



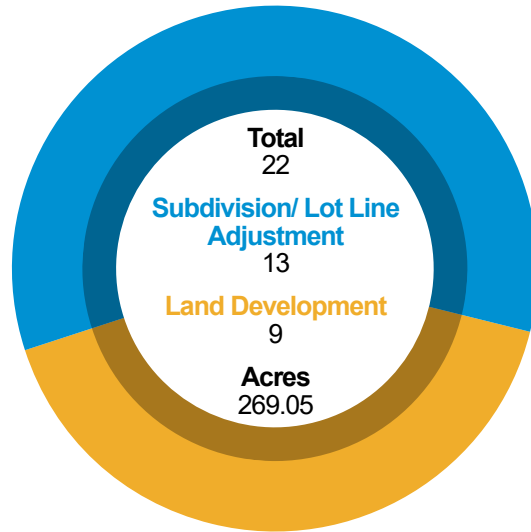
Subdivision & Land Development Report

August 20, 2026 - September 23, 2026

Berks County Planning Commission



Plans Reviewed



Types of Plans Reviewed

RESIDENTIAL

9

COMMERCIAL/ INDUSTRIAL

7

AGRICULTURE

0

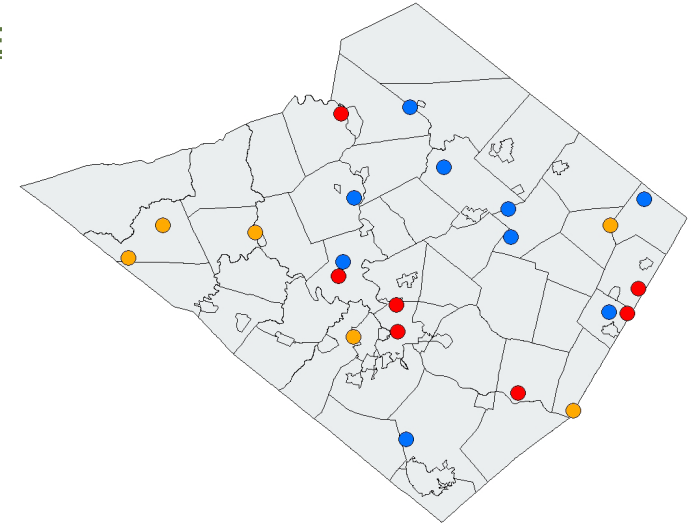
OTHER

6

*Other includes Annexations, Municipal, Recreation, etc.

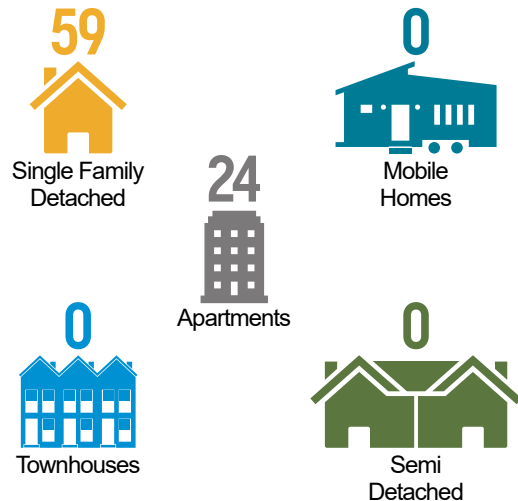
*Please refer to Monthly Subdivision Review Activity Report for details.

Location of Development Activity



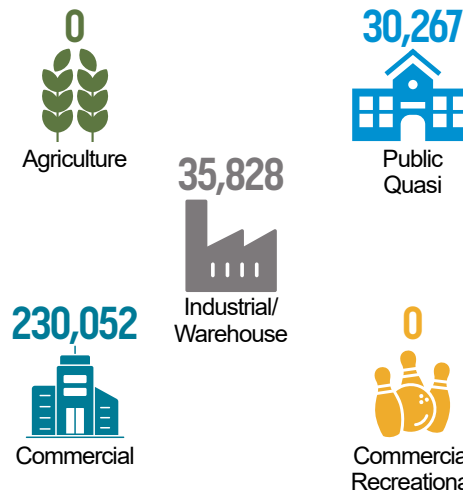
Types of Residential Development:

