



# Subdivision & Land Development February 19, 2021 – March 24, 2021

## Berks County Planning Commission



### Types of New Development

#### Housing: 83 Total Units

Single Family Detached  
3



Mobile Homes  
0



Apartments  
70



Townhouse  
0



Semi Detached  
10



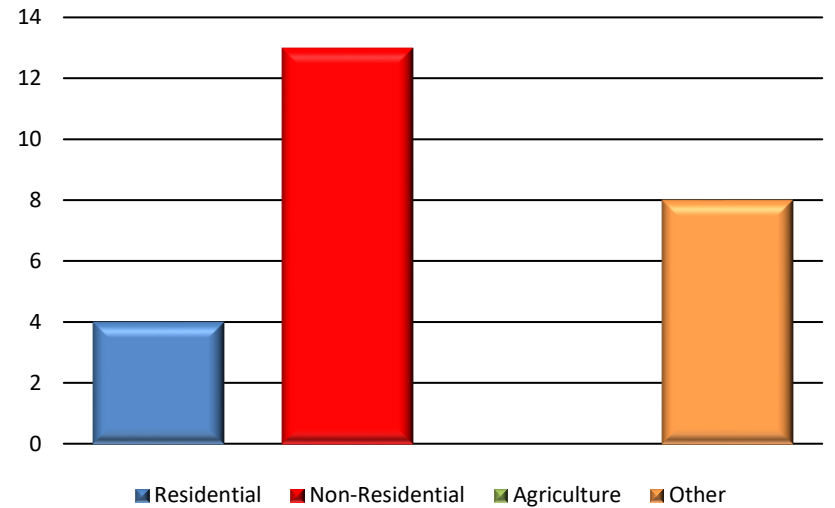
### Type of Plans Reviewed

**Total**  
25  
**Subdivision/Lot Line Adjustment**  
13  
**Land Development**  
12  
**Acres**  
228.324

\*Annexations, Municipal, Recreation, etc.

