



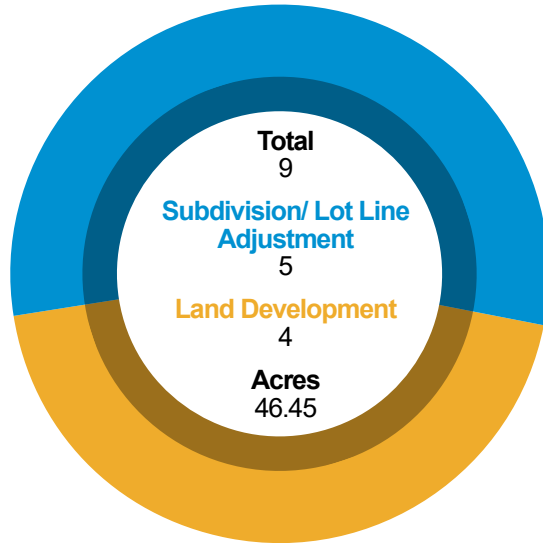
# Subdivision & Land Development Report

April 24, 2026 - May 20, 2026

Berks County Planning Commission



## Plans Reviewed



## Types of Plans Reviewed

RESIDENTIAL

4

COMMERCIAL/ INDUSTRIAL

1

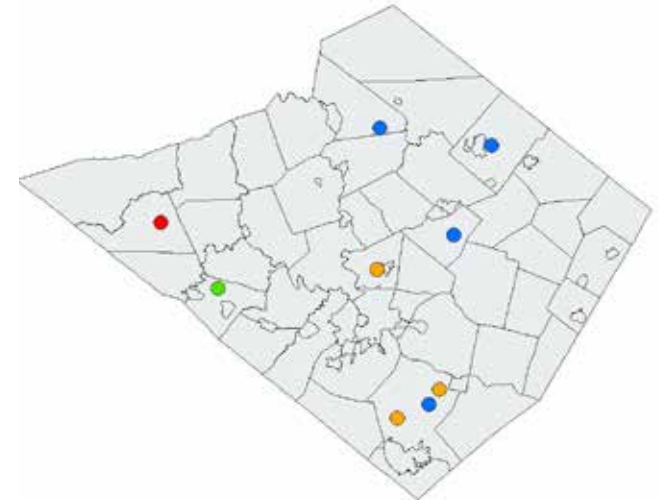
AGRICULTURE

1

OTHER

3

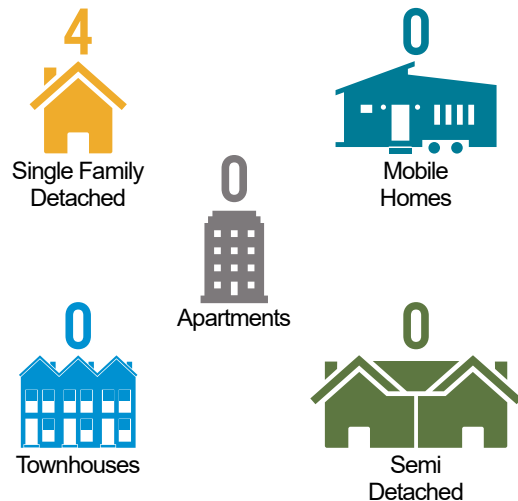
## Location of Development Activity



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

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

## Types of Residential Development: 4 Total Housing Units

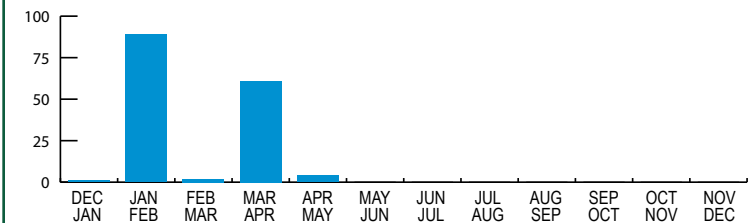


## Non-Residential Development: 232,750 Total Sq. Ft.

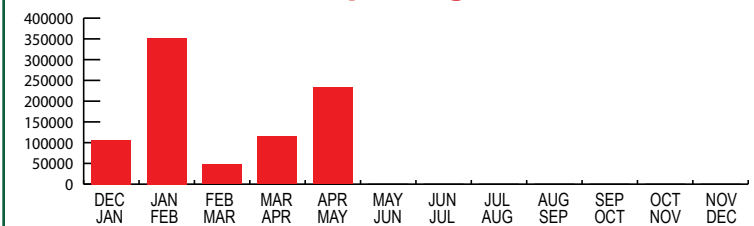


## Year in Review: January – December 2026

### Residential Units



### Non-Residential Units Sq. Footage





**LAND DEVELOPMENT AND SUBDIVISION ACTIVITY**

**MONTHLY REPORT**

**April 24, 2026 to May 20, 2026**

**SKETCH PLANS – REVIEW**

**1.**

File #:	54-13975
Subdivision Name:	Beatty Subdivision
Municipality:	Ruscombmanor Township
Plan Category:	Subdivision
Plan Type:	SKETCH
Unified Parcel Identification #:	76543004848162
Location:	North and south of Pricetown Road (S.R. 2026), east of Oak Lane (T-779-Public), west of Hillside Drive (T-909-Public).
Applicant:	James L. and Elizabeth Beatty
Developer:	N/A
Owner:	James L. and Elizabeth Beatty
Surveyor:	Berks Surveying & Engineering, Inc.
Proposed Units/Lots:	1 Single-family, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	2.57
Total Acreage:	5.31
Linear Feet (street):	N/A
Sewer:	1 Public
Water:	1 On Lot
Notes:	Subdivide Parcel 76543004848162 into two lots. Lot 1 (2.5661 Gross Ac) for a single-family detached residence. Residue (2.4402 Gross Ac)

## **PRELIMINARY PLANS – REVIEW**

**1.**

File #:	39-5597
Subdivision Name:	Baldwin & Merkel Subdivision - Lot 2
Municipality:	Maxatawny Township
Plan Category:	Subdivision
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	63545301399574
Location:	East of South Kemp Road (T-617-Public) and north of Kohler Road (T-955-Public).
Applicant:	Thomas B and Christine L Shirkness
Developer:	N/A
Owner:	Thomas B and Christine L Shirkness
Surveyor:	Berks Surveying& Engineering, Inc.
Proposed Units/Lots:	1 Single-family
Proposed Square Footage:	N/A
Area to be Developed:	1.22
Total Acreage:	1.22
Linear Feet (street):	N/A
Sewer:	1 On Lot
Water:	1 On Lot
