



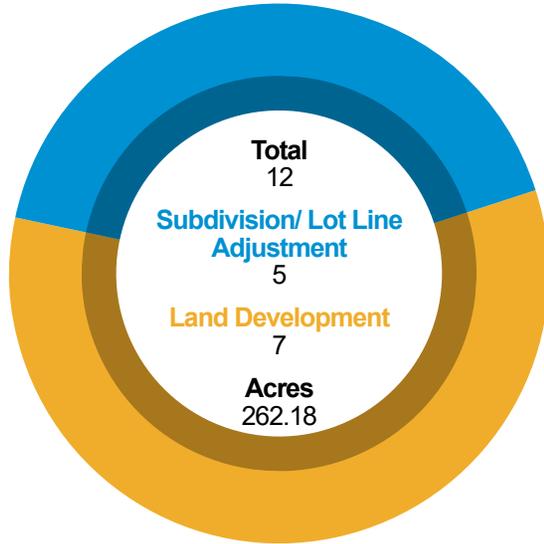
# Subdivision & Land Development Report

December 31, 2025 - January 22, 2026

Berks County Planning Commission



## Plans Reviewed



## Types of Plans Reviewed

### RESIDENTIAL

2

COMMERCIAL/  
INDUSTRIAL

4

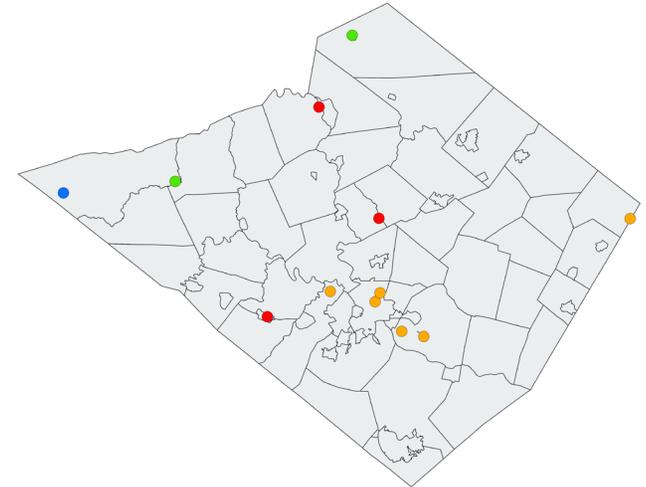
### AGRICULTURE

2

OTHER

4

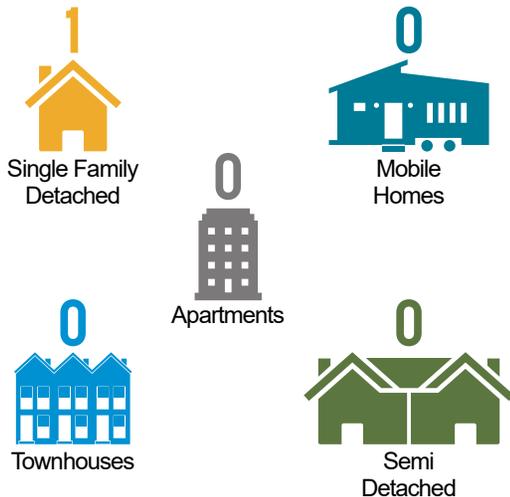
## Location of Development Activity



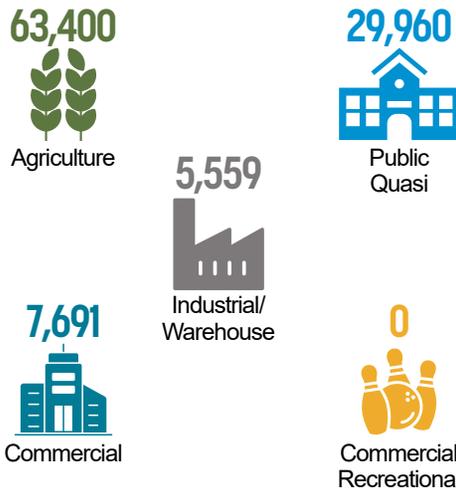
\*Other includes Annexations, Municipal, Recreation, etc.

