



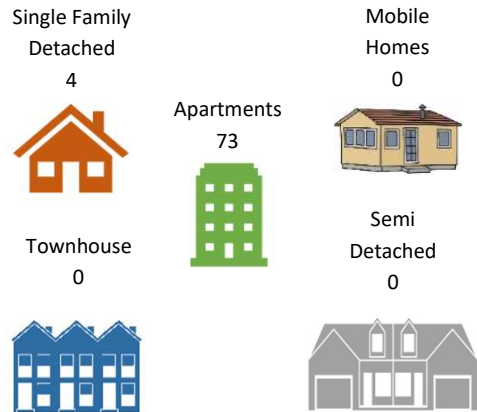
# Subdivision & Land Development November 22, 2023 – December 19, 2023

## Berks County Planning Commission

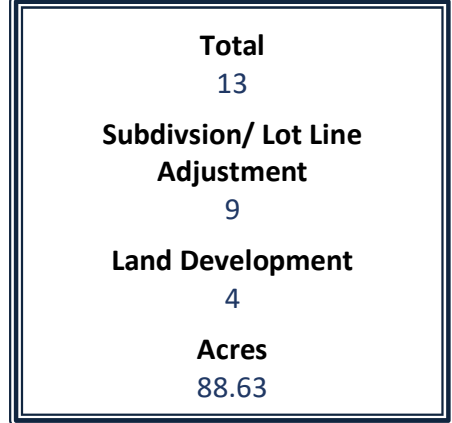


### Types of New Development

#### Housing: 77 Total Units

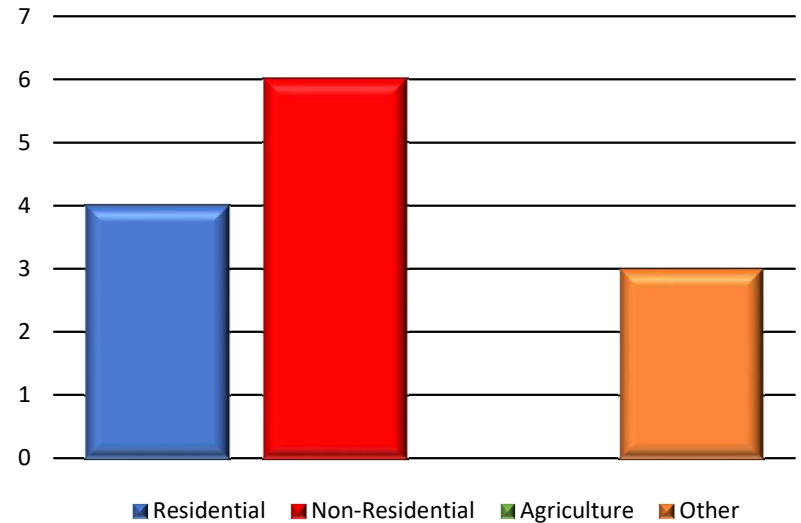


### Type of Plans Reviewed



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

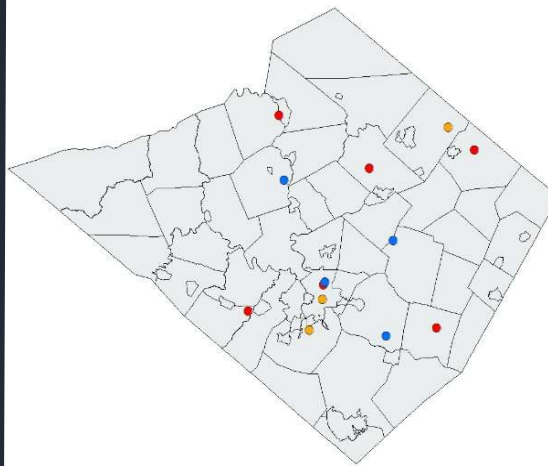
### Plans Reviewed



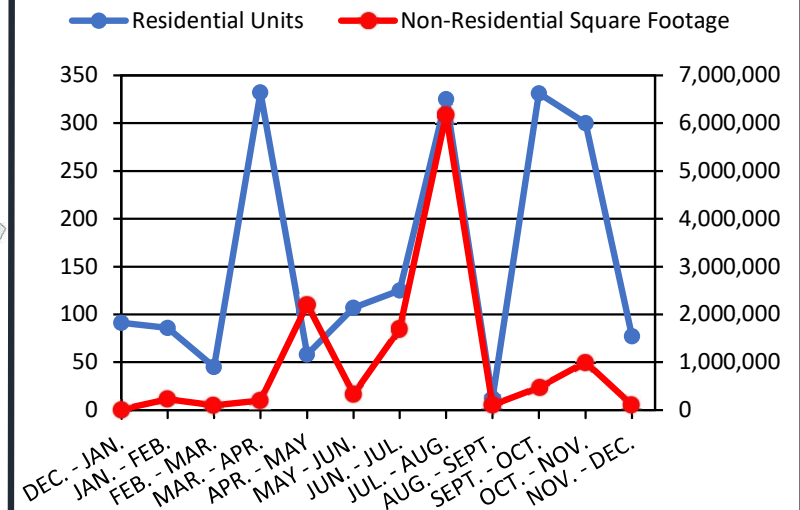
### Non-Residential: 100,173 Total Square Feet



### Location of Activity



### Year in Review: January – December 2023





**LAND DEVELOPMENT AND SUBDIVISION ACTIVITY**

**MONTHLY REPORT**

**November 22, 2023 to December 19, 2023**

**SKETCH PLANS – REVIEW**

1.

File #:	49-13796
Subdivision Name:	Obispo Familia
Municipality:	City of Reading
Plan Type:	SKETCH
Location:	West side of North 8th Street approximately 160-feet southwest of the intersection with Spring Street.
Applicant:	Obispo Familia
Developer:	Obispo Familia
Owner:	Obispo Familia
Surveyor:	TARSON LLC
# of Lots or Units:	1 Commercial
Area to be Developed:	0
Total Acreage:	0.0528
Linear Feet (street):	N/A
Sewer:	1 EX P
Water:	1 EX P

## **PRELIMINARY PLANS – REVIEW**

### **1.**

File #:	24-12438
Subdivision Name:	Manderbach Ford Truck Center
Municipality:	Hamburg Borough
Plan Type:	PRELIMINARY
Location:	In between Pottsville Pike (S.R.0061) and Front Street.
