



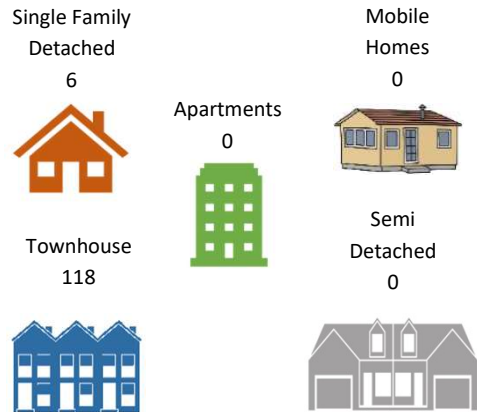
Subdivision & Land Development December 20, 2023 – January 25, 2024

Berks County Planning Commission

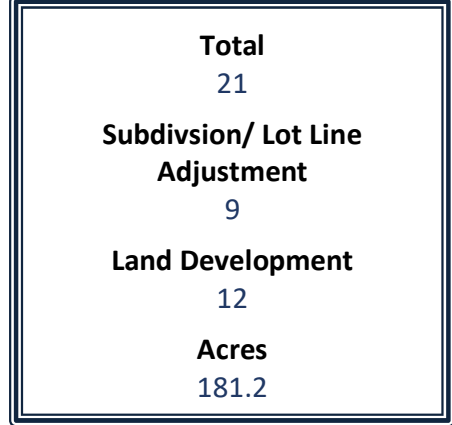


Types of New Development

Housing: 124 Total Units

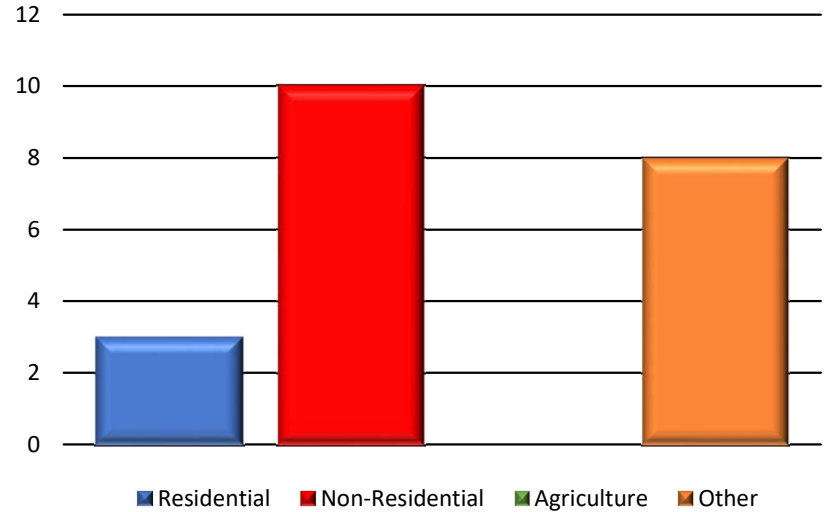


Type of Plans Reviewed

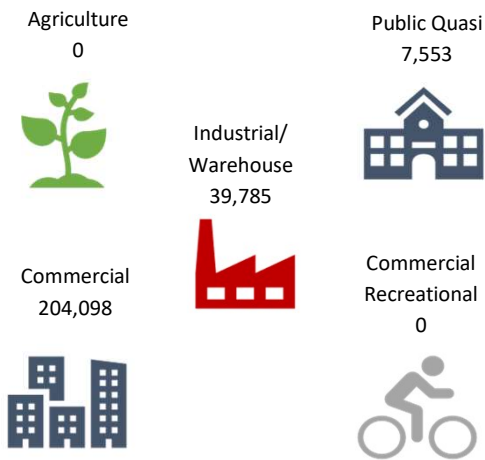


*Other includes Annexations, Municipal, Recreation, etc.
*Please refer to Monthly Subdivision Review Activity Report for details.

