



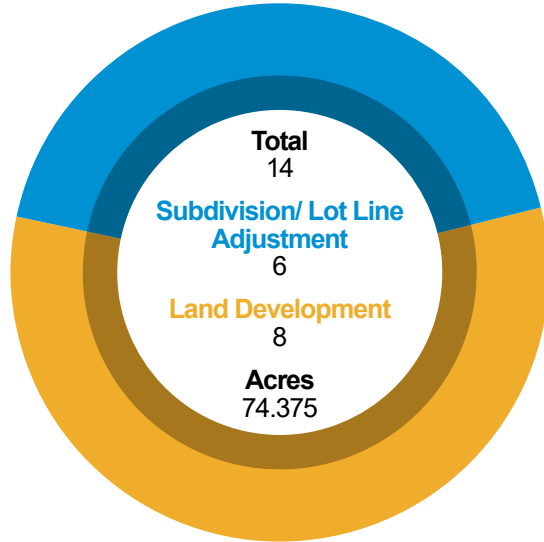
Subdivision & Land Development Report

June 17, 2026 - July 23, 2026

Berks County Planning Commission



Plans Reviewed



Types of Plans Reviewed

RESIDENTIAL

1

COMMERCIAL/ INDUSTRIAL

5

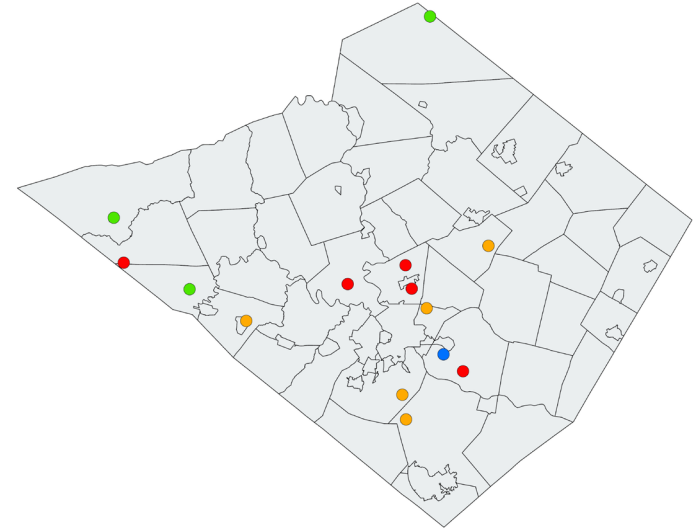
AGRICULTURE

3

OTHER

5

Location of Development Activity

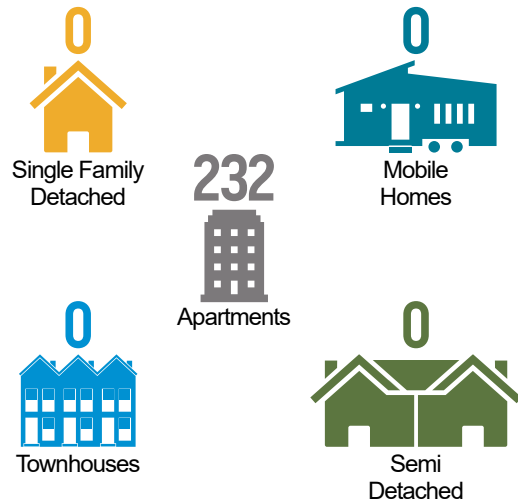


*Other includes Annexations, Municipal, Recreation, etc.

*Please refer to Monthly Subdivision Review Activity Report for details

Types of Residential Development:

232 Total Housing Units



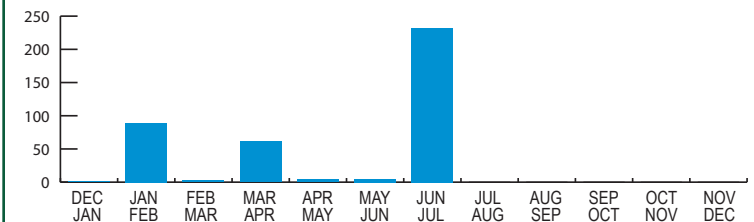
Non-Residential Development:

360,187 Total Sq. Ft.

