



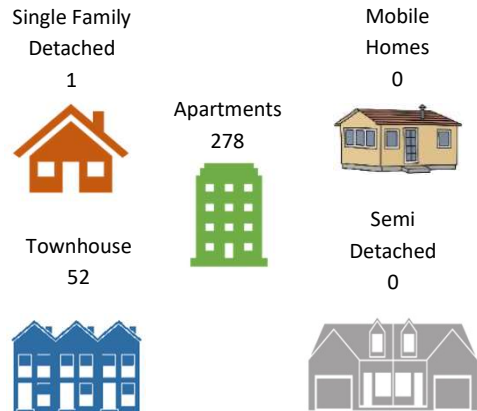
Subdivision & Land Development September 21, 2023 – October 18, 2023

Berks County Planning Commission

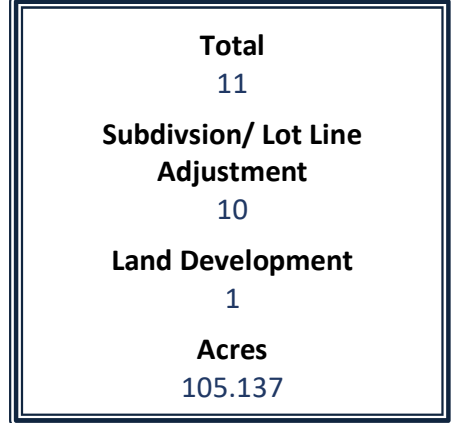


Types of New Development

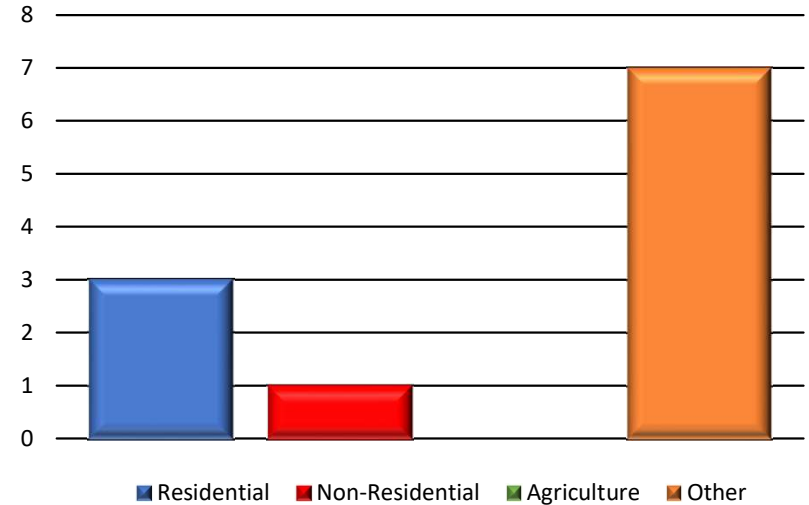
Housing: 331 Total Units



Type of Plans Reviewed



Plans Reviewed



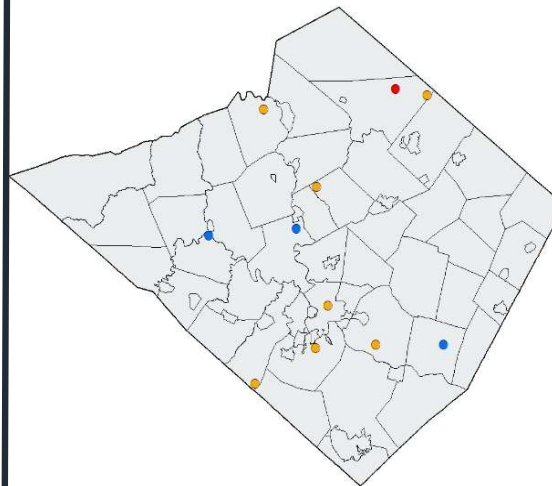
*Other includes Annexations, Municipal, Recreation, etc.