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

### Plans Reviewed



### Non-Residential: 297,334 Total Square Feet

Agriculture  
0



Public Quasi  
0



Industrial/Warehouse  
197,328



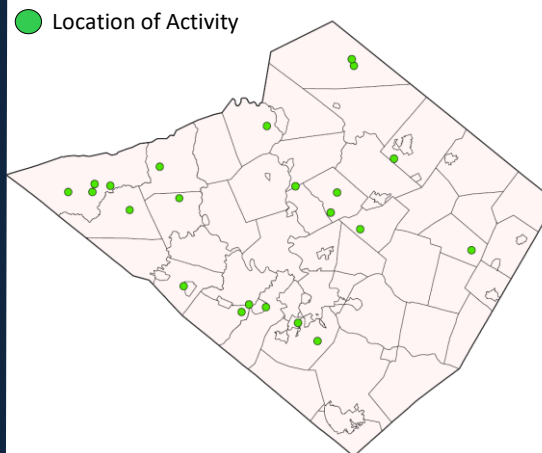
Commercial  
100,006



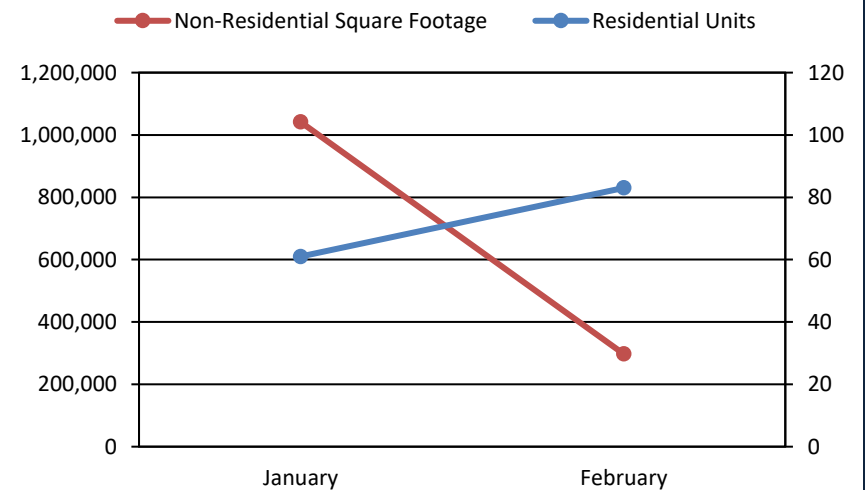
Commercial Recreational  
0



### Location of Activity



### Year in Review: January – February 2021



	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>5</u>	<u>6</u>	<u>14</u>	<u>25</u>
<u>2/19/2021 - 3/24/2021</u>				
ACRES (Total)	301.154	298.29	351.378	950.822
(Area to be Dev) PRO - Proposed	97.175	94.33	36.819	228.324
LDP - Land Development Plan	1	3	8	12
RTRP - Revision to Record Plan	0	1	0	1
SF - Single Family - New	1	2	0	3
Existing	0	0	1	1
SD - Semi-Detached (Duplex) - New	0	10	0	10
Existing	0	0	0	0
APT - Apartment - New	0	0	70	70
Existing	0	0	4	4
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	5	9
Existing	0	0	3	3
IND - Industrial - New	0	5	1	6
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	0	0
ANX - Annexation	2	5	7	14
RES - Residue	4	4	5	13
P - Public	1	0	1	2
QP - Quasi Public	0	0	0	0
OP - Open Space	0	0	0	0
LF - Linear Feet (Street)	0	868	0	868
Sewer - On-Lot	1	7	2	10
Existing On-Lot	0	0	0	0
Public	2	14	74	90
Existing Public	0	0	8	8
WATER - On-Lot	1	7	4	12
Existing On-Lot	0	0	1	1
Public	2	14	73	89
Existing Public	0	0	7	7

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

**BERKS COUNTY PLANNING**

**COMMISSION**

**LAND DEVELOPMENT AND SUBDIVISION**

**ACTIVITY**

**MONTHLY REPORT**

**February 19, 2021 to March 24, 2021**

# **LAND DEVELOPMENTS AND SUBDIVISIONS**

## **ACTIVITY**

**February 19, 2021 to March 24, 2021**

### **SKETCH PLANS – REVIEW**

#### **1. Albrights Mill Farm, Albany Township – File #2-13487**

Location: West and east sides of S.R. 0143 and north side of S.R.0737.  
Applicant: Gary A. Wessner  
Owner: Albrights Mill, LLC  
Surveyor: Scot A. Dietrich, PLS  
# of Lots or Units: 1 SF, 1 Residue  
Area to be Developed: 60.72  
Total Acreage: 168.43  
Linear Feet (street): N/A  
Density: 0.016  
Sewer: 1 OL  
Water: 1 OL

#### **2. Tucker Tract Subdivision, Maxatawny Township – File #39-13456**

Location: Northwest side of the Kutztown Road and Sharadin Road intersection.  
Applicant: Fanelli Group Properties, LLC  
Owner: Joshua I. Tucker  
Surveyor: C2C Design Group  
# of Lots or Units: 1 Commercial, 1 Residue  
Area to be Developed: 18.0  
Total Acreage: 56.616  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 P  
Water: 1 P

## **SKETCH PLANS – REVIEW (CONT.D)**

### **3. Himes Annexation, Pike Township – File #48-3689**

Location: East side of Landis Store Road approximately 1,352-feet west of Hill Church Road.  
Applicant: A. Joseph & Cheri J. Himes  
Owner: Arthur J., III and Tina Lynn Himes  
Surveyor: John T. Aston, III  
# of Lots or Units: 1 Annexation, 1 Residue  
Area to be Developed: 1.945  
Total Acreage: 20.108  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: N/A

### **4. Bullrushes Annexation Subdivision, Ruscombmanor Township – File #54-3260**

Location: Northeast of Breezy Park Road approximately 830-feet of Blandon Road.  
Applicant: Diane M. Callahan  
Owner: Moses Glick  
Surveyor: John W. Hoffert, PLS  
# of Lots or Units: 1 Annexation, 1 Residue  
Area to be Developed: 4.91  
Total Acreage: 11.94  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: N/A

### **5. Community Athletic Building/Campus Improvements, Shillington Borough – File #55-11079**

Location: Southeastern corner of Lancaster Avenue (S.R.0222) and Brobst Street.  
Applicant: Governor Mifflin School District  
Owner: Governor Mifflin School District  
Surveyor: Kurowski & Wilson  
# of Lots or Units: 1 Public  
Area to be Developed: 11.6  
Total Acreage: 44.06  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 P  
Water: 1 P

## **PRELIMINARY PLANS – REVIEW**

### **1. Furnace Village Phase II, Robesonia Borough – File #25&52-10499**

Location: Smokering Drive approximately 1,900-feet northwest of Church Road.  
Applicant: Jack Keener  
Owner: Jack Keener  
Surveyor: HNT, LLC  
# of Lots or Units: 4 Annexations, 10 SD, 1 Residue  
Area to be Developed: 12.09  
Total Acreage: 41.08  
Linear Feet (street): 118.0  
Density: 1.209  
Sewer: 10 P  
Water: 10 P

