

**BERKS COUNTY PLANNING**

**COMMISSION**

**LAND DEVELOPMENT AND SUBDIVISION**

**ACTIVITY**

**MONTHLY REPORT**

**March 22, 2018 to April 19, 2018**

# LAND DEVELOPMENTS AND SUBDIVISIONS

## ACTIVITY

March 22, 2018 to April 19, 2018

### SKETCH PLANS – REVIEW

#### 1. Shrawder Annexation, Greenwich Township – File #23 & 39 - 13243

Location: West and east sides of Schlegle Road approximately 3,375-feet from intersection with Hotterstein Road.  
Applicant: James L. and Elizabeth A. Shrawder  
Owner: James L. and Elizabeth A. Shrawder  
Surveyor: Berks Surveying & Engineering  
# of Lots or Units: 2 Annexations, 2 Residue  
Area to be Developed: 17.01  
Total Acreage: 118.3872  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: N/A

#### 2. McIntosh Farms, Ontelaunee Township, File #45-10783

Location: Northeast side of the Gernant's Church Road and Adams Road intersection.  
Applicant: Forino Co., L.P.  
Owner: Forino Co., L.P.  
Surveyor: C2C Design Group  
# of Lots or Units: 63 SF, 82 Semi-detached, 270 Apartments, 1 Open Space, 2 Other  
Area to be Developed: 109.057  
Total Acreage: 109.057  
Linear Feet (street): 4,500  
Density: 3.807  
Sewer: 415 P  
Water: 415 P

## SKETCH PLANS – REVIEW (CONT.D)

### 3. 405 North Front Street LDP, Reading City – File #49-13241

Location: East side of Front Street (S.R.0183) approximately 110-feet north of the intersection with Buttonwood Street.

Applicant: Feet on the Street Ministries, Inc.

Owner: Feet on the Street Ministries, Inc.

Surveyor: Ludgate Engineering Corp.

# of Lots or Units: 1 Annexation, 1 EX Other

Area to be Developed: 0.82

Total Acreage: 1.206

Linear Feet (street): N/A

Density: N/A

Sewer: 1 EX P

Water: 1 EX P

## PRELIMINARY PLANS – REVIEW

### 1. Douglass Village – Phase 5, Douglass Township – File #19-10103

Location: Northern side of Benjamin Franklin Highway at the intersection with Broadmoor Boulevard.  
Applicant: Douglas Village, LLC  
Owner: Douglass Self-Storage LLC  
Surveyor: Boyer Engineering, LLC  
# of Lots or Units: 30 Mobile Homes  
Area to be Developed: 16.982  
Total Acreage: 16.982  
Linear Feet (street): 1,678  
Density: 3.0  
Sewer: 30 P  
Water: 30 P

### 2. Crossroad X LDP, Greenwich Township – File #23-13073

Location: West side of Krumsville Road (S.R.0737) at the intersection with Long Lane Road (S.R.1024).  
Applicant: PSIP IV, LP  
Owner: PSIP IV, LP  
Surveyor: LANDCORE Engineering Consultants, PC  
# of Lots or Units: 1 Industrial  
Area to be Developed: 32.06  
Total Acreage: 45.40  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 OL  
Water: 1 OL

### 3. Hoffman Tract, Spring Township – File #59-13239

Location: Northern end of Iroquois Avenue between Hillvale Avenue and Dwight Street.  
Applicant: Metrodev VII, L.P.  
Owner: Metrodev VII, L.P.  
Surveyor: C2C Design Group  
# of Lots or Units: 1 Commercial, 180 Apartments, 2 Other  
Area to be Developed: 19.13  
Total Acreage: 19.13  
Linear Feet (street): 1,839  
Density: 9.41  
Sewer: 182 P  
Water: 182 P

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

### **4. Sunnyhill Terrace Subdivision, Spring Township – File #59-13245**

Location: South side of Old Fritztown Road approximately 800-feet west of the intersection with Martins Road/Grings Hill Road.  
Applicant: Sunnyhill Terrace, LLC  
Owner: Sunnyhill Terrace, LLC  
Surveyor: All County & Associates, Inc.  
# of Lots or Units: 5 SF  
Area to be Developed: 24.91  
Total Acreage: 24.91  
Linear Feet (street): N/A  
Density: 0.2  
Sewer: 5 P  
Water: 5 P