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

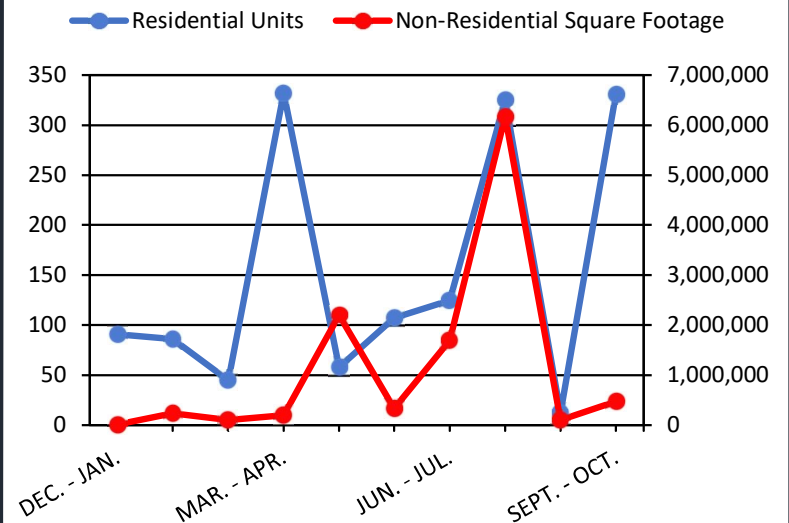
Non-Residential: 472,764 Total Square Feet



Location of Activity



Year in Review: January – October 2023





LAND DEVELOPMENT AND SUBDIVISION ACTIVITY

MONTHLY REPORT

September 21, 2023 to October 18, 2023

SKETCH PLANS – REVIEW

1.

| | |
|-----------------------|--|
| File #: | 7-4216 |
| Subdivision Name: | Salamone Subdivision |
| Municipality: | Bern Township |
| Plan Type: | SKETCH |
| Location: | Southeast side of West Leesport Road and Cross Keys Road intersection. |
| Applicant: | Bradley Salamone |
| Developer: | N/A |
| Owner: | Bradley Salamone |
| Surveyor: | John W. Hoffert P.L.S., Ltd. |
| # of Lots or Units: | 1 Single-family, 1 Residue |
| Area to be Developed: | 5.0 |
| Total Acreage: | 8.31 |
| Linear Feet (street): | N/A |
| Sewer: | 1 OL |
| Water: | 1 OL |

SKETCH PLANS – REVIEW (CONT'D)

2.

| | |
|-----------------------|--|
| File #: | 17-4413 |
| Subdivision Name: | Lands of Peter M. & Marshia W. Carlino |
| Municipality: | Cumru Township |
| Plan Type: | SKETCH |
| Location: | Southeastern side of the Open Hearth Drive and Potter Lane intersection. |
| Applicant: | Peter M. Carlino |
| Developer: | N/A |
| Owner: | Peter M. Carlino |
| Surveyor: | McCarthy Engineering Associates, Inc. |
| # of Lots or Units: | 5 Annexations, 2 EX Single-family |
| Area to be Developed: | 12.57 |
| Total Acreage: | 12.57 |
| Linear Feet (street): | N/A |
| Sewer: | 2 EX P |
| Water: | 2 EX P |

3.

| | |
|-----------------------|---|
| File #: | 21-4373 |
| Subdivision Name: | 5700 Perkiomen Avenue LLC/Bordic Annexation Subdivision |
| Municipality: | Exeter Township |
| Plan Type: | SKETCH |
| Location: | South side of Perkiomen Ave/Rt. 422, east of Shelbourne Square, and Northwest of Lincoln Road approximately 270-feet south of the intersection of Lincoln Road and Perkiomen Ave/Rt. 422. |
| Applicant: | Scott A. Egolf |
| Developer: | N/A |
| Owner: | Scott A Egolf & Linda L. Bordic |
| Surveyor: | John W. Hoffert P.L.S., Ltd. |
| # of Lots or Units: | 3 Annexations, 1 Residue |
| Area to be Developed: | 5.286 |
| Total Acreage: | 12.017 |
| Linear Feet (street): | N/A |
| Sewer: | N/A |
| Water: | N/A |

SKETCH PLANS – REVIEW (CONT'D)

4.

