

ROBESON TOWNSHIP
PLANNING COMMISSION MINUTES

July 7, 2025

The regular Meeting of the Robeson Township Planning Commission was held in person at 2689 Main Street, Birdsboro, Pa., July 7, 2025, at 7:00 PM. The meeting was called to order at 7:01 PM by Chairman William Meister. Also attending were Vice Chairman Gregg Eshelman, Commission members Thomas Keim, Henry Ramsay, Terri Lampe-Melcher, Dave Talarico and Steve Marino. All members were present for the July Meeting. Also, in attendance were Township Engineer Ryan Rhode, Solicitor Joan London, and Interim Township Manager Harold Steve.

Minutes:

The Planning Commission Meeting Minutes from June 2, 2025 were reviewed by the members in attendance. A motion was made by Mr. Ramsay and a second by Ms. Lampe-Melcher to approve the Meeting Minutes as presented, the motion passed unanimously.

Plans for Acceptance:

Legacy Ind. Park Subdivision (AKA Chestnut Hill) – Final Plan / Legacy Ind. Park – Lot 1 LD (AKA Chestnut Hill) – Final Plan / Hertzler Farm Storage Mag. Facility – Preliminary / Final Plan. A motion was made by Mr. Marino and a second by Mr. Talarico to accept all three 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 all of the previous comments have been addressed. The applicant has received technical comments from all outside reviewing agencies and none of the comments received are likely to impact the design significantly. After a brief discussion by the members present a motion was made by Mr. Eshelman with a second by Mr. Marino to approve the final plans conditioned upon the remaining comments in Engineer Rhode's June 26, 2025 review letter along with approval from Cumru Township and all outside agencies. The motion passed unanimously.

Legacy Ind. Park Subdivision and Legacy Ind. Park Lot #1 (AKA Chestnut Hill) Final Plan(s)- Jan Miller, formerly of Wilkinson Apex Engineering Group, LLC., now of McCarthy Engineering, Inc. and Ben Stoltzfus property owner attended the meeting on behalf of Chestnut Hill Properties. Engineer Rhode explained that the plan has made significant strides in the past few months. The subdivision plan still lacks detail with respect to the fire suppression system and commercial homeowners association. The land development continues to contain some discrepancies between the stormwater management report and the plans. Ms. Miller explained that she had previously submitted revised HOA documents but had not received comments. Engineer Rhode stated that he would like to schedule a meeting to discuss the HOA and common space issues with the developer's representatives and Solicitor London. Mr. Stoltzfus stated that he thought everything had been submitted and the application is ready for conditional final plan approval. Engineer Rhode advised the members present that he would like to resolve the HOA, stormwater and timing concerns associated with both applications prior to a recommendation by the Planning Commission. After a brief discussion between the applicant, Engineer Rhode, Solicitor London and the members present, no official action was taken. Ms. Miller advised that they intend to resubmit and attempt to receive a recommendation for next month's meeting.

Hertzer Farm Storage Mag. Facility Preliminary / Final Plan – Larry Grybosky of C2C Design Group and Adam DePaul of M3 Explo attended the meeting on behalf of the application. Mr. Grybosky provided a brief overview of the plan which the members were familiar with due to the previous conditional use application. Engineer Rhode then went through the review comments outlined within the June 26, 2025 review letter. Ms. Lampe-Melcher questioned Mr. DePaul regarding the need for bathroom facilities at the site. Mr. DePaul stated that bathrooms are not proposed and are likely not needed on the site. Mr. Keim questioned the type of backup power for the site. A brief discussion followed regarding the conditional use decision and the requirements associated with backup power for the site. Solicitor London clarified that the decision did not require a fossil fuel generator, and it does allow for a battery based back up power system. Mr. Keim went on to question the requirements associated with emergency notifications and alarm surveillance at the site. Mr. Depal responded by discussing the proposed training for local police and fire as well as the video surveillance they utilize for these sites. Interim Manager Steve again questioned the conditions associated with the conditional use approval and the need for an actual generator on the site. Solicitor London again stated that the Board of Supervisors is allowing for a battery-based system if the Federal ATF does not permit a fossil fuel generator. Mr. Grybosky advised the members present that they will add their survey data to the plan and investigating the culvert under the farm lane which was questioned in Engineer Rhode's review letter. They plan to submit for the August Planning Commission Meeting. No action was taken

by the members present. The members present did advise the applicant however that they did not foresee an issue with waiver relief to permit the Preliminary / Final application or the relief discussed regarding stormwater release rates.

34 Westly Road Sketch Plan – Brent Zerr introduced the project on behalf of Sal and Anthony Musso as well as Larry Grybosky of C2C Design Group. Mr. Zerr and Mr. Grybosky advised the members present that the applicants would like to convert the existing barn on the property into an event and catering space which would likely be considered a restaurant under Robeson Township Zoning. Engineer Rhode advised the applicant of the concerns outlined by June 26, 2025, review letter including sewage disposal, floodplain, and parking. Engineer Rhode also advised the applicants to reach out to Technicon Enterprises II, who serve as the Township Building Code Officials. Engineer Rhode advised the applicant that there are likely extensive building code requirements associated with the proposed conversion of the existing barn. After a brief discussion between the applicants and the members present the applicants stated they would be contacting the Township SEO and BCO to continue their investigation. The members present took no official action on the sketch plan submission.

Time Extension(s):

None

Items for the Good of the Order:

Subdivision and Land Development Application Requirements – Engineer Rhode advised the members present that he is working with Township Staff to better organize and streamline the applicant process associated with the plans received by the Township. Engineer Rhode discussed the information typically submitted for review and what additional information the planning commission members might find helpful. Mr. Talarico and Mr. Eshelman stated that they would prefer to simply receive digital copies of the submission and that they would not require paper copies. Solicitor London stated that several clients she works with are also moving towards digital submissions. There was a brief discussion which followed regarding potentially utilizing the screen in the meeting room to display plans. No official recommendations were made by the members present however they were generally in favor of moving towards a more digital submission process.

Woodland Preservation and Tree Harvesting – Mr. Talarico mentioned that almost every application which is presented now has issues associated with the woodland

preservation zoning requirements. There was a general discussion regarding these comments and the members present are generally in favor of working towards revising this section when the number of plans for review slows down.

Adjournment:

At 8:17 PM, there being no further business, the Planning Commission adjourned upon a motion by Mr. Keim and seconded by Mr. Talarico. The motion passed unanimously.