83 Total Housing Units



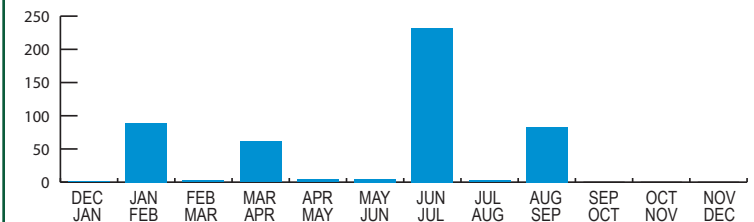
Non-Residential Development:

269,508 Total Sq. Ft.

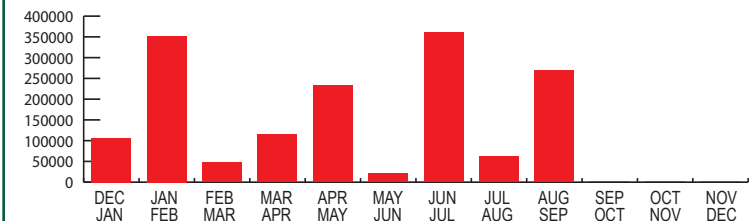


Year in Review: January – December 2026

Residential Units



Non-Residential Units Sq. Footage





LAND DEVELOPMENT AND SUBDIVISION ACTIVITY

MONTHLY REPORT

August 20, 2026 to September 23, 2026

SKETCH PLANS – REVIEW

1.

File #:	07-14003
Subdivision Name:	O'Neill Ahnert Subdivision
Municipality:	Bern Township
Plan Category:	Subdivision
Plan Type:	SKETCH
Unified Parcel Identification #:	27438902755701
Location:	Northern and southern sides of Possum Lane, west of Fairview Drive and north of Bernville Road.
Applicant:	Empire Group of Reading, PA Inc.
Developer:	N/A
Owner:	Empire Group of Reading, PA Inc.
Surveyor:	John W. Hoffert P.L.S., Ltd.
Proposed Units/Lots:	1 EX Single-family, 1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	1.685
Total Acreage:	7.315
Linear Feet (street):	N/A
Sewer:	1 Existing On Lot
Water:	1 Existing On Lot
Notes:	Lot 1 - 1.685 gross acres w/ EX Single-family, Residue - 5.629 gross acres.

PRELIMINARY PLANS – REVIEW

1.

File #:	04-14005
Subdivision Name:	Shoot Angry Land Development
Municipality:	Amity Township
Plan Category:	Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	24000000000021
Location:	North side of Benjamin Franklin Highway (S.R.0422) at the intersection with Monocacy Road.
Applicant:	Top Flight Property Management
Developer:	N/A
Owner:	Jeffrey Lobombard
Surveyor:	McCarthy Engineering & Associates, Inc.
Proposed Units/Lots:	1 Commercial
Proposed Square Footage:	8,000
Area to be Developed:	0.98
Total Acreage:	2.43
Linear Feet (street):	N/A
Sewer:	1 Public
Water:	1 On Lot
Notes:	8,000 sq ft commercial building

PRELIMINARY PLANS – REVIEW (CONT'D)

2.

File #:	07-12049c
Subdivision Name:	Eagle Metals
Municipality:	Bern Township
Plan Category:	Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	27438904525468, 27438904528558, 27438904529925
Location:	North of Old Bernville Road and west of Fairview Drive. The intersection of Old Bernville Road and Fairview Drive is located southeast of the tract.
Applicant:	Charles Bernard
Developer:	N/A
Owner:	Eagle Metals, f/k/a, Eagle Brass Company
Surveyor:	Nick Perilli
Proposed Units/Lots:	3 Annexations, 1 EX Industrial
Proposed Square Footage:	24,202
Area to be Developed:	3.886
Total Acreage:	8.069
Linear Feet (street):	N/A
Sewer:	1 Existing On Lot
Water:	1 Existing On Lot
Notes:	Annexation of parcels A,B, and C. The proposal also includes the construction of a 24,202 square foot building addition, along with a proposed stormwater management facility.

PRELIMINARY PLANS – REVIEW (CONT'D)

3.

