



Subdivision & Land Development November 17, 2021 – December 21, 2021

Berks County Planning Commission



Types of New Development

Housing: 359 Total Units

Single Family Detached
7



Mobile Homes
0



Apartments
234



Townhouse
50



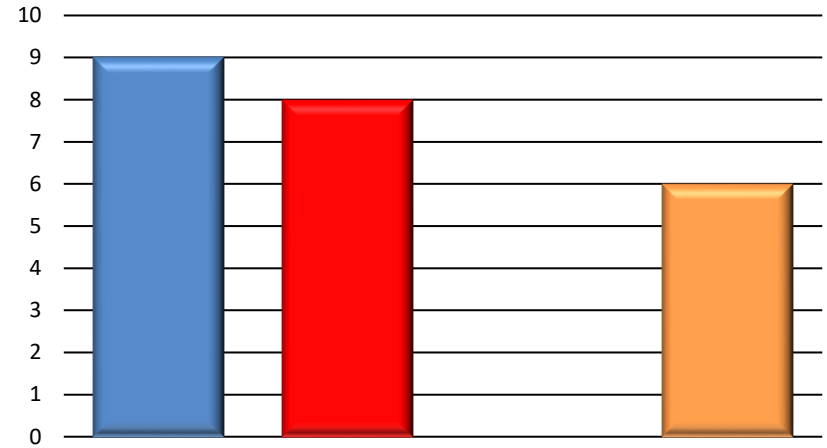
Semi Detached
68



Type of Plans Reviewed

Total
23
Subdivision/Lot Line Adjustment
15
Land Development
8
Acres
214.22

Plans Reviewed



*Other includes: Annexations, Municipal, Recreation, etc.

