



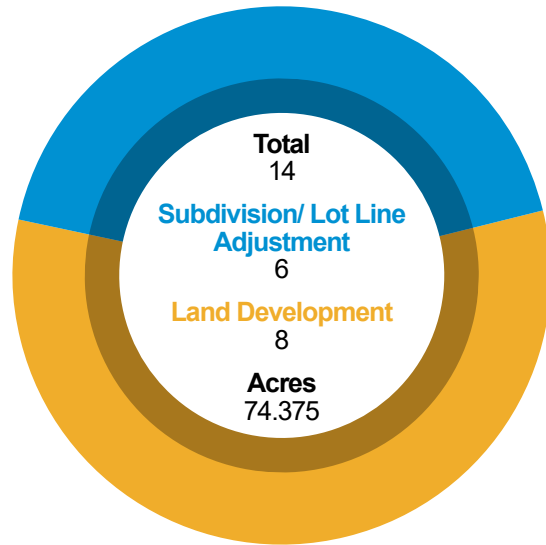
Subdivision & Land Development Report

June 17, 2026 - July 23, 2026

Berks County Planning Commission



Plans Reviewed



Types of Plans Reviewed

RESIDENTIAL

1

COMMERCIAL/
INDUSTRIAL

5

AGRICULTURE

3

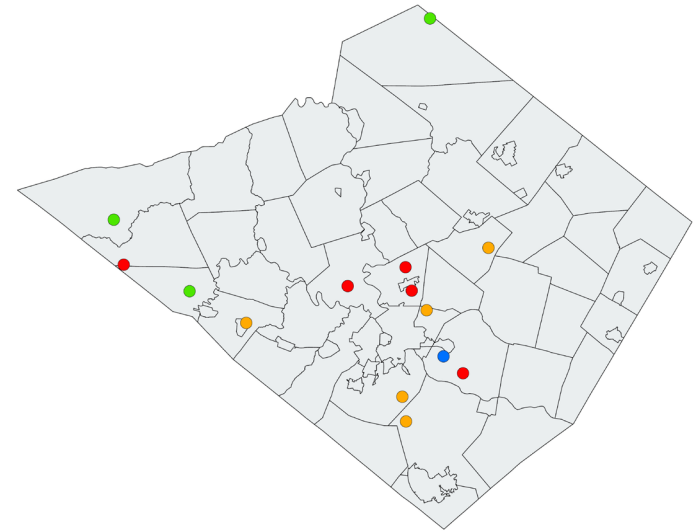
OTHER

5

*Other includes Annexations, Municipal, Recreation, etc.

*Please refer to Monthly Subdivision Review Activity Report for details

Location of Development Activity



Types of Residential Development:

232 Total Housing Units



Single Family
Detached



Mobile
Homes



Apartments



Townhouses



Semi
Detached

Non-Residential Development:

360,187 Total Sq. Ft.



Agriculture



Public
Quasi



Industrial/
Warehouse



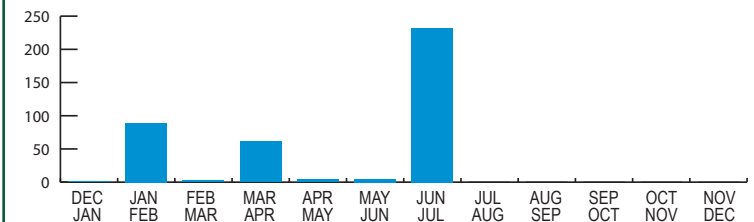
Commercial



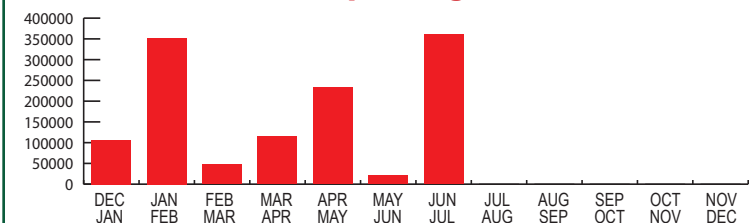
Commercial
Recreational

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

ENDORSED LAND DEVELOPMENT & SUBDIVISION

ACTIVITY MONTHLY SUMMARY

The following data sheet has been created from the Land Development & Subdivision Plan Endorsement Activity compiled by the Berks County Planning Commission. The data for this report has been developed from endorsement activity for land development and subdivision plans, which are submitted to the Berks County Planning Commission after municipal approval and prior to the recording of the plan.

This data sheet began to tabulate the endorsed plan activity for a one-month period of time in January 2002. Data is provided in one column for the monthly activity and a cumulative year-to-date column that gives the yearly total for the appropriate row as it relates to the month. Data from the same month of the previous year and the cumulative year-to-date totals are also provided for yearly comparisons.

This data sheet is broken down for the month of **July 2026**.

All abbreviations used are explained at the bottom of the data sheet. The types of units that are included in the “other” row are also explained.

**ENDORSED LAND DEVELOPMENT AND SUBDIVISION ACTIVITY
MONTHLY SUMMARY**

	2025		2026	
	July 2025	Year to Date	July 2026	Year to Date
Total # of Plans Endorsed	8	69	13	67
Total # of Residential Units	3	387	74	670
SF	3	47	12	341
SD	0	54	0	2
MH	0	108	62	62
TH	0	50	0	0
APT.	0	128	0	265
CONDO	0	0	0	0
Total Non-Residential Units	12	79	21	110
Comm.	3	17	4	15
Ind.	0	3	3	9
Other*	9	59	14	86
TOTAL UNITS	15	466	95	780
Linear Feet of New Street	0.00	10,667.78	8,241.00	27,491.00
<u>Type of Water Supply</u>				
OL	4	20	4	19
P	4	415	75	699
SP	0	0	0	0
<u>Type of Sewage Disposal</u>				
OL	4	14	3	10
P	4	311	76	704
SP	0	108	0	0
Gross Acreage Proposed for Development	86.06	785.32	178.02	1,075.53

Abbreviations: SF - Single Family
SD - Semi-Detached
MH - Mobile Home

TH - Townhouse
Apt. - Apartment
Condo - Condominium

OL - On-Lot
P - Public
SP - Semi-Public

NOTE: The acreage reported in the "Gross Acreage Proposed for Development" line includes lands for :
Annexations, Agriculture and Open Space

*Includes annexations, woodland, agriculture, municipal, community buildings, etc.