



Subdivision & Land Development January 22, 2021 – February 18, 2021

Berks County Planning Commission



Types of New Development

Housing: 61 Total Units

Single Family Detached
1



Mobile Homes
0



Apartments
60



Townhouse
0



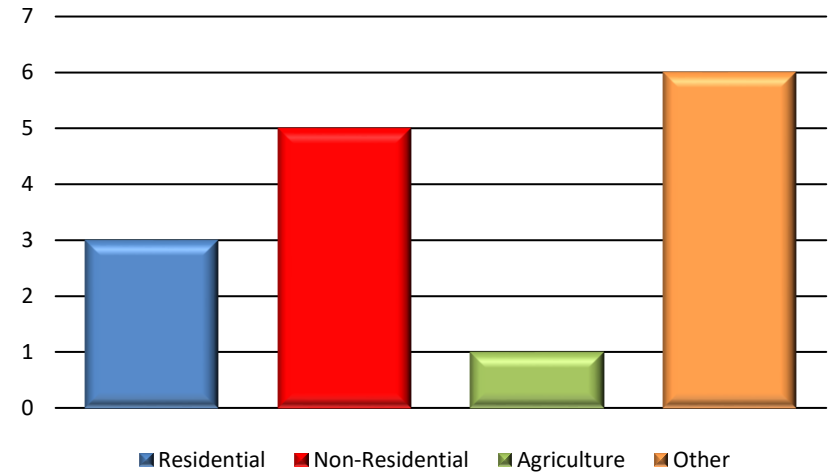
Semi Detached
0



Type of Plans Reviewed

Total
16
Subdivision/Lot Line Adjustment
8
Land Development
8
Acres
200.233

Plans Reviewed



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

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

Non-Residential: 1,041,510 Total Square Feet

Agriculture
94,500



Public Quasi
15,320



Industrial/Warehouse
830,250



Commercial
101,440

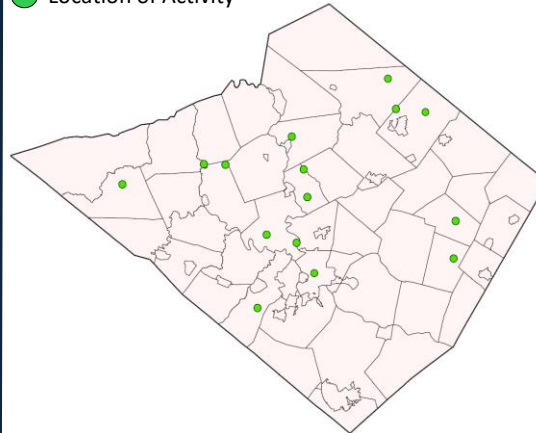


Commercial Recreational
0

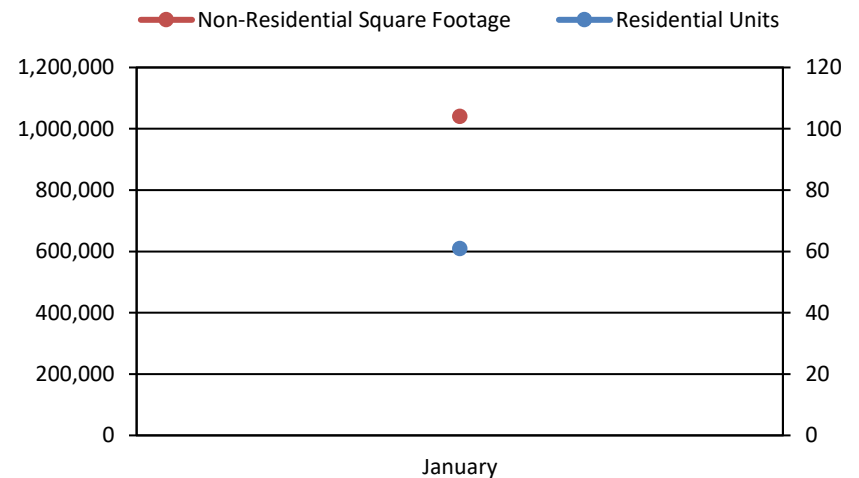


Location of Activity

● Location of Activity



Year in Review: January 2021



	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>4</u>	<u>7</u>	<u>5</u>	<u>16</u>
<u>1/22/2021 - 2/18/2021</u>				
ACRES (Total)	600.96	251.113	258.774	1110.847
(Area to be Dev) PRO - Proposed	25.408	111.72	63.105	200.233
LDP - Land Development Plan	1	6	1	8
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	1	0	0	1
Existing	1	0	1	2
SD - Semi-Detached (Duplex) - New	0	0	0	0
Existing	0	0	0	0
APT - Apartment - New	25	35	0	60
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	9	0	9
Existing	0	0	0	0
IND - Industrial - New	0	2	0	2
Existing	0	0	0	0
AG - Agricultural - New	0	0	1	1
Existing	0	0	0	0
OTHER - New	1	2	0	3
Existing	0	0	0	0
ANX - Annexation	0	1	2	3
RES - Residue	2	2	2	6
P - Public	0	0	0	0
QP - Quasi Public	0	0	0	0
OP - Open Space	0	0	0	0
LF - Linear Feet (Street)	0	0	0	0
Sewer - On-Lot	1	2	0	3
Existing On-Lot	1	0	0	1
Public	25	45	0	70
Existing Public	0	0	1	1
WATER - On-Lot	1	3	1	5
Existing On-Lot	1	0	1	2
Public	25	44	0	69
Existing Public	0	0	0	0