File #:	16-12099a
Subdivision Name:	Weisstown Preserve
Municipality:	Colebrookdale Township
Plan Category:	Subdivision
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	38538708870919
Location:	South side of Weisstown Road and the east and west sides of Funk Road.
Applicant:	Calvin J. & Michele M. Beekman
Developer:	Forino Co., L.P.
Owner:	Calvin J. & Michele M. Beekman
Surveyor:	C2C Design Group
Proposed Units/Lots:	53 Single-family, 1 Annexation, 3 Open Space
Proposed Square Footage:	N/A
Area to be Developed:	36.587
Total Acreage:	36.587
Linear Feet (street):	1670
Sewer:	53 Public
Water:	53 Public
Notes:	53 single-family lots, annexation of 0.273 acres to adjacent lot & 3 open space areas- O.S. 'A' 4.949ac. (w/ stormwater management controls), O.S. 'B' 5.467 ac., & O.S. 'C' 1.953ac.

PRELIMINARY PLANS – REVIEW (CONT'D)

4.

File #:	16-14004
Subdivision Name:	Global Metals LD
Municipality:	Colebrookdale Township
Plan Category:	Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	38539700550343
Location:	Southwest side of the Mill Crest Road and County Line Road intersection.
Applicant:	Global Advanced Metals USA, Inc.
Developer:	Global Advanced Metals USA, Inc.
Owner:	Global Advanced Metals USA, Inc.
Surveyor:	The Crossroads Group, LLC
Proposed Units/Lots:	1 Industrial
Proposed Square Footage:	11,626
Area to be Developed:	1.65
Total Acreage:	160.99
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	1 Public
Notes:	11,626 sq. ft. industrial building: proposed building #138

PRELIMINARY PLANS – REVIEW (CONT'D)

5.

File #:	49-13997
Subdivision Name:	North Reading Plaza
Municipality:	Reading
Plan Category:	Subdivision / Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	14530819608278
Location:	North Side of Bern Street between North 3rd Street and Madison Avenue.
Applicant:	Glidden Development, LP
Developer:	Shuman Development Group
Owner:	Berks County Industrial Development Authority
Surveyor:	Ludgate Engineering Corporation
Proposed Units/Lots:	1 Commercial, 1 Industrial
Proposed Square Footage:	168,177
Area to be Developed:	17.58
Total Acreage:	17.58
Linear Feet (street):	N/A
Sewer:	6 Public
Water:	6 Public
Notes:	2-lot subdivision; Lot 2 Industrial 5.39 acres no development, Lot 1 shopping center w/6 buildings: bldg..1w/10units, bldg.2w/1unit, bldg.2Ew/16units, bldgs.3&4w/2 units ea., bldg.5w/1 unit.

PRELIMINARY PLANS – REVIEW (CONT'D)

6.

File #:	49-14002
Subdivision Name:	5th Street and Penn Street
Municipality:	Reading
Plan Category:	Subdivision
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	07530783705397, 07530783705490, 07530783706357
Location:	Northwest side of the 5th Street (S.R.2005) and Penn Street intersection.
Applicant:	Shuman Development Group
Developer:	Shuman Development Group
Owner:	City of Reading
Surveyor:	Ludgate Engineering Corporation
Proposed Units/Lots:	2 Annexations, 2 Residue, 1 Commercial
Proposed Square Footage:	N/A
Area to be Developed:	1.24
Total Acreage:	1.24
Linear Feet (street):	N/A
Sewer:	3 Existing Public
Water:	3 Existing Public
Notes:	Adjustment to the existing lot lines: 2-lot subd of 443 Penn, consolidating Existing 431&437 Penn and portion of 443 along Court St. using the existing utilities

PRELIMINARY PLANS – REVIEW (CONT'D)

7.

File #:	69-13998
Subdivision Name:	CWI Holdings LLC Storage Barn
Municipality:	Washington Township
Plan Category:	Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	89630800063553
Location:	West side of County Line Road approximately 200-feet north of the intersection with Gehringer Road.
Applicant:	CWI Holdings, LLC
Developer:	CWI Holdings, LLC
Owner:	CWI Holdings, LLC
Surveyor:	Horizon Engineering Associates, LLC (Cynthia D. Smith, PE)
Proposed Units/Lots:	1 Commercial
Proposed Square Footage:	8,000
Area to be Developed:	0.92
Total Acreage:	3.107
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	Not Applicable
Notes:	storage barn to support existing business

FINAL PLANS – REVIEW

1.