Notes:	N/A

## **PRELIMINARY PLANS – REVIEW (CONT'D)**

**2.**

File #:	51-11684b
Subdivision Name:	Brookside School OGCS
Municipality:	Robeson Township
Plan Category:	Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	73531304519382
Location:	South side of Zion Road approximately 600-feet northeast of the intersection with Morgantown Road (S.R.0010).
Applicant:	Reuben Jay & Kathryn Stoltzfus
Developer:	Brookside School OGCS
Owner:	Brookside School OGCS
Surveyor:	Impact Engineering Group
Proposed Units/Lots:	1 Residue, 1 Quasi-Public
Proposed Square Footage:	2,026
Area to be Developed:	0.878
Total Acreage:	47.328
Linear Feet (street):	N/A
Sewer:	1 On Lot
Water:	1 On Lot
Notes:	Leasing 5 acres for an Amish 1-room schoolhouse (32'x47') & bathroom structure (14.5'x36') and associated site improvements

### **PRELIMINARY PLANS – REVIEW (CONT'D)**

**3.**

File #:	65-8879a
Subdivision Name:	Rushtown Foods, LLC
Municipality:	Tulpehocken Township
Plan Category:	Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	86442000281744
Location:	West side of Route 419 approximately 600-feet south of the intersection with W. Four Point Road.
Applicant:	Rushtown Foods, LLC
Developer:	Rushtown Foods, LLC
Owner:	419 Landholdings, LLC
Surveyor:	Nye Consulting Services, Inc.
Proposed Units/Lots:	1 Industrial
Proposed Square Footage:	119,020
Area to be Developed:	19.5
Total Acreage:	25.75
Linear Feet (street):	N/A
Sewer:	1 On Lot
Water:	1 On Lot
Notes:	(Egg) Breaking Facility: grading and breaking of eggs and storage of liquid egg, gravel pads and driveway and stormwater management controls

## **FINAL PLANS – REVIEW**

**1.**

File #:	25-8751
Subdivision Name:	Eugene Burkholder AG Operations
Municipality:	Heidelberg Township
Plan Category:	Land Development
Plan Type:	FINAL
Unified Parcel Identification #:	48434800513851, 48434800627793
Location:	North and south of Quarry Road (T-507-Public), northeast of Tulpehocken Forge Road (SR 3037).
Applicant:	Eugene Burkholder
Developer:	N/A
Owner:	Eugene Burkholder
Surveyor:	Nye Consulting Services, Inc.
Proposed Units/Lots:	1 Agriculture
Proposed Square Footage:	82,704
Area to be Developed:	8.7
Total Acreage:	63.92
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	1 On Lot
Notes:	Construct two poultry barns (81' x 452'), manure storage (50' x 132'), egg room (48' x 60'), gravel pads/driveway, and stormwater.

