



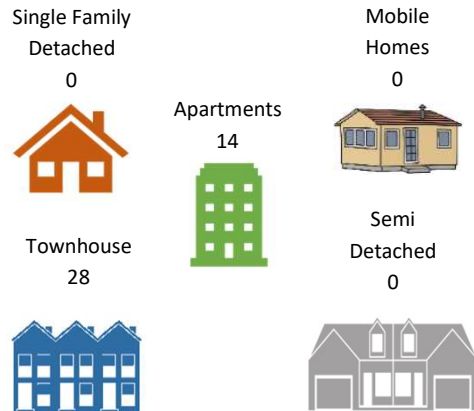
# Subdivision & Land Development January 26, 2024 – February 22, 2024

## Berks County Planning Commission

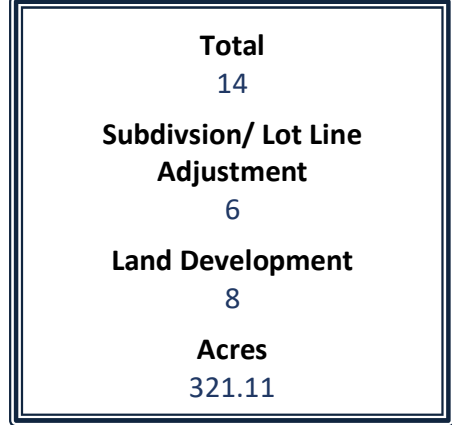


### Types of New Development

#### Housing: 42 Total Units



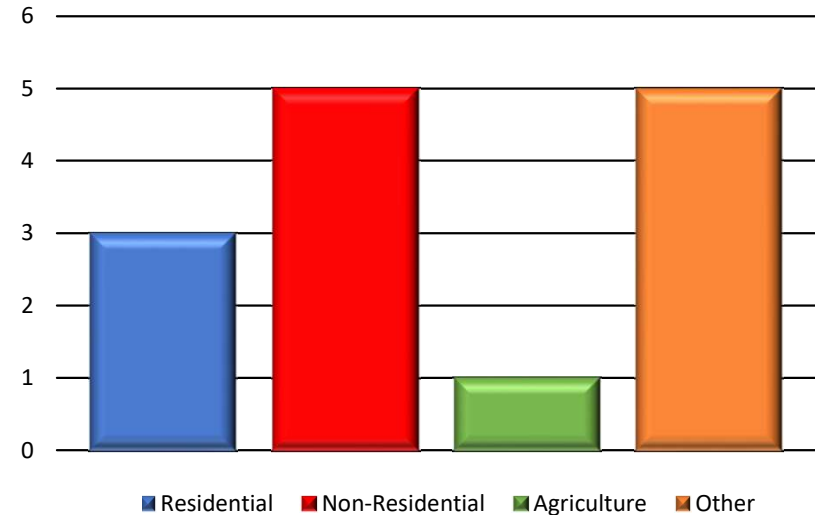
### Type of Plans Reviewed



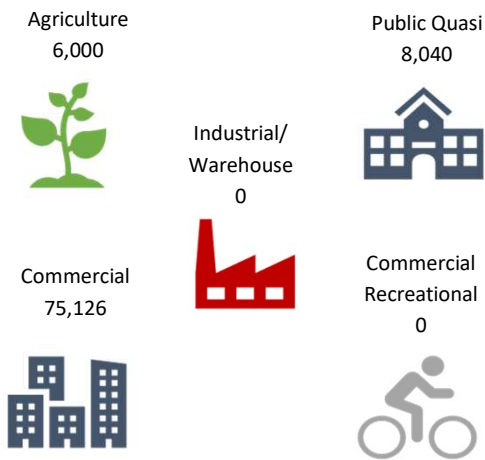
\*Other includes Annexations, Municipal, Recreation, etc.