File #:	15-13794a
Subdivision Name:	Tiny Pear Apartments Phase 2
Municipality:	Centre Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	36449217105590
Location:	West side of Pear Road at the intersection with Tiny Road.
Applicant:	Pear Road Properties, LLC
Developer:	Pear Road Properties, LLC
Owner:	Pear Road Properties, LLC
Surveyor:	Laudenslayer Surveying Service
Proposed Units/Lots:	24 Apartments, 1 Open Space
Proposed Square Footage:	N/A
Area to be Developed:	5.84
Total Acreage:	7.42
Linear Feet (street):	900
Sewer:	24 Public
Water:	24 Public
Notes:	Phase 2 of project; 2 buildings w/12 - 2-bedroom units ea. and associated improvements, Open Space area is 1.58acres

FINAL PLANS - REVIEW (CONT'D)

2.

File #:	1826-13999
Subdivision Name:	Chovanes/Seip Annexation Subdivision
Municipality:	District Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	40548104719285, 52548104920035, 52000000000001
Location:	West of Conrad Road (S.R. 1032), east of Treichler Road, south of Huffs Church Road (S.R. 1022), and north of Baldy Hill Road (S.R. 1043).
Applicant:	George Chovanes, et al.
Developer:	N/A
Owner:	George Chovanes, et al.
Surveyor:	John W. Hoffert P.L.S., Ltd.
Proposed Units/Lots:	2 Annexation
Proposed Square Footage:	N/A
Area to be Developed:	20.643
Total Acreage:	20.643
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	Not Applicable
Notes:	Annexation of parcels A and B. Parcels A and B shall not be considered separate building lots but shall be joined in a common deed.

FINAL PLANS - REVIEW (CONT'D)

3.

File #:	19-10848c
Subdivision Name:	48 Quarry Road Annexation Plan
Municipality:	Douglass Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	41537418405393, 41537418406699
Location:	North of Benjamin Franklin Highway on the eastern side of Quarry Road.
Applicant:	Sunny Sky Products
Developer:	N/A
Owner:	Sunny Sky Products
Surveyor:	Ludgate Engineering Corporation
Proposed Units/Lots:	1 Annexation
Proposed Square Footage:	N/A
Area to be Developed:	3.07
Total Acreage:	3.07
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	Not Applicable
Notes:	N/A

FINAL PLANS - REVIEW (CONT'D)

4.

File #:	26-14010
Subdivision Name:	Baver Subdivision
Municipality:	Hereford Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	52640200109622
Location:	Southwest side of the Township Road and Hollyberry Road intersection.
Applicant:	Aaron Baver
Developer:	N/A
Owner:	David and Patricia Baver
Surveyor:	Horizon Engineering Associates, LLC
Proposed Units/Lots:	1 Single-family, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	11.1
Total Acreage:	31.01
Linear Feet (street):	N/A
Sewer:	1 On Lot
Water:	1 On Lot
Notes:	N/A

FINAL PLANS - REVIEW (CONT'D)

5.

File #:	27-13758a
Subdivision Name:	Tulpehocken Stem Agriculture Education Center
Municipality:	Tulpehocken Township
Plan Category:	Land Development
Plan Type:	FINAL
Unified Parcel Identification #:	53445000386391
Location:	Northeastern side of Bernville Road (S.R. 0183), west of Shartlesville Road (S.R. 04011), near the intersection of Solly Lane.
Applicant:	Tulpehocken Area School District
Developer:	Tulpehocken Area School District
Owner:	Tulpehocken Area School District
Surveyor:	Wilkinson Design Group, LLC-
Proposed Units/Lots:	1 Public
Proposed Square Footage:	30,628
Area to be Developed:	5.42
Total Acreage:	23.25
Linear Feet (street):	N/A
Sewer:	1 On Lot
Water:	1 On Lot
Notes:	Construction of a 21,630 square foot STEM agricultural school, barn, pavilion and fire pump bldg.

FINAL PLANS - REVIEW (CONT'D)

6.