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

**2.**

File #:	30-10564a
Subdivision Name:	Muhlenberg School District Junior High School Phase
Municipality:	Laureldale Borough
Plan Category:	Land Development
Plan Type:	FINAL
Unified Parcel Identification #:	57530808896859, 57530808892721, 57530808991891, 57530808991765
Location:	Northeast side of the E. Bellevue Avenue and Kent Avenue intersection.
Applicant:	Muhlenberg School District
Developer:	Muhlenberg School District
Owner:	Muhlenberg School District
Surveyor:	McCarthy Engineering Associates, Inc.
Proposed Units/Lots:	1 EX Public
Proposed Square Footage:	29,000
Area to be Developed:	4.14
Total Acreage:	94.97
Linear Feet (street):	N/A
Sewer:	1 Existing Public
Water:	1 Existing Public
Notes:	24,592 sq.ft. Jr High addition, 4,408 sq.ft. admin building addition, additional parking and new ticket booth for athletic field and associated site improvements

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

**3.**

File #:	51-13974
Subdivision Name:	Kramer/Nanni Annexation Subdivision
Municipality:	Robeson Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	73533403209742, 73533403312805
Location:	Northern side of the Cocalico Road and Cedar Hill Road intersection.
Applicant:	Douglas R. & Kathy M. Kramer
Developer:	N/A
Owner:	Daniel J. & Norma J. Nanni
Surveyor:	John W. Hoffert P.L.S., Ltd.
Proposed Units/Lots:	1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	0.726
Total Acreage:	5.243
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	Not Applicable
Notes:	N/A

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

### **4.**

File #:	51-13976
Subdivision Name:	Jarlsberg Subdivision - 2135 Cocalico Road
Municipality:	Robeson Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	73532300952816
Location:	East side of Cocalico Road (T-352-Public) and southwest of the intersection of Cocalico Road and Rock Hollow Road (T-348-Public).
Applicant:	RB Ashley Customs, LLC
Developer:	N/A
Owner:	Jarlsberg c/o RB Ashley Customs, LLC
Surveyor:	Carta Engineering
Proposed Units/Lots:	1 Single-family, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	4.44
Total Acreage:	8.54
Linear Feet (street):	N/A
Sewer:	1 On Lot
Water:	1 On Lot
Notes:	Subdivide Parcel 73532300952816 into two lots. Lot 1; Proposed Single-Family (4.94 Gross Ac), Residue (3.60 Gross Ac).

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

### **5.**

File #:	73-3369
Subdivision Name:	352 Haas Road
Municipality:	Windsor Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	94540400959802
Location:	Northeast side of the Haas Road and Strausser Road intersection.
Applicant:	Pricilla Faller
Developer:	N/A
Owner:	Pricilla Faller
Surveyor:	Newton Engineering Group, P.C.
Proposed Units/Lots:	1 Single-family, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	4.27
Total Acreage:	9.27
Linear Feet (street):	N/A
Sewer:	1 On Lot
Water:	1 On Lot
Notes:	N/A

	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>1</u>	<u>3</u>	<u>5</u>	<u>9</u>
<u>4/24/2026 - 5/20/2026</u>				
ACRES (Total)	5.31	74.3	181.94	261.55
(Area to be Dev) PRO - Proposed	2.57	21.6	22.28	46.45
LDP - Land Development Plan	0	2	2	4
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	1	1	2	4
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	0	0	0
Existing	0	0	0	0
IND - Industrial - New	0	1	0	1
Existing	0	0	0	0
AG - Agricultural - New	0	0	1	1
Existing	0	0	0	0
OTHER - New	0	0	0	0
Existing	0	0	0	0
ANX - Annexation	0	0	1	1
RES - Residue	1	1	3	5
P - Public	0	0	1	1
QP - Quasi Public	0	1	0	1
OP - Open Space	0	0	0	0
LF - Linear Feet (Street)	0	0	0	0
Sewer - On-Lot	0	3	2	5
Existing On-Lot	0	0	0	0
Public	1	0	0	1
Existing Public	0	0	1	1
WATER - On-Lot	1	3	3	7
Existing On-Lot	0	0	0	0
Public	0	0	0	0
Existing Public	0	0	1	1

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