

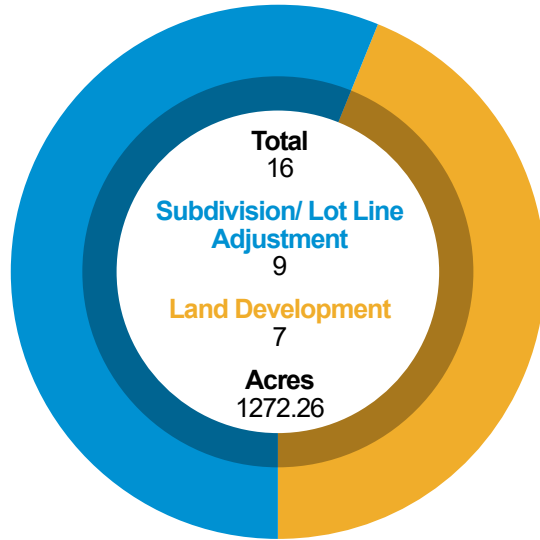


# Subdivision & Land Development Report

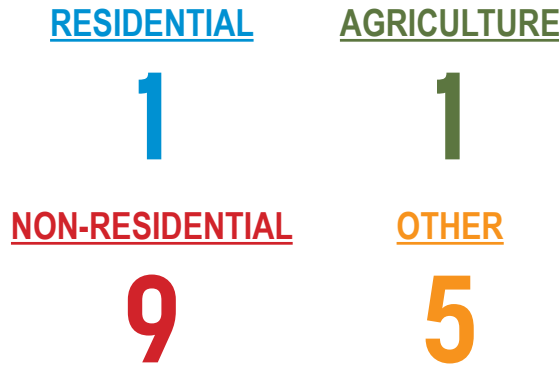
July 26, 2024 – August 26, 2024  
Berks County Planning Commission



