



LAND DEVELOPMENT AND SUBDIVISION ACTIVITY

MONTHLY REPORT

March 19, 2026 to April 23, 2026

SKETCH PLANS – REVIEW

1.

File #:	48-13971
Subdivision Name:	John B. & Kathleen M. Christie Minor Subdivision (437 Hoch Road)
Municipality:	Pike Township
Plan Category:	Subdivision
Plan Type:	SKETCH
Unified Parcel Identification #:	67535900485122
Location:	Eastern side of Hoch Road at the intersections with Forgedale Road and Water Street.
Applicant:	Joseph B. & Kathleen M. Christie
Developer:	N/A
Owner:	Joseph B. & Kathleen M. Christie
Surveyor:	Aston Surveyors/Engineers, Inc.
Proposed Units/Lots:	1 Single-family
Proposed Square Footage:	N/A
Area to be Developed:	0.3
Total Acreage:	13.6
Linear Feet (street):	N/A
Sewer:	1 On Lot
Water:	1 On Lot
Notes:	4th dwelling on tract, 1st within Pike Twp area of tract

PRELIMINARY PLANS – REVIEW

1.

File #:	04-11219a
Subdivision Name:	J. Lynn Weddings Inc.
Municipality:	Amity Township
Plan Category:	Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	24535603401660
Location:	South side of Weavertown Road approximately 1,500-feet east of intersection w/ Indian Run Drive.
Applicant:	J Lynn Weddings Inc.
Developer:	J Lynn Weddings Inc.
Owner:	J Lynn Weddings Inc.
Surveyor:	Site Design Concepts
Proposed Units/Lots:	1 Commercial
Proposed Square Footage:	9,300
Area to be Developed:	8.25
Total Acreage:	18.49
Linear Feet (street):	N/A
Sewer:	1 Public
Water:	1 Public
Notes:	New wedding Venue w/ 2,800 sf Bridal Suite and a 6,500 sf Venue-Glass Atrium, gravel drive&parking and associated improvements

PRELIMINARY PLANS – REVIEW

2.

File #:	13-12688a
Subdivision Name:	Morgan Truck Body Addition
Municipality:	Caernarvon Township
Plan Category:	Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	35532001369331
Location:	Western side of Willow Glen Road at the intersection with Highcroft Drive.
Applicant:	Morgan Truck Body, LLC
Developer:	Morgan Truck Body, LLC
Owner:	Poindexter Properties, LLC
Surveyor:	HRG, Inc.
Proposed Units/Lots:	1 Existing Industrial
Proposed Square Footage:	4,600
Area to be Developed:	0.247
Total Acreage:	29.63
Linear Feet (street):	N/A
Sewer:	Existing Public
Water:	Existing Public
Notes:	Building addition to existing manufacturing plant

PRELIMINARY PLANS – REVIEW (CONT'D)

3.

File #:	13-13697b
Subdivision Name:	Magnolia Greene Commercial
Municipality:	Caernarvon Township
Plan Category:	Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	35532002552777, 35532001453650
Location:	Northern corner of Willow Glenn Road and the northeastern side of Main Street (S.R. 23).
Applicant:	MSP Development, LLC
Developer:	MSP Development, LLC
Owner:	MSP Development, LLC
Surveyor:	Widmer Engineering
Proposed Units/Lots:	4 Commercial
Proposed Square Footage:	36,134
Area to be Developed:	6.78
Total Acreage:	6.78
Linear Feet (street):	N/A
Sewer:	Public
Water:	Public
Notes:	4 sites- tenant occupied. A (Aldi) 19,631sq.ft., B (Applebee's) 4,552 sq.ft., C (Chic-Fil-A) 5,394 sq.ft., D (Wawa) 6,557 sq.ft.

PRELIMINARY PLANS – REVIEW (CONT'D)

4.

File #:	35-11607a
Subdivision Name:	Calvary Bible Fellowship Church
Municipality:	Lower Heidelberg Township
Plan Category:	Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	49437601373778
Location:	North side of Penn Avenue (S.R.0422) at the intersection with Krick Lane
Applicant:	Calvary Bible Fellowship Church
Developer:	Calvary Bible Fellowship Church
Owner:	Calvary Bible Fellowship Church
Surveyor:	C2C Design Group
Proposed Units/Lots:	1 Existing Church
Proposed Square Footage:	21,306
Area to be Developed:	27
Total Acreage:	46
Linear Feet (street):	N/A
Sewer:	Existing Public
Water:	Existing Public
Notes:	2 additions to the EX bldg-west side 19,106 sq.ft. & northeast side 1,825 sq.ft., approx. 375 sq.ft. workshop add to garage/shed, parking expansion & associated improvements

PRELIMINARY PLANS – REVIEW (CONT'D)

5.

