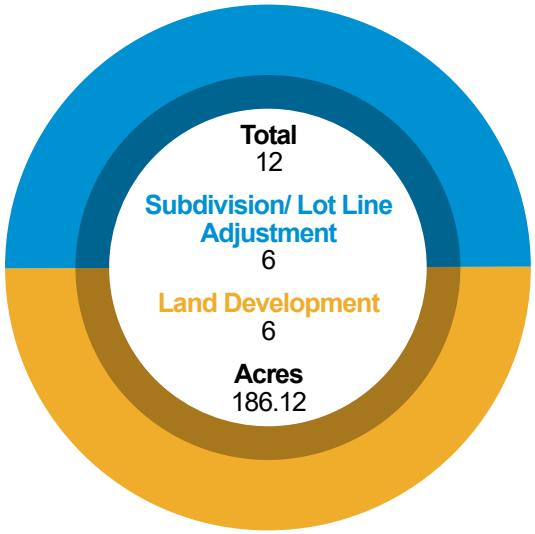
Subdivision & Land Development Report

September 24, 2026 - October 27, 2026

Berks County Planning Commission

Plans Reviewed



Types of Plans Reviewed

RESIDENTIAL
2

AGRICULTURE
1

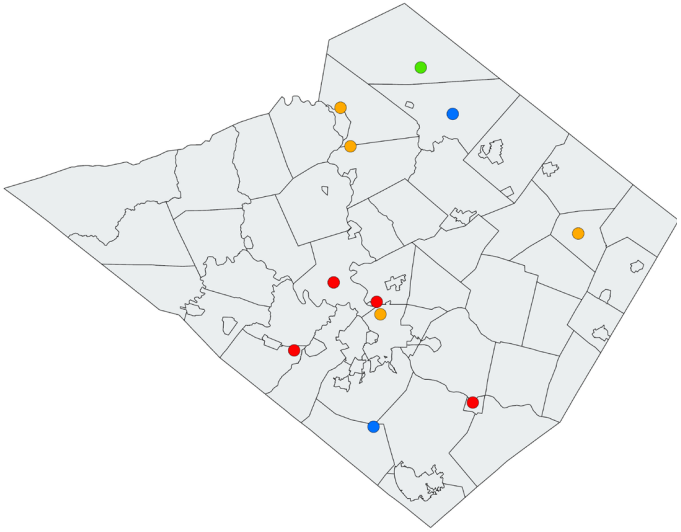
COMMERCIAL/ INDUSTRIAL
4

OTHER
5

*Other includes Annexations, Municipal, Recreation, etc.

*Please refer to Monthly Subdivision Review Activity Report for details

Location of Development Activity



Types of Residential Development:

27 Total Housing Units

- 3 Single Family Detached
- 0 Mobile Homes
- 24 Apartments
- 0 Townhouses
- 0 Semi Detached

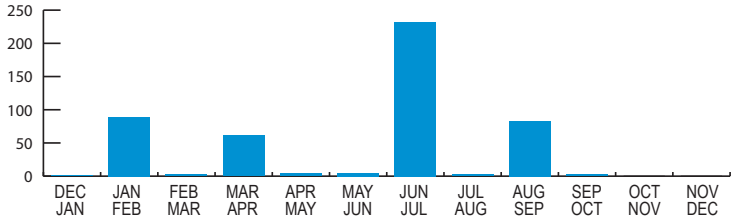
Non-Residential Development:

89,547 Total Sq. Ft.