| | |
|-----------------------|--|
| File #: | 23-10701 |
| Subdivision Name: | Zerfass Residence |
| Municipality: | Greenwich Township |
| Plan Type: | SKETCH |
| Location: | Eastern side of Fenstermaker Road and in between Deer Run Road and Stump Road. |
| Applicant: | Ariane & Anthony Zerfass |
| Developer: | N/A |
| Owner: | Ariane & Anthony Zerfass |
| Surveyor: | C2C Design Group |
| # of Lots or Units: | 2 Annexations, 1 Residue |
| Area to be Developed: | 0.469 |
| Total Acreage: | 2.107 |
| Linear Feet (street): | N/A |
| Sewer: | N/A |
| Water: | N/A |

PRELIMINARY PLANS – REVIEW

1.

| | |
|-----------------------|---|
| File #: | 4-10797 |
| Subdivision Name: | Arbour Green Apartments |
| Municipality: | Amity Township |
| Plan Type: | PRELIMINARY |
| Location: | West side of Old Swede Road (S.R.0662) at its intersection with Pine Forge Road (S.R.2063). |
| Applicant: | Telvil Corporation |
| Developer: | Telvil Corporation |
| Owner: | Telvil Corporation |
| Surveyor: | Boyer Engineering LLC |
| # of Lots or Units: | 118 Apartments, 52 Townhomes |
| Area to be Developed: | 23.93 |
| Total Acreage: | 23.93 |
| Linear Feet (street): | 3100 |
| Sewer: | 170 P |
| Water: | 170 P |

2.

| | |
|-----------------------|--|
| File #: | 43-11484 |
| Subdivision Name: | Reserve At Blue Marsh Apartments |
| Municipality: | North Heidelberg Township |
| Plan Type: | PRELIMINARY |
| Location: | Southeastern side of Chalet Drive and North Heidelberg Road (S.R. 3033). |
| Applicant: | The Timberline Group, LP |
| Developer: | N/A |
| Owner: | The Timberline Group, LP |
| Surveyor: | C2C Design Group |
| # of Lots or Units: | 160 Apartments, 1 Open Space |
| Area to be Developed: | 22.85 |
| Total Acreage: | 34.73 |
| Linear Feet (street): | N/A |
| Sewer: | 161 P |
| Water: | 161 P |

FINAL PLANS – REVIEW

1.

| | |
|-----------------------|---|
| File #: | 23-13073 |
| Subdivision Name: | Crossroad X Proposed Warehouse Distribution Facility |
| Municipality: | Greenwich Township |
| Plan Type: | FINAL |
| Location: | West side of Krumsville Road (S.R.0737) at the intersection with Long Lane Road (S.R.1024). |
| Applicant: | PSIP IV, LP |
| Developer: | PSIP JVI Krumsville Road, LLC |
| Owner: | PSIP JVI Krumsville Road, LLC |
| Surveyor: | LANDCORE Engineering Consultants, PC |
| # of Lots or Units: | 1 Industrial |
| Area to be Developed: | 32.06 |
| Total Acreage: | 45.4 |
| Linear Feet (street): | N/A |
| Sewer: | 1 OL |
| Water: | 1 OL |

2.

| | |
|-----------------------|---|
| File #: | 37-13780 |
| Subdivision Name: | Sunday/Davidson Annexation Subdivision |
| Municipality: | Maidencreek Township |
| Plan Type: | FINAL |
| Location: | North of Troxel Road approximately 2,360-feet east of Shoemakersville Road. |
| Applicant: | Glenn A. & Shannon L. Sunday |
| Developer: | N/A |
| Owner: | Rodney D. & Gayle B. Davidson |
| Surveyor: | John W. Hoffert P.L.S., Ltd. |
| # of Lots or Units: | 1 Annexation, 1 Residue |
| Area to be Developed: | 1.974 |
| Total Acreage: | 5.16 |
| Linear Feet (street): | N/A |
| Sewer: | N/A |
| Water: | N/A |

FINAL PLANS - REVIEW (CONT'D)

3.