File #:	42-4588b
Subdivision Name:	Walmart Supper Center #02614-249
Municipality:	Muhlenberg Township
Plan Category:	Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	66000000000001
Location:	Western side of the Allentown Pike (US 222 Business) and Kutztown Road (S.R.2011) intersection.
Applicant:	Walmart
Developer:	Walmart
Owner:	North Reading WM LP
Surveyor:	Dewberry Engineering, Inc.
Proposed Units/Lots:	1 Existing Commercial
Proposed Square Footage:	5,064
Area to be Developed:	0.29
Total Acreage:	17.94
Linear Feet (street):	N/A
Sewer:	Existing Public
Water:	Existing Public
Notes:	Online pickup and delivery storage and revising vehicle staging area

PRELIMINARY PLANS – REVIEW (CONT'D)

6.

File #:	42-9494
Subdivision Name:	80 Witman Road Expansion
Municipality:	Muhlenberg Township
Plan Category:	Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	66530919529460001
Location:	South side of Witman Road approximately 700-feet east of Pottsville Pike (S.R.0061).
Applicant:	PA-77, LLC
Developer:	PA-77, LLC
Owner:	PA-77, LLC
Surveyor:	Landworks Civil Design, LLC
Proposed Units/Lots:	1 Existing Industrial
Proposed Square Footage:	12,575
Area to be Developed:	0.99
Total Acreage:	5.5
Linear Feet (street):	N/A
Sewer:	Existing Public
Water:	Existing Public
Notes:	166'x75' building addition

PRELIMINARY PLANS – REVIEW (CONT'D)

7.

File #:	47-13697b
Subdivision Name:	Messicks Farm Equipment
Municipality:	Perry Township
Plan Category:	Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	70449302651640
Location:	East side of Pottsville Pike (S.R.0061), approximately 1,300-feet north of Bellevue Avenue.
Applicant:	Messick Farm Equipment
Developer:	Messick Farm Equipment
Owner:	MCP of Hamburg LLC
Surveyor:	C2C Design Group
Proposed Units/Lots:	1 Commercial
Proposed Square Footage:	24,960
Area to be Developed:	9
Total Acreage:	12.4
Linear Feet (street):	N/A
Sewer:	Public
Water:	Public
Notes:	New retail sales building & associated improvements

PRELIMINARY PLANS – REVIEW (CONT'D)

8.

File #:	49-13967
Subdivision Name:	Alvarez Automotive
Municipality:	Reading
Plan Category:	Subdivision / Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	19530746252882, 19530746252865
Location:	West of Buttler Street, east of Carbon Street, north of Blair Ave and south of the existing railroad tracks.
Applicant:	John Alvarez
Developer:	N/A
Owner:	John Alvarez
Surveyor:	John W. Hoffert P.L.S., Ltd.
Proposed Units/Lots:	1 Annexation, 1 Commercial
Proposed Square Footage:	1,200
Area to be Developed:	0.21
Total Acreage:	0.21
Linear Feet (street):	N/A
Sewer:	Public
Water:	Public
Notes:	Lot consolidation and construction of a 30' x 40' automobile sales and service facility.

PRELIMINARY PLANS – REVIEW (CONT'D)

9.

File #:	49-13973
Subdivision Name:	Cornerstone on 6th and Chestnut
Municipality:	Reading
Plan Category:	Subdivision
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	04530627884975, 04530627884798, 04530627884890, 04530627885804, 04530627886708, 04530627886800, 04530627886812, 04530627886813, 04530627886816, 04530627886817
Location:	Southeast side of the South 6th Street and Chestnut Street (S.R.2006) intersection.
Applicant:	HDC MidAtlantic
Developer:	HDC MidAtlantic
Owner:	Growing Lebanon
Surveyor:	RGS Associates
Proposed Units/Lots:	46 Apartments, 10 Annexations
Proposed Square Footage:	N/A
Area to be Developed:	1.023
Total Acreage:	1.023
Linear Feet (street):	N/A
Sewer:	Public
Water:	Public
Notes:	10 lot consolidation for reuse of EX structure for 46-unit Age Restricted (62 +) Apartment building w/on-site parking

PRELIMINARY PLANS – REVIEW (CONT'D)

10.

File #:	59-13970
Subdivision Name:	Lots 109-115 Shillington Road
Municipality:	Spring Township
Plan Category:	Subdivision
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	80438615635568
Location:	Northwest side of the Shillington Road (S.R.0724) and Spohn Road intersection.
Applicant:	Omega Builders, Inc.
Developer:	Omega Builders, Inc.
Owner:	Constantine D. Kotsakis
Surveyor:	C2C Design Group
Proposed Units/Lots:	10 Townhouses
Proposed Square Footage:	N/A
Area to be Developed:	1.69
Total Acreage:	1.69
Linear Feet (street):	N/A
Sewer:	Public
Water:	Public
Notes:	N/A

FINAL PLANS – REVIEW

1.

File #:	03-13968
Subdivision Name:	Foreman Annexation Subdivision
Municipality:	Alsace Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	22532915635341, 22532915638400
Location:	Eastern side of Antietam Road (S.R. 2029), south of Alsace Avenue (T-613-Public), north of Poplar Ave (T-615-Public), and west of Spring Ave (T-617-Public).
Applicant:	Bradley H. & Shyla S. Foreman
Developer:	N/A
Owner:	William H. & Heidi Foreman
Surveyor:	John W. Hoffert P.L.S., Ltd.
Proposed Units/Lots:	2 Annexations, 2 Residue
Proposed Square Footage:	N/A
Area to be Developed:	0.97
Total Acreage:	5.01
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	Not Applicable
Notes:	N/A

FINAL PLANS – REVIEW

2.