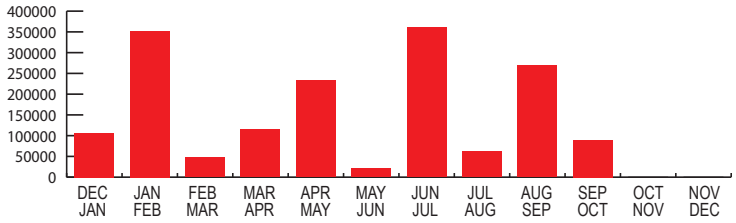
- 0 Agriculture
- 30,267 Public Quasi
- 49,368 Industrial/ Warehouse
- 9,912 Commercial
- 0 Commercial Recreational

Year in Review: January – December 2026

Residential Units



Non-Residential Units Sq. Footage



BERKS COUNTY Planning Commission

LAND DEVELOPMENT AND SUBDIVISION ACTIVITY

MONTHLY REPORT

September 24, 2026 to October 27, 2026

SKETCH PLANS – REVIEW

1.

File #:	02-5890
Subdivision Name:	Stelmach Subdivision
Municipality:	Albany Township
Plan Category:	Subdivision
Plan Type:	SKETCH
Unified Parcel Identification #:	21542703007765
Location:	Eastern and western sides of Route 143, north of its intersection with Pine Creek Road and extends along portions of Kunkel Road and Kirk Road.
Applicant:	Sebastian Stelmach
Developer:	N/A
Owner:	Franciszek, Patrick, and Sebastian Stelmach
Surveyor:	All County & Associates
Proposed Units/Lots:	2 Agriculture
Proposed Square Footage:	N/A
Area to be Developed:	109.9497
Total Acreage:	109.9497
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	Not Applicable
Notes:	Subdivision of Tax Parcel No. 21542703007765 into two lots. There are no proposed buildings or improvements on either lot. Existing land use is a farmstead.

SKETCH PLANS – REVIEW (CONT'D)

2.

File #:	12-14012
Subdivision Name:	Trieb/Irwin Subdivision
Municipality:	Brecknock Township
Plan Category:	Subdivision
Plan Type:	SKETCH
Unified Parcel Identification #:	34530301363009
Location:	North side of Kremp Road approximately 1,100-feet north of the intersection with Kurtz Mill Road.
Applicant:	T Diane Trieb, Boyle J Irwin & Gabriel Irwin Trieb
Developer:	N/A
Owner:	T Diane Trieb, Boyle J Irwin & Gabriel Irwin Trieb
Surveyor:	John W. Hoffert PLS, Ltd
Proposed Units/Lots:	2 Single-family
Proposed Square Footage:	N/A
Area to be Developed:	20
Total Acreage:	20
Linear Feet (street):	765
Sewer:	2 On Lot
Water:	2 On Lot
Notes:	N/A

SKETCH PLANS – REVIEW (CONT'D)

3.

File #:	24-14000
Subdivision Name:	Eberhardt Subdivision
Municipality:	Hamburg Borough
Plan Category:	Subdivision
Plan Type:	SKETCH
Unified Parcel Identification #:	46449501058501, 46449501059598
Location:	Southwest side of the North 5th Street and Mountain Avenue intersection.
Applicant:	Stephen C. & Michelle L. Eberhardt
Developer:	N/A
Owner:	Robert L. & Fran M. Rhodes
Surveyor:	The Crossroads Group, LLC
Proposed Units/Lots:	1 Annexation
Proposed Square Footage:	N/A
Area to be Developed:	0.045
Total Acreage:	0.92
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	Not Applicable
Notes:	N/A

SKETCH PLANS – REVIEW (CONT'D)

4.

File #:	49-14015
Subdivision Name:	Riverside Elementary School Sketch Plan
Municipality:	Reading
Plan Category:	Land Development
Plan Type:	SKETCH
Unified Parcel Identification #:	15530733588165
Location:	West side of Centre Ave (S.R.0061) between Amity and Pike Streets.
Applicant:	Reading School District
Developer:	Reading School District
Owner:	Reading School District
Surveyor:	Wilkenson Design Group, LLC
Proposed Units/Lots:	1 Public
Proposed Square Footage:	58,886
Area to be Developed:	3.367
Total Acreage:	3.367
Linear Feet (street):	N/A
Sewer:	1 Public
Water:	1 Public
Notes:	Relocation of existing elementary school

PRELIMINARY PLANS – REVIEW

1.

