

UPPER OXFORD TOWNSHIP PLANNING COMMISSION
JULY 7, 2025

The Upper Oxford Township Planning Commission held their monthly meeting at the township building, 1185 Limestone Road, Oxford, PA at 7:00 P.M. on Monday, July 7, 2025.

Members present: Elizabeth Randolph, Colin Kraucunas, David Underwood, Lynn Robinson, Karl Herr, Jane Daggett, Secretary and Erin von Hacht, township engineer.

Others: Scott Rugen, Eileen Butler, Ted Jasinski, Spurgeon Holloman, Benjamin Stoltzfus, Joe Bauer, Samuel S. Fisher, Saul S. Fisher, Matthew Brubaker, Howard Reyburn, George Palomba, Ben Fisher, Guy A. Matteo, Jim Fritsch, Chris Fisher and Bruce Hudson

The meeting was called to order by the Chairman, Colin Kraucunas at 7:00 P.M.

MINUTES – Motion was made by Karl Herr, seconded by Lynn Robinson and carried to approve the June 2, 2025 Minutes with the following correction under Solar Ordinance. Strike the second sentence “she will incorporate them into the draft and send to Supervisor Charles Fleischmann” and under last sentence change “riparian” to Solar.

THE RESERVE AT UPPER OXFORD – Applicant presented Preliminary Plans with 29 Lots on the north side of Baltimore Pike. PENN DOT is working on a traffic plan with the developers. After Preliminary approval is received the applicant will submit a NPDES permit. Public roads will be dedicated to the Township and the riparian buffer issue has been resolved. Supervisor Rugen mentioned that a riparian buffer ordinance would impact the property which Sherockee is planning on keeping. Supervisors Rugen will check with the other two Supervisor and also ask our Solicitor if a lot line change requires the applicant to do a Riparian Buffer. We are waiting for a current review from our Engineer.

BEN AND SYLVIA STOLTZFUS – 2137 Ewing Road – approximately 78 acres. A Conservation Plan was given to Planning Commission member, Karl Herr to bring to the meeting. The Plan was done in January 2022 and meets the requirement for our riparian buffer waiver. Colin Kraucunas will review the Conservation Plan after the meeting. The Component 4A section of the Planning Module was discussed but not signed by the Township. Discussion was also held regarding a “holding tank” for the property. The kennel has been removed.

GLENVILLE PROPERTIES – approximately 53 acres on 4 tax parcels – AR1 zoning. Calculation on Sheet 1 need to be revised and also delineate the Riparian Buffer. They were seeking final approval however a Restrictive Covenant would need to be approved by the Solicitor before any plans are signed.

SAMUEL FISHER – 1771 Ewing Road. The plan was presented by Matt Brubaker. Our Engineer reviewed the plan to see if the riparian buffer would impact this. A current Conservation Plan is currently being implemented. Motion was made by Colin Kraucunas, seconded by Lynn Robinson and carried to recommend to the Board of Supervisors that they waive the following 4 waivers as requested in the June 21st letter and supported by the township’s engineer letter of July 7th.

Section 401.B.2 – Preliminary Plan

Section 505.A – Traffic Study

Section 505.B – Community Impact

Section 308.A – Post development Peak Flow Rate

Motion was made by Colin Kraucunas, seconded by Karl Herr and carried to recommend to the Board of Supervisors that the grant and accept a sixty (60) day extension to Samuel Fisher for review of the land development plan.

BEN FISHER – Sketch Plan – Pusey Mill Road – the previous plan done is non-compliant. A correct plan showing the proper lot lines will be brought in next month.

OTHER ITEMS OF INTEREST: - updates by Supervisors Scott Rugen and two audience members:

- REGIONAL POLICE STUDY – A report will be forthcoming in October
- HOSPITAL – An Open House will be held July 25th
- HERR’S WAREHOUSES in East Nottingham Township
- RUTTERS made an official submission to West Nottingham Township.

ADJOURNMENT – There being no further business, motion was made by Karl Herr, seconded by Colin Kraucunas and carried to adjourn at 8:48 P.M.

Respectfully submitted,

Jane Daggett
Secretary