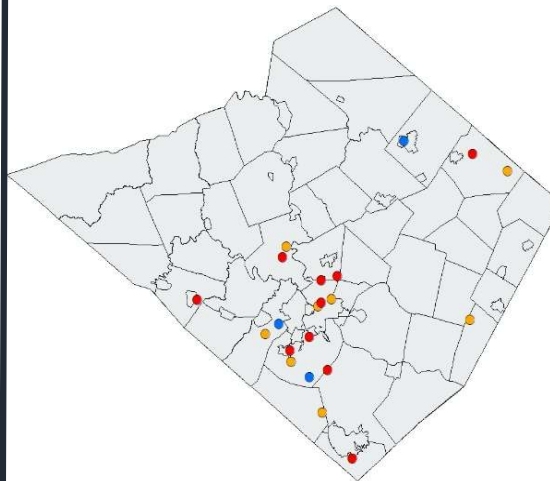
Plans Reviewed



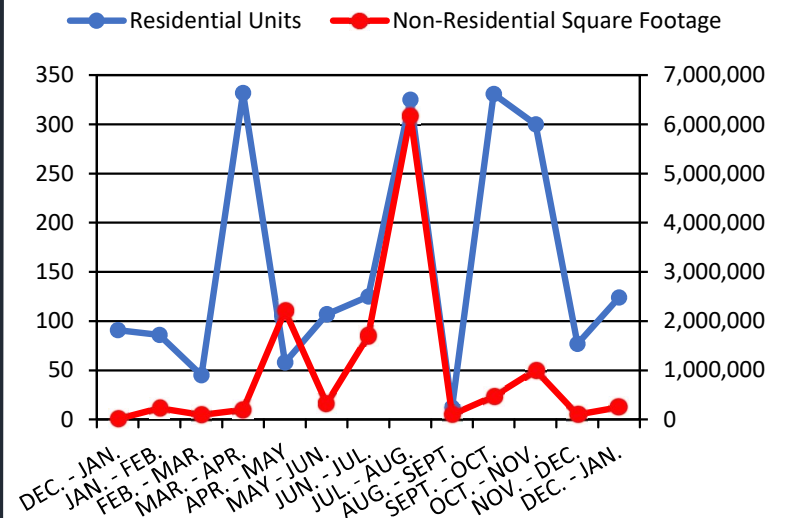
Non-Residential: 251,436 Total Square Feet



Location of Activity



Year in Review: January – December 2023





LAND DEVELOPMENT AND SUBDIVISION ACTIVITY

MONTHLY REPORT

December 20, 2023 to January 25, 2024

SKETCH PLANS – REVIEW

1.

File #:	07-13799
Subdivision Name:	Stevens Acres II
Municipality:	Bern Township
Plan Type:	SKETCH
Location:	The tract is located on the west side of West Leesport Road, approximately 384-feet northeast of the intersection of West Leesport Road and McCoy Lane.
Applicant:	Allen Stevens
Developer:	N/A
Owner:	Allen Stevens
Surveyor:	DeVon R. Henne PLS
# of Lots or Units:	2 Annexations, 2 Residue
Area to be Developed:	2.016
Total Acreage:	16.4
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

PRELIMINARY PLANS – REVIEW

1.

File #:	07-13534
Subdivision Name:	Stinson Drive Partners, LLC (2 Lot Subdivision Plan)
Municipality:	Bern Township
Plan Type:	PRELIMINARY
Location:	Eastern side of West Leesport Road and the southern side of the Stinson Drive and Cedar Hill Drive intersection.
Applicant:	Stinson Drive Partners, LLC
Developer:	Stinson Drive Partners, LLC
Owner:	Stinson Drive Partners, LLC
Surveyor:	Wilkinson Apex Engineering Group, LLC
# of Lots or Units:	2 Industrial
Area to be Developed:	52.229
Total Acreage:	52.229
Linear Feet (street):	2,350
Sewer:	2 P
Water:	2 P

2.

File #:	13-13768
Subdivision Name:	Morgan Site
Municipality:	Caernarvon Township
Plan Type:	PRELIMINARY
Location:	Southwest side of the Morgantown Road (S.R.0010) and Quarry Road intersection.
Applicant:	J. B. Poindexter & Co., Inc.
Developer:	J. B. Poindexter & Co., Inc.
Owner:	J. B. Poindexter & Co., Inc.
Surveyor:	Ludgate Engineering
# of Lots or Units:	1 Commercial
Area to be Developed:	6.0
Total Acreage:	7.36
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

PRELIMINARY PLANS – REVIEW (CONT'D)

3.