File #:	07-14013
Subdivision Name:	James Drive Holding, LLC
Municipality:	Bern Township
Plan Category:	Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	27438904802174
Location:	South side of James Drive approximately 300-feet west of the intersection with West Leesport Road.
Applicant:	James Drive Holding, LLC
Developer:	James Drive Holding, LLC
Owner:	James Drive Holding, LLC
Surveyor:	Impact Engineering Group
Proposed Units/Lots:	1 Commercial
Proposed Square Footage:	8,376
Area to be Developed:	2.04
Total Acreage:	1.97
Linear Feet (street):	N/A
Sewer:	1 Public
Water:	1 Public
Notes:	Veterinary-Office building

PRELIMINARY PLANS – REVIEW (CONT'D)

2.

File #:	42-11831b
Subdivision Name:	Carpenter Technology
Municipality:	Muhlenberg Township
Plan Category:	Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	66530814427905
Location:	Southern side of Sofianos Road approximately 1,300-feet southwest of the intersection with Hartman Road.
Applicant:	Carpenter Technology Corporation
Developer:	Carpenter Technology Corporation
Owner:	Carpenter Technology Corporation
Surveyor:	STV Inc.
Proposed Units/Lots:	1 Industrial
Proposed Square Footage:	49,368
Area to be Developed:	5.71
Total Acreage:	110.3
Linear Feet (street):	N/A
Sewer:	1 Public
Water:	1 Public
Notes:	New building (#166)

PRELIMINARY PLANS – REVIEW (CONT'D)

3.

File #:	47 & 73-12988e
Subdivision Name:	Land Development for Walmart
Municipality:	Perry Township
Plan Category:	Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	70449403418183, 70449403412213
Location:	Northeast side of the Ludwig Court cul-de-sac terminus and the east side of Pottsville Pike (S.R.0061)
Applicant:	Walmart Fulfillment Services, LLC
Developer:	Walmart Fulfillment Services, LLC
Owner:	Walmart Fulfillment Services, LLC
Surveyor:	Bohler, LLC
Proposed Units/Lots:	1 Other
Proposed Square Footage:	N/A
Area to be Developed:	21.25
Total Acreage:	98.5
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	Not Applicable
Notes:	New 168 trailer parking space lot, fire pump house, designated motorcycle parking spaces and new handicap parking spaces & various sections of repaving

PRELIMINARY PLANS – REVIEW (CONT'D)

4.

File #:	58-9247n
Subdivision Name:	Berks Auto Collision Center
Municipality:	South Heidelberg Township
Plan Category:	Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	51437603345635, 51437603346552
Location:	East of Krick Lane, south of the existing railroad, north of Corporate Boulevard, and west of Dutch Court terminus.
Applicant:	Berks Auto Collision Center
Developer:	Berks Auto Collision Center
Owner:	Berks Auto Collision Center
Surveyor:	John W. Hoffert PLS, Ltd.
Proposed Units/Lots:	1 EX Commercial
Proposed Square Footage:	3,520
Area to be Developed:	1.7
Total Acreage:	4.52
Linear Feet (street):	N/A
Sewer:	1 Existing Public
Water:	1 Existing Public
Notes:	Building addition of 40' x 88' with an annexation of Lots 1A and 1C.

FINAL PLANS – REVIEW

1.

File #:	10-14014
Subdivision Name:	First Street Storage, LLC Building Addition
Municipality:	Birdsboro Borough
Plan Category:	Subdivision / Land Development
Plan Type:	FINAL
Unified Parcel Identification #:	31534409053195, 31534409055069
Location:	North side of West First Street at the intersection with Adams Street.
Applicant:	First Street Storage, LLC
Developer:	First Street Storage, LLC
Owner:	First Street Storage, LLC
Surveyor:	Witman Engineers & Consultants, LLC
Proposed Units/Lots:	1 Annexation, 1 EX Commercial
Proposed Square Footage:	1,536
Area to be Developed:	0.075
Total Acreage:	0.5
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	Not Applicable
Notes:	2-Lot consolidation and 48’ x 32’ building addition to existing storage facility

FINAL PLANS - REVIEW (CONT'D)

2.

