



# Subdivision & Land Development May 20, 2021 – June 23, 2021

## Berks County Planning Commission



### Types of New Development

#### Housing: 371 Total Units

Single Family Detached  
356



Mobile Homes  
0



Apartments  
15



Townhouse  
0



Semi Detached  
0



### Type of Plans Reviewed

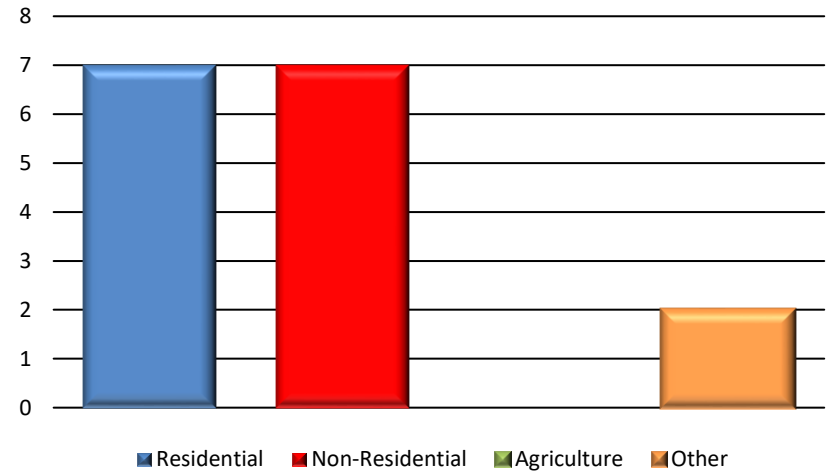
**Total**  
16

**Subdivision/Lot Line Adjustment**  
8

**Land Development**  
8

**Acres**  
283.113

### Plans Reviewed



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

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

### Non-Residential: 437,877 Total Square Feet

Agriculture  
0



Public Quasi  
550



Industrial/Warehouse  
412,500



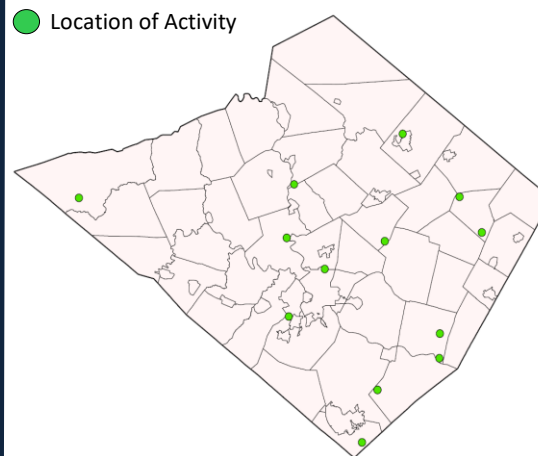
Commercial  
24,827



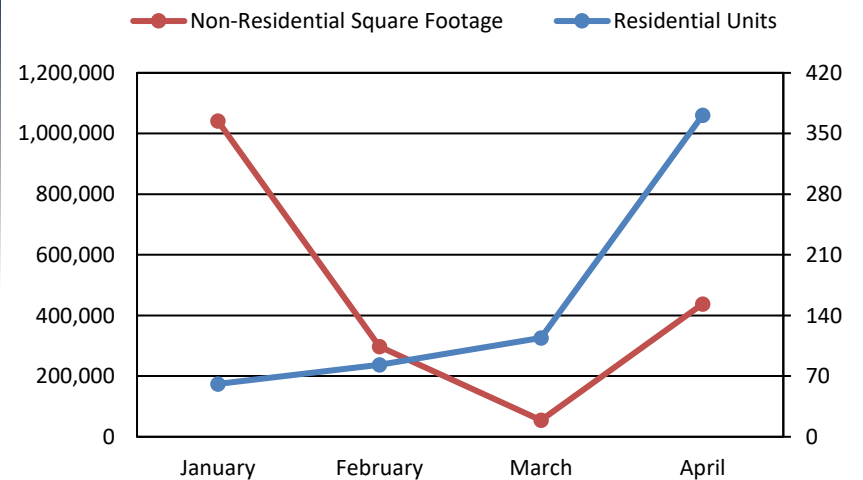
Commercial Recreational  
0



### Location of Activity



### Year in Review: January – May 2021



	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>1</u>	<u>8</u>	<u>9</u>	<u>18</u>
<u>4/23/2021 - 5/19/2021</u>				
ACRES (Total)	2.49	479.574	22.296	504.36
(Area to be Dev) PRO - Proposed	1.209	387.649	122.993	511.851
LDP - Land Development Plan	0	5	6	11
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	0	202	1	203
Existing	0	0	0	0
SD - Semi-Detached (Duplex) - New	0	150	0	150
Existing	0	0	0	0
APT - Apartment - New	0	0	0	0
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	0	3	2	5
Existing	0	0	0	0
IND - Industrial - New	0	4	0	4
Existing	0	1	0	1
AG - Agricultural - New	0	0	0	0
Existing	0	0	0	0
OTHER - New	0	1	1	2
Existing	0	0	0	0
ANX - Annexation	1	1	2	4
RES - Residue	1	1	2	4
P - Public	0	0	3	3
QP - Quasi Public	0	0	0	0
OP - Open Space	0	0	0	0
LF - Linear Feet (Street)	0	3,200	0	3,200
Sewer - On-Lot	0	9	0	9
Existing On-Lot	0	0	1	1
Public	0	351	4	355
Existing Public	0	1	2	3
WATER - On-Lot	0	10	0	10
Existing On-Lot	0	0	1	1
Public	0	350	4	354
Existing Public	0	1	2	3

\* 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**

**April 23, 2021 to May 19, 2021**

# **LAND DEVELOPMENTS AND SUBDIVISIONS**

## **ACTIVITY**

**April 23, 2021 to May 19, 2021**

### **SKETCH PLANS – REVIEW**

#### **1. Denlinger/JAAMR Holdings Annexation, Caernarvon Township – File #13-10632**

Location: East of Main Street approximately 1,122-feet of Morgan Way.  
Applicant: Anthony M. Rota  
Owner: Merle & Virginia H. Denlinger  
Surveyor: OTM, LLC  
# of Lots or Units: 1 Annexation, 1 Residue  
Area to be Developed: 1.209  
Total Acreage: 2.49  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: N/A

## **PRELIMINARY PLANS – REVIEW**

### **1. Highland Place, Amity Township – File #4-13507**

Location: West side of Amity Park Road approximately 3,000-feet south of the Weavertown Road intersection.  
Applicant: Thomas Flatley  
Owner: Thomas & Nancy Flatley  
Surveyor: McCarthy Engineering Association, Inc.  
# of Lots or Units: 146 Semi-Detached, 193 SF, 1 Annexation, 1 Other  
Area to be Developed: 113.192  
