



# ORPC Oxford Region Planning Committee

Chair: Albert Jezyk Jr. Vice-Chair: Charles Fleischmann Treasurer: Robert Ketcham

## February 6, 2025 Meeting Report

**Date/Time:** Thursday, February 6, 2025 - 7:00 pm via Zoom

**Zoom Recording Link:** <https://youtu.be/obb9jplkmnw> Video Length 1:41:30

**Meeting Recording:** Just a reminder that we have included a reference to the time in the meeting when topics were discussed (ie, **1:08**). Please click on the YouTube link above and scan to the meeting time to hear additional content/more details.

**← Homework:** This symbol identifies homework that has been assigned to a member of the ORPC, the secretary, or the entire membership.

**Reported By:** Mark Gallant (with help from David Ross)

**ORPC Representatives:** Joe Marra – East Nottingham Township; Joel Brown – Lower Oxford Township; Kathryn Cloyd, Pauline Garcia-Allen – Oxford Borough; Charles Fleischmann – Upper Oxford; David Ross - West Nottingham Township; Joe Mara – East Nottingham. Elk Township was not represented.

**Guests:** Robert Ketcham – Oxfröd Borough; Eileen Butler – East Nottingham Planning Commission; Donna Crosson – West Nottingham Democratic Committee; Blair Fleischmann – Upper Oxford.

**Chester County Planning Commission (CCPC) Staff:** Mark Gallant and Elise Davis

**Chair's Report** Al was unable to attend so Charlie ran the meeting

**2025 Reorganization :25**

**The results are:**

Position	Nomination	Motion	2 <sup>nd</sup>
Chair	Al Jezyk, Jr.	Charlie	Joel
Vice-Chair	Charlie Fleischmann	David	Pauline
Secretary	Mark Gallant	Charlie	Pauline
Treasurer	Bob Ketcham	David	Charlie

**2025 Meeting Scheduling:** The regular monthly meeting of the ORPC will continue to be held on the 4<sup>th</sup> Wednesday of the month. The ORPC will also reserve the first

Thursday of each month to meet, as necessary, to continue moving forward with the Comp Plan update.

#### □ **Treasurer/Budget Discussion 4:15**

Bob announced that County invoices have been paid three times since the work program began in January 2024 and the balance is \$18,622.81.

Reminder: It was decided that the ORPC member municipalities would make two payments of \$2,550.00 (half of the total fee for each municipality for the entire Comp Plan update), one deposit in the beginning of 2024 and one in the beginning of 2025. So far for 2025, those funds have been forwarded to our treasurer by East and West Nottingham Townships, Oxford Borough, and Upper Oxford. Elk and Lower Oxford will need to forward their payments to Bob. ← **Homework**

Annual Regional Contribution: Pauline asked about the Annual Regional Contribution, and if we will be paying that this year? To clarify, the following excerpt has been included from the Intergovernmental Cooperative Implementation Agreement: *The governing body of each participating member shall contribute two-hundred dollars (\$200.00) annually, to be paid by January 31<sup>st</sup> of each calendar year and deposited in the joint banking account established for the Region. These contributions shall be utilized for the operating funds for the ORPC to be applied toward mutually agreed upon expenses including but not limited to administrative fees and public notice (advertising) costs. The annual contribution may be adjusted by unanimous vote of the governing bodies of each of the participating members to reflect the actual expenditures per year, including the addition of special projects or for consultant fees, when approved by all governing bodies. In addition, the participating members may choose to establish an annual fee to be set aside for use in future updates of the Multimunicipal Plan.*

Mark will complete the 2024 Annual Report and 2025 Annual Budget for discussion at the February 26<sup>th</sup> ORPC meeting when they will discuss if the ORPC municipalities will pay the regional contribution for 2025. ← **Homework and Follow-up**

#### □ **Municipal Updates and Related Announcements**

**Oxford Borough: 9:16** We have seen a lot of progress on the fire and theatre rebuilds. OMI hired an executive director to oversee the theatre project and to see what Leslie Slesman has done over the last several months is incredible. The Borough is also excited to see what is happening with Wilson King's rebuild which is called King's Cross. A mixed-use development that is in keeping with the historic nature of the downtown. Both projects will be uplifted by the Niblock Alley redevelopment project. We should see shovels in the ground next year on the Niblock project followed by the development of King's Cross and the Theatre. Pauline said that it "will be transformative for the downtown!"

