

NOTICE TO RESIDENTS OF ROBESON TOWNSHIP

The Board of Supervisors of Robeson Township, Berks County, Pennsylvania, on Tuesday, November 16, 2021, at 7:00 p.m., will conduct a public hearing at the Robeson Township Building located at 2689 Main Street, Birdsboro, Pennsylvania, and at the regular meeting to be held immediately thereafter, will consider the enactment of, the zoning ordinance summarized below. Participation via Zoom is available upon request. The title and a summary of the provisions of the proposed ordinance are as follows:

AN ORDINANCE OF THE TOWNSHIP OF ROBESON, BERKS COUNTY, PENNSYLVANIA, AMENDING THE CODE OF ROBESON TOWNSHIP, CHAPTER 27, ZONING, BY ADOPTING A COMPREHENSIVE REZONING AND ASSOCIATED ZONING MAP; CHANGING THE USES PERMITTED IN VARIOUS ZONING DISTRICTS; REVISING REGULATIONS FOR WOODLAND REPLACEMENT, SECONDARY HOUSING UNITS, GUEST HOUSES, ACCESSORY APARTMENTS FOR RELATIVES, TELECOMMUNICATION AND WIRELESS COMMUNICATION FACILITIES; ESTABLISHING THE ROUTE 10 COMMERCIAL OVERLAY ZONING DISTRICT AND PROVIDING REGULATIONS THEREFOR; AND ESTABLISHING REGULATIONS FOR A RURAL PRIVATE MEETING, RECREATIONAL AND EDUCATIONAL FACILITY AND BUSINESS RETREAT USE AND PROVIDE ZONING REGULATIONS FOR MEDICAL MARIJUANA GROWING/PROCESSING AND DISPENSARIES

Part A amends Chapter 27 entitled “Zoning” of the Code of Robeson Township as follows: Section 1 revises Part 1 entitled “General Regulations” Section 108 entitled “Exemptions” is amended to add a sentence to the end of the existing section, which sentence is set forth in full in the Ordinance. Section 2 amends Part 2 entitled “Definitions” Section 202 entitled “Specific Terms” to alphabetically add several all set forth in the proposed Ordinance. Section 3 adopts a comprehensive updated zoning map which is depicted on the new Robeson Township, Berks County Pennsylvania Zoning Map attached as Exhibit “A”. Section 4 revises amends and restates Part 4 entitled “Zoning District Regulations” in its entirety and is set forth in full on Exhibit “B”. Section 5 revises Part 5 entitled “Conservation Overlay Districts”, Section 505.1 entitled “Woodland Extraction and Replacement” to add a second paragraph to Subsection B.4 which is set forth in its entirety in the proposed Ordinance. Sections 6 through 17 amend Part 6 entitled “Residential Land Use and Development Requirements” and revises and restates requirements for secondary housing units including ECHO housing, guest houses, accessory apartments for relatives, and security guard housing. Section 18 amends Part 7 entitled “Non-Residential Land Use and Development Requirements” Section 702 entitled “Non-Residential Performance Standards and Controls” to add a new subsection 702.E.3 which is set forth in full in the proposed Ordinance. Section 19 amends Part 7 Section 704.5 entitled “Farm-Support Business Uses” and provides how and in what zoning district farm support businesses are permitted. Section 20 amends Part 7 Section 704.6 entitled “Greenhouses, Tree Farms, Nurseries, Landscaping Centers and Roadside Stands” Section B.5 and provides requirements for the storage of merchandise available for retail sales in connection with farm-support businesses. Section 21 amends Part 7 and revises Section 707 entitled “Business and Office Parks” and the revision is set forth in full in the proposed Ordinance. Sections 22 and 23 amends Part 7 Section 711.1 entitled “Automobile Sales” and revises the requirements regarding same. Sections 24 and 25 amend Part 7 Section 713 entitled “Commercial Drive Through Establishments” and revises and restates Sections A and B.1 and B.2 as they pertain to Commercial Drive Through Establishments. Sections 26 through 28 amend Part 7 Section 717 entitled “Mini-Warehouse and Self-Storage Facilities”

and revises and restates Sections A, B.1.a and B.2a. which pertains to same. Section 29 amends Part 7 Section 721 entitled “Trucking or Motor Freight Establishments, Terminals and Convenience Centers” and revises and restates Section A which is set forth in full in the proposed Ordinance. Sections 30 through 32 amend Part 7 Section 724 entitled “Mini-Malls, Shopping Centers and Shopping Malls” and revises and restates Sections 724 A, 724.1.A and 724.2.B all of which are set forth in full in the proposed Ordinance. Section 33 amends Part 7 Section 726 entitled “Telecommunication and Wireless Communication Facilities” in its entirety. Sections 34 and 35 amend Part 7 Section 729 entitled “Quarry Support Activities” to revises Subsections A and D which are set forth in full in the proposed Ordinance. Section 36 amends Part 7 Section 730 entitled “Public Emergency Services Telecommunication Facility” by deleting the section in its entirety and renaming the section to “Rural Private Meeting, Recreational and Educational Facility and Business Retreat” and revising and restating the entire section which is set forth in the proposed Ordinance. Section 37 amends Part 7 entitled “Non-Residential Land Use and Development Requirements” to add a new Section 731 to be entitled “Medical Marijuana” which is set forth in its entirety in the proposed Ordinance. Part B repeals existing inconsistent ordinances. Part C states that provisions of this Ordinance shall be severable. Part D provides for an effective date. Part E provides that the Robeson Township Code of Ordinances shall remain unchanged and in full force and effect.

A complete copy of the proposed ordinance is on file with this newspaper, with the Berks County Law Library, Berks County Courthouse, Reading, Pennsylvania, and is available for inspection without charge and for copying at a charge not greater than the cost thereof at the Robeson Township Building during regular office hours, as well as at <https://www.co.berks.pa.us/Muni/Robeson/Pages/Default.aspx>. In order to limit the risk of transmitting COVID-19, please call the Township at 610-582-4636 to arrange for receipt of a copy of the proposed ordinance electronically or without physically entering the Township Building.

All interested residents are invited to attend. If a Zoom link is required, please contact the Township by telephone at 610-582-4636 or email at manager@robeson township.com by noon on the day of the scheduled meeting. If you cannot attend virtually or in person any public comment must be submitted by email to manager@robeson township.com, no later than noon the day of the scheduled meeting. The Township has also provided a copy of the virtual meeting public participation policy on the website as well as the meeting agenda.

BOARD OF SUPERVISORS OF ROBESON TOWNSHIP, BERKS
COUNTY, PENNSYLVANIA
Galen L. Brown, Secretary

Christopher J. Hartman, Esquire, Solicitor
To be published in the Reading Eagle on November 2 and November 9, 2021.