Type:	PRELIMINARY
Location:	Northwest side of Twin Valley Road (T-310) and Main Street (S.R. 0023) intersection.
Applicant:	Eske Development, LLC
Developer:	Eske Development, LLC
Owner:	Eske Development, LLC
Surveyor:	Commonwealth Engineers, Inc.
# of Lots or Units:	1 Single-family, 1 Residue
Area to be Developed:	2.29
Total Acreage:	3.109
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

2.

File #:	49-13845
Subdivision Name:	McDonalds Restaurant w/Drive Thru Rebuild
Municipality:	City of Reading
Plan Type:	PRELIMINARY
Location:	North of Spring Street (S.R. 2014), between North 9th Street (S.R. 2007) and Moss Street.
Applicant:	McDonald's USA, LLC
Developer:	N/A
Owner:	McDonald's Corporation
Surveyor:	Bohler Engineering
# of Lots or Units:	1 Commercial
Area to be Developed:	0.78
Total Acreage:	0.61
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

PRELIMINARY PLANS – REVIEW (CONT'D)

3.

File #:	58-12627
Subdivision Name:	0 Krick Lane
Municipality:	South Heidelberg Township
Plan Type:	PRELIMINARY
Location:	Eastern side of Krick Lane at the intersection with Mellowbrook Drive.
Applicant:	C&B Development, LLC
Developer:	C&B Development, LLC
Owner:	Henry J. and Amy Noss
Surveyor:	Benchmark Civil Engineering Services, Inc.
# of Lots or Units:	1 Industrial
Area to be Developed:	30.0
Total Acreage:	38.3
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

4.

File #:	7324-11130
Subdivision Name:	Raywil Real Estate LLC
Municipality:	Windsor Township
Plan Type:	PRELIMINARY
Location:	North and south side of Woodland Road and east of Pottsville Pike S.R. 0061.
Applicant:	Raywil Realestate, LLC
Developer:	N/A
Owner:	Raywil Realestate, LLC
Surveyor:	Bercek & Associates
# of Lots or Units:	1 Single-family, 1 Residue
Area to be Developed:	10.0
Total Acreage:	45.5513
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

FINAL PLANS – REVIEW

1.

File #:	09-13850
Subdivision Name:	White Oak Subdivision
Municipality:	Bethel Township
Plan Type:	FINAL
Location:	Northwest side of Lancaster Ave (S.R. 501) and School Road (T-629) intersection.
Applicant:	White Oak Investments, LLC
Developer:	N/A
Owner:	Salem Evangelical Lutheran Church
Surveyor:	DeVon R. Henne, PLS
# of Lots or Units:	1 Single-family, 1 Residue
Area to be Developed:	1.68
Total Acreage:	5.74
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

2.

File #:	15-13848
Subdivision Name:	Spatz Subdivision
Municipality:	Centre Township
Plan Type:	FINAL
Location:	North and south sides of Irish Creek Road (T-747). The site is also situated between Drake Road and Main Street.
Applicant:	Harold L. Spatz
Developer:	N/A
Owner:	Harold L. Spatz & Carol D. Spatz
Surveyor:	DeVon R. Henne PLS
# of Lots or Units:	1 Annexation, 1 Residue
Area to be Developed:	14.3
Total Acreage:	162
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

FINAL PLANS - REVIEW (CONT'D)

3.

File #:	17-12064
Subdivision Name:	Hawthorne Ridge
Municipality:	Cumru Township
Plan Type:	FINAL
Location:	South side of Philadelphia Ave (S.R.0724) at Poplar Neck Road 1 and west side of I-176.
Applicant:	KEVTIM, RP, LP
Developer:	KEVTIM, RP, LP
Owner:	KEVTIM, RP, LP
Surveyor:	C2C Design Group
# of Lots or Units:	200 Apartments
Area to be Developed:	90.0
Total Acreage:	201.0
Linear Feet (street):	1,730
Sewer:	201 P
Water:	201 P

4.

File #:	17-13852
Subdivision Name:	Customer Experience Center Improvements-Penske
Municipality:	Cumru Township
Plan Type:	FINAL
Location:	Northwest side of the Morgantown Road (S.R.0010) and Kachel Boulevard intersection.
Applicant:	Penske
Developer:	Penske
Owner:	Green Hills Realty Associates LP
Surveyor:	Integrated Consulting
# of Lots or Units:	1 Other
Area to be Developed:	1.9
Total Acreage:	37.7
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

FINAL PLANS - REVIEW (CONT'D)

5.

File #:	22-13844
Subdivision Name:	Steven Scholl 303 E. Locust Street
Municipality:	Fleetwood Borough
Plan Type:	FINAL
Location:	Northeastern side of E. Locust Street and South Willow Street intersection.
Applicant:	Steven Scholl
Developer:	N/A
Owner:	N/A
Surveyor:	C2C Design Group Attn: Larry Grybosky, P.E.
# of Lots or Units:	2 Single-family, 1 Residue
Area to be Developed:	0.45
Total Acreage:	0.8
Linear Feet (street):	N/A
Sewer:	2 P
Water:	2 P

6.

File #:	40-12560
Subdivision Name:	St. Johns Evangelical Lutheran Church
Municipality:	Mohnton Borough
Plan Type:	FINAL
Location:	North of South Church Street, at the intersection with Front Street, which serves as the terminus of Front Street.
Applicant:	St. Johns Evangelical Lutheran Church
Developer:	N/A
Owner:	St. Johns Evangelical Lutheran Church
Surveyor:	OTM LLC
# of Lots or Units:	1 EX Quasi Public
Area to be Developed:	0.51
Total Acreage:	1.196
Linear Feet (street):	N/A
Sewer:	1 EX P
Water:	1 EX P

FINAL PLANS - REVIEW (CONT'D)

7.