File #:	50-10411
Subdivision Name:	Cichocki - 15 Gift Road
Municipality:	Richmond Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	72542304522419
Location:	East and west sides of Gift Road approximately 260-feet southwest of the intersection with Hard Hill Road (S.R.0143)
Applicant:	Joseph J., Jr. & Jennifer Cichocki
Developer:	N/A
Owner:	Joseph J., Jr. & Jennifer Cichocki
Surveyor:	All County & Associates, Inc.
Proposed Units/Lots:	1 Single-family, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	3.442
Total Acreage:	24.97
Linear Feet (street):	N/A
Sewer:	1 On Lot
Water:	1 On Lot
Notes:	N/A

FINAL PLANS - REVIEW (CONT'D)

7.

File #:	5053-14008
Subdivision Name:	Schaeffer Minor Subdivision
Municipality:	Richmond Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	72544102974256
Location:	East of the intersections of Weavers Rd/Ruth Rd and Dryville Rd/Ruth Road, and north of Beaver Creek Road.
Applicant:	Bruce & Carol Schaeffer
Developer:	N/A
Owner:	Bruce & Carol Schaeffer
Surveyor:	Berks Surveying & Engineering, Inc.
Proposed Units/Lots:	1 EX Single-family, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	3.0
Total Acreage:	22.9
Linear Feet (street):	N/A
Sewer:	1 Existing On Lot
Water:	1 Existing On Lot
Notes:	two lot subdivision; to create Lot 1 w/the existing house and separate it from the parent tract.

FINAL PLANS - REVIEW (CONT'D)

8.

File #:	51-12133a
Subdivision Name:	371 Westley Road
Municipality:	Robeson Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	73531201190817
Location:	North and south sides of Westley Road at the intersection with Huyett Road.
Applicant:	Simon A. Nichol
Developer:	N/A
Owner:	Simon A. Nichol
Surveyor:	Schock Group
Proposed Units/Lots:	2 Single-family, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	7.193
Total Acreage:	17.762
Linear Feet (street):	N/A
Sewer:	2 On Lot
Water:	2 On Lot
Notes:	3-Lot subdivision

FINAL PLANS - REVIEW (CONT'D)

9.

File #:	53-14009
Subdivision Name:	Corriedale Farm Minor Subdivision
Municipality:	Rockland Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	75545001068686
Location:	Southwest intersection of Conrad Rd. and Forgedale Rd. and north of Orchard Rd.
Applicant:	Kevin & Ericka Ernst
Developer:	N/A
Owner:	Kevin & Ericka Ernst
Surveyor:	Berks Surveying & Engineering, Inc.
Proposed Units/Lots:	1 Single-family, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	20.6
Total Acreage:	34.1
Linear Feet (street):	N/A
Sewer:	1 On Lot
Water:	1 On Lot
Notes:	Lot 1 for single family residential/agricultural use. No development proposed.

FINAL PLANS - REVIEW (CONT'D)

10.

File #:	59-14007
Subdivision Name:	West Lawn Quoiting Association
Municipality:	Spring Township
Plan Category:	Land Development
Plan Type:	FINAL
Unified Parcel Identification #:	80439609079320
Location:	South side of Noble Street approximately 175-feet east of Perkasio Avenue.
Applicant:	West Lawn Quoiting Assoc.
Developer:	N/A
Owner:	Rex Levensgood
Surveyor:	John W. Hoffert P.L.S., Ltd.
Proposed Units/Lots:	1 Other
Proposed Square Footage:	N/A
Area to be Developed:	0.253
Total Acreage:	0.482
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	Not Applicable
Notes:	parking lot

FINAL PLANS - REVIEW (CONT'D)

11.

File #:	63-13926c
Subdivision Name:	New Office, Maintenance Facility, and Truck Wash Facility
Municipality:	Tilden Township
Plan Category:	Land Development
Plan Type:	FINAL
Unified Parcel Identification #:	84448504624996, 84448504629585
Location:	South of Lowland Road (T-744), east of Industrial Drive and west of the intersection with Kernsville Dam Road/John Bartram Trail.
Applicant:	Baidwan Holdings LLC
Developer:	Golden Keys Express
Owner:	Baidwan Holdings LLC
Surveyor:	Benchmark Civil Engineering Services
Proposed Units/Lots:	1 Commercial
Proposed Square Footage:	45,875
Area to be Developed:	9.0
Total Acreage:	9.0
Linear Feet (street):	N/A
Sewer:	1 Public
Water:	1 Public
Notes:	Construction of a 30,000 sq. ft. Office/Maintenance bldg., and a truck/motor vehicle wash establishment on the lot with all appurtenances.