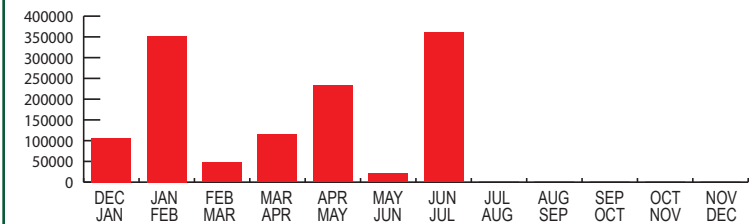


Year in Review: January – December 2026

Residential Units



Non-Residential Units Sq. Footage





LAND DEVELOPMENT AND SUBDIVISION ACTIVITY

MONTHLY REPORT

June 17, 2026 to July 23, 2026

SKETCH PLANS – REVIEW

1.

File #:	34-13986
Subdivision Name:	Milicevic-John Lot Line Adjustment
Municipality:	Lower Alsace Township
Plan Category:	Subdivision
Plan Type:	SKETCH
Unified Parcel Identification #:	23531804800483, 23531804709158
Location:	Traversed by an existing twelve-foot-wide gravel lane known as Petsch Road and is located south of Bingaman Road, and west of Angora Road.
Applicant:	Rebecca L. & Nathan Thomas John
Developer:	N/A
Owner:	Dillon & Kelsey Milicevic
Surveyor:	OTM, LLC
Proposed Units/Lots:	1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	0.152
Total Acreage:	4.69
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	Not Applicable
Notes:	N/A

SKETCH PLANS – REVIEW (CONT'D)

2.

File #:	51-13991
Subdivision Name:	Bret and Karen Gundy Annexation
Municipality:	Robeson Township
Plan Category:	Subdivision
Plan Type:	SKETCH
Unified Parcel Identification #:	73531301082538, 73531301086773
Location:	East side of Gunhart Road, approximately 500-feet north of the intersection with Kurtz Mill Road (S.R.0568).
Applicant:	Brett & Karen Gundy
Developer:	N/A
Owner:	Glenn & Emma Tothero
Surveyor:	Laudenslayer Surveying Services
Proposed Units/Lots:	1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	5.075
Total Acreage:	8.44
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	Not Applicable
Notes:	N/A

SKETCH PLANS – REVIEW (CONT'D)

3.

File #:	54-13983
Subdivision Name:	Emerick Annexation Subdivision
Municipality:	Ruscombmanor Township
Plan Category:	Subdivision
Plan Type:	SKETCH
Unified Parcel Identification #:	76544003134730, 76544003133803
Location:	Southeast of the intersection at Pricetown Road (S.R. 2026) and Oley Furnace Road (T-593-Public), north of Spook Lane (T-585-Public).
Applicant:	Michael J. Emerick
Developer:	N/A
Owner:	Michael J. Emerick
Surveyor:	John W. Hoffert P.L.S, Ltd.
Proposed Units/Lots:	1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	3.66
Total Acreage:	5.708
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	Not Applicable
Notes:	N/A

PRELIMINARY PLANS – REVIEW

1.

File #:	02-13990
Subdivision Name:	Asher Zettlemoyer AG Operation
Municipality:	Albany Township
Plan Category:	Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	21541800994597
Location:	North side of Quaker City Road, approximately 4,400-feet northeast of the intersection with Mountain Road
Applicant:	Asher Zettlemoyer
Developer:	Asher Zettlemoyer
Owner:	Peter & Leanne Zettlemoyer
Surveyor:	Nye Consulting Services, Inc.
Proposed Units/Lots:	1 Agriculture
Proposed Square Footage:	100,500
Area to be Developed:	11.45
Total Acreage:	45.39
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	1 On Lot
Notes:	3 poultry barns (63'x500' ea.) and a manure storage structure (60'x100') and associated site improvements

PRELIMINARY PLANS – REVIEW (CONT'D)

2.

File #:	07-9070
Subdivision Name:	Riverfront Federal Credit Union
Municipality:	Bern Township
Plan Category:	Subdivision / Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	27438802990144
Location:	Southeast of the intersection with Bernville Road (S.R. 0183) and West Leesport Road (T-945-Public)., west of Upper Van Reed Road (T-569-Public).
Applicant:	Riverfront Federal Credit Union
Developer:	Riverfront Federal Credit Union
Owner:	Riverfront Federal Credit Union
Surveyor:	C2C Design Group
Proposed Units/Lots:	1 Residue, 1 Commercial
Proposed Square Footage:	1,500
Area to be Developed:	1.23
Total Acreage:	3.52
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	Not Applicable
Notes:	Subdivide Tax Parcel No. 27438802990144 into two separate parcels. Lot 125 B1 proposed for land development automated bank. No improvements for Lot 125 B2.

