

UPPER OXFORD TOWNSHIP PLANNING COMMISSION
JUNE 1, 2026

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, June 1, 2026.

Members present: Jesse Holmes, David Underwood, Lynn Robinson, Karl Herr, Michael Zee, township engineer and Jane Daggett, township secretary.

Others present:	Scott Rugen	Brian Poole
	Chris Grivas	Edward Foley
	Nathan Rees	Carole Amick
	George Palomba	Jim Fritsch
	Bruce Hudson	Ted Jasinski
	Jerome Liss	

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 May 4, 2026 Minutes with three (3) changes:

Correct spelling -	Donnelly Enterprise – change waiver to waivers
	Data Centers – change Office to Officer
Under Minutes	The applicants will meet with the Board of Supervisors to discuss this further.

MOTION CARRIED TO APPROVE THE MINUTES

SHER ROCKEE MUSHROOM FARM – Jim Fritsch from Regester was present along with George Palomba and presented a two- lot subdivision plan located on the east side of the stream that runs through Sher- Rockee property. The west side is the 29- house subdivision and the east side will have no proposed construction. The purpose of this subdivision is to enable the applicants to go to settlement. Since there will be no construction, the applicant is trying to expediate this plan. Lynn Robinson stated that the plan needs to go to our engineer for review before giving conditional approval with Karl stating that he thinks conditional approval can be given if the engineer has his review letter by the Board of Supervisors meeting. Dave Underwood questioned Jim or why this was not presented earlier. Michael Zee questioned the net lot area and pervious calculations. After working through the calculations with Jim Fritsch, Michael agreed with the calculations. Also, a discrepancy about agricultural versus non-agricultural uses. Attorney Ed Foley stated that whether it is a mushroom farm should be subject to the same as another farm in agriculture. Attorney Ed Foley will contact the township solicitor, Thomas Oeste for his opinion in writing.

Motion was made by Karl Herr, seconded by Lynn Robinson and carried to recommend to the Board of Supervisors that they approve the minor/final two lot subdivision plan of Sher-Rockee Mushroom Farm, subject to the Engineer’s review letter and the Solicitor’s interpretation. **MOTION CARRIED.**

SUZANNE HALLADAY – 2 Lot Subdivision – Plans were submitted to the engineer and we are still waiting for that review. Chester County Planning Commission has not started their review of the plan yet as Ms. Halladay still must send in a check for the review process. Lynn Robinson stated that this plan will not enact the Riparian Buffer as it is a lot line change and not a subdivision.

CAD TRUCK – a Conditional Use Hearing will be held on Monday, June 8, 2026 at 5:00 PM regarding this property. The property is Tax Parcel #57-8-25.8 and is addressed as No. 7 Dalin Drive (however it is Lot 6 on the subdivision plan of Forestville Business Center). Attorney Ed Foley represented the owner, Chris Grivas who is seeking relief from the Riparian Buffer requirements. The original plan was for a larger building which would have disturbed more than one acre. The building size was scaled back. Nathan Rees, engineer for the applicant stated that the proposed use is permitted and that DEP and the Township do not agree on the same width for the riparian buffer footage. The applicant is not ready to do a full-scale land development plan yet until the issue of the basin is settled. The applicant is not proposing to disturb the basins but to build around them.

Motion was made by Lynn Robinson, seconded by Karl Herr and carried to recommend to the Board of Supervisors that the Conditional Use for this Lot 6, be granted to proceed with the modification of the riparian buffer. MOTION CARRIED.

ADJOURNMENT – There being no further business, motion was made by Dave Underwood, seconded by Lynn Robinson and carried unanimously to adjourn at 8:01 PM.

Respectfully submitted,

Jane Daggett\
Secretary