FINAL PLANS - REVIEW (CONT'D)

12.

File #:	65-12671a
Subdivision Name:	Teen Challenge Subdivision Plan
Municipality:	Tulpehocken Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	86441000897938
Location:	East side of Teen Challenge Road approximately 300-feet south of the intersection with Godfrey Street (S.R.4008).
Applicant:	Teen Challenge Training Center
Developer:	Teen Challenge Training Center
Owner:	Teen Challenge Training Center
Surveyor:	Bogia Engineering Inc.
Proposed Units/Lots:	3 Other
Proposed Square Footage:	N/A
Area to be Developed:	98.81
Total Acreage:	98.81
Linear Feet (street):	N/A
Sewer:	3 Existing On Lot
Water:	3 Existing Public
Notes:	3-Lot subdivision

FINAL PLANS - REVIEW (CONT'D)

13.

File #:	65-12708a
Subdivision Name:	Melvin Lapp LD Plan
Municipality:	Tulpehocken Township
Plan Category:	Land Development
Plan Type:	FINAL
Unified Parcel Identification #:	86430907589045
Location:	South of Stouchsburg Road and east of Lancaster Ave, southeast of the intersection of Lancaster Ave and East Market Street.
Applicant:	Melvin Lapp
Developer:	N/A
Owner:	Melvin Lapp
Surveyor:	HNT, LLC
Proposed Units/Lots:	1 Other
Proposed Square Footage:	N/A
Area to be Developed:	0.53
Total Acreage:	3.4
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	Not Applicable
Notes:	Construction of a 50'x60' garage with an attached lean-to structure, along with associated driveway expansion and parking areas related to the home-based business.

FINAL PLANS - REVIEW (CONT'D)

14.

File #:	7323-14006
Subdivision Name:	Dwyer 2 Lot Subdivision
Municipality:	Windsor Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	94541501351716
Location:	Northern side of Yeager Road approximately 325-feet southeast of the intersection with Hilltop Road.
Applicant:	Joseph & Donna Dwyer
Developer:	N/A
Owner:	Joseph & Donna Dwyer
Surveyor:	Spotts, Stevens and McCoy
Proposed Units/Lots:	1 Single-family, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	15.623
Total Acreage:	46.003
Linear Feet (street):	N/A
Sewer:	1 On Lot
Water:	1 On Lot
Notes:	N/A

	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>1</u>	<u>7</u>	<u>14</u>	<u>22</u>
8/20/2026 - 9/23/2026				
ACRES (Total)	7.32	230	342.82	580.14
(Area to be Dev) PRO - Proposed	1.67	62.84	204.52	269.05
LDP - Land Development Plan	0	5	4	9
RTRP - Revision to Record Plan	0	2	0	2
SF - Single Family - New	0	53	6	59
Existing	1	0	1	2
SD - Semi-Detached (Duplex) - New	0	0	0	0
Existing	0	0	0	0
APT - Apartment - New	0	0	24	24
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	4	1	5
Existing	0	0	0	0
IND - Industrial - New	0	2	0	2
Existing	0	1	0	1
AG - Agricultural - New	0	0	0	0
Existing	0	0	0	0
OTHER - New	0	0	5	5
Existing	0	0	0	0
ANX - Annexation	0	6	3	9
RES - Residue	1	2	6	9
P - Public	0	0	1	1
QP - Quasi Public	0	0	0	0
OP - Open Space	0	3	1	4
LF - Linear Feet (Street)	0	1,670	900	2,570
Sewer - On-Lot	0	0	7	7
Existing On-Lot	1	1	4	6
Public	0	60	25	85
Existing Public	0	3	0	3
WATER - On-Lot	0	1	7	8
Existing On-Lot	1	1	4	6
Public	0	60	25	85
Existing Public	0	3	0	3

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