

**UPPER OXFORD TOWNSHIP
JUNE 8, 2026**

Upper Oxford Township Board of Supervisors held their regular monthly meeting at the township building, 1185 Limestone Road, Russellville, PA on Monday, June 8, 2026 at 7:00 P.M.

PRESENT: Scott A. Rugen
 Howard Reyburn
 Charles Fleischmann
 Jane Daggett, Secretary

OTHERS:	Michael Zee, township engineer	Ted Jasinski, township zoning officer
	Brad Parker	Bruce Hudson
	Bernie Barnum	Ron Barnum
	Bridget Johnson	Megan Woodward
	Patrick Woodward	Samuel Stoltzfus
	Robert Bakalez	Edward M. Foley
	Guy A. Matteo	Victoria Nelson
	Brett Hall	Karl Herr
	Robert Heavlow	

The meeting was called to order by the Chairman, Scott Rugen. After the Salute to the Flag, Howard Reyburn led in prayer.

PUBLIC COMMENTS – Bernie Barnum brought up discussion regarding Data Centers and how bad they are for the communities. Bernie questioned if the surrounding townships could work together to prevent these centers. Charlie informed Bernie that all townships allow different zoning. Upper Oxford only allows a building to be 40,000 square feet. He suggested that she check out the ORPC website regarding the centers.

MINUTES – Motion was made by Howard Reyburn, seconded by Charles Fleischmann and carried to approve the May 11, 2026 Minutes.

Reyburn – Yea

Rugen – Yea

Fleischmann - Yea

Bob Bakalez representing Sam Stoltzfus, 425 Catamount Road questioned the BOS regarding keeping horses that are used for transportation. Mr. Stoltzfus who was also present and is considering purchasing a 2.1- acre property across the road from his farm. Mr. Stoltzfus wanted to know how many horses would be permitted on the parcel. Supervisor Rugen read Section 1416 of the Zoning Ordinance which would allow only one horse on a 2.1- acre parcel. The BOS suggested Mr. Stoltzfus could apply for a zoning variance or another solution would be to house the horses on the pasture across the road.

OLD LIMESTONE ROAD PRESENTATION – the township engineer, Michael Zee gave a presentation regarding the plans to fix the water puddling problems on Old Limestone Road. The township is presently looking for funding and grants for this project. Mike explained the three types of pipes that will be used. An easement will be required for 177 Old Limestone Road. The owner, Mr. Gaspar is fine with this. The residents questioned the price of the project, if it would go to the lowest bidder and how inconvenienced they would be. Mike stated that the project could be done in sections so that the whole area would not be dug up at once. The BOS must approve the project plan and reach out to DEP regarding funding. Hopefully, money will be available now and before the end of the year.

SHER ROCKEE MUSHROOM FARM – 2 Lot Subdivision. The was presented by Jim Fritsch of Regester Associates. The west side of this property will be developed to accommodate 29 houses and the east size will be retained by Sher Rockee Mushroom Farms. Upper Oxford Planning Commission at their June 1st meeting recommended to the BOS that they conditionally approved this plan subject to the Engineer's review letter and the Solicitor's interpretation. Supervisor Fleischmann mentioned that he would recuse himself if necessary. Attorney Ed Foley stated that he was aware the Supervisor Fleischmann had no interest or monetary gain from this

subdivision and had no objection to him weighing in on any decisions. Jim Fritsch explained that the stream would be the dividing line and would have riparian buffers on both sides; that no zoning relief is needed and that no proposed construction is planned. Supervisor Fleischmann questioned if the stream changes course over the years. Jim stated that this is a defined line. Register was seeking relief from the waivers which Gilmore & Associates had no objections to and also conditional approval of the plan so that the parties involved can go to settlement. The township has not received any comments from Chester County Planning Commission yet. Jim Fritsch stated that we should have a letter by the end of the month.

SECTION 501.K - Motion was made by Charles Fleischmann, seconded by Scott Rugen to grant a waiver from Section 501.K – requires all plans show all significant physical features specified in this section within 100 feet of the property boundary.

