



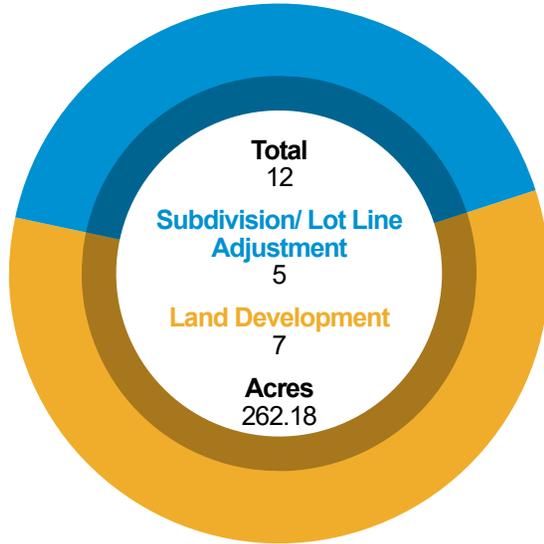
Subdivision & Land Development Report

December 31, 2025 - January 22, 2026

Berks County Planning Commission



Plans Reviewed



Types of Plans Reviewed

RESIDENTIAL

2

COMMERCIAL/
INDUSTRIAL

4

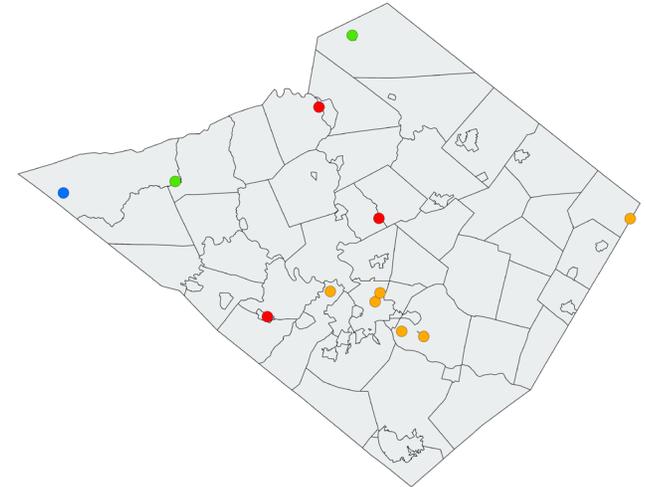
AGRICULTURE

2

OTHER

4

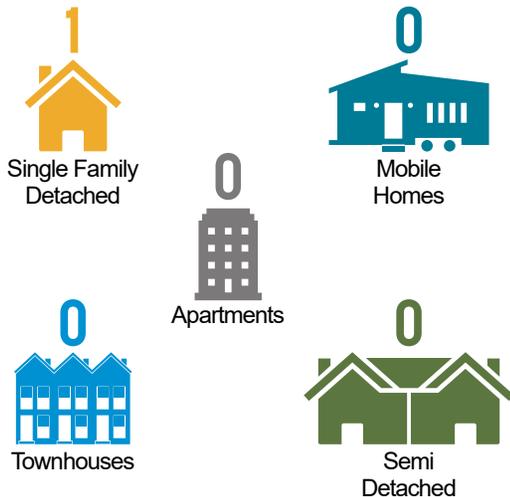
Location of Development Activity



*Other includes Annexations, Municipal, Recreation, etc.

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

Types of Residential Development: 1 Total Housing Units

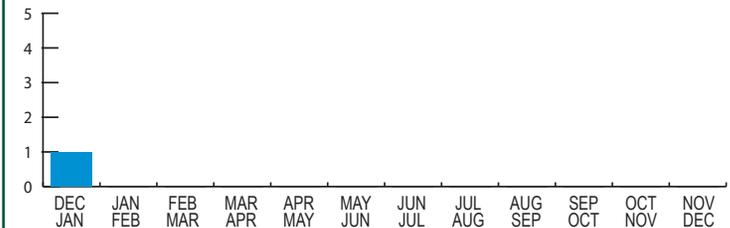


Non-Residential Development: 106,610 Total Sq. Ft.

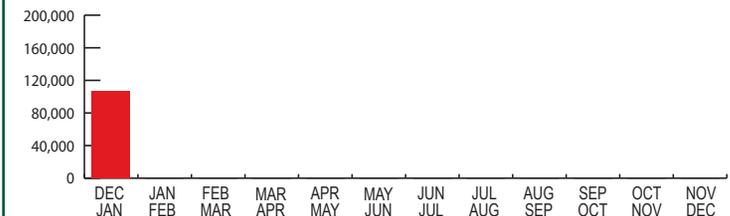


Year in Review: January – December 2026

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



Berks County Services Center | 633 Court Street, 14th Floor Reading, PA 19601- 4309
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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 **January 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	
	January 2025	Year to Date	January 2026	Year to Date
Total # of Plans Endorsed	7	7	8	8
Total # of Residential Units	5	5	341	341
SF	3	3	341	341
SD	2	2	0	0
MH	0	0	0	0
TH	0	0	0	0
APT.	0	0	0	0
CONDO	0	0	0	0
Total Non-Residential Units	29	29	10	10
Comm.	0	0	1	1
Ind.	0	0	1	1
Other*	29	29	8	8
TOTAL UNITS	34	34	351	351
Linear Feet of New Street	0.00	0.00	14,195.00	14,195.00
<u>Type of Water Supply</u>				
OL	1	1	3	3
P	4	4	341	341
SP	0	0	0	0
<u>Type of Sewage Disposal</u>				
OL	1	1	2	2
P	4	4	341	341
SP	0	0	0	0
Gross Acreage Proposed for Development	31.55	31.55	325.03	325.03

Abbreviations: SF - Single Family

TH - Townhouse

OL - On-Lot

SD - Semi-Detached

Apt. - Apartment

P - Public

MH - Mobile Home

Condo - Condominium

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.