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

## Types of Residential Development: 1 Total Housing Units

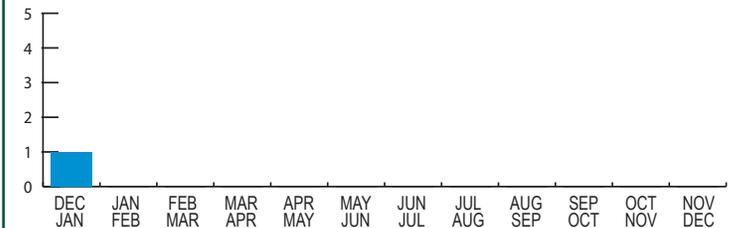


## Non-Residential Development: 106,610 Total Sq. Ft.

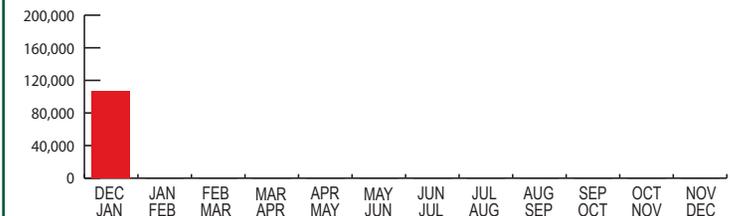


## Year in Review: January – December 2026

### Residential Units



### Non-Residential Units Sq. Footage





**LAND DEVELOPMENT AND SUBDIVISION ACTIVITY**

**MONTHLY REPORT**

**December 31, 2025 to January 22, 2026**

**SKETCH PLANS – REVIEW**

**1.**

File #:	21-366b
Subdivision Name:	Stuart R. Crichton & Rosalynda M. Michetti Sketch Plan of Record
Municipality:	Exeter Township
Plan Type:	SKETCH
Location:	Southwest of Hearthstone Dr. (T-523-Public) and east of Neversink Rd. (T-480-Public).
Applicant:	Stuart Crichton & Rosalynda Michetti
Developer:	N/A
Owner:	Stuart Crichton & Rosalynda Michetti
Surveyor:	Zeigler Surveying LLC
Proposed Units/Lots:	16 Annexations
Proposed Square Footage:	N/A
Area to be Developed:	9.36
Total Acreage:	9.36
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

## **SKETCH PLANS – REVIEW (CONT'D)**

### **2.**

File #:	21-13950
Subdivision Name:	Emergency Service Facility Sketch Plan
Municipality:	Exeter Township
Plan Type:	SKETCH
Location:	Northwest side of the Gibraltar Road and DeMoss Road intersection.
Applicant:	Exeter Township
Developer:	Exeter Township
Owner:	Exeter Township
Surveyor:	HRG, Inc.
Proposed Units/Lots:	2 Annexations, 1 Residue, 1 Public
Proposed Square Footage:	29,960
Area to be Developed:	11.28
Total Acreage:	11.28
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

### **3.**

File #:	59-11860n
Subdivision Name:	Raising Cane's Chicken Fingers Restaurant #C1290 (Tentative Plan PRD)
Municipality:	Spring Township
Plan Type:	SKETCH
Location:	West side of Paper Mill Road (S.R.3021) approximately 50-feet north of the intersection with Maridian Boulevard.
Applicant:	Kohl's Department Stores, Inc.
Developer:	Raising Cane's Restaurant, LLC
Owner:	Kohl's Department Stores, Inc.
Surveyor:	Bohler Engineering, LLC
Proposed Units/Lots:	1 Residue, 1 Commercial
Proposed Square Footage:	3,379
Area to be Developed:	1.7
Total Acreage:	10.313
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

## **PRELIMINARY PLANS – REVIEW**

### **1.**

File #:	09-5975
Subdivision Name:	Justin Horst AG Operation
Municipality:	Bethel Township
Plan Type:	PRELIMINARY
Location:	West side of Faust South Road approximately 700-feet south of the intersection with Old Route 22.
Applicant:	Justin & Regina Horst
Developer:	Justin & Regina Horst
Owner:	Justin & Regina Horst
Surveyor:	Nye Consulting Services, Inc.
Proposed Units/Lots:	1 Agriculture
Proposed Square Footage:	63,400
Area to be Developed:	8.35
Total Acreage:	172.51
Linear Feet (street):	N/A
Sewer:	N/A
Water:	1 OL

### **2.**

File #:	70-13952
Subdivision Name:	53 E. Penn Avenue
Municipality:	Wernersville Borough
Plan Type:	PRELIMINARY
Location:	North side of Penn Avenue (S.R.0422) at the intersection with Werner Street.
Applicant:	Leonard Martin
Developer:	53 East Penn Avenue, LLC
Owner:	53 East Penn Avenue, LLC
Surveyor:	C2C Design Group; Larry Grybosky
Proposed Units/Lots:	1 Commercial
Proposed Square Footage:	4,312
Area to be Developed:	0.28
Total Acreage:	0.43
Linear Feet (street):	N/A
Sewer:	1 P
Water:	1 P

## FINAL PLANS – REVIEW

### 1.

File #:	02-13951
Subdivision Name:	Lapp Subdivision
Municipality:	Albany Township
Plan Type:	FINAL
Location:	North and south of Hawk Mountain Road (T-910-Public) and west of Mountain Road (T-908-Public).
Applicant:	Crist B. Lapp
Developer:	N/A
Owner:	Chris B. & Rebecca K. Lapp
Surveyor:	Kevin L. Bensinger, PLS
Proposed Units/Lots:	1 Residue, 2 Agriculture
Proposed Square Footage:	N/A
Area to be Developed:	213
Total Acreage:	213
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