File #:	17-13648
Subdivision Name:	Imperial View II Subdivision
Municipality:	Cumru Township
Plan Type:	PRELIMINARY
Location:	West of Imperial Drive approximately 1,793-feet south of Hickory Road.
Applicant:	William B. Whitman
Developer:	N/A
Owner:	William B. Whitman
Surveyor:	John W. Hoffert, P.L.S.
# of Lots or Units:	3 Single-family
Area to be Developed:	10.748
Total Acreage:	10.748
Linear Feet (street):	N/A
Sewer:	3 OL
Water:	3 OL

4.

File #:	28-13805
Subdivision Name:	Weavers Ace Hardware
Municipality:	Kenhorst Borough
Plan Type:	PRELIMINARY
Location:	West side of New Holland Road (S.R.0625) approximately 350-feet south of the intersection with High Boulevard.
Applicant:	EC Shenk Enterprises LLC
Developer:	N/A
Owner:	Ricardo Riethmuller
Surveyor:	OTM LLC
# of Lots or Units:	1 Commercial
Area to be Developed:	3.77
Total Acreage:	4.35
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

PRELIMINARY PLANS – REVIEW (CONT'D)

5.

File #:	33-11406
Subdivision Name:	Dollar General - Mertztown
Municipality:	Longswamp Township
Plan Type:	PRELIMINARY
Location:	North of State Street S.R. 1010 approximately 1,493-feet west of Tower Road.
Applicant:	PTV 1373, LLC
Developer:	N/A
Owner:	Michael W. & Marilyn F. Wenger and Albert L. & Rosene Z. Zimmerman
Surveyor:	Larson Design Group
# of Lots or Units:	1 Commercial
Area to be Developed:	2.79
Total Acreage:	4.04
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

6.

File #:	33-13806
Subdivision Name:	Reinert Annexation
Municipality:	Longswamp Township
Plan Type:	PRELIMINARY
Location:	West of State Street S.R. 1010 approximately 624-feet north of Moll Lane.
Applicant:	Matthew Reinert
Developer:	N/A
Owner:	Jefferey A. & Lolota R. Danial - Matthew & April Reinert
Surveyor:	The Crossroads Group, LLC
# of Lots or Units:	1 Annexation, 1 Residue
Area to be Developed:	0.55
Total Acreage:	8.78
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

PRELIMINARY PLANS – REVIEW (CONT'D)

7.

File #:	39-11919
Subdivision Name:	Villas of Maxatawny
Municipality:	Maxatawny Township
Plan Type:	PRELIMINARY
Location:	Western side of Hartman Road and on the eastern side of the Kutztown Bypass.
Applicant:	Brian Kobularcik
Developer:	N/A
Owner:	Carl A. & Patricia R. Lobb
Surveyor:	C2C Design Group
# of Lots or Units:	118 Townhouses
Area to be Developed:	21.7
Total Acreage:	21.7
Linear Feet (street):	3,760
Sewer:	118 P
Water:	118 P

8.

File #:	40-13803
Subdivision Name:	Berks Military History Museum 182-198 E Wyomissing Ave
Municipality:	Mohnton Borough
Plan Type:	PRELIMINARY
Location:	East of E. Wyomissing Ave. S.R. 3009 approximately 177-feet south of Walnut Street.
Applicant:	Berks History Museum
Developer:	Berks History Museum
Owner:	Berks History Museum
Surveyor:	C2C Design Group
# of Lots or Units:	1 EX Commercial
Area to be Developed:	0.26
Total Acreage:	0.27
Linear Feet (street):	N/A
Sewer:	1 EX P
Water:	1 EX P

PRELIMINARY PLANS – REVIEW (CONT'D)

9.

File #:	49-13800
Subdivision Name:	338 N. 6th St.
Municipality:	City of Reading
Plan Type:	PRELIMINARY
Location:	West side of N. 6th Street approximately 110-feet south of the intersection with Buttonwood Street.
Applicant:	Nelson E. Espinal Polanco
Developer:	Eduardo Espinal
Owner:	Chimi's Bar Restaurant Lounge & Hotel Inc.
Surveyor:	Ludgate Engineering
# of Lots or Units:	4 Annexations, 1 Commercial
Area to be Developed:	0.17
Total Acreage:	0.21
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

10.

