

**ROBESON TOWNSHIP**  
**PLANNING COMMISSION MINUTES**

**June 2, 2025**

The regular Meeting of the Robeson Township Planning Commission was held in person at 2689 Main Street, Birdsboro, Pa., June 2, 2025, at 7:00 PM. The meeting was called to order at 7:02 PM by Chairman William Meister. Also attending were Vice Chairman Gregg Eshelman, Commission members Thomas Keim, Henry Ramsay and Steve Marino. Members Terri Lampe-Melcher and Dave Talarico were absent. Also, in attendance were Township Engineer Ryan Rhode, Solicitor Joan London, and Township Manager Richard Howett.

**Minutes:**

The Planning Commission Meeting Minutes from May 5, 2025 were reviewed by the members in attendance. A motion was made by Mr. Marino and a second by Mr. Henry to approve the Meeting Minutes as presented, the motion passed unanimously.

**Plans for Acceptance:**

Old Hickory Buildings Final Plan – A motion was made by Mr. Marino and a second by Mr. Eshelman to accept the plans for review, the motion passed unanimously.

**Plans for Review (Engineer Rhode):**

Old Hickory Buildings Final Plan – Engineer Sharanya Vemula, of Bogia Engineering Inc. presented the plan and gave a general update of the project and any associated outside agency reviews. Ms. Vemula acknowledged receipt of the review letter issued by Engineer Rhode. Engineer Rhode explained that he would like to discuss the comments within the Kraft review letter because there are a few zoning issues which must be resolved prior to approval. Engineer Rhode explained that previously the Township and Developer had agreed to eighteen trees to be donated to Robeson Township. Ten (10) of those trees were to be planted on Township property with the remaining eight (8) trees to be used at other locations throughout the Township. Engineer Rhode went on to explain that the Robeson Township Zoning Hearing Board had previously granted a zoning variance to permit up to seventy (70) percent of the existing trees to be removed. Engineer Rhode and Ms. Vemula discussed that this relief is no longer necessary since the wood

land disturbance is now less than the maximum sixty (60) percent permitted by zoning. As such, this plan does not need to be directed back before the Zoning Hearing Board. Engineer Rhode and Ms. Vemula agreed to work to resolve the discrepancies in the tree calculations prior to subsequent plan submissions. Chairman Meister questioned if the shed assembly would take place indoors or outdoors. Ms. Vemula stated she did not know and that she would obtain the information and provide it to the members present next month. Mr. Eshelman questioned if a zoning challenge in Cumru Township could still impact this application since all of the buildings in Cumru have now been removed. Solicitor London stated that this was not necessarily under Robeson's prevue since that challenge was taken in Cumru Township. Ms. Vemula stated that she would revise and resubmit the plans. No action was taken by the members present.

### **Time Extension(s):**

Rock Hollow Woods Rev. to Plan of Record – Engineer Rhode provided a brief update on the plan status and stated that a time extension to September 30, 2025, has been received. A motion was made to approve the extension by Mr. Eshelman and seconded by Mr. Marino. The motion passed unanimously.

### **Items for the Good of the Order:**

#### **Dyer Quarry - Request for Rezoning**

Mr. William Hedl, Mr. Daniel Funk and Attorney Jill Nagy from Dyer Quarry presented a plan to the PC regarding the rezoning of land adjacent to the currently zoned Q-1 area from R-1 to Q-1 to facilitate a place for overburden. The plan includes berm and tree placement to obstruct the view from Rock Hollow Road. Mr. Funk presented revised pictures and boundary plans to illustrate the intended project. This revised presentation was made in response to the Commission Members' feedback from the May meeting. The owners will seed the overburden as it is placed. Expectation is that this will be an overburden location for approximately the next 25-30 years and that, upon closure of the mine, as is the requirement from DEP, the overburden will be returned to the mine and the land used for the overburden brought back to its original state. Mr. Marino questioned the location of the overburden in relation to the power line and Mr. Funk advised that it would be located behind the power lines. Chairman Meister asked again to confirm that the overburden was going to be seeded, and Mr. Funk again confirmed that the berms would be seeded and maintained. Pursuant to a request by Attorney Nagy Mr. Eshelman made a motion to recommend approval of the rezoning request to the Board of Supervisors. A second was made by Marino and the motion passed unanimously.

A further discussion between attorneys Nagy and London developed around the process and advertising for the rezoning should it be approved by the Board of Supervisors. Charman Meister requested clarification regarding who pays for the costs associated with the rezoning. Attorney Nagy assured the members present that the quarry would reimburse the Township for all costs.

**Adjournment:**

At 7:30 PM, there being no further business, the Planning Commission adjourned upon a motion by Mr. Ramsay and seconded by Mr. Marino.