Total Acreage: 113.192  
Linear Feet (street): 12,450  
Density: 2.99  
Sewer: 340 P  
Water: 340 P

### **2. Eaton Farms Subdivision, Bern Township – File #7-13501**

Location: At the intersection of Seidels Run and White Oak Lane.  
Applicant: Empire Group of Reading PA, Inc.  
Owner: Empire Group of Reading PA, Inc.  
Surveyor: John W. Hoffert, PLS, LTD  
# of Lots or Units: 9 SF  
Area to be Developed: 50.896  
Total Acreage: 50.896  
Linear Feet (street): N/A  
Density: 0.177  
Sewer: 9 OL  
Water: 9 OL

### **3. Misco Products Corporation, Bern Township – File #7-13509**

Location: North side of Leisczs Bridge Road and southern side of Stinson Drive.  
Applicant: Misco Products Corporation  
Owner: Misco Products Corporation  
Surveyor: Stackhouse Bensinger, Inc.  
# of Lots or Units: 1 EX Industrial  
Area to be Developed: 7.5  
Total Acreage: 13.6  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 EX P  
Water: 1 EX P

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

### **4. Kid Joy Testing Lab, Caernarvon Township – File #13-11514**

Location: Northeastern curve side of Heritage Drive approximately 600-feet south of the intersection with Main Street (S.R. 0023).  
Applicant: Nate Saint  
Owner: CF Farms Partnership, LTD  
Surveyor: Stackhouse Bensinger, Inc.  
# of Lots or Units: 1 Industrial  
Area to be Developed: 7.899  
Total Acreage: 11.024  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 P  
Water: 1 P

### **5. Valley Logistics Park, Maxatawny Township – File #39-13429**

Location: North side of Kutztown Road (US 422), west and east sides of Hottenstein Road extending east to Long Lane (S.R. 1024).  
Applicant: Duke Realty Limited Partnership  
Owner: Duke Realty Limited Partnership  
Surveyor: James P. Bannon, Jr., PE, Nave Newell, Inc.  
# of Lots or Units: 3 Industrial, 1 Commercial  
Area to be Developed: 202.6  
Total Acreage: 272.1  
Linear Feet (street): 3,200  
Density: N/A  
Sewer: 4 P  
Water: 4 P

### **6. Tucker Tract Subdivision and LDP, 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: 5.05  
Total Acreage: 18.00  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 P  
Water: 1 OL

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

### **7. Scott Street Development, Reading City – File #49-13504**

Location: North side of Scott Street approximately 300-feet and 450-feet southwest of the intersection with Kenhorst Boulevard.

Applicant: Robert D. & Robert E. Billman

Owner: Robert D. & Robert E. Billman

Surveyor: McCarthy Engineering

# of Lots or Units: 4 Semi-detached

Area to be Developed: 0.482

Total Acreage: 0.482

Linear Feet (street): N/A

Density: 8.298

Sewer: 4 P

Water: 4 P

### **8. Princes and Princesses Day Care Center, Reading City – File #49-13505**

Location: Southern side of Penn Street approximately 350-feet west of 10<sup>th</sup> Street.