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

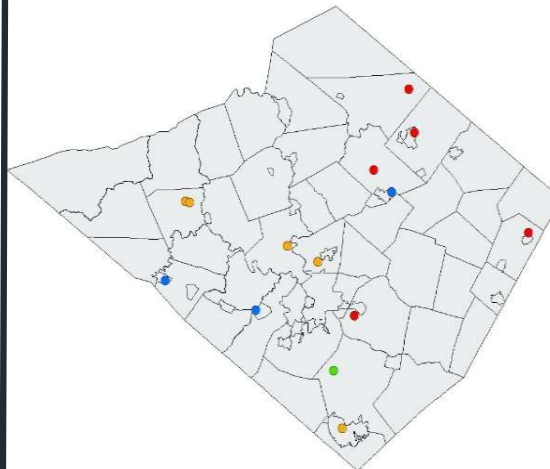
### Plans Reviewed



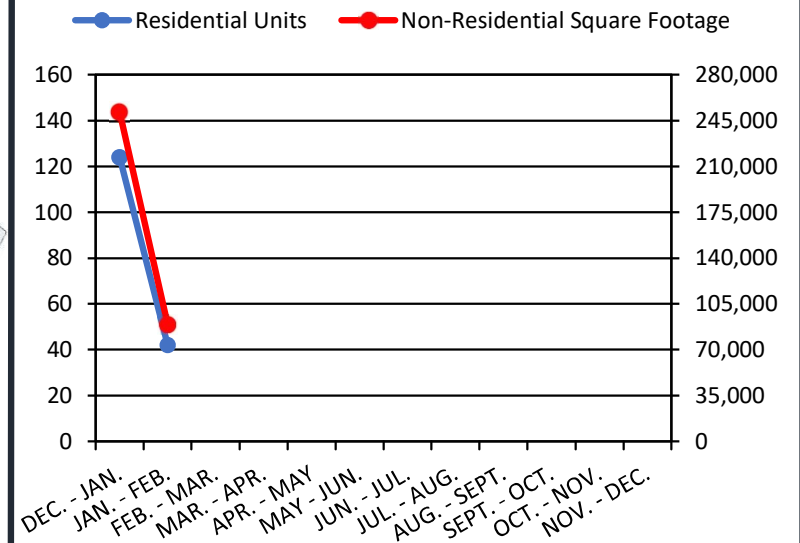
### Non-Residential: 89,166 Total Square Feet



### Location of Activity



### Year in Review: January – December 2024





**LAND DEVELOPMENT AND SUBDIVISION ACTIVITY**

**MONTHLY REPORT**

**January 26, 2024 to February 22, 2024**

**SKETCH PLANS – REVIEW**

1.

File #:	07-13440
Subdivision Name:	Grandview Estates (Revision to Plan of Record)
Municipality:	Bern Township
Plan Type:	SKETCH
Location:	Eastern side of West Leesport Road (T-945) approximately 1,018-feet at the intersection of McCoy Lane.
Applicant:	Philip & Kiran Yocom
Developer:	Philip & Kiran Yocom
Owner:	Philip & Kiran Yocom
Surveyor:	C2C Design Group
# of Lots or Units:	6 Annexations, 4 Residue
Area to be Developed:	50.7
Total Acreage:	50.7
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

## **SKETCH PLANS – REVIEW (CONT'D)**

### **2.**

File #:	22-13814
Subdivision Name:	E. Locust Street Parcel
Municipality:	Fleetwood Borough
Plan Type:	SKETCH
Location:	Northern side of E. Locust Street between E. Linden Street and Hickory/Dogwood Drive.
Applicant:	Forino Co., L.P.
Developer:	Forino Co., L.P.
Owner:	Brian S. Reckley
Surveyor:	C2C Design Group
# of Lots or Units:	28 Townhouses
Area to be Developed:	3.04
Total Acreage:	3.04
Linear Feet (street):	N/A
Sewer:	28 P
Water:	28 P

### **3.**

File #:	50-12649
Subdivision Name:	Walbert Funeral Home
Municipality:	Richmond Township
Plan Type:	SKETCH
Location:	South side of Kutztown Road (S.R.0222) and the east side of Moselem Springs Road (S.R.0662).
Applicant:	Walbert Limited Partnership
Developer:	Walbert Limited Partnership
Owner:	Walbert Limited Partnership
Surveyor:	C2C Design Group
# of Lots or Units:	1 EX Commercial
Area to be Developed:	0.001
Total Acreage:	11.8
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

## **SKETCH PLANS – REVIEW (CONT'D)**

### **4.**

File #:	69-5005
Subdivision Name:	Eddinger Propane (Revision to Plan of Record)
Municipality:	Washington Township
Plan Type:	SKETCH
Location:	Western side of Main Street (S.R.0100) approximately 800-feet northeast of the intersection with 9th Street.
Applicant:	Thomas G. Eddinger
Developer:	Thomas G. Eddinger
Owner:	Thomas G. Eddinger
Surveyor:	OTM LLC
# of Lots or Units:	1 Commercial
Area to be Developed:	0.93
Total Acreage:	10.9
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

### **5.**

File #:	77-13646
Subdivision Name:	Southern Berks Land Company (Revision to Plan of Record (Lots A,B & C)
Municipality:	New Morgan Borough
Plan Type:	SKETCH
Location:	In between interstate (I-176) and Morgantown Road (S.R.0010) on the eastern side of Chestnut Hill Road.
Applicant:	Southern Berks Land Co, LP
Developer:	Southern Berks Land Co, LP
Owner:	Southern Berks Land Co, LP
Surveyor:	Walter W. Kaufman, P.E.
# of Lots or Units:	1Residue, 2 Other
Area to be Developed:	220.091
Total Acreage:	687.891
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