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

Non-Residential: 132,621 Total Square Feet

Agriculture
0



Public Quasi
0



Industrial/Warehouse
97,000



Commercial
35,621

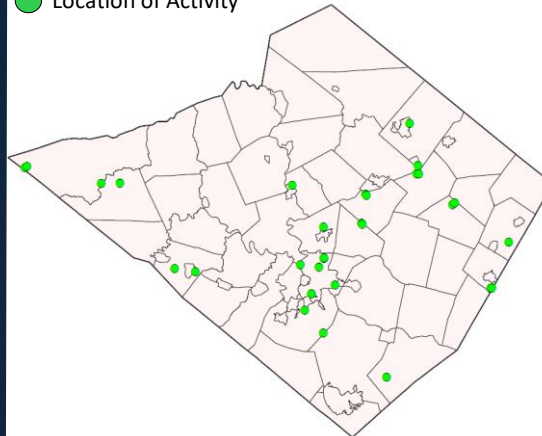


Commercial Recreational
0

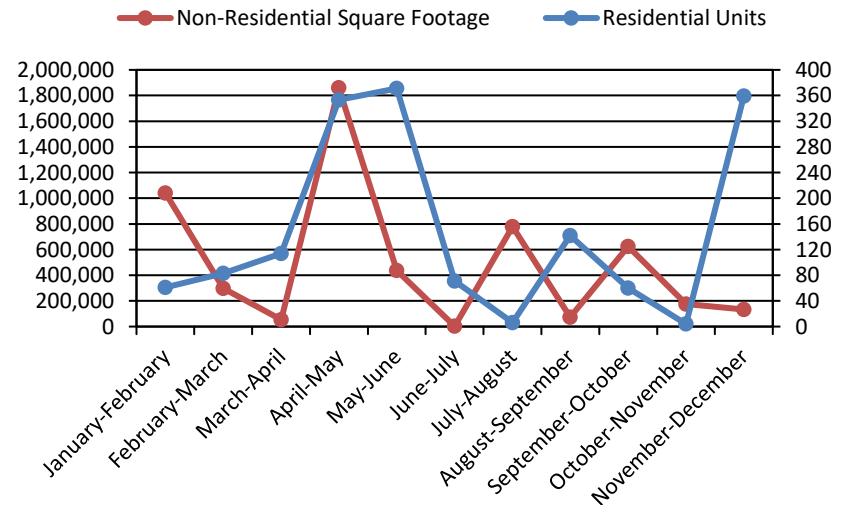


Location of Activity

● Location of Activity



Year in Review: January – December 2021



| | <u>SKETCH</u> | <u>PRELIMINARY</u> | <u>FINAL</u> | <u>TOTAL</u> |
|-----------------------------------|---------------|--------------------|--------------|--------------|
| Total Plans for Period : | <u>2</u> | <u>7</u> | <u>14</u> | <u>23</u> |
| <u>11/17/2021 - 12/21/2021</u> | | | | |
| ACRES (Total) | 25.118 | 147.414 | 204.028 | 376.56 |
| (Area to be Dev) PRO - Proposed | 6.434 | 80.6 | 127.19 | 214.224 |
| LDP - Land Development Plan | 1 | 3 | 4 | 8 |
| RTRP - Revision to Record Plan | 0 | 0 | 2 | 2 |
| SF - Single Family - New | 0 | 3 | 4 | 7 |
| Existing | 1 | 0 | 0 | 1 |
| SD - Semi-Detached (Duplex) - New | 0 | 68 | 0 | 68 |
| Existing | 0 | 0 | 0 | 0 |
| APT - Apartment - New | 0 | 234 | 0 | 234 |
| Existing | 0 | 0 | 0 | 0 |
| TH - Townhouse - New | 0 | 0 | 50 | 50 |
| 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 | 1 | 5 |
| Existing | 0 | 0 | 0 | 0 |
| IND - Industrial - New | 0 | 0 | 0 | 0 |
| Existing | 0 | 0 | 1 | 1 |
| 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 | 1 | 1 | 13 | 15 |
| RES - Residue | 1 | 2 | 9 | 12 |
| P - Public | 1 | 0 | 0 | 1 |
| QP - Quasi Public | 0 | 0 | 0 | 0 |
| OP - Open Space | 0 | 2 | 0 | 2 |
| LF - Linear Feet (Street) | 0 | 0 | 0 | 0 |
| Sewer - On-Lot | 1 | 1 | 4 | 6 |
| Existing On-Lot | 1 | 0 | 1 | 2 |
| Public | 0 | 305 | 51 | 356 |
| Existing Public | 0 | 0 | 2 | 2 |
| WATER - On-Lot | 0 | 1 | 4 | 5 |
| Existing On-Lot | 1 | 2 | 1 | 4 |
| Public | 1 | 306 | 51 | 358 |
| Existing Public | 0 | 0 | 2 | 2 |

* 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

November 17, 2021 to December 21, 2021

LAND DEVELOPMENTS AND SUBDIVISIONS

ACTIVITY

November 17, 2021 to December 21, 2021

SKETCH PLANS – REVIEW

1. Diamond Credit Union, Cumru Township – File #17-13578

Location: In between Cedar Top Road and New Holland Road approximately 745-feet southeastern side of Philadelphia Avenue (S.R.0724).
Applicant: Diamond Credit Union
Owner: Richard M. Riethmuller
Surveyor: Systems Design Engineering, Inc.
of Lots or Units: 1 Commercial
Area to be Developed: 1.8
Total Acreage: 5.01
Linear Feet (street): N/A
Density: N/A
Sewer: 1 OL
Water: 1 P

2. Altalaha Church Subdivision, Tulpehocken Township – File #65-13581

Location: Northwestern corner of Rehrersburg Road (S.R.4008).
Applicant: Altalaha Evangelical Lutheran Church of Rehrersburg, PA
Owner: Altalaha Evangelical Lutheran Church of Rehrersburg, PA
Surveyor: DeVon R. Henne, PLS
of Lots or Units: 1 EX Single-family, 1 Public, 1 Annexation, 1 Residue
Area to be Developed: 4.634
Total Acreage: 20.108
Linear Feet (street): N/A
Density: 0.199
Sewer: 1 EX OL
Water: 1 EX OL

PRELIMINARY PLANS – REVIEW

1. Madison Walk, Colebrookdale Township – File #16-13574

Location: East side of Englesville Road between Brook Drive & Groff Road extending eastward to Sweinhart Road, Douglas Township, Montgomery County.