### **2. Jojaz Land Development, Maiden creek Township – File #37-12380**

Location: Eastern side of Maiden creek Road (S.R.1005) approximately 3,000-feet south of the Evansville Road intersection.  
Applicant: Jojaz Properties, LLC  
Owner: Jojaz Properties, LLC  
Surveyor: The Crossroads Group, LLC  
# of Lots or Units: 1 Commercial, 3 Industrial, 1 Residue  
Area to be Developed: 22.58  
Total Acreage: 24.57  
Linear Feet (street): 750.0  
Density: N/A  
Sewer: 5 OL  
Water: 5 OL

### **3. Project Titan C, Maiden creek Township – File #37-13486**

Location: Northern side of Park Road (S.R. 1010) approximately 650-feet northeast of intersection with W. Wesner Road.  
Applicant: Giorgi Mushroom Co.  
Owner: Giorgi Mushroom Co.  
Surveyor: SSM Group, Inc.  
# of Lots or Units: 1 Industrial  
Area to be Developed: 15.0  
Total Acreage: 166.0  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 P  
Water: 1 P

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

### **4. Ronald W. Adams Subdivision, Perry Township – File #47&45-13495**

Location: East of Birch Hill Road approximately 862-feet north of Kerns Road.  
Applicant: Ronald W. Adams  
Owner: Ronald W. Adams  
Surveyor: Bercek & Smith Engineering, Inc.  
# of Lots or Units: 2 SF, 1 Residue  
Area to be Developed: 3.58  
Total Acreage: 22.56  
Linear Feet (street): N/A  
Density: 0.132  
Sewer: 2 OL  
Water: 2 OL

### **5. Sinking Spring Retail Investors, LLC, Sinking Spring Borough – File #57-12279**

Location: East side of Shillington Road approximately 710-feet west of Penn Avenue.  
Applicant: Sinking Spring Retail Investors, LLC  
Owner: Sinking Spring Retail Investors, LLC  
Surveyor: Steckbeck Engineering & Surveying, Inc.  
# of Lots or Units: 2 Commercial, 1 Residue  
Area to be Developed: 11.08  
Total Acreage: 11.08  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 2 P  
Water: 2 P

### **6. Prime Wellness Expansion, South Heidelberg – File #58-9247**

Location: Southeastern side of the Krick Lane and Corporate Boulevard intersection.  
Applicant: Prime Wellness of Pennsylvania, LLC  
Owner: GA 3 (Sinking Spring PA) LLC  
Surveyor: Stackhouse Bensinger, Inc.  
# of Lots or Units: 1 Annexation, 1 Industrial  
Area to be Developed: 30.0  
Total Acreage: 33.0  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 P  
Water: 1 P

## **FINAL PLANS – REVIEW**

### **1. Neal M. & Ella Mae Hoover Subdivision & Land Development, Bethel Township – File #9-2613**

Location: South side of Old Route 22 approximately 450-feet west of Lancaster Avenue (S.R.0501).  
Applicant: Satnam Singh  
Owner: Neal M. & Ella Mae Hoover  
Surveyor: Sanchez & Associates, Inc.  
# of Lots or Units: 1 Other, 1 Residue  
Area to be Developed: 1.30  
Total Acreage: 11.365  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: 1 P

### **2. Daub Road Warehouse Minor Subdivision, Bethel Township – File #9-13308**

Location: East side of Camp Swatara Road (S.R.0645) at its intersection with Daub Road.  
Applicant: Crossroads X, LLC  
Owner: Crossroads X, LLC  
Surveyor: Maser Consulting  
# of Lots or Units: 1 Public, 1 Residue  
Area to be Developed: 2.02  
Total Acreage: 66.75  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 OL  
Water: 1 OL

### **3. Airstate Group, LLC LDP & Lot Add-On, Bethel Township – File #9-13485**

Location: East side of Airport Road, south side of I-78 and north side of Old Route 22.  
Applicant: Airstate Group, LLC  
Owner: Airstate Group, LLC  
Surveyor: Rohland Engineering, LLC  
# of Lots or Units: 1 Annexation, 1 Residue, 1 Industrial  
Area to be Developed: 6.9  
Total Acreage: 11.05  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 P  
Water: 1 OL



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

### **4. Bethel Burger King, Bethel Township – File #9-13488**

Location: Southeastern corner of Lancaster Avenue (S.R.0501) and Schubert Road.  
Applicant: Bethel PA, LLC  
Owner: Estate of Martha A. Klahr  
Surveyor: Herbert Rowland & Grubic, Inc.  
# of Lots or Units: 1 Commercial  
Area to be Developed: 1.5  
Total Acreage: 1.81  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 P  
Water: 1 OL

### **5. Pavlesich/Kochel et al Annexation/Subdivision, Caernarvon Township – File#13-13489**

Location: West side of Elverson Road approximately 900-feet southeast of the intersection of Ranck Road.  
Applicant: John Pavlesich, Jr.  
Owner: John Pavlesich, Jr.  
Surveyor: John H. Hoffert, PLS  
# of Lots or Units: 1 Annexation, 1 Residue  
Area to be Developed: 1.809  
Total Acreage: 5.334  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: N/A