* 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

January 22, 2021 to February 18, 2021

LAND DEVELOPMENTS AND SUBDIVISIONS

ACTIVITY

January 22, 2021 to February 18, 2021

SKETCH PLANS – REVIEW

1. Willow Hollow Golf Course Pole Building, Bern Township – File #7-13478

Location: Along the east and west sides of Prison Road approximately 300-feet north of County Welfare Road.
Applicant: Willow Hollow Golf Course, Inc.
Owner: Willow Hollow Golf Course, Inc.
Surveyor: Entech Engineering
of Lots or Units: 1 Other
Area to be Developed: 0.108
Total Acreage: 113.55
Linear Feet (street): N/A
Density: N/A
Sewer: N/A
Water: N/A

2. South Elm Apartments, Kutztown Borough – File #29&39-13483

Location: Northeastern side of the South Elm Street and James Alley intersection.
Applicant: Raj Patel
Owner: Gail E. and Edward B. Wolfe
Surveyor: Berks Surveying Engineering, Inc.
of Lots or Units: 25 Apartments
Area to be Developed: 1.0
Total Acreage: 1.24
Linear Feet (street): N/A
Density: 20.161
Sewer: 25 P
Water: 25 P

SKETCH PLANS – REVIEW (CONT.D)

3. Potts Minor Subdivision, Ontelaunee Township – File #45-13477

Location: Northern side of Ohlinger Road approximately 750-feet west of Shoemakersville Road.
Applicant: Brett Potts
Owner: Todd Michael, Leah C., and Ryan Todd Potts
Surveyor: Bruce Rader PE, PLS
of Lots or Units: 1 SF, 1 Residue
Area to be Developed: 2.0
Total Acreage: 48.83
Linear Feet (street): N/A
Density: 0.04
Sewer: 1 OL
Water: 1 OL

4. Queman Subdivision, Greenwich Township – File #23&39-13476

Location: Northwestern side of Gun Club Road approximately 700-feet east of Hottenstein Road.
Applicant: John Paul & Melinda K. Queman
Owner: John Paul & Melinda K. Queman
Surveyor: Berks Surveying & Engineering, Inc.
of Lots or Units: 1 EX SF, 1 Residue
Area to be Developed: 2.34
Total Acreage: 22.3
Linear Feet (street): N/A
Density: 0.09
Sewer: 1 EX OL
Water: 1 EX OL

PRELIMINARY PLANS – REVIEW

1. Berks Park 183: SunCap, Bern Township – File #7-13122

Location: Western side of Aviation Road approximately 3,000-feet northwest of Bernville Road (S.R. 0183)
Applicant: SunCap Property Group, LLC
Owner: Berks County Industrial Development Authority
Surveyor: Ludgate Engineering
of Lots or Units: 1 Industrial
Area to be Developed: 35.38
Total Acreage: 35.38
Linear Feet (street): N/A
Density: N/A
Sewer: 1 P
Water: 1 P

2. Infinity II, Greenwich Township – File #23-13479

Location: Southeast side of the Krumsville Road (S.R. 0737) and Long Lane Road intersection.
Applicant: Infinity Capital, LLC
Owner: Infinity Capital, LLC
Surveyor: Impact Engineering
of Lots or Units: 1 Commercial
Area to be Developed: 7.88
Total Acreage: 8.293
Linear Feet (street): N/A
Density: N/A
Sewer: 1 OL
Water: 1 OL

3. Lots 22 & 23 Arrowhead Annexation/LD, Maxatawny Township – File #39-11033

Location: North side of Tomahawk Drive approximately 250-feet east of Long Lane (S.R. 1024).
Applicant: R & J Logistics, LLC
Owner: LTDS Property Management LLC
Surveyor: Berks Surveying & Engineering, Inc.
of Lots or Units: 1 Annexation, 1 Commercial
Area to be Developed: 2.5
Total Acreage: 3.9608
Linear Feet (street): N/A
Density: N/A
Sewer: 1 OL
Water: 1 OL

PRELIMINARY PLANS – REVIEW (CONT'D)