Applicant: D.R. Horton

Owner: Point 1, LP

Surveyor: Landcore Engineering Consultants

of Lots or Units: 68 Semi-detached

Area to be Developed: 19.42

Total Acreage: 19.42

Linear Feet (street): 3,300

Density: 3.5

Sewer: 68 P

Water: 68 P

2. Apartments on Elm, Kutztown Borough – File #29&39-3528

Location: Southeastern corner of James Street and South Elm Street.

Applicant: Raj Patel

Owner: Edward B. & Gail E. Wolfe

Surveyor: Berks Surveying & Engineering, Inc.

of Lots or Units: 15 Apartments

Area to be Developed: 1.24

Total Acreage: 1.24

Linear Feet (street): N/A

Density: 12.09

Sewer: 15 P

Water: 15 P

3. SMTD Renovation Project-East Penn Mfg. Co., Inc., Maxatawny Township – File #39-13575

Location: Western side of Lyons Road (S.R.1021) approximately 600-feet northeast of the intersection with Stettler Road.

Applicant: SM & TD Real Estate LLC

Owner: SM & TD Real Estate LLC

Surveyor: Barry Isett & Associates, Inc.

of Lots or Units: 1 Commercial

Area to be Developed: 0.94

Total Acreage: 12.65

Linear Feet (street): N/A

Density: N/A

Sewer: 1 OL

Water: 1 OL

PRELIMINARY PLANS – REVIEW (CONT'D)

4. Epting Tract, Ontelaunee Township – File #45&31-11191

Location: North side of Shackamaxon Street/Kindt Corner Road (S.R.1003) at the Leesport Borough/Ontelaunee Township Line extending eastward to Loose Lane.

Applicant: 1025 Berkshire LP
Owner: 1025 Berkshire LP
Surveyor: C2C Design Group
of Lots or Units: 219 Apartments
Area to be Developed: 27.47
Total Acreage: 27.47
Linear Feet (street): N/A
Density: 7.97
Sewer: 219 P
Water: 219 P

5. Exeter Hall, Reading City – File #49-12265

Location: West side of N. 12th Street between Exeter Street and Bern Street.

Applicant: Albright College and MPG Acquisitions, LLC
Owner: Albright College
Surveyor: Bogia Engineering, Inc.
of Lots or Units: 1 Annexation, 1 Commercial
Area to be Developed: 2.98
Total Acreage: 3.98
Linear Feet (street): N/A
Density: N/A
Sewer: 1 P
Water: 1 P

6. O'Neill Storage, Reading City – File #49-13587

Location: Northeastern corner of Chester Street and Warren Street Bypass (S.R.0012).

Applicant: Harry O'Neill
Owner: O'Neill & O'Neill Partnership
Surveyor: John W. Hoffert, PLS, Ltd.
of Lots or Units: 1 Commercial
Area to be Developed: 0.35
Total Acreage: 0.35
Linear Feet (street): N/A
Density: N/A
Sewer: N/A
Water: N/A

PRELIMINARY PLANS – REVIEW (CONT'D)

7. Prestige-Rose Gross, Washington Township – File #69-13588

| | |
|-----------------------|--|
| Location: | North and south sides of Hoffmanville Road and the east and west sides of Passmore Road. |
| Applicant: | Prestige Property Partners, LLC |
| Owner: | Prestige Property Partners, LLC |
| Surveyor: | All County & Associates, Inc. |
| # of Lots or Units: | 3 Single-family, 2 Residue, 2 Open Space |
| Area to be Developed: | 28.20 |
| Total Acreage: | 82.304 |
| Linear Feet (street): | N/A |
| Density: | 0.106 |
| Sewer: | 3 P |
| Water: | 3 P |