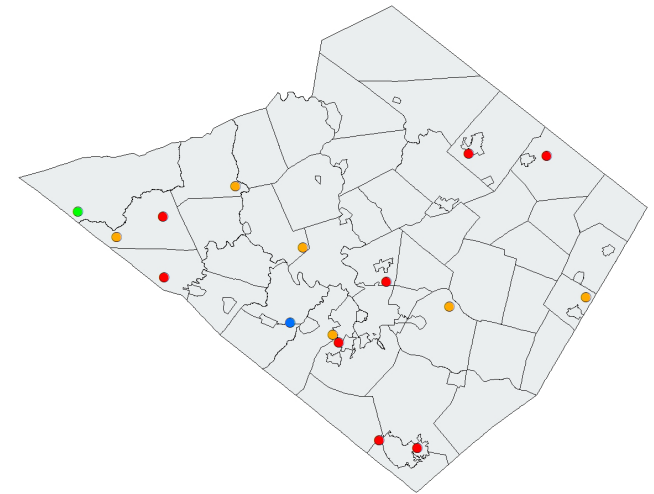
## Plans Reviewed



## Types of Plans Reviewed

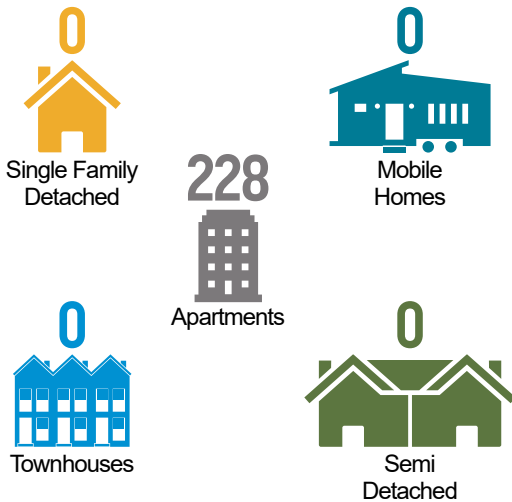


## Location of Development Activity



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

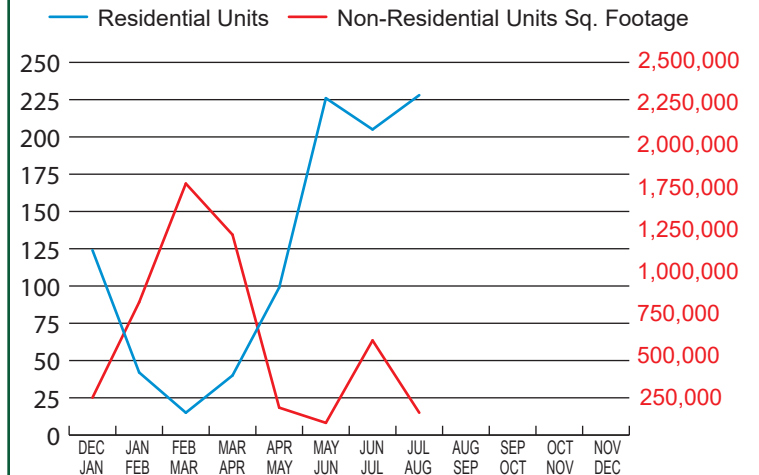
## Types of Residential Development: 228 Total Housing Units



## Non-Residential Development: 149,829 Total Sq. Ft.



## Year in Review: January – December 2024





**LAND DEVELOPMENT AND SUBDIVISION ACTIVITY**

**MONTHLY REPORT**

**July 26, 2024 to August 21, 2024**

**SKETCH PLANS – REVIEW**

1.

|                       |                                                                      |
|-----------------------|----------------------------------------------------------------------|
| File #:               | 16-699                                                               |
| Subdivision Name:     | Johnson-Ludwig                                                       |
| Municipality:         | Colebrookdale Township                                               |
| Plan Type:            | SKETCH                                                               |
| Location:             | South side of Chestnut Lane, near the intersection with Cherry Lane. |
| Applicant:            | Brian K & Beth A Ludwig / Joanne E. Johnson                          |
| Developer:            | N/A                                                                  |
| Owner:                | Brian K & Beth A Ludwig / Joanne E. Johnson                          |
| Surveyor:             | John T. Aston III PE, PLS                                            |
| # of Lots or Units:   | 2 Annexations, 2 Residue                                             |
| Area to be Developed: | 0.005                                                                |
| Total Acreage:        | 0.548                                                                |
| Linear Feet (street): | N/A                                                                  |
| Sewer:                | N/A                                                                  |
| Water:                | N/A                                                                  |

## **SKETCH PLANS – REVIEW (CONT'D)**

### **2.**

|                       |                                                                          |
|-----------------------|--------------------------------------------------------------------------|
| File #:               | 21-13853                                                                 |
| Subdivision Name:     | Lubas Annexation Subdivision                                             |
| Municipality:         | Exeter Township                                                          |
| Plan Type:            | SKETCH                                                                   |
| Location:             | North and south of Moyer Road, and west of Oley Turnpike Road (SR 2020). |
| Applicant:            | Michael J. Lubas, POA                                                    |
| Developer:            | N/A                                                                      |
| Owner:                | Joan A. Lubas                                                            |
| Surveyor:             | John W. Hoffert P.L.S., Ltd.                                             |
| # of Lots or Units:   | 1 Annexation, 1 Residue                                                  |
| Area to be Developed: | 10.223                                                                   |
| Total Acreage:        | 30.36                                                                    |
| Linear Feet (street): | N/A                                                                      |
| Sewer:                | N/A                                                                      |
| Water:                | N/A                                                                      |

### **3.**

|                       |                                                           |
|-----------------------|-----------------------------------------------------------|
| File #:               | 35-9219                                                   |
| Subdivision Name:     | 4891 Penn Avenue                                          |
| Municipality:         | Lower Heidelberg Township                                 |
| Plan Type:            | SKETCH                                                    |
| Location:             | North of East Penn Avenue (SR 422) and west of Gaul Road. |
| Applicant:            | Metropolitan Development Group                            |
| Developer:            | Metropolitan Development Group                            |
| Owner:                | Clay Investments LLC                                      |
| Surveyor:             | C2C Design Group, Attn: Elliot Leomporra                  |
| # of Lots or Units:   | 228 Apartments, 6 Commercial                              |
| Area to be Developed: | 39.08                                                     |
| Total Acreage:        | 39.08                                                     |
| Linear Feet (street): | N/A                                                       |
| Sewer:                | 235 P                                                     |
| Water:                | 235 P                                                     |

