

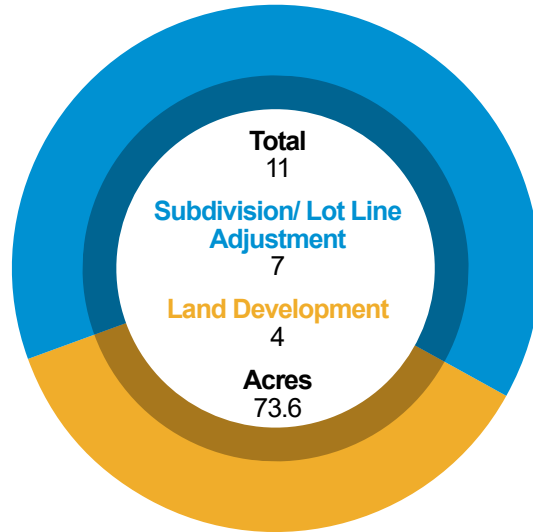


Subdivision & Land Development Report

July 24, 2026 - August 19, 2026
Berks County Planning Commission



Plans Reviewed



Types of Plans Reviewed

RESIDENTIAL

3

COMMERCIAL/ INDUSTRIAL

2

AGRICULTURE

1

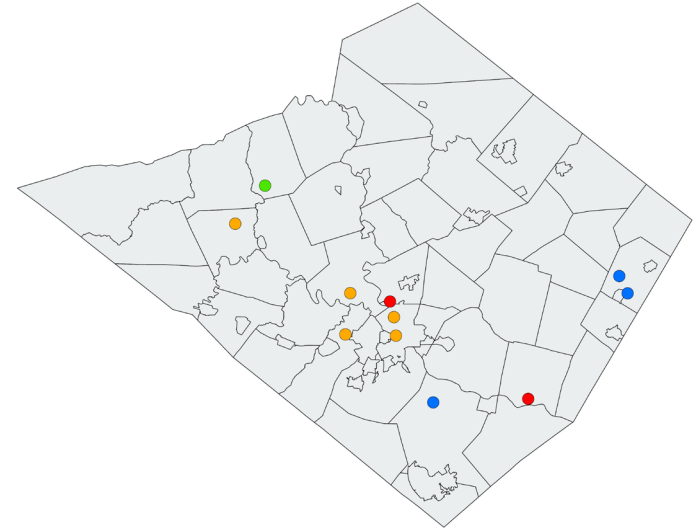
OTHER

5

*Other includes Annexations, Municipal, Recreation, etc.

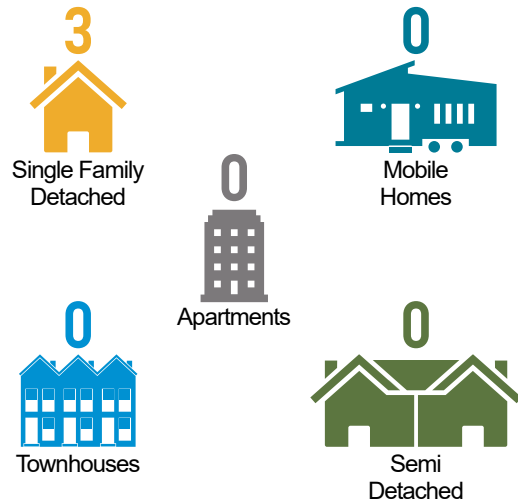
*Please refer to Monthly Subdivision Review Activity Report for details

Location of Development Activity



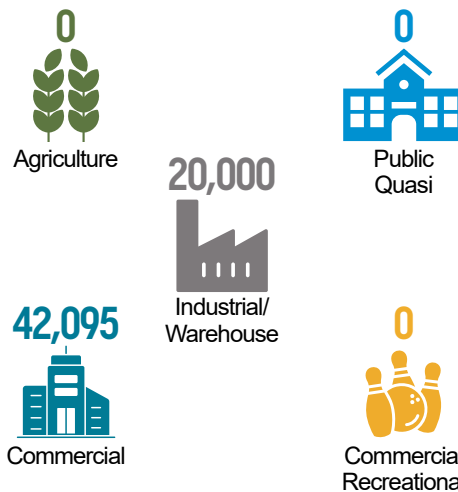
Types of Residential Development:

3 Total Housing Units



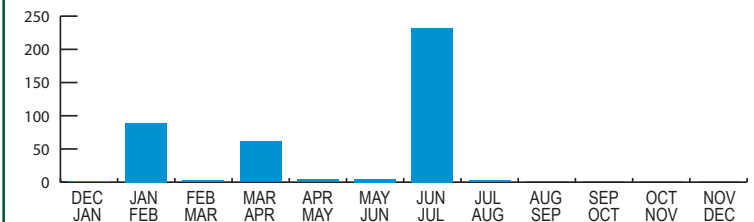
Non-Residential Development:

62,095 Total Sq. Ft.