File #:	4531-9163
Subdivision Name:	Miele Development
Municipality:	Ontelaunee Township
Plan Type:	FINAL
Location:	Southwest side of the Ashley Way and Peach Street intersection.
Applicant:	Miele Development LLC
Developer:	N/A
Owner:	Miele Development LLC
Surveyor:	ARM Group LLC (c/o Jared Hockenberry)
# of Lots or Units:	1 Annexation, 1 Commercial
Area to be Developed:	0.97
Total Acreage:	3.5
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

8.

File #:	4737-4142
Subdivision Name:	Subdivision of the Gloria Gerhard Estate
Municipality:	Perry Township
Plan Type:	FINAL
Location:	West side of West Shore Drive at the intersection with Pine View Road.
Applicant:	Estate of Gloria Gerhard
Developer:	N/A
Owner:	Estate of Gloria Gerhard
Surveyor:	Laudenslayer Surveying Service
# of Lots or Units:	2 Agriculture
Area to be Developed:	114.95
Total Acreage:	114.95
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

FINAL PLANS - REVIEW (CONT'D)

9.

File #:	49-11108
Subdivision Name:	Helping Harvest Annex
Municipality:	City of Reading
Plan Type:	FINAL
Location:	North side of Washington Street (S.R.2010) approximately 100-foot west of the intersection with N. 3rd Street.
Applicant:	Our City Reading LLC
Developer:	N/A
Owner:	Our City Reading LLC
Surveyor:	Spotts Stevens & McCoy
# of Lots or Units:	2 Annexations, 1 Other
Area to be Developed:	0.151
Total Acreage:	0.625
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

10.

File #:	50-13735
Subdivision Name:	Fleetwood Borough Authority
Municipality:	Richmond Township
Plan Type:	FINAL
Location:	North side of Crisscross Road approximately 1,138' southeast of Lenhart Road.
Applicant:	Fleetwood Borough Authority
Developer:	Solar Renewable Energy, LLC
Owner:	Fleetwood Borough Authority
Surveyor:	Burget & Associates, Inc.
# of Lots or Units:	1 Public
Area to be Developed:	3.9
Total Acreage:	13.672
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

FINAL PLANS - REVIEW (CONT'D)

11.

File #:	53-13849
Subdivision Name:	Ferry/Weisner Minor Subdivision
Municipality:	Rockland Township
Plan Type:	FINAL
Location:	West of Bick Road and to the south of Keller Road.
Applicant:	William A. Ferry, Jr.
Developer:	N/A
Owner:	Thomas R. & Joy E. Weisner
Surveyor:	Berks Surveying & Engineering, Inc.
# of Lots or Units:	1 Annexation, 1 Residue
Area to be Developed:	0.1472
Total Acreage:	2.498
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

12.

File #:	59-13846
Subdivision Name:	WSD Lincoln Park Elementary School
Municipality:	Spring Township
Plan Type:	FINAL
Location:	Area bounded by Dorchester Avenue and West Wyomissing Court, and Amherst and Filmore Avenues.
Applicant:	Wilson School District
Developer:	Wilson School District
Owner:	Wilson School District
Surveyor:	K&W, LLC
# of Lots or Units:	1 Public
Area to be Developed:	8.03
Total Acreage:	7.63
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

FINAL PLANS - REVIEW (CONT'D)

13.

File #:	67-13752
Subdivision Name:	Love's Travel Stops
Municipality:	Upper Bern Township
Plan Type:	FINAL
Location:	East side of Mountain Road approximately 375-feet north of Motel Drive.
Applicant:	Love's Travel Stops
Developer:	Love's Travel Stops
Owner:	Helen Gingrich
Surveyor:	CESO, Inc.
# of Lots or Units:	1 Commercial
Area to be Developed:	5.59
Total Acreage:	15.8
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 P

	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>3</u>	<u>4</u>	<u>13</u>	<u>20</u>
<u>6/19/2024 - 7/25/2024</u>				
ACRES (Total)	1230.095	87.57	567.111	1884.776
(Area to be Dev) PRO - Proposed	1176.311	43.07	242.578	1461.959
LDP - Land Development Plan	2	2	5	9
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	0	2	3	5
Existing	0	0	0	0
SD - Semi-Detached (Duplex) - New	0	0	0	0
Existing	0	0	0	0
APT - Apartment - New	0	0	200	200
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	1	2	3
Existing	0	0	0	0
IND - Industrial - New	1	1	0	2
Existing	0	0	0	0
AG - Agricultural - New	0	0	2	2
Existing	0	0	0	0
OTHER - New	2	0	2	4
Existing	0	0	0	0
ANX - Annexation	0	0	5	5
RES - Residue	0	2	4	6
P - Public	0	0	2	2
QP - Quasi Public	0	0	1	1
OP - Open Space	0	0	0	0
LF - Linear Feet (Street)	0	0	1,730	1,730
Sewer - On-Lot	0	1	1	2
Existing On-Lot	0	0	0	0
Public	1	3	206	210
Existing Public	0	0	1	1
WATER - On-Lot	0	1	0	1
Existing On-Lot	0	0	0	0
Public	1	3	207	211
Existing Public	0	0	1	1

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