Applicant:	GBD Real Estate, LLC
Developer:	N/A
Owner:	GBD Real Estate, LLC
Surveyor:	Langan Engineering
# of Lots or Units:	1 Commercial
Area to be Developed:	1.4
Total Acreage:	13.29
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

### **2.**

File #:	33-13792
Subdivision Name:	Extra Storage LLC - State Street
Municipality:	Longswamp Township
Plan Type:	PRELIMINARY
Location:	At the intersection of State Street and Store Street.
Applicant:	Extra Storage, LLC
Developer:	Extra Storage, LLC
Owner:	Lucky Khinda
Surveyor:	Steckbeck Engineering & Surveying Inc.
# of Lots or Units:	1 Commercial
Area to be Developed:	5.01
Total Acreage:	5.01
Linear Feet (street):	N/A
Sewer:	N/A
Water:	1 OL

## PRELIMINARY PLANS – REVIEW (CONT'D)

### 3.

File #:	44-5901
Subdivision Name:	Toll Bell III
Municipality:	Oley Township
Plan Type:	PRELIMINARY
Location:	North and south side of Main Street, approximately 687-feet west of the intersection of Oley Furnace Road and Main Street. The tract is also located on the west side of Oley Furnace Road approximately 1,12-feet north of the intersection of Oley Furnace Road and Main Street.
Applicant:	Daniel E. Levensgood and Diane L. Levensgood
Developer:	N/A
Owner:	Daniel E. Levensgood and Diane L. Levensgood
Surveyor:	Bercek and Associates
# of Lots or Units:	1 Residue, 2 Single-family
Area to be Developed:	3.32
Total Acreage:	49.6
Linear Feet (street):	N/A
Sewer:	2 OL
Water:	2 P