Applicant: SOR Angel Ferreras De Perez

Owner: SOR Angel Ferreras De Perez

Surveyor: Tarson, LLC

# of Lots or Units: 1 Commercial

Area to be Developed: 0.03

Total Acreage: 0.28

Linear Feet (street): N/A

Density: N/A

Sewer: 1 P

Water: 1 P

## **FINAL PLANS – REVIEW**

### **1. John Koons Annexation Subdivision, Amity Township – File #4-13506**

Location: North of Limekiln Road approximately 1,822-feet west of Browns Mill Road.  
Applicant: John D. Koons  
Owner: John D. Koons  
Surveyor: John W. Hoffert, PLS  
# of Lots or Units: 1 Annexation, 1 Residue  
Area to be Developed: 2.835  
Total Acreage: 25.460  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: N/A

### **2. Guzzetta Proposed Residence, Maxatawny Township – File #39-13499**

Location: Northeast of Commons Road approximately 522-feet north of Noble Street.  
Applicant: Haley Britcher & Michael Guzzetta  
Owner: Haley Britcher & Michael Guzzetta  
Surveyor: Berks Surveying & Engineering, Inc  
# of Lots or Units: 1 SF  
Area to be Developed: 0.11  
Total Acreage: 0.312  
Linear Feet (street): N/A  
Density: 3.2  
Sewer: 1 P  
Water: 1 P

### **3. Super Natural Foods III, Reading City – File #49-13508**

Location: Southeast side of the N. 4<sup>th</sup> Street (S.R. 2003) and Elm Street intersection.  
Applicant: KBLJ, LLC  
Owner: KBLJ, LLC  
Surveyor: Tarson, LLC  
# of Lots or Units: 1 Commercial  
Area to be Developed: 0.42  
Total Acreage: 0.42  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 P  
Water: 1 P



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

### **4. GT Church Kutztown Campus Expansion, Richmond Township – File #50-13502**

Location: Southern side of Kutztown Road (US 222) at the intersection with Krause Road.  
Applicant: Glad Tidings Assembly of God of Reading  
Owner: Glad Tidings Assembly of God of Reading  
Surveyor: RGS Associates  
# of Lots or Units: 1 Other  
Area to be Developed: 1.0  
Total Acreage: 8.971  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 EX OL  
Water: 1 EX OL

### **5. Bleiler Annexation, Ruscombmanor Township – File #54-13377**

Location: North of Memorial Highway and between Houck Road and Lake Road.  
Applicant: David C. II and Nancy B. Bleiler  
Owner: Lidia Bojan  
Surveyor: Berks Surveying & Engineering, Inc.  
# of Lots or Units: 1 Annexation, 1 Residue  
Area to be Developed: 0.857  
Total Acreage: 9.5869  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: N/A

### **6. Community Athletic Building/Campus Improvements, Shillington Borough – File #55-11097**

Location: Southeastern corner of Lancaster Avenue (S.R.222B) and Brobst Street.  
Applicant: Governor Mifflin School District  
Owner: Governor Mifflin School District  
Surveyor: Kurowski & Wilson, LLC  
# of Lots or Units: 1 Public  
Area to be Developed: 13.4  
Total Acreage: 48.06  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 P  
Water: 1 P

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

### **7. 19 State Hill Road, Wyomissing Borough – File # 75-13504**

Location: Southeast of the State Hill Road (S.R. 3023) and Hobart Avenue intersection.  
Applicant: David R. Olt  
Owner: David R. Olt  
Surveyor: E.R. Felty, Inc.  
# of Lots or Units: 1 Commercial  
Area to be Developed: 0.114  
Total Acreage: 0.215  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 P  
Water: 1 P

### **8. Wyomissing Junior Senior High School Expansion, Wyomissing Borough – File #75-10435**

Location: West side of Evans Avenue approximately 1,032-feet of Reading Boulevard.  
Applicant: Wyomissing School District  
Owner: Wyomissing School District  
Surveyor: Barry Isett & Associates, Inc.  
# of Lots or Units: 1 EX Public  
Area to be Developed: 0.29  
Total Acreage: 15.130  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 EX P  
Water: 1 EX P

### **9. Wyomissing Hills Elementary School Expansion, Wyomissing Borough – File #75-10599**

Location: North side of Woodland Avenue approximately 350-feet southwest of Lawndale Road.  
Applicant: Wyomissing School District  
Owner: Wyomissing School District  
Surveyor: Barry Isett & Associates, Inc.  
# of Lots or Units: 1 EX Public  
Area to be Developed: 3.31  
Total Acreage: 14.839  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 EX P  
Water: 1 EX P