

**ROBESON TOWNSHIP
PLANNING COMMISSION MINUTES**

August 3, 2026

The regular Meeting of the Robeson Township Planning Commission was held in person at 2689 Main Street, Birdsboro, Pa., August 3, 2026, at 7:00 PM. The meeting was called to order at 7:01 PM by Chairman Bill Meister. Also attending were Vice-Chairman Gregg Eshelman and Commission members Terri Lampe-Melcher, Dave Talarico, Steve Marino, and Bob Seal. Member Henry Ramsay was absent from the August Meeting. Also, in attendance were Township Manager Osmer Deming and Engineer Ryan Rhode.

Minutes:

The Planning Commission Meeting Minutes from July 6, 2026, were reviewed by the members in attendance. A motion was made by Mr. Talarico and a second by Ms. Lampe Melcher, to approve the Meeting Minutes as presented, the motion passed unanimously.

Plans for Acceptance:

Gundy Subdivision Plan – A motion was made by Mr. Marino with a second by Mr. Eshelman to accept the Jarlsberg Subdivision Plan for review, the motion passed unanimously.

Gillen Minor Subdivision Plan – A motion was made by Mr. Eshelman with a second by Mr. Seal to accept the Jarlsberg Subdivision Plan for review, the motion passed unanimously.

Plans for Review (Engineer Rhode):

Gillen Minor Subdivision Plan – Engineer Rhode suggested that the Members Present allow the Gillen Plan to be presented in advance of the Gundy Plan, which was before the Gillen Plan on the Agenda, since the representatives for the Gundy Plan were not yet present. The members present agreed and Mr. Hoffert, PLS took the floor to present the plan for the Gillen Minor subdivision. Mr. Hoffert stated he was in receipt of Engineer Rhode's August 3, 2026 review letter and he addressed the comments contained within that review letter in order. Mr. Hoffert requested, in writing, a waiver from SALDO Section 303.B. to allow the plan to be presented at a scale of 1"=100' as opposed to the 1"=50' which is required by ordinance. A motion

was made by Mr. Eshelman and seconded by Mt. Talarico, to approve the waiver. The motion passed unanimously.

Mr. Hoffert went on to state that he is still working to resolve sewage planning issues and has a potential bog turtle conflict with must be resolved prior to the approval of a sewage planning module. Additionally, the Township is not yet in receipt of the Berks County Planning Commission's review letter and as such should not act on the plan. There was some general discussion between Mr. Hoffert, and the members present regarding the impact of the environmental clearances to the project. After that Mr. Hoffert stated he would be resubmitting plans at a later date and no official action was taken by the members present regarding the plan.

Gundy Subdivision Plan – Mr. Dan Laudenslayer, PE, PLS took the floor to present the plan for the Gundy subdivision. Mr. Laudenslayer stated he was in receipt of Engineer Rhode's August 3, 2026, review letter and he addressed the comments contained within that review letter in order. Mr. Laudenslayer stated that his project is very similar to the Gillen Subdivision which was just presented to the Planning Commission. Engineer Rhode agreed and stated the review letters were also very similar. Mr. Laudenslayer requested, in writing, a waiver from SALDO Section 303.B. to allow the plan to be presented at a scale of 1"=100' as opposed to the 1"=50' which is required by ordinance. A motion was made by Mr. Eshelman and seconded by Mt. Marino, to approve the waiver. The motion passed unanimously.

Mr. Hoffert presented his official waiver request for a waiver of sewage planning. Engineer Rhode suggested it would be better to submit that request directly to Township Sewage Enforcement Officer Quinn Haller. Mr. Laudenslayer said he would do that via email. Mr. Laudenslayer went on to request that the members present consider conditional plan approval. The members present stated that since this project has outstanding sewage planning items, and the Township has not yet received a review letter from the Berks County Planning Commission, no official action would be taken with respect to plan approval. Mr. Laudenslayer stated he understood and would resubmit the plan at a later date.

Time Extension(s):

None.

Items for the Good of the Order:

Cedar Hill Estates – Brian Focht, PE (C2C Consulting), Laura Grande (Grande Construction, and Derrick were present to update the members present with respect to the Grande Project between Cedar Hill Road and the Borough of Birdsboro. Mr. Focht provided a brief overview of the project history. He informed the members present that the project has NPDES, water, and sewer services approvals. The PennDOT Permits have expired and will need to be renewed prior to any construction. Mr. Focht went on to state Phase 1 of the project originally had a dual access road and just over one hundred (100) residential units. He went on to state that the developer would like to adjust Phase 1 to be thirty-one (31) units which would have a single access off of 1st street in Birdsboro. Mr. Eshelman questioned the Township's ordinance requirements with respect to the allowable number of lots access via a single access. Engineer Rhode clarified that the Township's maximum number of lots on a single access road is twenty (20) lots. Mr. Marino questioned if portions of the project would still be age restricted. Mr. Focht reviewed the history of the age restricted areas with the members present but stated he was not sure how this is currently proposed to be handled.

A Township Resident, Mr. Richard Steele, asked if he could address the Developer and the members present. Chairman Meister allowed Mr. Steele to speak. Mr. Steele stated his property within the development area and that he would be heavily impacted by the development. Mr. Steele stated he has concerns regarding access and stormwater runoff. Mr. Steele proceeded to review his concerns with the members present. A brief discussion took place between Mr. Steele, Mr. Focht, and the members present regarding the project.

Engineer Rhode asked if the developer has approved the Borough of Birdsboro regarding the current proposal and Mr. Focht stated they have not yet met with the Borough. Chairman Meister stated that he felt the thirty-one (31) lots on a single access street will likely be an issue. That statement was followed by a brief discussion regarding the lot sizes associated with the project.

Mr. Focht then proceeded to state that he had a second update he would like to review with the members present. Mr. Focht advised the members present that their data center partner was no longer actively pursuing the project, however they have continued evaluating data center alternatives. Mr. Marino advised the developer that they should simply pursue the residential aspects of the plan and forget about the data center option. Mr. Focht stated that the data center option would include roughly one hundred eighty-four (184) residential units and several smaller data centers located on the western side of the property. With no further discussion, the developer and team agreed to move on with no official action taken by the members present.

Tree Replacement Ordinance Update – Remains on hold, no action taken by the members present.

Data Center Ordinance – Engineer Rhode explained that the DRAFT Data Center Ordinance is now before the Board of Supervisors for review. He distributed several maps of the general industrial zoning district which contained circles of five hundred (500) and one thousand (1,000) feet which would demonstrate the required setbacks from residential properties. There was general discussion regarding this matter which pursued with some input regarding exclusion zoning provided by Manager Deming. With no official action required by the members present the meeting proceeded.

Adjournment:

At 8:11 PM, there being no further business, the Planning Commission adjourned upon a motion by Ms. Lampe-Melcher and seconded by Mr. Talarico. The motion passed unanimously.