

UPPER OXFORD TOWNSHIP PLANNING COMMISSION
APRIL 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, April 7, 2025.

Members present: Elizabeth Randolph, Colin Kraucunas, David Underwood, Lynn Robinson, Karl Herr and Jane Daggett, Secretary

Others present: Erin von Hacht, township engineer, Scott Rugen, Charles Fleischmann, Ted Jasinski, Sal DiGiacomo, Giovanna Iacone, Nicholas DiGiacomo and Andrew Monastra

The meeting was called to order by the Chair, Colin Kraucunas at 7:00 PM.

MINUTES – Motion was made by Dave Underwood, seconded by Lynn Robinson and carried to approve the March 3, 2025 Minutes. MOTION CARRIED.

THE RIDG, LLC – Tax parcel #57-8-25.9, Lot 7, Dalin Drive. Attorney Monastra was present on behalf of the applicants. This is a 3.0-acre lot in the Forestville Business Center. This is a small business that deals in real estate, property management and repairs railroad property and equipment. The original plan was reviewed by our previous engineer, Ragan Engineering Associates. Presently, the plan has been reviewed by our new engineers, Gilmore & Associates. Three waivers are being requested; namely, Section 1432.b – Buffer Restoration, Section 401.B.2 – Major Land Development and Section 505 – Impact Studies. A stream which is an unnamed tributary of the Big Elk is present on the property. Therefore, the Riparian Buffer Ordinance will be in effect. Tree plantings were discussed by the applicants and the board.

Motion was made by Colin Kraucunas, seconded by Lynn Robinson and carried to recommend to the Board of Supervisors modification of the buffer restoration to provide sixty (60%) coverage and maintained as described in our Ordinance and that they accept the request for Preliminary to Final Plan and waive the traffic and community impact studies. MOTION CARRIED (all were in favor with Elizabeth Randolph abstaining)

Motion was made by Colin Kraucunas, seconded by Dave Underwood and carried to recommend to the Board of Supervisors that they approve the Land Development Plan contingent upon the applicant satisfying all conditions listed in the April 3, 2025 letter from Gilmore & Associates. MOTION CARRIED.

THE RESERVE AT UPPER OXFORD LLC – The engineer's March 13th letter was discussed. Community Impact Studies were discussed along with the area for an access road which the Fire Company is requesting. Chester County Planning Commission is recommending that sidewalks be installed. Discussion was held regarding the two lots in the back being landlocked.

SAMUEL FISHER – the Township received comments from their engineer. Bill Rogers who represents the applicant will be at the May meeting.

SOLAR ORDINANCE DRAFT – discussion was held regarding alternative energy and adding a definition. Exemptions for small ground mounted (fence chargers, etc) were discussed. The draft ordinance will be discussed further at the next work session.

RIPARIAN BUFFER – Elizabeth handed out notes that she wished to be discussed. She would like to change the definitions of a Conservation Plan, revise the definition of Riparian Forest Buffer and would like Section 1432.C.1.b removed. This will be a question for township's solicitor.

HYDRA TERRA – Scott informed the members that we are working with Hydra Terra to update our Act 537 Plan. We will be applying for grant from DCED which will pay 50% of the cost.

ADJOURNMENT – There being no further business, motion was made to adjourn at 9:39 PM.

Respectfully submitted,

Jane Daggett
Secretary