PRELIMINARY PLANS – REVIEW (CONT'D)

3.

File #:	09-13989
Subdivision Name:	Adam Light AG Operation
Municipality:	Bethel Township
Plan Category:	Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	30440100046253
Location:	South side of School Road, approximately 3,500 feet east of the intersection with Deck Drive.
Applicant:	Adam Light
Developer:	Adam Light
Owner:	Adam R. & Cassandra L. Light
Surveyor:	Nye Consulting Services, Inc.
Proposed Units/Lots:	1 Agriculture
Proposed Square Footage:	119,400
Area to be Developed:	11.5
Total Acreage:	177.84
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	1 On Lot
Notes:	3 poultry barns (63'x600' ea.) and a manure storage structure (60'x100') and associated site improvements

PRELIMINARY PLANS – REVIEW (CONT'D)

4.

File #:	21-4373a
Subdivision Name:	Three Daughters Real Estate, LLC- 5700 Perk. Ave (Scott's Carwash)
Municipality:	Exeter Township
Plan Category:	Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	43533509169732
Location:	South side of Perkiomen Avenue (S.R.0422) approximately 290-feet west of the intersection with Lincoln Road.
Applicant:	Three Daughters Real Estate, LLC
Developer:	Three Daughters Real Estate, LLC
Owner:	Three Daughters Real Estate, LLC
Surveyor:	Inland Design, LLC
Proposed Units/Lots:	1 EX Commercial
Proposed Square Footage:	N/A
Area to be Developed:	0.89
Total Acreage:	2.78
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	Not Applicable
Notes:	Pavement expansion for better internal circulation and proposed vacuum equipment spaces

PRELIMINARY PLANS – REVIEW (CONT'D)

5.

File #:	30-8814a
Subdivision Name:	Yuasa Battery Inc.
Municipality:	Laureldale Borough
Plan Category:	Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	57531805273816, 57531805284101
Location:	South and north sides of Bennett Street and east side of Montrose Avenue.
Applicant:	Yuasa Battery, Inc.
Developer:	Yuasa Battery, Inc.
Owner:	Yuasa Battery, Inc.
Surveyor:	Spotts, Stevens and McCoy, Inc.
Proposed Units/Lots:	1 EX Industrial
Proposed Square Footage:	11,000
Area to be Developed:	0.71
Total Acreage:	9.615
Linear Feet (street):	N/A
Sewer:	1 Existing Public
Water:	1 Existing Public
Notes:	11,000 sq. ft. building expansion of existing manufacturing facility and striping for additional parking spaces.

PRELIMINARY PLANS – REVIEW (CONT'D)

6.

File #:	42-13988
Subdivision Name:	Kings Transportation Inc.
Municipality:	Muhlenberg Township
Plan Category:	Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	66531909062790, 66531909063317
Location:	West side of Commerce Street, approximately 900-feet northeast of the intersection with Hap Road.
Applicant:	Kings Transportation, Inc
Developer:	Kings Transportation, Inc
Owner:	Kings Transportation, Inc
Surveyor:	Laudenslayer Surveying Service
Proposed Units/Lots:	1 EX Commercial
Proposed Square Footage:	561
Area to be Developed:	0.967
Total Acreage:	6.76
Linear Feet (street):	N/A
Sewer:	1 Existing Public
Water:	1 Existing On Lot
Notes:	Replace structure destroyed by fire & install stormwater management controls

FINAL PLANS – REVIEW

1.

File #:	17-13985
Subdivision Name:	Phipps Annexation Subdivision
Municipality:	Cumru Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	39530402875791, 39530402970964
Location:	East side of Mount Penn Road approximately 600-feet north of the intersection with Seven Springs Drive.
Applicant:	Gregory R. Phipps
Developer:	N/A
Owner:	Gregory R. Phipps
Surveyor:	John W. Hoffert P.L.S, Ltd.
Proposed Units/Lots:	1 Annexation
Proposed Square Footage:	N/A
Area to be Developed:	2.47
Total Acreage:	2.47
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	Not Applicable
Notes:	N/A

FINAL PLANS - REVIEW (CONT'D)

2.