### 2.

File #:	09-13208a
Subdivision Name:	Danielle Blatt Subdivision
Municipality:	Bethel Township
Plan Type:	FINAL
Location:	East and west of Meckville Road (T-680-Public), north of its intersection with Musselman Road (T-674-Public).
Applicant:	Keith Blatt
Developer:	N/A
Owner:	Keith Blatt
Surveyor:	DeVon R. Henne PLS
Proposed Units/Lots:	1 Single-family, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	1.291
Total Acreage:	14.979
Linear Feet (street):	N/A
Sewer:	1 OL
Water:	1 OL

## **FINAL PLANS - REVIEW (CONT'D)**

### **3.**

File #:	26-13956
Subdivision Name:	DAP JHP of Palm, LLC
Municipality:	Hereford Township
Plan Type:	FINAL
Location:	Northwest side of the Tollgate Road and Gravel Pike (S.R.0029) intersection.
Applicant:	DAP JHP of Palm, LLC
Developer:	N/A
Owner:	DAP JHP of Palm, LLC
Surveyor:	Urwiler & Walter, Inc.
Proposed Units/Lots:	1 EX Single-family, 1 EX Apartment, 1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	2.814
Total Acreage:	12.602
Linear Feet (street):	N/A
Sewer:	2 EX OL
Water:	2 EX OL

### **4.**

File #:	45-10521a
Subdivision Name:	Reading Plastics Machining & Fabrication 94A Dries Rd. (Building Addition)
Municipality:	Ontelaunee Township
Plan Type:	FINAL
Location:	West side of Dries Road approximately 600-feet northwest of the Allentown Pike (S.R.0222) intersection.
Applicant:	Dennis B. Funk
Developer:	Dennis B. Funk
Owner:	Dennis B. Funk
Surveyor:	OTM LLC; Bradford R. Grauel, PLS
Proposed Units/Lots:	1 EX Industrial
Proposed Square Footage:	5,559
Area to be Developed:	0.83
Total Acreage:	15.62
Linear Feet (street):	N/A
Sewer:	1 EX OL
Water:	1 EX OL

## **FINAL PLANS - REVIEW (CONT'D)**

### **5.**

File #:	49-13953
Subdivision Name:	Iglesia Cristiana Casa Del Rey
Municipality:	Reading
Plan Type:	FINAL
Location:	West of North 9th Street, south of Greenwich Street, east of Cedar Street, and north of Green Street.
Applicant:	Pastor Brian Guzman, Iglesia Christiana Casa Del Rey
Developer:	N/A
Owner:	Iglesia Christiana Casa Del Rey
Surveyor:	John W. Hoffert P.L.S., Ltd.
Proposed Units/Lots:	4 Annexations, 1 Other
Proposed Square Footage:	N/A
Area to be Developed:	0.28
Total Acreage:	0.28
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

### **6.**

File #:	49-13957
Subdivision Name:	Northeast Middle School - 1216 North 13th Street Minor LD
Municipality:	Reading
Plan Type:	PRELIMINARY
Location:	East side of N. 12th Street between Marion Street and Perry Street.
Applicant:	Reading School District
Developer:	Reading School District
Owner:	Reading School District
Surveyor:	Wilkenson Design Group, LLC
Proposed Units/Lots:	1 Other
Proposed Square Footage:	N/A
Area to be Developed:	0.37
Total Acreage:	5.2
Linear Feet (street):	N/A
Sewer:	N/A
Water:	N/A

## **FINAL PLANS - REVIEW (CONT'D)**

7.

File #:	63-13926a
Subdivision Name:	Baidwan Holdings, LLC Subdivision
Municipality:	Tilden Township
Plan Type:	FINAL
Location:	Both the north and south sides 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:	N/A
Owner:	Baidwan Holdings, LLC
Surveyor:	Benchmark Civil Engineering Services, Inc.
Proposed Units/Lots:	2 Commercial
Proposed Square Footage:	N/A
Area to be Developed:	12.651
Total Acreage:	12.651
Linear Feet (street):	N/A
Sewer:	2 P
Water:	2 P

	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>3</u>	<u>2</u>	<u>7</u>	<u>12</u>
<u>12/31/2025 - 1/22/2026</u>				
ACRES (Total)	30.953	172.94	274.332	478.225
(Area to be Dev) PRO - Proposed	22.34	8.6	231.236	262.176
LDP - Land Development Plan	2	2	3	7
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	0	0	1	1
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	1	1
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	1	1	2	4
Existing	0	0	0	0
IND - Industrial - New	0	0	0	0
Existing	0	0	1	1
AG - Agricultural - New	0	1	2	3
Existing	0	0	0	0
OTHER - New	0	0	2	2
Existing	0	0	0	0
ANX - Annexation	18	0	5	23
RES - Residue	2	0	3	5
P - Public	1	0	0	1
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	1	1
Existing On-Lot	0	0	3	3
Public	2	1	2	5
Existing Public	0	0	0	0
WATER - On-Lot	0	1	1	2
Existing On-Lot	0	0	3	3
Public	2	1	2	5
Existing Public	0	0	0	0

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