File #:	18-14011
Subdivision Name:	Anton J. Lieb Lot Annexation Plan
Municipality:	District Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	40548001082651
Location:	East side of Baldy Hill Road (S.R.1043) approximately 750-feet north of the intersection with Treichler Road.
Applicant:	Anton J. Leib
Developer:	N/A
Owner:	Anton J. Leib
Surveyor:	Aston Surveyors-Engineers, Inc.
Proposed Units/Lots:	1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	3.32
Total Acreage:	6.53
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	Not Applicable
Notes:	N/A

FINAL PLANS - REVIEW (CONT'D)

3.

File #:	23-11634a
Subdivision Name:	Scattered Acres Subdivision
Municipality:	Greenwich Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	45543500332399
Location:	South of Kohlers Hill Road, east of Rahn Road, west of Krumsville Road, and north of Clover Valley Road and Pink Valley Road Y-Intersection.
Applicant:	Scattered Acres, Inc.
Developer:	N/A
Owner:	Scattered Acres, Inc.
Surveyor:	Berks Surveying & Engineering, Inc.
Proposed Units/Lots:	1 Single-family, 1 Ex Single-family, 1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	63.6
Total Acreage:	278.2
Linear Feet (street):	N/A
Sewer:	1 On Lot, 1 Existing On Lot
Water:	1 On Lot, 1 Existing On Lot
Notes:	Subdivision and annexation of Tax Parcel No. 45543500332399. Lot 3 – EX Single Family, Lot 4-Single Family, 1 Residue, 1 Annexation identified as area B.

FINAL PLANS - REVIEW (CONT'D)

4.

File #:	47 & 73-12988d
Subdivision Name:	Lot Consolidation for Walmart
Municipality:	Perry Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	70449403418183, 70449403412213
Location:	Northeast side of the Ludwig Court cul-de-sac terminus and the east side of Pottsville Pike (S.R.0061)
Applicant:	Walmart Fulfillment Services, LLC
Developer:	Walmart Fulfillment Services, LLC
Owner:	Walmart Fulfillment Services, LLC
Surveyor:	Bohler, LLC
Proposed Units/Lots:	1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	21.25
Total Acreage:	21.25
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	Not Applicable
Notes:	2-lot consolidation

	SKETCH	PRELIMINARY	FINAL	TOTAL
Total Plans for Period :	**4**	**4**	**4**	**12**
9/24/2026 - 10/27/2026				
ACRES (Total)	134.24	215.29	76.62	426.15
(Area to be Dev) PRO - Proposed	133.36	30.7	22.06	186.12
LDP - Land Development Plan	1	4	1	6
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	2	0	1	3
Existing	0	0	1	1
SD - Semi-Detached (Duplex) - New	0	0	0	0
Existing	0	0	0	0
APT - Apartment - New	0	0	0	0
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	1	0	1
Existing	0	1	1	2
IND - Industrial - New	0	1	0	1
Existing	0	0	0	0
AG - Agricultural - New	2	0	0	2
Existing	0	0	0	0
OTHER - New	0	1	0	1
Existing	0	0	0	0
ANX - Annexation	1	0	4	5
RES - Residue	0	0	3	3
P - Public	1	0	0	1
QP - Quasi Public	0	0	0	0
OP - Open Space	0	0	0	0
LF - Linear Feet (Street)	765	0	0	765
Sewer - On-Lot	2	0	1	3
Existing On-Lot	0	0	1	1
Public	1	2	0	3
Existing Public	0	1	0	1
WATER - On-Lot	2	0	1	3
Existing On-Lot	0	0	1	1
Public	1	2	0	3
Existing Public	0	1	0	1

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