## **PRELIMINARY PLANS – REVIEW**

### **1.**

|                       |                                                                  |
|-----------------------|------------------------------------------------------------------|
| File #:               | 09-13855                                                         |
| Subdivision Name:     | Anthony Weaver AG Operation (980 Little Mountain Road)           |
| Municipality:         | Bethel Township                                                  |
| Plan Type:            | PRELIMINARY                                                      |
| Location:             | Intersection of Meckville Road and Little Mountain Road (T-682). |
| Applicant:            | Anthony Weaver                                                   |
| Developer:            | Anthony Weaver                                                   |
| Owner:                | Anthony Weaver                                                   |
| Surveyor:             | NCS, Inc.                                                        |
| # of Lots or Units:   | 1 Agriculture                                                    |
| Area to be Developed: | 10.45                                                            |
| Total Acreage:        | 137.63                                                           |
| Linear Feet (street): | N/A                                                              |
| Sewer:                | N/A                                                              |
| Water:                | 1 OL                                                             |

### **2.**

|                       |                                                                                                                                          |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| File #:               | 17-13705a                                                                                                                                |
| Subdivision Name:     | Taco Bell Subdivision & Land Development Plan                                                                                            |
| Municipality:         | Cumru Township                                                                                                                           |
| Plan Type:            | PRELIMINARY                                                                                                                              |
| Location:             | South of Lancaster Pike (S.R. 3222), east of the Parkside Avenue intersection, and west of the Revere Boulevard (S.R. 724) intersection. |
| Applicant:            | Chestnut Restaurants, LLC, a Pa LLC                                                                                                      |
| Developer:            | Chestnut Restaurants, LLC, a Pa LLC                                                                                                      |
| Owner:                | Equivest, LLC (T/A Equivest Cumru, LLC)                                                                                                  |
| Surveyor:             | The Pettit Group, LLC; Brian W. Cleary                                                                                                   |
| # of Lots or Units:   | 1 Commercial, 1 Residue                                                                                                                  |
| Area to be Developed: | 0.71                                                                                                                                     |
| Total Acreage:        | 5.101                                                                                                                                    |
| Linear Feet (street): | N/A                                                                                                                                      |
| Sewer:                | 1 P                                                                                                                                      |
| Water:                | 1 P                                                                                                                                      |

## PRELIMINARY PLANS – REVIEW (CONT'D)

### 3.

|                       |                                                                                                                            |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------|
| File #:               | 38-13854                                                                                                                   |
| Subdivision Name:     | 85 Main Street                                                                                                             |
| Municipality:         | Marion Township                                                                                                            |
| Plan Type:            | PRELIMINARY                                                                                                                |
| Location:             | The tract is located between Main Street and Conrad Weiser Parkway (SR 0422), approximately 425-feet west of Marion Drive. |
| Applicant:            | Melvin & Twila Oberholtzer                                                                                                 |
| Developer:            | N/A                                                                                                                        |
| Owner:                | Melvin & Twila Oberholtzer                                                                                                 |
| Surveyor:             | McCarthy Engineering Associates                                                                                            |
| # of Lots or Units:   | 3 Annexations, 2 EX Commercial                                                                                             |
| Area to be Developed: | 0.86                                                                                                                       |
| Total Acreage:        | 1.08                                                                                                                       |
| Linear Feet (street): | N/A                                                                                                                        |
| Sewer:                | 2 EX OL                                                                                                                    |
| Water:                | 2 EX OL                                                                                                                    |

### 4.

|                       |                                                                                         |
|-----------------------|-----------------------------------------------------------------------------------------|
| File #:               | 42-13854                                                                                |
| Subdivision Name:     | Reading SD Maintenance & Bus Depot                                                      |
| Municipality:         | Muhlenberg Township                                                                     |
| Plan Type:            | PRELIMINARY                                                                             |
| Location:             | East side of N. 13th Street, and the north side of the Warren Street By-pass (S.R.0012) |
| Applicant:            | Suburban Management Company                                                             |
| Developer:            | Suburban Management Company                                                             |
| Owner:                | Suburban Management Company                                                             |
| Surveyor:             | First Capital Engineering, Inc.                                                         |
| # of Lots or Units:   | 1 Other                                                                                 |
| Area to be Developed: | 0.096                                                                                   |
| Total Acreage:        | 5.47                                                                                    |
| Linear Feet (street): | N/A                                                                                     |
| Sewer:                | 1 P                                                                                     |
| Water:                | 1 P                                                                                     |