Reyburn – Yea

Rugen – Yea

Fleischmann – Yea

SECTION 505 - Motion was made by Charles Fleischmann, seconded by Scott Rugen and carried to grant a waiver from Section 505 – requiring a Traffic Impact Study be prepared by a professional engineer; a Community Impact Study; and a Steep Slopes statement prepared.

Reyburn – Yea

Rugen – Yea

Fleischmann – Yea

SECTION 617 - Motion was made by Charles Fleischmann, seconded by Howard Reyburn and carried to grant a waiver from Section 617- requiring monuments be placed at all corners and changes in direction along the original tract boundary and metal pins be placed at all lot corners for newly created lots. The application proposes the subdivision through the approximate centerline of the tributary to East Branch Big Elk Creek.

Reyburn – Yea

Rugen – Yea

Fleischmann – Yea

SECTION 620.D - Motion was made by Charles Fleischmann, seconded by Howard Reyburn and carried to grant a waiver from Section 620.D – the depth of residential lots shall not have a depth-to-width ratio of 2.5 to 1 or higher. A 4 to 1 width ratio will only exist until the property is incorporated into The Reserve of Upper Oxford.

Reyburn – Yea

Rugen – Yea

Fleischmann – Yea

MOTION was made by Scott Rugen, seconded by Howard Reyburn and carried to approve the minor/final two lot subdivision of Sher Rockee Mushroom Farm conditional upon all items in Gilmore & Associates June 7, 2026 letter be addressed and contingent upon Chester County Planning Commission Act 247 County Referral review and any other issues that can be addressed by the Board of Supervisors.

Reyburn – Yea

Rugen – Yea

Fleischmann – Yea

THE RESERVE AT UPPER OXFORD - Supervisor Rugen stated that the township did not find the on-lot sewage in the DEP library and was not mention in the April 29 letter. Attorney Ed Foley will look into this.

LUX BUILD, LLC – ZONING HEARING – this hearing has been scheduled for Tuesday, June 23, 2026 at 7:00 P.M. The applicant is seeking a variance from Section 501 set back and modification of the riparian buffer. Motion was made by Scott Rugen, seconded by Charles Fleischmann and carried to instruct the township solicitor to enforce the zoning ordinance.

Reyburn – Yea

Rugen – Yea

Fleischmann – Yea

ZONING – Ted Jasinski presented his monthly zoning report to the Supervisors.

ROADS – Supervisor Rugen read the road master's report for the month.

ENGINEER – Michael Zee will send an updated report tomorrow to the BOS.

HISTORIC – a ribbon cutting ceremony will be held at the new Oxford Historical Association building on July 15, 2026 at 4:00 P.M.

PAYMENT OF BILLS – Motion was made by Howard Reyburn, seconded by Charles Fleischmann and carried to approve the payment of bills in the amount of \$97,094.25 from the General Fund.

Reyburn – Yea

Rugen – Yea

Fleischmann – Yea

GRIST MILL – Mr. Heavlow inquired as to what progress has been made on the basin project. He will continue to receive monthly written updates from the township as to the status of the project.

MARGARET HOLLOMAN – questioned the Supervisor on the status of Glenville Properties. Ted Jasinski stated that he will try to move things along and contact Jim Fritsch and Tom Oeste regarding this matter.

OLD BUSINESS

Data Centers – letters from ORPC

Zoning fees – will review at a later date

Butler – still pending – waiting for “as built” plans

Septic Pumping & records – Hydra Terra will try to apply for another grant

2026 Celebration – Historic Commission may have something – Winifred Sebastian will drop off a 250-celebration flag.

Old Limestone Road – township engineer made presentation at meeting

Grist Mill – bids – Solicitor was notified to advertise the bids for the basin project

Comcast – waiting for response from Jessica at Comcast

Armstrong – waiting for electronic copy from Ryan at Armstrong.

ADJOURNMENT – There being no further business, motion was made by Scott Rugen and carried unanimously to adjourn at 8:53 P.M.

Respectfully submitted,

Jane Daggett
Secretary