FINAL PLANS – REVIEW

1. Cawley/Dierolf Subdivision Annexation, Alsace Township – File #3-13577

Location: Eastern side of Birch Lane approximately 1,483-feet east of Pricetown Road.
Applicant: Shawn & Lorene Dierolf
Owner: Wayne & Nancy Cawley
Surveyor: Colonial Surveying & Mapping
of Lots or Units: 1 Annexation, 1 Residue
Area to be Developed: 0.3408
Total Acreage: 15.36
Linear Feet (street): N/A
Density: N/A
Sewer: N/A
Water: N/A

2. Helena Agri-Enterprises, LLC, Bethel Township – File #9-11465

Location: Northeast side of the Lancaster Avenue (S.R.0501) & Rehersburg Road (S.R.4008) intersection.
Applicant: Helena Agri-Enterprises, LLC
Owner: Helena Agri-Enterprises, LLC
Surveyor: Rohland Engineering, LLC
of Lots or Units: 1 EX Commercial
Area to be Developed: 5.1
Total Acreage: 11.23
Linear Feet (street): N/A
Density: N/A
Sewer: 1 EX OL
Water: 1 EX OL

3. Daniel L. Epler Final Subdivision, Bethel Township – File #9-13590

Location: South side of Camp Strauss Road approximately 6,500-feet west of Pine Grove Road.
Applicant: Daniel L. & Tracy J. Epler
Owner: Vera L. Fahnestock
Surveyor: Hanover Engineering Associates
of Lots or Units: 3 Annexations, 2 Single-family
Area to be Developed: 63.39
Total Acreage: 63.39
Linear Feet (street): N/A
Density: 0.031
Sewer: 2 OL
Water: 2 OL

FINAL PLANS - REVIEW (CONT'D)

4. Dans At Green Hills Lot Annexation, Cumru Township – File #17-13586

Location: In between Morgantown Road and Morgantown Expressway (I-176) approximately 952-feet eastern side of Love Road.

Applicant: William Woolworth/Dans At Green Hills

Owner: William Woolworth/Dans At Green Hills

Surveyor: Bieber Land Surveying Company, LLC

of Lots or Units: 1 Annexation, 1 Residue

Area to be Developed: 0.141

Total Acreage: 14.822

Linear Feet (street): N/A

Density: N/A

Sewer: N/A

Water: N/A

5. Reading Bakery Systems, Heidelberg Township – File #25-13579

Location: Southwestern side of Freeman Street approximately 770-feet southwest of Penn Avenue (S.R. 0422).

Applicant: MFGRBS, LLC

Owner: MFGRBS, LLC

Surveyor: C2C Design Group

of Lots or Units: 1 EX Industrial

Area to be Developed: 5.2

Total Acreage: 8.89

Linear Feet (street): N/A

Density: N/A

Sewer: 1 EX P

Water: 1 EX P

6. 516 Hill Road, Heidelberg Township – File #25-13589

Location: North side of Hill Road (S.R.3035) approximately 200-feet south of Hurst Road/Whitetail Drive

Applicant: Traci Kissinger

Owner: Traci Kissinger

Surveyor: Carta Engineering

of Lots or Units: 1 Single-family, 1 Residue

Area to be Developed: 3.45

Total Acreage: 7.08

Linear Feet (street): N/A

Density: 0.282

Sewer: 1 OL

Water: 1 OL

FINAL PLANS - REVIEW (CONT'D)

7. 2000 Perkiomen Avenue-Transitional Age Community, Mt. Penn – File #41-12027

Location: South side of Perkiomen Avenue (S.R. 2054) between S. 20th Street and S. 21st Street.
Applicant: 2000 Perkiomen Ave., LLC
Owner: 2000 Perkiomen Ave., LLC
Surveyor: Boyer Engineering, LLC
of Lots or Units: 50 Townhouses
Area to be Developed: 4.29
Total Acreage: 4.29
Linear Feet (street): N/A
Density: 11.65
Sewer: 50 P
Water: 50 P