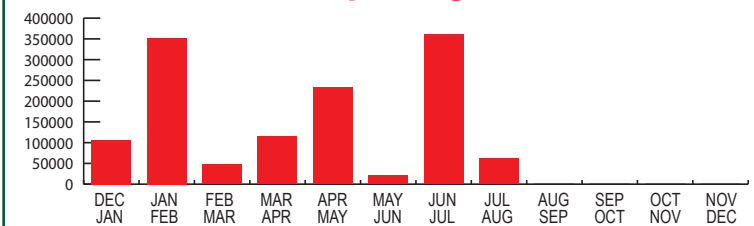


Year in Review: January – December 2026

Residential Units



Non-Residential Units Sq. Footage





LAND DEVELOPMENT AND SUBDIVISION ACTIVITY

MONTHLY REPORT

July 24, 2026 to August 19, 2026

SKETCH PLANS – REVIEW

1.

File #:	07-5194
Subdivision Name:	Victory Baptist Church (Sketch)
Municipality:	Bern Township
Plan Category:	Land Development
Plan Type:	SKETCH
Unified Parcel Identification #:	27438802965040
Location:	Northwestern side of Victory Circle approximately 750-feet north of the intersection with Meadow View Drive.
Applicant:	Victory Baptist Church
Developer:	Victory Baptist Church
Owner:	Victory Baptist Church
Surveyor:	Ludgate Engineering Corporation
Proposed Units/Lots:	1 EX Church
Proposed Square Footage:	5,893
Area to be Developed:	0.2
Total Acreage:	20.97
Linear Feet (street):	N/A
Sewer:	1 Existing On Lot
Water:	1 Existing On Lot
Notes:	Multi-purpose building addition to existing church & a rain garden

PRELIMINARY PLANS – REVIEW

1.

File #:	04-11181a
Subdivision Name:	St. George Self Storage LD
Municipality:	Amity Township
Plan Category:	Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	24535411663410
Location:	Northwest side of the Benjamin Franklin Highway (S.R.0422) and Hill Road intersection.
Applicant:	Demeter Capital LLC
Developer:	Demeter Capital LLC
Owner:	Demeter Capital LLC
Surveyor:	The Crossroads Group LLC
Proposed Units/Lots:	1 Commercial
Proposed Square Footage:	42,095
Area to be Developed:	4.21
Total Acreage:	10.75
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	Not Applicable
Notes:	7 Buildings- 3w/4,800 sq. ft, 1w/2,500 sq. ft, 1w/5,100 sq. ft, 1w/6,000 sq. ft., 1w/6,600 sq. ft., 1w/ 4,885 sq. ft.

PRELIMINARY PLANS – REVIEW (CONT'D)

2.

File #:	27-11049b
Subdivision Name:	SolAmerica Energy Services, LLC - Solar Array Fields
Municipality:	Jefferson Township
Plan Category:	Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	53444100624068
Location:	Southwestern side of New Schaefferstown Road (S.R.4016) at the intersection with Bernville Road (S.R.0183).
Applicant:	Lester Zimmerman
Developer:	SolAmerica Energy Services, LLC
Owner:	Lester Zimmerman
Surveyor:	Pennonni Associates Inc.
Proposed Units/Lots:	1 Other
Proposed Square Footage:	N/A
Area to be Developed:	19.95
Total Acreage:	47.88
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	Not Applicable
Notes:	2 Solar array fields w/ tracker racking system; Field A w/4,769 modules and Field B w/1,848 modules, access drive,

PRELIMINARY PLANS – REVIEW (CONT'D)

3.

File #:	42-11831a
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
Developer:	Carpenter Technology
Owner:	Carpenter Technology
Surveyor:	STV Inc.
Proposed Units/Lots:	1 EX Industrial
Proposed Square Footage:	20,000
Area to be Developed:	0.89
Total Acreage:	110
Linear Feet (street):	N/A
Sewer:	1 Existing Public
Water:	1 Existing Public
Notes:	Demo 9,000sq. Ft. of ex building to create 20,000 sq. ft. addition to Building 120

FINAL PLANS – REVIEW

1.

File #:	49-13995
Subdivision Name:	Ferreras & Sotomayor
Municipality:	Reading
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	15530741579043, 15530741568990
Location:	West side of Center Avenue (S.R.0061) approximately 850-feet south of the intersection with Pike Street.
Applicant:	Bally, LLC; Freddy Flores Ferreras
Developer:	N/A
Owner:	Bally, LLC
Surveyor:	John W. Hoffert P.L.S, Ltd.
Proposed Units/Lots:	1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	0.281
Total Acreage:	0.281
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	Not Applicable
Notes:	2-lot consolidation

FINAL PLANS - REVIEW (CONT'D)

2.

File #:	49-13996
Subdivision Name:	Finanta Credit Union Reading Branch 240 Penn St.
Municipality:	Reading
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	05530782606150, 05530782606022
Location:	South side Penn Street approximately 90-feet west of the intersection with South 3rd Street.
Applicant:	Community First Fund d/b/a/Finanta; Attn: Lloyd Shields, CFO
Developer:	Community First Fund d/b/a/Finanta
Owner:	FM & CG Enterprises, LLC
Surveyor:	C2C Design Group
Proposed Units/Lots:	1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	0.12
Total Acreage:	0.19
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	Not Applicable
Notes:	N/A

FINAL PLANS - REVIEW (CONT'D)

3.