## PRELIMINARY PLANS – REVIEW (CONT'D)

### 5.

|                       |                                                                                                                          |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------|
| File #:               | 51-6417b                                                                                                                 |
| Subdivision Name:     | Chestnut Hill Road Properties                                                                                            |
| Municipality:         | Robeson Township                                                                                                         |
| Plan Type:            | PRELIMINARY                                                                                                              |
| Location:             | West of Morgantown Expressway (Interstate 176) and north of Settlers Trail, at the intersection with Chestnut Hill Road. |
| Applicant:            | Ben A. Stoltzfus                                                                                                         |
| Developer:            | Chris Glick                                                                                                              |
| Owner:                | Ben A. Stoltzfus                                                                                                         |
| Surveyor:             | Wilkinson Apex                                                                                                           |
| # of Lots or Units:   | 6 Annexations, 7 Industrial                                                                                              |
| Area to be Developed: | 8.23                                                                                                                     |
| Total Acreage:        | 51.75                                                                                                                    |
| Linear Feet (street): | 1510                                                                                                                     |
| Sewer:                | 7 OL                                                                                                                     |
| Water:                | 7 OL                                                                                                                     |

### 6.

|                       |                                                                                               |
|-----------------------|-----------------------------------------------------------------------------------------------|
| File #:               | 68-13853                                                                                      |
| Subdivision Name:     | GHL Construction LLC - Tulley Drive Properties                                                |
| Municipality:         | Upper Tulpehocken Township                                                                    |
| Plan Type:            | PRELIMINARY                                                                                   |
| Location:             | South side of Tulley Drive approximately 600-feet east of the intersection with Manbeck Road. |
| Applicant:            | GHL Construction LLC                                                                          |
| Developer:            | GHL Construction LLC                                                                          |
| Owner:                | Leslie J. & Jane E. Longenecker                                                               |
| Surveyor:             | Joseph H. Body, PE, PLS                                                                       |
| # of Lots or Units:   | 3 Annexations, 1 Residue                                                                      |
| Area to be Developed: | 0.593                                                                                         |
| Total Acreage:        | 6.07                                                                                          |
| Linear Feet (street): | N/A                                                                                           |
| Sewer:                | N/A                                                                                           |
| Water:                | N/A                                                                                           |

## **FINAL PLANS – REVIEW**

### **1.**

|                       |                                                                                                                |
|-----------------------|----------------------------------------------------------------------------------------------------------------|
| File #:               | 33-11406b                                                                                                      |
| Subdivision Name:     | Dollar General - Mertztown PA Subdivision Plan - Lands of Wenger & Zimmerman                                   |
| Municipality:         | Longswamp Township                                                                                             |
| Plan Type:            | FINAL                                                                                                          |
| Location:             | North side of State Street approximately 705-feet west of the intersection of State Street and Barclay Street. |
| Applicant:            | PTV 1373, LLC                                                                                                  |
| Developer:            | PTV 1373, LLC                                                                                                  |
| Owner:                | Michael W. and Marilyn F. Wenger and Albert L. and Rosene Z, Zimmerman                                         |
| Surveyor:             | Larson Design Group                                                                                            |
| # of Lots or Units:   | 2 Commercial, 1 Residue                                                                                        |
| Area to be Developed: | 13.128                                                                                                         |
| Total Acreage:        | 20.9374                                                                                                        |
| Linear Feet (street): | N/A                                                                                                            |
| Sewer:                | 2 OL                                                                                                           |
| Water:                | 2 OL                                                                                                           |

### **2.**

|                       |                                                                                                                   |
|-----------------------|-------------------------------------------------------------------------------------------------------------------|
| File #:               | 39-12200a                                                                                                         |
| Subdivision Name:     | Kutztown University & Ursus Solaris Inc.                                                                          |
| Municipality:         | Maxatawny Township                                                                                                |
| Plan Type:            | FINAL                                                                                                             |
| Location:             | Northwestern side of Baldy Road, adjacent to the Kutztown University Golden Bear Village South dormitory complex. |
| Applicant:            | Solar Renewable Energy, LLC                                                                                       |
| Developer:            | Solar Renewable Energy, LLC                                                                                       |
| Owner:                | Kutztown University Foundation Inc.                                                                               |
| Surveyor:             | Burget & Associates, Inc.                                                                                         |
| # of Lots or Units:   | 1 Other                                                                                                           |
| Area to be Developed: | 15.1                                                                                                              |
| Total Acreage:        | 29.2                                                                                                              |
| Linear Feet (street): | N/A                                                                                                               |
| Sewer:                | N/A                                                                                                               |
| Water:                | N/A                                                                                                               |