8. Trate Annexation, Muhlenberg Township – File #42-11346

Location: West side of Sefranka Road approximately 400-feet north of Lincoln Court.
Applicant: Sharon E. Trate-Brown
Owner: Timothy F. Kenna
Surveyor: Stackhouse Bensinger, Inc.
of Lots or Units: 1 Annexation, 1 Residue
Area to be Developed: 0.217
Total Acreage: 1.913
Linear Feet (street): N/A
Density: N/A
Sewer: N/A
Water: N/A

9. Williams Minor Subdivision, Pike Township – File #48-13583

Location: Eastern and western side of Mine Road approximately 2,085-feet eastern side of Long Lane Road.
Applicant: James J. and Susan H. Williams
Owner: J&S Williams, Ltd.
Surveyor: Stackhouse Bensinger, Inc.
of Lots or Units: 1 Annexation, 1 Residue
Area to be Developed: 4.179
Total Acreage: 9.413
Linear Feet (street): N/A
Density: N/A
Sewer: N/A
Water: N/A

FINAL PLANS - REVIEW (CONT'D)

10. 650 Spring Street, Reading City – File #49-13582

Location: South side of Spring Street (S.R. 2014) approximately 500-feet east of N. 6th Street.
Applicant: Douglas Development Corporation
Owner: Jemals Reading Station, LLC
Surveyor: Spotts, Stevens & McCoy, Inc.
of Lots or Units: 1 Commercial
Area to be Developed: 0.112
Total Acreage: 0.941
Linear Feet (street): N/A
Density: N/A
Sewer: 1 P
Water: 1 P

11. M.J. Reider Site Plan, Reading City – File #49-13585

Location: Northern side of Angelica Street approximately 65-feet east of Fern Avenue.
Applicant: Barbara R. Coyle
Owner: Barbara R. Coyle
Surveyor: The Crossroads Group, LLC
of Lots or Units: 1 EX Commercial
Area to be Developed: 0.02
Total Acreage: 0.32
Linear Feet (street): N/A
Density: N/A
Sewer: 1 EX P
Water: 1 EX P

12. 17 Fleetwood Road - Lot Line Adjustment, Rockland Township – File #53-13568

Location: South side of Fleetwood Road approximately 1,100-feet east of Stimmel Road.
Applicant: Ehteshamul K. Khoyratty
Owner: Cleason and Regina Horning
Surveyor: Newton Engineer
of Lots or Units: 1 Annexation, 1 Residue
Area to be Developed: 14.7
Total Acreage: 35.6
Linear Feet (street): N/A
Density: N/A
Sewer: N/A
Water: N/A

FINAL PLANS - REVIEW (CONT'D)

13. Zimmerman Subdivision, Ruscombmanor Township – File #54-13580

Location: In between Walnuttown Road and Keller Road approximately 1,690-feet of Poplar Road.
Applicant: James Zimmerman
Owner: James Zimmerman
Surveyor: John W. Hoffert, PLS, Ltd.
of Lots or Units: 5 Annexations, 2 Residue
Area to be Developed: 22.605
Total Acreage: 22.605
Linear Feet (street): N/A
Density: N/A
Sewer: N/A
Water: N/A

14. MIT, LLC Subdivision, Union Township – File #66-13584

Location: Eastern side of Fire Tower Road approximately 2,881-feet western side of Kratz Road.
Applicant: MIT LLC
Owner: MIT LLC
Surveyor: John W. Hoffert, PLS, Ltd.
of Lots or Units: 1 Single-family, 1 Residue
Area to be Developed: 3.445
Total Acreage: 8.174
Linear Feet (street): N/A
Density: 0.244
Sewer: 1 OL
Water: 1 OL