File #:	13-2924
Subdivision Name:	Hopkins Minor Subdivision
Municipality:	Caernarvon Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	35532003246985
Location:	East of Mast Road (T-308-Public) and south of Main Street (S.R. 0023).
Applicant:	Kenneth E. & Pamela L. Hopkins
Developer:	N/A
Owner:	Kenneth E. & Pamela L. Hopkins
Surveyor:	John W. Hoffert P.L.S., Ltd.
Proposed Units/Lots:	1 Single-family, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	4.452
Total Acreage:	7.486
Linear Feet (street):	N/A
Sewer:	Public
Water:	On Lot
Notes:	N/A

FINAL PLANS - REVIEW (CONT'D)

3.

File #:	1620-9470
Subdivision Name:	Marcus, Lobben & Lea Annexation
Municipality:	Colebrookdale Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	38537820906648, 38537820909038, 42537702891719
Location:	On both sides of Grims Mill Road, southwest of North Ironstone Drive/West Philadelphia Avenue, northeast of Mountain Road, and divided by Pond Road.
Applicant:	John W. Lea
Developer:	N/A
Owner:	William A. Marcus & Amy Lobben
Surveyor:	Aston Surveyors/Engineers, Inc.
Proposed Units/Lots:	1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	1.194
Total Acreage:	19.146
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	Not Applicable
Notes:	N/A

FINAL PLANS – REVIEW

4.

File #:	35-1205
Subdivision Name:	Gehris & Walksler Lot Line Adjustment
Municipality:	Lower Heidelberg Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	49436704947906, 49436704943960
Location:	South of the intersection of Starr Road (T-511-Public) and North Church Road (S.R. 3027), along the eastern side of North Church Road.
Applicant:	John Gehris
Developer:	N/A
Owner:	John Gehris
Surveyor:	OTM LLC; Bradford R. Grauel, PLS
Proposed Units/Lots:	2 Annexations, 2 Residue
Proposed Square Footage:	N/A
Area to be Developed:	0.278
Total Acreage:	5.954
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	Not Applicable
Notes:	N/A

FINAL PLANS - REVIEW (CONT'D)

5.

File #:	37-13972
Subdivision Name:	Murray 3-Lot Subdivision
Municipality:	Maidencreek Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	61540100393636
Location:	Intersection of Shoemakersville Road (S.R. 4033) and Troxel Road (T-711-Public), with frontage along both roadways.
Applicant:	Christian Murray
Developer:	N/A
Owner:	Christian & Jessie (Balatgek) Murray
Surveyor:	Kevin L. Bensinger, P.L.S.
Proposed Units/Lots:	2 Single-family, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	8.275
Total Acreage:	12.142
Linear Feet (street):	N/A
Sewer:	2 On Lot
Water:	2 On Lot
Notes:	Subdivision of Tax Parcel No. 61540100393636 into three lots. Lot 1 - existing single-family. Lots 2-3 are vacant/partially wooded. No construction on this plan.

FINAL PLANS – REVIEW

6.

File #:	63-5795
Subdivision Name:	26 Clayton Avenue
Municipality:	Tilden Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	84448407582351
Location:	Northern side of Clayton Ave, east of Moonlight Drive.
Applicant:	Wilson Zimmerman
Developer:	N/A
Owner:	John & Susan Messaros
Surveyor:	C2C Design Group
Proposed Units/Lots:	1 Single-family, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	2.533
Total Acreage:	3.452
Linear Feet (street):	N/A
Sewer:	1 Public
Water:	1 Public
Notes:	N/A

Also provided review for:

02-13969 Bittner Minor Subdivision – Albany Township

Parcel information is not provided because property is assessed in the adjacent Lynn Township, Lehigh County.

	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>1</u>	<u>10</u>	<u>6</u>	<u>17</u>
<u>3/19/2026 - 4/23/2026</u>				
ACRES (Total)	13.6	139.663	53.19	206.453
(Area to be Dev) PRO - Proposed	0.3	55.48	17.702	73.482
LDP - Land Development Plan	0	8	0	8
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	1	0	4	5
Existing	0	0	0	0
SD - Semi-Detached (Duplex) - New	0	0	0	0
Existing	0	0	0	0
APT - Apartment - New	0	46	0	46
Existing	0	0	0	0
TH - Townhouse - New	0	10	0	10
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	7	0	7
Existing	0	1	0	1
IND - Industrial - New	0	0	0	0
Existing	0	2	0	2
AG - Agricultural - New	0	0	0	0
Existing	0	0	0	0
OTHER - New	0	0	0	0
Existing	0	0	0	0
ANX - Annexation	0	11	5	16
RES - Residue	0	0	8	8
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	1	1	1	3
Existing On-Lot	0	0	0	0
Public	0	62	2	64
Existing Public	0	4	0	4
WATER - On-Lot	1	1	2	4
Existing On-Lot	0	0	0	0
Public	0	62	1	63
Existing Public	0	4	0	4

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