File #:	51-13992
Subdivision Name:	Gillen Minor Subdivision
Municipality:	Robeson Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	73532403045925
Location:	East and West side of Hann Kurtz Road approximately 1,250 feet southwest of the intersection with White Bear Road.
Applicant:	Mark M. & Kim A. Gillen
Developer:	N/A
Owner:	Mark M. & Kim A. Gillen
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:	13.063
Total Acreage:	41.684
Linear Feet (street):	N/A
Sewer:	1 On Lot
Water:	1 On Lot
Notes:	N/A

FINAL PLANS - REVIEW (CONT'D)

4.

File #:	59-13993
Subdivision Name:	Bryla Annexation Subdivision
Municipality:	Spring Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	80438720706536, 80438720706497
Location:	South side of Snyder Road and the west side of Wassner Drive.
Applicant:	Eric Bryla & Kon Yoong Wong Bryla
Developer:	N/A
Owner:	Eric Bryla & Kon Yoong Wong Bryla
Surveyor:	John W. Hoffert P.L.S, Ltd.
Proposed Units/Lots:	1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	0.146
Total Acreage:	0.33
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	Not Applicable
Notes:	N/A

FINAL PLANS - REVIEW (CONT'D)

5.

File #:	67-13196a
Subdivision Name:	Pheasant Drive Subdivision
Municipality:	Upper Bern Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	28445200763176
Location:	North and south of Pheasant Drive, west of Valley Road., and east of Wolf Creek Road.
Applicant:	Son-Rise View LLC
Developer:	N/A
Owner:	Son-Rise View LLC
Surveyor:	DeVon R. Henne PLS
Proposed Units/Lots:	1 Residue, 1 Agriculture
Proposed Square Footage:	N/A
Area to be Developed:	21.51
Total Acreage:	78.17
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	Not Applicable
Notes:	Subdivision of Tax Parcel No. 28445200763176 into two separate lots. Agricultural Conservation Easement (Lot 1) and Ag Conservation "Exclusion Area" (Lot 2).

FINAL PLANS - REVIEW (CONT'D)

6.

File #:	69-586
Subdivision Name:	Royer Subdivision
Municipality:	Washington Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	89539903025307
Location:	West of Anthony's Mill Road, southeast of Lenape Road, and east of Heydts Schoolhouse Road.
Applicant:	Elizabeth Lynn Royer and Sean Michael Ruane
Developer:	N/A
Owner:	Elizabeth Lynn Royer and Sean Michael Ruane
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:	1.496
Total Acreage:	9.001
Linear Feet (street):	N/A
Sewer:	1 On Lot
Water:	1 On Lot
Notes:	Subdivision of Tax Parcel No. 28445200763176 into two lots. Lot 1 (1.496 gross acres) Residue (7.504 gross acres).

FINAL PLANS - REVIEW (CONT'D)

7.

File #:	69-12163a
Subdivision Name:	Brooke Lands LLP
Municipality:	Washington Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	89539810357798
Location:	One tract traversed by Route 100, Limekiln Road, Passmore Road, and west of Washington Road.
Applicant:	James W. Brooke (Brooke Lands LLP)
Developer:	N/A
Owner:	James W. Brooke (Brooke Lands LLP)
Surveyor:	Aston Surveyors/Engineers, Inc.
Proposed Units/Lots:	1 Single-family, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	11.732
Total Acreage:	42.109
Linear Feet (street):	N/A
Sewer:	1 Public
Water:	1 On Lot
Notes:	Subdivision of Tax Parcel No. 89539810357798 into two lots. Lot 1 (30.377 acres) Lot 2 (11.732 acres).

	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>1</u>	<u>3</u>	<u>7</u>	<u>11</u>
<u>7/24/2026 - 8/19, 2026</u>				
ACRES (Total)	20.97	168.63	171.77	361.37
(Area to be Dev) PRO - Proposed	0.2	25.05	48.35	73.6
LDP - Land Development Plan	1	3	0	4
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	0	0	3	3
Existing	0	0	0	0
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	0	0	0
IND - Industrial - New	0	0	0	0
Existing	0	1	0	1
AG - Agricultural - New	0	0	1	1
Existing	0	0	0	0
OTHER - New	0	1	0	1
Existing	0	0	0	0
ANX - Annexation	0	0	3	3
RES - Residue	0	0	7	7
P - Public	0	0	0	0
QP - Quasi Public	1	0	0	1
OP - Open Space	0	0	0	0
LF - Linear Feet (Street)	0	0	0	0
Sewer - On-Lot	0	0	2	2
Existing On-Lot	1	0	0	1
Public	0	0	0	0
Existing Public	0	1	0	1
WATER - On-Lot	0	0	2	2
Existing On-Lot	1	0	0	1
Public	0	0	0	0
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