File #:	49-13804
Subdivision Name:	Mitsubishi Chemical Advanced Materials, Inc.
Municipality:	City of Reading
Plan Type:	PRELIMINARY
Location:	West side of Fairmont Avenue between Heisters Lane and Crescent Avenue.
Applicant:	Mitsubishi Chemical Advanced Materials, Inc.
Developer:	N/A
Owner:	The Polymor Corp. c/o Quadrant EPP USA, Inc.
Surveyor:	Spotts Stevens and McCoy
# of Lots or Units:	1 Industrial
Area to be Developed:	2.02
Total Acreage:	10.34
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

PRELIMINARY PLANS – REVIEW (CONT'D)

11.

File #:	51&17-13802
Subdivision Name:	Old Hickory Buildings
Municipality:	Robeson Township
Plan Type:	PRELIMINARY
Location:	East side of Morgantown Road (S.R.0010) at the intersection with Kachel Boulevard/Pheasant Road.
Applicant:	Old Hickory Buildings LLC
Developer:	OHB Properties LLC
Owner:	OHB Properties LLC
Surveyor:	Bogia Engineering Inc.
# of Lots or Units:	2 Commercial
Area to be Developed:	19.27
Total Acreage:	19.27
Linear Feet (street):	345
Sewer:	2 OL
Water:	2 P

FINAL PLANS – REVIEW

1.

File #:	12-12067
Subdivision Name:	Alleghenyville Mennonite Church (Subdivision & Land Development)
Municipality:	Brecknock Township
Plan Type:	FINAL
Location:	North and south side of Alleghenyville Road S.R. 3024 at the intersection with Diehl Road.
Applicant:	Alleghenyville Mennonite Church
Developer:	N/A
Owner:	Ernest Hahn
Surveyor:	Diehm & Sons
# of Lots or Units:	2 Single-family, 1 Quasi-Public
Area to be Developed:	47.5
Total Acreage:	47.5
Linear Feet (street):	N/A
Sewer:	3 OL
Water:	3 OL

2.

File #:	17-13801
Subdivision Name:	201 Hunters Road
Municipality:	Cumru Township
Plan Type:	FINAL
Location:	East and west sides of Hunters Road and approximately 1,600-foot south of Reed Street.
Applicant:	Susan E. & Jesse Morey
Developer:	N/A
Owner:	Susan E. & Jesse Morey
Surveyor:	OTM LLC
# of Lots or Units:	1 Annexation, 1 Residue
Area to be Developed:	0.688
Total Acreage:	5.655
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

FINAL PLANS - REVIEW (2CONT'D)

3.

File #:	19-3488
Subdivision Name:	Borick-Harris Subdivision/Annexation
Municipality:	Douglass Township
Plan Type:	FINAL
Location:	South side of Borick Drive approximately 643-feet east N. Sunrise Lane.
Applicant:	David M. Borick
Developer:	N/A
Owner:	Edward John Harris III & Barbara Harris
Surveyor:	John T. Aston III PE, PLS
# of Lots or Units:	1 Annexation, 1 Residue
Area to be Developed:	0.5
Total Acreage:	7.455
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

4.

File #:	25-13171
Subdivision Name:	Reading Bakery Systems
Municipality:	Heidelberg Township
Plan Type:	FINAL
Location:	East of South Freeman Street T-492 approximately 1,280-feet south of Penn Avenue S.R. 422.
Applicant:	MFGRBS LLC
Developer:	N/A
Owner:	MFGRBS LLC
Surveyor:	C2C Design Group
# of Lots or Units:	1 Ex Commercial
Area to be Developed:	7.3
Total Acreage:	8.89
Linear Feet (street):	N/A
Sewer:	1 EX P
Water:	1 EX P

FINAL PLANS - REVIEW (CONT'D)

5.

File #:	42-13807
Subdivision Name:	1855 Milton Street
Municipality:	Muhlenberg Township
Plan Type:	FINAL
Location:	Northern side of Milton Street approximately 55-feet west of Hampton Boulevard.
Applicant:	Chabad Lubavitch of Berks County Inc.
Developer:	Chabad Lubavitch of Berks County Inc.
Owner:	Chabad Lubavitch of Berks County Inc.
Surveyor:	Mack Engineering Inc.
# of Lots or Units:	1 Quasi Public
Area to be Developed:	0.09
Total Acreage:	0.0775
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

6.