### 4.

File #:	49-13793
Subdivision Name:	138 S. 8th Street
Municipality:	City of Reading
Plan Type:	PRELIMINARY
Location:	West side of South 8th Street approximately 150-feet north of the intersection with Chestnut Street.
Applicant:	Raymundo Valvmia
Developer:	Raymundo Valvmia
Owner:	Raymond Valvmia
Surveyor:	Ludgate Engineering
# of Lots or Units:	3 Annexations, 6 Apartments
Area to be Developed:	0.17
Total Acreage:	0.29
Linear Feet (street):	N/A
Sewer:	6 P
Water:	6 P

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

### **5.**

File #:	50-4864
Subdivision Name:	Cubes of Allentown
Municipality:	Richmond Township
Plan Type:	PRELIMINARY
Location:	Northwestern side of the Moselem Springs Road (S.R.0662) and Farmers Drive intersection.
Applicant:	Cubes of Allentown, LLC
Developer:	Cubes of Allentown
Owner:	Charles Strauss
Surveyor:	Earth & Sky Design, LLC
# of Lots or Units:	1 Commercial
Area to be Developed:	1.5
Total Acreage:	4.0
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

### **6.**

File #:	58-9247
Subdivision Name:	Pro Grade Supplies Wholesale Distribution Warehouse
Municipality:	South Heidelberg Township
Plan Type:	PRELIMINARY
Location:	North side of the eastern terminus of Corporate Boulevard.
Applicant:	Pro Grade Supplies
Developer:	Pro Grade Supplies
Owner:	South Heidelberg Associates
Surveyor:	Wilkinson Apex Engineering Group
# of Lots or Units:	1 Industrial
Area to be Developed:	5.45
Total Acreage:	11.18
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

## **FINAL PLANS – REVIEW**

### **1.**

File #:	04-13790
Subdivision Name:	River Rock Academy Minor Subdivision
Municipality:	Amity Township
Plan Type:	FINAL
Location:	Intersection of Weavertown Road and Old Swede Road (S.R.0662).
Applicant:	Daniel Boone Area School District
Developer:	N/A
Owner:	Daniel Boone Area School District
Surveyor:	Boyer Engineering LLC
# of Lots or Units:	2 EX Public
Area to be Developed:	27.08
Total Acreage:	27.08
Linear Feet (street):	N/A
Sewer:	2 EX P
Water:	2 EX P

### **2.**

File #:	15-13794
Subdivision Name:	Tiny Pear Apartments Phase I
Municipality:	Centre Township
Plan Type:	FINAL
Location:	West side of Pear Road at the intersection with Tiny Road.
Applicant:	Pear Road Properties LLC
Developer:	Pear Road Properties LLC
Owner:	Pear Road Properties LLC
Surveyor:	TARSON LLC
# of Lots or Units:	12 Apartments
Area to be Developed:	5.9
Total Acreage:	7.92
Linear Feet (street):	120
Sewer:	12 P
Water:	12 P

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

### **3.**

File #:	17-13795
Subdivision Name:	Berks Nature/JAWD Enterprises ANX/SUB
Municipality:	Cumru Township
Plan Type:	FINAL
Location:	Approximately 258-feet west of Mountain View Road, approximately 258-feet south of the intersection of Philadelphia Ave and Mountain View Road.
Applicant:	JAWD Enterprises Inc
Developer:	N/A
Owner:	Berks Nature
Surveyor:	John W. Hoffert P.L.S, Ltd.
# of Lots or Units:	1 Annexation, 1 Residue
Area to be Developed:	0.039
Total Acreage:	15.91
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