### **6. Heritage At Green Hills II, Cumru Township – File #17-11474**

Location: Western side of Morgantown Road (S.R.0010) with a northwestern extension to the private Tranquility Lane.  
Applicant: Certus Financial  
Owner: Heritage Campus, LLC  
Surveyor: Stackhouse Bensinger, Inc.  
# of Lots or Units: 70 Apartments  
Area to be Developed: 6.0  
Total Acreage: 78.12  
Linear Feet (street): N/A  
Density: 11.66  
Sewer: 70 P  
Water: 70 P

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

### **7. Operating Engineers Training & Safety Facility, Jefferson Township – File #27-13493**

Location: Eastern side of Derr Road approximately 1,700-feet north of New Schaefferstown Road and Oak Lane.  
Applicant: Operating Engineers Local 542 JATC  
Owner: Operating Engineers Local 542 JATC  
Surveyor: A+E Group, Inc.  
# of Lots or Units: 1 Commercial  
Area to be Developed: 4.63  
Total Acreage: 159.75  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 OL  
Water: 1 OL

### **8. Performance Toyota Expansion LDP, Lower Heidelberg Township – File #35-11043**

Location: Northeast side of the Penn Avenue (US 422) Gaul Road intersection.  
Applicant: James Blickle  
Owner: James Blickle  
Surveyor: Rettew Associates, Inc.  
# of Lots or Units: 1 EX Commercial  
Area to be Developed: 0.73  
Total Acreage: 4.32  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 EX P  
Water: 1 EX OL

### **9. 660 Schuylkill Avenue, Reading City – File #49-13491**

Location: Western side of Schuylkill Avenue (S.R.0183) at the intersection with W. Oley Street.  
Applicant: Isla Property Management 1, LLC  
Owner: Isla Property Management 1, LLC  
Surveyor: Tarson, LLC  
# of Lots or Units: 3 Annexations, 1 Commercial, 1 EX Commercial, 4 EX Apartments, 1 EX SF  
Area to be Developed: 0.28  
Total Acreage: 0.288  
Linear Feet (street): N/A  
Density: 17.36  
Sewer: 6 EX P & 1P  
Water: 6 EX P & 1P

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

### **10. Senda Auto Sales, Sinking Spring Borough – File #57-6734**

Location: Western side of Shillington Road (S.R.0724) approximately 250-feet southeast of the Penn Avenue (US 422) intersection.  
Applicant: Senda Auto Sales  
Owner: Felipe Fana  
Surveyor: dH Enterprises  
# of Lots or Units: 1 EX Commercial  
Area to be Developed: 0.49  
Total Acreage: 0.49  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 EX P  
Water: 1 EX P

### **11. 4650 Penn Avenue Lot 1, South Heidelberg Township – File #58-13494**

Location: Southwest corner of Penn Avenue (S.R.0422) and Aspen Avenue.  
Applicant: Penn Ave-Shillington LLC  
Owner: Members 1<sup>st</sup> Federal Credit Union  
Surveyor: Penn Terra Engineering, Inc.  
# of Lots or Units: 1 Commercial  
Area to be Developed: 1.38  
Total Acreage: 1.72  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 P  
Water: 1 P

### **12. Lot Line Adjustment for Alvin R. Adams, Tilden Township – File #63-2010**

Location: Southwest side of the Hex Road (S.R.4028) and Bern Road intersection.  
Applicant: Alvin R. Adam  
Owner: Alvin R. Adam  
Surveyor: David S. Humenansky, PLS  
# of Lots or Units: 1 Annexation, 1 Residue  
Area to be Developed: 0.4  
Total Acreage: 0.94  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: N/A

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

### **13. Capital City Remodelers, LLC, Tulpehocken Township – File #65-11007**

Location: S.R.0419 approximately 200-feet southwest of the intersection with  
Rehresburg Road and Four Point Road.

Applicant: Anthony Wilhelm

Owner: Anthony Wilhelm

Surveyor: Burget & Associates, Inc.

# of Lots or Units: 1 Commercial

Area to be Developed: 2.78

Total Acreage: 2.841

Linear Feet (street): N/A

Density: N/A

Sewer: N/A

Water: N/A

### **14. Sickafus Lot Consolidation 2021, Upper Tulpehocken Township – File #68-13484**

Location: East side of S.R.0183 at the intersection with I-78.

Applicant: Patrick H. Sickafus

Owner: Patrick H. Sickafus

Surveyor: Carroll Engineering

# of Lots or Units: 1 Annexation

Area to be Developed: 6.60

Total Acreage: 6.60

Linear Feet (street): N/A

Density: N/A

Sewer: N/A

Water: N/A