File #:	21-4308a
Subdivision Name:	3925 Perkiomen Avenue
Municipality:	Exeter Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	43532614435099
Location:	Northern side of Perkiomen Avenue (S.R.2021) at the intersection with E. Neversink Road (S.R.2039).
Applicant:	Metropolitan 11, LLC
Developer:	Metropolitan 11, LLC
Owner:	Redevelopment Authority of the County of Berks
Surveyor:	C2C Design Group
Proposed Units/Lots:	232 Apartments
Proposed Square Footage:	N/A
Area to be Developed:	15
Total Acreage:	17.1
Linear Feet (street):	N/A
Sewer:	233 Public
Water:	233 Public
Notes:	8 - 3-story apartment buildings (5 bldg. w/36units, 1 bldg. w/20units, 2 bldgs. w/16units), 10 – 5 garage units & 5 storage unit bldgs., clubhouse & pool, dog park, sports court & associated improvements

FINAL PLANS - REVIEW (CONT'D)

3.

File #:	38-13982
Subdivision Name:	Luke Troutman AG Operation
Municipality:	Marion Township
Plan Category:	Land Development
Plan Type:	FINAL
Unified Parcel Identification #:	62432800973465
Location:	West side of Sheridan Road, approximately 2,700-feet southwest of the intersection with School Road.
Applicant:	Luke Troutman
Developer:	Luke Troutman
Owner:	Luke Troutman
Surveyor:	Nye Consulting Services, Inc.
Proposed Units/Lots:	1 Agriculture
Proposed Square Footage:	118,200
Area to be Developed:	12.75
Total Acreage:	91.36
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	1 On Lot
Notes:	3 poultry barns (63' x 600' ea.), manure storage (60' x 80'), new driveway and associated site improvements

FINAL PLANS - REVIEW (CONT'D)

4.

File #:	52-13987
Subdivision Name:	117 & 119 N Robeson Street
Municipality:	Robesonia Borough
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	74435709054630
Location:	East side of Robeson Street, approximately 300-feet northeast of the intersection with East Maple Avenue.
Applicant:	Constantine Kotsakia
Developer:	N/A
Owner:	Constantine Kotsakia
Surveyor:	Dautrich Engineers
Proposed Units/Lots:	1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	0.0132
Total Acreage:	0.08
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	Not Applicable
Notes:	N/A

FINAL PLANS - REVIEW (CONT'D)

5.

File #:	65-13984
Subdivision Name:	Dollar General Retail Store #31741
Municipality:	Tulpehocken Township
Plan Category:	Subdivision / Land Development
Plan Type:	FINAL
Unified Parcel Identification #:	86430900474312
Location:	Eastern side of Lancaster Avenue (S.R. 501) and south of Hunsicker Lane.
Applicant:	Broadway Group LLC
Developer:	Broadway Group LLC
Owner:	First Citizens Community Bank
Surveyor:	Moody & Associates, Inc.
Proposed Units/Lots:	1 RESIDUE, 1 COMMERCIAL
Proposed Square Footage:	9,026
Area to be Developed:	3.97
Total Acreage:	8.42
Linear Feet (street):	N/A
Sewer:	1 Public
Water:	1 On Lot
Notes:	Subdivide Tax Parcel No. 86430900474312 into two separate parcels. Newly created is for Dollar General Retail Store, w/ residue as First Citizens Community Bank.

	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>3</u>	<u>6</u>	<u>5</u>	<u>14</u>
6/17/2026 - 7/23/2026				
ACRES (Total)	14.3	245.905	119.43	379.635
(Area to be Dev) PRO - Proposed	13.425	26.747	34.203	74.375
LDP - Land Development Plan	0	6	2	8
RTRP - Revision to Record Plan	0	0	0	0
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	0	232	232
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	1	2
Existing	0	2	0	2
IND - Industrial - New	0	0	0	0
Existing	0	1	0	1
AG - Agricultural - New	0	2	1	3
Existing	0	0	0	0
OTHER - New	0	0	0	0
Existing	0	0	0	0
ANX - Annexation	3	0	2	5
RES - Residue	3	1	2	6
P - Public	0	0	0	0
QP - Quasi Public	0	0	0	0
OP - Open Space	0	0	0	0
LF - Linear Feet (Street)	0	0	0	0
Sewer - On-Lot	0	0	0	0
Existing On-Lot	0	0	0	0
Public	0	0	234	234
Existing Public	0	2	0	2
WATER - On-Lot	0	2	1	3
Existing On-Lot	0	1	0	1
Public	0	0	233	233
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