| | |
|-----------------------|---|
| File #: | 49-13781 |
| Subdivision Name: | 320, 322, & 324 North Ninth Street |
| Municipality: | City of Reading |
| Plan Type: | FINAL |
| Location: | Western side of North Ninth Street approximately 363-feet south of Buttonwood Street. |
| Applicant: | Victor & Vianka Mejia |
| Developer: | N/A |
| Owner: | Victor & Vianka Mejia |
| Surveyor: | C2C Design Group |
| # of Lots or Units: | 3 Annexations |
| Area to be Developed: | 0.16 |
| Total Acreage: | 0.16 |
| Linear Feet (street): | N/A |
| Sewer: | N/A |
| Water: | N/A |

4.

| | |
|-----------------------|---|
| File #: | 59-13783 |
| Subdivision Name: | Shade/Adams Annexation Subdivision |
| Municipality: | Spring Township |
| Plan Type: | FINAL |
| Location: | Northwest side of Old Lancaster Pike, north of Oak Way. |
| Applicant: | David & Michelle Adams |
| Developer: | N/A |
| Owner: | Bradley & Jennifer Shade |
| Surveyor: | John W. Hoffert P.L.S., Ltd. |
| # of Lots or Units: | 2 Annexations, 2 Residue |
| Area to be Developed: | 0.802 |
| Total Acreage: | 6.032 |
| Linear Feet (street): | N/A |
| Sewer: | N/A |
| Water: | N/A |

FINAL PLANS - REVIEW (CONT'D)

5.

| | |
|-----------------------|---|
| File #: | 63-3512 |
| Subdivision Name: | Shollenberger Lot-Line Adjustment |
| Municipality: | Tilden Township |
| Plan Type: | FINAL |
| Location: | North side of Mountain Road approximately 100-feet west of Pine Road. |
| Applicant: | Robert Shollenberger |
| Developer: | N/A |
| Owner: | Robert Shollenberger |
| Surveyor: | Zek Surveying |
| # of Lots or Units: | 1 Annexation, 1 Residue |
| Area to be Developed: | 0.0362 |
| Total Acreage: | 0.4 |
| Linear Feet (street): | N/A |
| Sewer: | N/A |
| Water: | N/A |

| | <u>SKETCH</u> | <u>PRELIMINARY</u> | <u>FINAL</u> | <u>TOTAL</u> |
|-----------------------------------|---------------|--------------------|--------------|--------------|
| Total Plans for Period : | <u>4</u> | <u>2</u> | <u>5</u> | <u>11</u> |
| <u>9/21/2023 - 10/18/2023</u> | | | | |
| ACRES (Total) | 35.004 | 58.66 | 57.12 | 150.784 |
| (Area to be Dev) PRO - Proposed | 23.325 | 46.78 | 35.032 | 105.137 |
| LDP - Land Development Plan | 0 | 0 | 1 | 1 |
| RTRP - Revision to Record Plan | 0 | 0 | 0 | 0 |
| SF - Single Family - New | 1 | 0 | 0 | 1 |
| Existing | 2 | 0 | 0 | 2 |
| SD - Semi-Detached (Duplex) - New | 0 | 0 | 0 | 0 |
| Existing | 0 | 0 | 0 | 0 |
| APT - Apartment - New | 0 | 278 | 0 | 278 |
| Existing | 0 | 0 | 0 | 0 |
| TH - Townhouse - New | 0 | 52 | 0 | 52 |
| 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 | 0 | 0 | 0 |
| Existing | 0 | 0 | 0 | 0 |
| IND - Industrial - New | 0 | 0 | 1 | 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 | 10 | 0 | 7 | 17 |
| RES - Residue | 3 | 0 | 4 | 7 |
| P - Public | 0 | 0 | 0 | 0 |
| QP - Quasi Public | 0 | 0 | 0 | 0 |
| OP - Open Space | 0 | 1 | 0 | 1 |
| LF - Linear Feet (Street) | 0 | 0 | 0 | 0 |
| Sewer - On-Lot | 1 | 0 | 1 | 2 |
| Existing On-Lot | 0 | 0 | 0 | 0 |
| Public | 0 | 0 | 0 | 0 |
| Existing Public | 2 | 331 | 0 | 333 |
| WATER - On-Lot | 1 | 0 | 1 | 2 |
| Existing On-Lot | 0 | 0 | 0 | 0 |
| Public | 0 | 0 | 0 | 0 |
| Existing Public | 2 | 331 | 0 | 333 |

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