

UPPER OXFORD TOWNSHIP PLANNING COMMISSION
AUGUST 4, 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, August 4, 2025.

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

Others: Scott Rugen, Howard Reyburn, Charles Fleischmann, Ron Barnum, Bernie Barum, Bruce Hudson, Susan Fulton, Ben Fisher, Bill Rogers, Ted Jasinski, John Storace, George Paloma, Eileen Butler, Guy Matteo, Jim Fritsch, Barb Herr and Margaret Holloman

The meeting was called to order by the Vice-Chair, Lynn Robinson at 7:00 P.M.

MINUTES – Motion was made by Lynn Robinson, seconded by Dave Underwood and carried to approve the July 7, 2025 Minutes with the following corrections: MOTION CARRIED.

Ben and Sylvia Stoltzfus – delete “and meets the requirement for our riparian buffer waiver”
Samuel Fisher – add a period after “impact this”
Samul Fisher – correct spelling of “the” to “they”

THE RESERVE AT UPPER OXFORD – presented by Jim Fritsch. Seeking preliminary approval of the plans tonight with conditions. Jim presented a letter signed by Mr. Ciarrocchi stating that no plantings be required on the property being retained by Sher-Rockee. All other issues are technical. Supervisor Charles Fleischmann asked if any of the proposed houses could be impacted by drainage in a heavy rain. Jim responded that Storm Water Management has been designed for a 100-year flood. O & M Agreements will be presented to the Township and most individual lots will have dry-wells. The developer has also been in contact with Union Fire Company #1 regarding Draper Lane.

Motion was made by Elizabeth Randolph, seconded by Lynn Robinson and carried to recommend to the Board of Supervisors that Preliminary approval be given with conditions that the zoning items discussed in the August 4, 2025 letter from Gilmore & Associates be resolved before the next Board of Supervisors meeting. MOTION CARRIED.

BEN AND SYLVIA STOLTZFUS – presented by Jim Fritsch. - The applicant has a Conservation Plan. Discussion was held regarding the plan and if the plan has been implemented. Elizabeth stated that we need to follow a protocol regarding the conservation plans which we receive. Jim stated that it is not the Township’s responsibility to enforce the plan. Karl and Lynn both stated that the property is very well maintained. Waivers were granted by the Board of Supervisors at their March 10th meeting. Revisions were made according to the engineer’s review letter. Additionally, the kennel has been removed.

Motion was made by Lynn Robinson, seconded by Karl Herr and carried to recommend to the Board of Supervisors that they approve the Ben and Sylvia Stoltzfus Land Development Plan with conditions that all comments in the January 31, 2025 letter from Gilmore & Associates be resolved. MOTION CARRIED

Randolph – Nay Underwood – Yea Robinson – Yea Herr – Yea

GLENVILLE PROPERTIES – presented by Jim Fritsch. All waivers have been granted by the Board of Supervisors at their March 10th meeting.

Motion was made by Elizabeth Randolph, seconded by Dave Underwood and carried to recommend to the Board of Supervisors that they approve the preliminary/final plan of Glenville Properties conditional upon all outstanding issues of the engineer’s letter of July 22, 2025 be resolved. MOTION CARRIED.

SAMUEL FISHER – presented by Bill Rogers. A NPDES has been submitted but not approved as of yet. Additionally, a Planning Module has been submitted. Chester County Planning Commission has not finished their review of the module yet. This plan was submitted as a Preliminary Plan. Waivers were granted by the Board of

Supervisors at their July 14th meeting. The applicant also has a Conservation Plan. Bill will check when the plan was updated. The Planning Commission will wait to give approval until we receive Planning Module and NPDES approval.

RIPARIAN BUFFER – Supervisor Reyburn presented the PC members with a review of our Riparian Buffer which was reviewed by Beth Futrick who works for the Blair County Conservation District and Shelly Dehoff who works for the Pa Attorney General. This will be discussed at our September 22nd work session.

HOLDING TANK – The Planning Commission received a sample ordinance from Ragan Engineering. The PC will review and send any changes to the Secretary. This will be discussed for approval at our September Planning Commission.

An audience member has questions regarding conservation plans and also high tunnels. Charlie explained what can be done and what required a storm water plan.

JOHN STORACE – would like a meeting with the Board of Supervisors regarding an issue with his neighbor not having a fence around their swimming pool and also the size of the new construction.

BEN FISHER – Bill Rogers discussed the property on Pusey Mill Road. This was a previous subdivision and is non-compliant. The applicant will present a new plan showing the property lot lines.

CHRISTIANA CARE - ER – The new facility hosted an open house which the Supervisors attended. The ER will open on August 10, 2025.

REGIONAL POLICE STUDY – they will get a report to us by October.

ADJOURNMENT – There being no further business, motion was made by Lynn Robinson, seconded by Elizabeth Randolph and carried to adjourn at 9:09 P.M.

Respectfully submitted,

Jane Daggett
Secretary