### **4.**

File #:	21-13791
Subdivision Name:	Property Annexation Hamid & Sana Chaudhry - 1036 Reading Avenue
Municipality:	Exeter Township
Plan Type:	FINAL
Location:	The tract is located at the southeast corner of the intersection of Sunset Manor Drive and Reading Avenue. The tract also extends down to the northeast corner of the intersection of Sunset Manor Drive and Philadelphia Terrace.
Applicant:	Hamid Chaudhry
Developer:	N/A
Owner:	Hamid Chaudhry
Surveyor:	C2C Design Group
# of Lots or Units:	3 Annexations, 2 Single-family
Area to be Developed:	0.69
Total Acreage:	0.69
Linear Feet (street):	N/A
Sewer:	2 P
Water:	2 P

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

### **5.**

File #:	39-13797
Subdivision Name:	Newswanger Annexation
Municipality:	Maxatawny Township
Plan Type:	FINAL
Location:	The tract is located on the east side of Topton Road, approximately 236-feet north of the intersection of Topton Road, Long Lane, and High Road.
Applicant:	Phares Newswanger
Developer:	N/A
Owner:	Phares Newswanger
Surveyor:	Berks Surveying & Engineering, Inc.
# of Lots or Units:	1 Annexation, 1 Residue
Area to be Developed:	37.716
Total Acreage:	125.366
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

### **6.**

File #:	49-13787
Subdivision Name:	DUKA Properties LLC - 1125 Moss Street
Municipality:	City of Reading
Plan Type:	FINAL
Location:	East side of Moss Street approximately 80-feet south of the intersection with Marion Street.
Applicant:	DUKA Properties, LLC
Developer:	DUKA Properties, LLC
Owner:	DUKA Properties, LLC
Surveyor:	C2C Design Group
# of Lots or Units:	55 Apartments
Area to be Developed:	0
Total Acreage:	0.47
Linear Feet (street):	N/A
Sewer:	55 P
Water:	55 P



	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>1</u>	<u>6</u>	<u>6</u>	<u>13</u>
<u>11/22/2023 - 12/19/2023</u>				
ACRES (Total)	0.52	83.37	177.44	261.33
(Area to be Dev) PRO - Proposed	0	16.85	71.78	88.63
LDP - Land Development Plan	0	4	0	4
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	0	2	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	6	67	73
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	1	3	0	4
Existing	0	0	0	0
IND - Industrial - New	0	1	0	1
Existing	0	0	0	0
AG - Agricultural - New	0	0	0	0
Existing	0	0	0	0
OTHER - New	0	0	0	0
Existing	0	0	0	0
ANX - Annexation	0	3	5	8
RES - Residue	0	1	2	3
P - Public	0	0	2	2
QP - Quasi Public	0	0	0	0
OP - Open Space	0	0	0	0
LF - Linear Feet (Street)	0	0	120	120
Sewer - On-Lot	0	2	0	2
Existing On-Lot	0	0	0	0
Public	0	8	69	77
Existing Public	1	0	0	1
WATER - On-Lot	0	1	0	1
Existing On-Lot	0	0	0	0
Public	0	10	69	79
Existing Public	1	0	0	1

\* 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 **December 2023**.

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

	2022		2023	
	December 2022	Year to Date	December 2023	Year to Date
Total # of Plans Endorsed	18	143	7	143
Total # of Residential Units	63	380	0	369
SF	3	198	0	85
SD	0	0	0	10
MH	0	0	0	0
TH	0	32	0	14
APT.	60	150	0	260
CONDO	0	0	0	0
Total Non-Residential Units	33	266	9	200
Comm.	6	52	1	37
Ind.	3	18	0	10
Other*	24	196	8	153
<b>TOTAL UNITS</b>	<b>96</b>	<b>646</b>	<b>9</b>	<b>569</b>
Linear Feet of New Street	0.00	14,056.00	0.00	2,352.00
<u>Type of Water Supply</u>				
OL	3	79	2	39
P	65	348	0	357
SP	0	0	0	31
<u>Type of Sewage Disposal</u>				
OL	2	80	0	26
P	66	351	0	363
SP	0	0	0	31
Gross Acreage Proposed for Development	933.26	2,623.41	25.99	1,414.36

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.