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

### **3.**

|                       |                                                                                                                                                                                                 |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| File #:               | 46-13856                                                                                                                                                                                        |
| Subdivision Name:     | Etchberger Estate Annexation Subdivision                                                                                                                                                        |
| Municipality:         | Penn Township                                                                                                                                                                                   |
| Plan Type:            | FINAL                                                                                                                                                                                           |
| Location:             | Eastern side of Plum Creek Road, approximately 405 ft. south of the intersection of Plum Creek Road and Penn Ridge Drive, and at the northeast intersection of Plum Creek Road and Grange Road. |
| Applicant:            | Keith A. & Tracey Lee Etchberger                                                                                                                                                                |
| Developer:            | N/A                                                                                                                                                                                             |
| Owner:                | Estate of Arthur Etchberger                                                                                                                                                                     |
| Surveyor:             | John W. Hoffert P.L.S., Ltd.                                                                                                                                                                    |
| # of Lots or Units:   | 1 Annexation, 1 Residue                                                                                                                                                                         |
| Area to be Developed: | 4.009                                                                                                                                                                                           |
| Total Acreage:        | 18.637                                                                                                                                                                                          |
| Linear Feet (street): | N/A                                                                                                                                                                                             |
| Sewer:                | N/A                                                                                                                                                                                             |
| Water:                | N/A                                                                                                                                                                                             |

### **4.**

|                       |                                                                                                                                                 |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| File #:               | 59-13846a                                                                                                                                       |
| Subdivision Name:     | Lincoln Park Elementary Annexation Plan                                                                                                         |
| Municipality:         | Spring Township                                                                                                                                 |
| Plan Type:            | FINAL                                                                                                                                           |
| Location:             | Southwest side of Dorchester Avenue, between the intersection of Dorchester Avenue and Amherst Avenue and Dorchester Avenue and Filmore Avenue. |
| Applicant:            | Wilson School District, Attn. Jeff Simcox                                                                                                       |
| Developer:            | Wilson School District                                                                                                                          |
| Owner:                | Hidden Valley Condominium Owners Association                                                                                                    |
| Surveyor:             | C2C Design Group                                                                                                                                |
| # of Lots or Units:   | 1 Annexation, 1 Residue                                                                                                                         |
| Area to be Developed: | 0.154                                                                                                                                           |
| Total Acreage:        | 1.777                                                                                                                                           |
| Linear Feet (street): | N/A                                                                                                                                             |
| Sewer:                | N/A                                                                                                                                             |
| Water:                | N/A                                                                                                                                             |



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

### **5.**

|                       |                                                                                 |
|-----------------------|---------------------------------------------------------------------------------|
| File #:               | 65-11007b                                                                       |
| Subdivision Name:     | Dollar General - Womelsdorf                                                     |
| Municipality:         | Tulpehocken Township                                                            |
| Plan Type:            | FINAL                                                                           |
| Location:             | Southeast of the intersection of Four Point Road and Rehrersburg Road (SR 419). |
| Applicant:            | PTV 1310 LLC                                                                    |
| Developer:            | PTV 1310 LLC                                                                    |
| Owner:                | Wilhelm Anthony                                                                 |
| Surveyor:             | Larson Design Group                                                             |
| # of Lots or Units:   | 1 Commercial                                                                    |
| Area to be Developed: | 2.8                                                                             |
| Total Acreage:        | 2.84                                                                            |
| Linear Feet (street): | N/A                                                                             |
| Sewer:                | 1 OL                                                                            |
| Water:                | 1 OL                                                                            |