### **5. West Ridge Suites, Wernersville Borough – File #70-13244**

Location: East side of Furnace Road and north end of Columbus Street and south side of the Norfolk Southern Corp. rail line.  
Applicant: Grande Land L.P.  
Owner: Greth Development Group, Inc.  
Surveyor: Stackhouse Bensinger, Inc.  
# of Lots or Units: 93 Apartments  
Area to be Developed: 16.04  
Total Acreage: 16.04  
Linear Feet (street): 3,497.38  
Density: 5.79  
Sewer: 93 P  
Water: 93 P

## **FINAL PLANS – REVIEW**

### **1. Blacksmith Subdivision, Amity Township – File #4-11957**

Location: Western side of Old Swede Road (S.R.0662) between the intersection with Weavertown Road and Blacksmith Road.  
Applicant: JRL Partnership, LLC  
Owner: JRL Partnership, LLC  
Surveyor: Boyer Engineering, LLC  
# of Lots or Units: 1 Annexation, 1 Residue  
Area to be Developed: 2.14  
Total Acreage: 2.93  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: N/A

### **2. Isamoyer/Weller Annexation Subdivision, Longswamp Township – File #33-13246**

Location: West side of Clover Street approximately 500-feet east of Kennedy Avenue.  
Applicant: Lloyd F. & Melissa A. Weller  
Owner: Lloyd F. & Melissa A. Weller  
Surveyor: John W. Hoffert, PLS  
# of Lots or Units: 2 Annexations  
Area to be Developed: 0.412  
Total Acreage: 0.412  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: N/A

### **3. SLJ Mechanical Annexation, Muhlenberg Township – File #42-13238**

Location: South side of the intersection of Mount Laurel Road and Hay Road.  
Applicant: Dustin James, James Lewis, Jr.  
Owner: SLJ Mechanical, Inc.  
Surveyor: Michael DiPaolo  
# of Lots or Units: 1 Annexation  
Area to be Developed: 0.11  
Total Acreage: 0.11  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: N/A

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

### **4. 4610 Penn Avenue, South Heidelberg Township – File #58-13247**

Location: Southeast side of the Penn Avenue (S.R.0422) and Aspen Avenue intersection.  
Applicant: Weaver's Hardware Company  
Owner: Charles A. Lavigna  
Surveyor: Berks Surveying & Engineering, Inc.  
# of Lots or Units: 1 Commercial  
Area to be Developed: 1.87  
Total Acreage: 1.877  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 P  
Water: 1 P

### **5. Earl Martin Poultry Operation LDP, Tulpehocken Township – File #65-12100**

Location: South side of Deck Road and West side of Ketterman Hill Road.  
Applicant: Earl Martin  
Owner: Earl Ray Martin and Carol A. Martin  
Surveyor: Red Barn Consulting, Inc.  
# of Lots or Units: 1 EX Agriculture  
Area to be Developed: 18.0  
Total Acreage: 119.143  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: 1 OL

	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>3</u>	<u>5</u>	<u>5</u>	<u>13</u>
<u>3/22/2018 - 4/19/2018</u>				
ACRES (Total)	228.66	122.46	124.47	475.59
(Area to be Dev) PRO - Proposed	126.89	109.12	22.53	258.54
LDP - Land Development Plan	1	1	2	4
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	63	5	0	68
Existing	0	0	0	0
SD - Semi-Detached (Duplex) - New	82	0	0	82
Existing	0	0	0	0
APT - Apartment - New	270	273	0	543
Existing	0	0	0	0
TH - Townhouse - New	0	0	0	0
Existing	0	0	0	0
MH - Mobile Home - New	0	30	0	30
Existing	0	0	0	0
CONDO - Condominium - New	0	0	0	0
Existing	0	0	0	0
COMM - Commercial - New	0	1	1	2
Existing	0	0	0	0
IND - Industrial - New	0	1	0	1
Existing	0	0	0	0
AG - Agricultural - New	0	0	0	0
Existing	0	0	1	1
OTHER - New	2	2	0	4
Existing	1	0	0	1
ANX - Annexation	3	0	4	7
RES - Residue	2	0	1	3
P - Public	0	0	0	0
QP - Quasi Public	0	0	0	0
OP - Open Space	1	0	0	1
LF - Linear Feet (Street)	4,500	7,014	0	11,514
Sewer - On-Lot	0	1	0	1
Existing On-Lot	0	0	0	0
Public	415	310	1	726
Existing Public	1	0	0	1
WATER - On-Lot	0	1	1	2
Existing On-Lot	0	0	0	0
Public	415	310	1	726
Existing Public	1	0	0	1

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