## **PRELIMINARY PLANS – REVIEW**

### **1.**

File #:	21-13811
Subdivision Name:	3801 Perkiomen Avenue
Municipality:	Exeter Township
Plan Type:	PRELIMINARY
Location:	Perkiomen Avenue (S.R. 2021) approximately 569-feet southeast of E 37th Street.
Applicant:	3801 Perkiomen Avenue
Developer:	N/A
Owner:	3801 Perkiomen Avenue
Surveyor:	C2C Design Group
# of Lots or Units:	1 Commercial
Area to be Developed:	0.7
Total Acreage:	0.7
Linear Feet (street):	N/A
Sewer:	4 P
Water:	4 P

### **2.**

File #:	23-10670
Subdivision Name:	Folino Estate INN/SPA
Municipality:	Greenwich Township
Plan Type:	PRELIMINARY
Location:	South side of Old Route 22 (S.R.4028) and the north side of Interstate 78 between Jay Lane and Tedway Avenue.
Applicant:	Folino Estate Properties, LLC
Developer:	Folino Estate Properties, LLC
Owner:	Folino Estate Properties, LLC
Surveyor:	Berks Surveying & Engineering, Inc.
# of Lots or Units:	1 Commercial
Area to be Developed:	20.0
Total Acreage:	53.2
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

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

### **3.**

File #:	27-11049
Subdivision Name:	Berne Church
Municipality:	Jefferson Township
Plan Type:	PRELIMINARY
Location:	Southwestern side of New Schaefferstown Road (S.R.4016 ) northwest of the intersection with Bernville Road (S.R.0183).
Applicant:	Berne Church; Wayne Martin
Developer:	Berne Church; Wayne Martin
Owner:	Lester Zimmerman
Surveyor:	Nye Consulting Services, Inc.
# of Lots or Units:	1 Quasi-Public, 1 Residue
Area to be Developed:	8.45
Total Acreage:	56.31
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

### **4.**

File #:	27-13815
Subdivision Name:	Plow Farms Solar Project
Municipality:	Jefferson Township
Plan Type:	PRELIMINARY
Location:	Eastern side of Bernville Road (S.R.0183) approximately 500-feet northwest of the intersection with Summer Mountain Road.
Applicant:	Jefferson CSG 1 LLC
Developer:	Jefferson CSG 1 LLC
Owner:	Plow Farms LLC
Surveyor:	Mid-Penn Engineering Corporation; Chris Watts
# of Lots or Units:	1 Other
Area to be Developed:	13.8
Total Acreage:	24.711
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

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

### **5.**

File #:	29-13816
Subdivision Name:	McDonald's Restaurant w/ Drive Thru
Municipality:	Kutztown Borough
Plan Type:	PRELIMINARY
Location:	Northern side of the E. Main Street and N. Elm Street intersection.
Applicant:	McDonald's USA, LLC
Developer:	McDonald's USA, LLC
Owner:	Fifty-Five North, LLC
Surveyor:	Bohler Engineering PA, LLC
# of Lots or Units:	1 Commercial
Area to be Developed:	0.88
Total Acreage:	1.36
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

### **6.**

File #:	51-13813
Subdivision Name:	McCarthy Agricultural Building
Municipality:	Robeson Township
Plan Type:	PRELIMINARY
Location:	Western side of Green Hills Road (S.R. 0568) and south of Seton Road.
Applicant:	Michael & Vivian McCarthy
Developer:	N/A
Owner:	Michael & Vivian McCarthy
Surveyor:	John W. Hoffert P.L.S.
# of Lots or Units:	1 Agriculture
Area to be Developed:	1.0
Total Acreage:	18.44
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

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

**7.**

File #:	57-13812
Subdivision Name:	Sunrise Apartments
Municipality:	Sinking Spring Borough
Plan Type:	PRELIMINARY
Location:	North side of Sunset Road and the southeast side of the Penn Avenue (S.R.0422) and Park Avenue intersection
Applicant:	A&N Elite LLC
Developer:	A&N Elite LLC
Owner:	A&N Elite LLC
Surveyor:	Impact Engineering Group
# of Lots or Units:	12 Apartments
Area to be Developed:	1.06
Total Acreage:	1.06
Linear Feet (street):	N/A
Sewer:	12 P
Water:	12 P

**8.**

File #:	74-13808
Subdivision Name:	Landis Lands LLC 128 E High Street
Municipality:	Womelsdorf Borough
Plan Type:	PRELIMINARY
Location:	South of East High Street (S.R.3002) and in between South Water Street and South Pine Street.
Applicant:	Landis Lands, LLC
Developer:	N/A
Owner:	Landis Lands, LLC
Surveyor:	C2C Design Group
# of Lots or Units:	2 Apartments
Area to be Developed:	0.25
Total Acreage:	0.25
Linear Feet (street):	N/A
Sewer:	2 P
Water:	2 P



## **FINAL PLANS – REVIEW**

1.