### **6.**

|                       |                                                                                                              |
|-----------------------|--------------------------------------------------------------------------------------------------------------|
| File #:               | 65-11585h                                                                                                    |
| Subdivision Name:     | Mountain Meadows Lots 50 & 56                                                                                |
| Municipality:         | Tulpehocken Township                                                                                         |
| Plan Type:            | FINAL                                                                                                        |
| Location:             | Northeastern side of Clover Drive approximately 780-feet northwest of the intersection with Meadowlark Lane. |
| Applicant:            | Mount Aetna Developers Inc.                                                                                  |
| Developer:            | Mount Aetna Developers Inc.                                                                                  |
| Owner:                | Mount Aetna Developers Inc.                                                                                  |
| Surveyor:             | Pioneer Management LLC                                                                                       |
| # of Lots or Units:   | 1 Annexation, 1 Residue                                                                                      |
| Area to be Developed: | 2.38                                                                                                         |
| Total Acreage:        | 5.74                                                                                                         |
| Linear Feet (street): | N/A                                                                                                          |
| Sewer:                | N/A                                                                                                          |
| Water:                | N/A                                                                                                          |

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

7.

|                       |                                                                           |
|-----------------------|---------------------------------------------------------------------------|
| File #:               | 77-10579f                                                                 |
| Subdivision Name:     | Southern Berks Industrial Park PDC Northeast LPN, LLC                     |
| Municipality:         | New Morgan Borough                                                        |
| Plan Type:            | FINAL                                                                     |
| Location:             | East and west sides of Morgantown Road (S.R.0010), north of Harmony Road. |
| Applicant:            | PDC Northeast LPIV, LLC                                                   |
| Developer:            | PDC Northeast LPIV, LLC                                                   |
| Owner:                | Morgantown Properties & Southern Berks Land Company LP                    |
| Surveyor:             | Spotts Stevens & McCoy                                                    |
| # of Lots or Units:   | 15 Industrial                                                             |
| Area to be Developed: | 1164.441                                                                  |
| Total Acreage:        | 1164.441                                                                  |
| Linear Feet (street): | N/A                                                                       |
| Sewer:                | 15 P                                                                      |
| Water:                | 15 P                                                                      |

|                                   | <u>SKETCH</u> | <u>PRELIMINARY</u> | <u>FINAL</u> | <u>TOTAL</u> |
|-----------------------------------|---------------|--------------------|--------------|--------------|
| Total Plans for Period :          | <u>3</u>      | <u>6</u>           | <u>7</u>     | <u>16</u>    |
| <u>7/26/2024 - 8/21/2024</u>      |               |                    |              |              |
| ACRES (Total)                     | 69.988        | 207.101            | 1241.572     | 1518.661     |
| (Area to be Dev) PRO - Proposed   | 49.308        | 20.939             | 1202.012     | 1272.259     |
| LDP - Land Development Plan       | 0             | 5                  | 2            | 7            |
| RTRP - Revision to Record Plan    | 0             | 0                  | 0            | 0            |
| SF - Single Family - New          | 0             | 0                  | 0            | 0            |
| Existing                          | 0             | 0                  | 0            | 0            |
| SD - Semi-Detached (Duplex) - New | 0             | 0                  | 0            | 0            |
| Existing                          | 0             | 0                  | 0            | 0            |
| APT - Apartment - New             | 228           | 0                  | 0            | 228          |
| 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           | 6             | 1                  | 3            | 10           |
| Existing                          | 0             | 2                  | 0            | 2            |
| IND - Industrial - New            | 0             | 7                  | 15           | 22           |
| Existing                          | 0             | 0                  | 0            | 0            |
| AG - Agricultural - New           | 0             | 1                  | 0            | 1            |
| Existing                          | 0             | 0                  | 0            | 0            |
| OTHER - New                       | 0             | 1                  | 1            | 2            |
| Existing                          | 0             | 0                  | 0            | 0            |
| ANX - Annexation                  | 3             | 12                 | 3            | 18           |
| RES - Residue                     | 3             | 2                  | 4            | 9            |
| 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             | 1,510              | 0            | 1,510        |
| Sewer - On-Lot                    | 0             | 7                  | 3            | 10           |
| Existing On-Lot                   | 0             | 2                  | 0            | 2            |
| Public                            | 235           | 2                  | 15           | 252          |
| Existing Public                   | 0             | 0                  | 0            | 0            |
| WATER - On-Lot                    | 0             | 8                  | 3            | 11           |
| Existing On-Lot                   | 0             | 2                  | 0            | 2            |
| Public                            | 235           | 2                  | 15           | 252          |
| 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