File #:	49-11108
Subdivision Name:	Helping Harvest Annex- Our City Reading
Municipality:	City of Reading
Plan Type:	PRELIMINARY
Location:	North side of Washington Street (S.R.2008) approximately 110-feet west of N. 3rd Street.
Applicant:	Our City Reading LLC
Developer:	N/A
Owner:	Our City Reading LLC
Surveyor:	Spotts Stevens & McCoy
# of Lots or Units:	1 Other
Area to be Developed:	0.061
Total Acreage:	0.061
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

FINAL PLANS - REVIEW (CONT'D)

7.

File #:	49-13788
Subdivision Name:	Softball Field Improvements - Reading School District
Municipality:	City of Reading
Plan Type:	FINAL
Location:	Northeast side of the Greenwich Street and Linden Street intersection.
Applicant:	Reading School District
Developer:	Reading School District
Owner:	Reading School District
Surveyor:	D'Huy Engineering Inc.
# of Lots or Units:	1 EX Other
Area to be Developed:	1.0
Total Acreage:	36.9
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

8.

File #:	59-13798
Subdivision Name:	Aulenbach-Ried Lot Annexation
Municipality:	Spring Township
Plan Type:	FINAL
Location:	West of Grings Hill Road approximately 1,431-feet south of Old Fritztown Road.
Applicant:	Christopher J. & Renee L. Aulenbach
Developer:	N/A
Owner:	William R. Reid III
Surveyor:	Snyder Surveying, LLC
# of Lots or Units:	1 Annexation, 1 Residue
Area to be Developed:	0.56
Total Acreage:	6.2
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

FINAL PLANS - REVIEW (CONT'D)

9.

File #:	59-13810
Subdivision Name:	2408 Jefferson Avenue Minor Subdivision Plan
Municipality:	Spring Township
Plan Type:	FINAL
Location:	South of Jefferson Avenue approximately 874-feet west of W Wyomissing Blvd.
Applicant:	Yohanna Taveras
Developer:	N/A
Owner:	Yohanna Taveras
Surveyor:	Snyder Surveying, LLC
# of Lots or Units:	1 Single-family, 1 Residue
Area to be Developed:	1.97
Total Acreage:	2.8
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>1</u>	<u>11</u>	<u>9</u>	<u>21</u>
<u>12/20/2023 - 1/25/2024</u>				
ACRES (Total)	16.4	139.27	115.54	271.21
(Area to be Dev) PRO - Proposed	2.02	119.51	59.67	181.2
LDP - Land Development Plan	0	7	5	12
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	0	3	3	6
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	118	0	118
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	6	0	6
Existing	0	1	1	2
IND - Industrial - New	0	3	0	3
Existing	0	0	0	0
AG - Agricultural - New	0	0	0	0
Existing	0	0	0	0
OTHER - New	0	0	1	1
Existing	0	0	1	1
ANX - Annexation	2	5	3	10
RES - Residue	2	1	4	7
P - Public	0	0	0	0
QP - Quasi Public	0	0	2	2
OP - Open Space	0	0	0	0
LF - Linear Feet (Street)	0	6,110	0	6,110
Sewer - On-Lot	0	6	3	9
Existing On-Lot	0	0	0	0
Public	0	123	2	125
Existing Public	0	1	1	2
WATER - On-Lot	0	4	3	7
Existing On-Lot	0	0	0	0
Public	0	125	2	127
Existing Public	0	1	1	2

* 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 **January 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	
	January 2023	Year to Date	January 2024	Year to Date
Total # of Plans Endorsed	13	13	12	12
Total # of Residential Units	51	51	10	10
SF	3	3	0	0
SD	0	0	10	10
MH	0	0	0	0
TH	14	14	0	0
APT.	34	34	0	0
CONDO	0	0	0	0
Total Non-Residential Units	26	26	32	32
Comm.	5	5	2	2
Ind.	2	2	0	0
Other*	19	19	30	30
TOTAL UNITS	77	77	42	42
Linear Feet of New Street	0.00	0.00	118.00	118.00
<u>Type of Water Supply</u>				
OL	2	2	1	1
P	54	54	11	11
SP	0	0	0	0
<u>Type of Sewage Disposal</u>				
OL	2	2	1	1
P	54	54	11	11
SP	0	0	0	0
Gross Acreage Proposed for Development	529.71	529.71	106.08	106.08

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.