4. Ontelaunee Industrial Development, Ontelaunee Township – File #45-13475

Location: East side of Pottsville Pike (S.R. 0061) north side of the Maiden Creek approximately 900-feet northwest of the intersection with Berkley Park Road.
Applicant: CHI/Acquisitions. LP
Owner: Greater Berks Development Fund
Surveyor: BL Companies
of Lots or Units: 1 Industrial
Area to be Developed: 55.0
Total Acreage: 60.41
Linear Feet (street): N/A
Density: N/A
Sewer: 1 P
Water: 1 P

5. Perry Met-Ed Subdivision, Perry Township – File #47-13481

Location: East side of Bellevue Avenue approximately 140-feet east of Pottsville Pike (S.R. 0061).
Applicant: Metropolitan Edison Company
Owner: 1025 Berkshire, LP
Surveyor: Bogia Engineering, Inc.
of Lots or Units: 1 Other, 1 Residue
Area to be Developed: 3.0
Total Acreage: 40.48
Linear Feet (street): N/A
Density: N/A
Sewer: N/A
Water: N/A

6. 226 & 230 N. 5th Street, Reading City – File #49-13482

Location: West side of N. 5th Street approximately 250-feet south of Elm Street.
Applicant: Fifth Street Holdings
Owner: Fifth Street Holdings
Surveyor: Ludgate Engineering
of Lots or Units: 7 Commercial, 35 Apartments
Area to be Developed: 0.46
Total Acreage: 0.46
Linear Feet (street): N/A
Density: 91.304
Sewer: 42 P
Water: 42 P

PRELIMINARY PLANS – REVIEW (CONT'D)

7. Cherry Hill Mennonite School, Tulpehocken Township – File #65-12801

Location:	West side of Teen Challenge Road approximately 650-feet southwest of the Godfrey Street intersection.
Applicant:	Cherry Hill Mennonite School
Owner:	Larry Dean Martin
Surveyor:	Chrisland Engineering
# of Lots or Units:	1 Other, 1 Residue
Area to be Developed:	10.0
Total Acreage:	106.09
Linear Feet (street):	N/A
Density:	N/A
Sewer:	1 P
Water:	1 OL

FINAL PLANS – REVIEW

1. Stengle Annexation/Subdivision, Earl Township – File #20-4531

Location: Northern side of Lenswood Drive approximately 900-feet southwest of Mountain Road.
Applicant: Paul & Linda Stengle
Owner: Paul & Linda Stengle
Surveyor: John T. Aston III PE, PLS
of Lots or Units: 1 Annexation, 1 Residue
Area to be Developed: 2.058
Total Acreage: 5.613
Linear Feet (street): N/A
Density: N/A
Sewer: N/A
Water: N/A

2. Burns Lot Line, Penn Township – File #46&15-13480

Location: South side of North Boundary Road on the border of Penn and Centre Townships.
Applicant: John Burns
Owner: Allen Blankenbiller
Surveyor: Robb Beers, PLS
of Lots or Units: 1 Annexation, 1 Residue
Area to be Developed: 30.0
Total Acreage: 60.0
Linear Feet (street): N/A
Density: N/A
Sewer: N/A
Water: N/A

3. Maguire Subdivision/Annexation, Pike Township – File #48-8628

Location: Eastern terminus of Hartline Road and north and south sides of Mountain Mary Road.
Applicant: Maguire Family Foundation Char. Trust
Owner: Maguire Family Foundation Char. Trust
Surveyor: DeVon R. Henne, PLS
of Lots or Units: 1 EX SF, 1 Annexation, 1 Residue
Area to be Developed: 20.127
Total Acreage: 60.591
Linear Feet (street): N/A
Density: 0.049
Sewer: 1 EX P
Water: 1 EX OL

FINAL PLANS - REVIEW (CONT'D)

4. Sycamore Valley Farm III Subdivision, Spring Township – File #59-12870

Location: South side of Gelsinger Road approximately 2,400-feet west of Grings Mill Road.
Applicant: Jed J. Kerns & Vicki Kerns
Owner: Jed J. Kerns & Vicki Kerns
Surveyor: John W. Hoffert, PLS, LTD
of Lots or Units: 2 Annexations, 2 Residue
Area to be Developed: 0.1
Total Acreage: 53.21
Linear Feet (street): N/A
Density: N/A
Sewer: N/A
Water: N/A

5. Mark Balthaser Poultry Barn, Upper Tulpehocken Township – File #68-13474

Location: Along the north and south sides of Shartlesville Road (S.R. 4011) and the east and west sides of Boundary Line Road (S.R. 4021).
Applicant: Mark Balthaser
Owner: Randy W. and Traci A. Balthaser
Surveyor: TeamAg, Inc.
of Lots or Units: 1 Agriculture
Area to be Developed: 10.82
Total Acreage: 79.36
Linear Feet (street): N/A
Density: N/A
Sewer: N/A
Water: 1 OL