File #:	42-11911c
Subdivision Name:	Cell Tower - Fairgrounds Square Mall Hull Property Group
Municipality:	Muhlenberg Township
Plan Type:	FINAL
Location:	North side of the George Street and Belt Line Avenue intersection.
Applicant:	Hull Property Group
Developer:	N/A
Owner:	Reading Mall LLC
Surveyor:	Spotts Steven & McCoy
# of Lots or Units:	1 EX Other, 1 Residue
Area to be Developed:	0.212
Total Acreage:	52.895
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>5</u>	<u>8</u>	<u>1</u>	<u>14</u>
<u>1/26/2024 - 2/22/2024</u>				
ACRES (Total)	764.331	156.031	52.895	973.257
(Area to be Dev) PRO - Proposed	274.762	46.14	0.212	321.114
LDP - Land Development Plan	2	6	0	8
RTRP - Revision to Record Plan	3	0	0	3
SF - Single Family - New	0	0	0	0
Existing	0	0	0	0
SD - Semi-Detached (Duplex) - New	0	0	0	0
Existing	0	0	0	0
APT - Apartment - New	0	14	0	14
Existing	0	0	0	0
TH - Townhouse - New	28	0	0	28
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	0	4
Existing	1	0	0	1
IND - Industrial - New	0	0	0	0
Existing	0	0	0	0
AG - Agricultural - New	0	1	0	1
Existing	0	0	0	0
OTHER - New	2	1	0	3
Existing	0	0	1	1
ANX - Annexation	6	0	0	6
RES - Residue	5	1	1	7
P - Public	0	0	0	0
QP - Quasi Public	0	1	0	1
OP - Open Space	0	0	0	0
LF - Linear Feet (Street)	0	0	0	0
Sewer - On-Lot	0	2	0	2
Existing On-Lot	0	0	0	0
Public	28	19	0	47
Existing Public	0	0	0	0
WATER - On-Lot	0	2	0	2
Existing On-Lot	0	0	0	0
Public	28	19	0	47
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



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Berks County Services Center | 633 Court Street, 14<sup>th</sup> Floor Reading, PA 19601- 4309  
Phone: 610.478.6300 | Fax: 610.478.6316 | Email: [planning@berkspa.gov](mailto:planning@berkspa.gov)

## ENDORSED LAND DEVELOPMENT & SUBDIVISION

### ACTIVITY MONTHLY SUMMARY

The following data sheet has been created from the Land Development & Subdivision Plan Endorsement Activity compiled by the Berks County Planning Commission. The data for this report has been developed from endorsement activity for land development and subdivision plans, which are submitted to the Berks County Planning Commission after municipal approval and prior to the recording of the plan.

This data sheet began to tabulate the endorsed plan activity for a one-month period of time in January 2002. Data is provided in one column for the monthly activity and a cumulative year-to-date column that gives the yearly total for the appropriate row as it relates to the month. Data from the same month of the previous year and the cumulative year-to-date totals are also provided for yearly comparisons.

This data sheet is broken down for the month **February 2024**.

All abbreviations used are explained at the bottom of the data sheet. The types of units that are included in the "other" row are also explained.

ENDORSED LAND DEVELOPMENT AND SUBDIVISION ACTIVITY  
MONTHLY SUMMARY

	2023		2024	
	February 2023	Year to Date	February 2024	Year to Date
Total # of Plans Endorsed	17	30	11	23
Total # of Residential Units	145	196	126	136
SF	6	9	1	1
SD	6	6	0	10
MH	0	0	0	0
TH	0	14	0	0
APT.	133	167	125	125
CONDO	0	0	0	0
Total Non-Residential Units	31	57	20	52
Comm.	5	10	4	6
Ind.	0	2	0	0
Other*	26	45	16	46
TOTAL UNITS	176	253	146	188
Linear Feet of New Street	1,030.00	1,030.00	800.00	918.00
<u>Type of Water Supply</u>				
OL	6	8	4	5
P	142	196	127	138
SP	0	0	0	0
<u>Type of Sewage Disposal</u>				
OL	6	8	3	4
P	142	196	127	138
SP	0	0	0	0
Gross Acreage Proposed for Development	287.46	817.17	63.23	169.31

Abbreviations: SF - Single Family

TH - Townhouse

OL - On-Lot

SD - Semi-Detached

Apt. - Apartment

P - Public

MH - Mobile Home

Condo - Condominium

SP - Semi-Public

**NOTE:** The acreage reported in the "Gross Acreage Proposed for Development" line includes lands for :  
Annexations, Agriculture and Open Space

\*Includes annexations, woodland, agriculture, municipal, community buildings, etc.