

**ROBESON TOWNSHIP
PLANNING COMMISSION MINUTES**

September 8, 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 7:03 PM by Chairman William Meister. Also attending were Vice Chairman Gregg Eshelman, Commission members Thomas Keim and Henry Ramsay. Members Terri Lampe-Melcher, Dave Talarico and Steve Marino were absent from the September Meeting. Also, in attendance were Township Engineer Ryan Rhode and Interim Township Manager Harold Steve.

Minutes:

The Planning Commission Meeting Minutes from July 7, 2025 were reviewed by the members in attendance. A motion was made by Mr. Ramsay and a second by Mr. Keim to approve the Meeting Minutes as presented, the motion passed unanimously.

Plans for Acceptance:

None.

Plans for Review (Engineer Rhode):

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 plans have been revised to adequately address his previous concerns. Additionally, Mr. Stoltzfus's attorney has been working with the Township Solicitor to finalize the required HOA and developer's agreements. Ms. Miller explained that the only remaining items are outside agency approvals and that technical reviews have been received from each of them already. These agencies include PennDOT and PA DEP. Engineer Rhode advised the members present that he does not foresee that any of these remaining items will significantly impact either plan. After a brief discussion between the applicant and the members present, Mr. Eshelman, with a second from Mr. Keim, made motion to approve the final plans for the Legacy Industrial Park (AKA Chestnut Hill Subdivision) conditioned upon the satisfaction of

the items outlined in Engineer Rhode's August 29, 2025, review letter. The motion passed unanimously. In addition, Mr. Eshelman, with a second from Mr. Ramsay, made motion to approve the final plans for the Legacy Industrial Park-Lot #1 (AKA Chestnut Hill Land Development) conditioned upon the satisfaction of the items outlined in Engineer Rhode's August 29, 2025, review letter. This motion also passed unanimously.

Time Extension(s):

Cedar Hill Estates – Engineer Rhode provided a brief update regarding the project status to the members present. He explained that due to the cancellation of the August PC Meeting the Board of Supervisors granted an MPC time extension until December 31, 2025, for the project.

Hertzer Farm Storage Mag. Facility Preliminary / Final Plan – Engineer Rhode explained that he has not receive anything regarding the project since the July PC Meeting. The applicant has requested an MPC time extension to December 16, 2025. A motion was made to approve the extension by Mr. Ramsay and seconded by Mr. Eshelman. The motion passed unanimously.

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 December 31, 2025, has been received. A motion was made to approve the extension by Mr. Eshelman and seconded by Mr. Keim. The motion passed unanimously.

Items for the Good of the Order:

Solar Panels on Township Grounds – Mr. Keim questioned if there has been any additional discussion regarding the installation of solar panels on the Township ground behind the Boonetown Road Office. Interim Manager Steve stated that he has not heard much discussion regarding this proposal lately but Board Chairman Smith was previously looking into the possibility of moving forward.

34 Westly Road Sketch Plan – Mr. Eshelman questioned if any additional information has been received regarding the 34 Westley Road property or the "Jesus Saves Barn". Engineer Rhode explained that he has not received anything from the owners since they last appeared before the PC at the July Meeting.

Adjournment:

At 7:18 PM, there being no further business, the Planning Commission adjourned upon a motion by Mr. Ramsay and seconded by Mr. Eshelman. The motion passed unanimously.