Eileen asked if any waivers will be requested from ZO and SLDO requirements. Please click on the recording at **11:02**.to hear the discussion.

As an FYI for the other municipalities, Bob announced that the Borough approved funding for the library at \$5.00 per person (the County's recommended amount) and the Oxford Area Recreation Authority (OARA) at \$3.00 per person.

**MS4 General Permit Comment Period: 15:35**

DEP has announced a draft revision to their MS4 permit (PAG-13 General permit). This does not apply to any of the municipalities in our Region. The following applies to our Region regarding when our permits were approved or waivers granted:

- East (individual) – 2/1/22
- Elk (waiver) – 12/27/23
- Lower (waiver) – 3/11/24
- Borough (individual) – 11/1/24
- Upper (individual) – 5/1/22
- West (waiver) – 1/25/24

All of the ORPC municipalities have five years to renew their permits or apply for a continuation of the waiver. Please listen to the recording starting at **16:40** to hear more from David regarding DEPs revision and the opportunity to comment on the revision.

See the DEP announcement at:

<https://www.pacodeandbulletin.gov/Display/pabull?file=/secure/pabulletin/data/vol55/55-3/90.html>

**West Nottingham** David asked the ORPC how their municipalities address PODs, C-Containers, and intermodal shipping containers. He acknowledged that West Nottingham forbids the use of former mobile homes or truck bodies for use as storage units on local properties. An interesting discussion took place at **20:24**.

**Upper Oxford 28:30** Charlie said a lot of Armstrong cable has been installed around the Township. The Township has a new engineer, Gilmore Engineering (Ron Reagan retired). Lincoln University has asked the Township to promote multimodal connection (sidewalks/trails) as part of the "Reserve at Upper Oxford" development, which may tie into Lower Oxford Township.

**Moran Farm 29:47**

No Update from the Borough or East Nottingham.

**Herrs Farm**

Joe shared that they have had several "packed house" meetings on the subject with a tremendous amount of public opinion being shared. As this is a regional topic of interest, please click on the recording for the full update, at **30:30**

□ **ORPC Subcommittees:** *David and Blair* 39:37

**Regional Volunteer Environmental Advisory Committee (EAC)**

Top of the EAC's agenda is to organize a stakeholders meeting that finds its roots in the ORPC's Stormwater Action Initiative. In 2019, we held the first Stakeholders meeting of conservancy and watershed organizations, County entities, and other partners working together to protect the environment in the Region. The next in the series of meetings will be held at Oxford Borough Hall on Monday, March 31<sup>st</sup>. The EAC decided to have the conversation focus on the update to the Comp Plan. The EAC will ask their partners to explain why their priorities should be the Region's priorities, regarding resource and environmental protection. The EAC is also prepping for the next season of First Fridays and lining up new events to continue the successful outings of previous years.

David also mentioned two invasive plant removal workdays coming up and projects in the Borough the EAC is partnering on. For more information click on the recording at [42:31](#).

**Historic Preservation Sub-Committee (H-Sub)** 44:12

Blair mentioned a cross over project with the Regional EAC working with the Water Resources Authority to acquire mapping of tributaries in the Region and how this may help to inform residents about the watershed they may be located in and/or watercourses they may live in close proximity to.

The H-Sub continues to coordinate the development of four signs in the Region in preparation for the 250 celebration. They will include a gateway sign at OAHA and interpretive signs at Glenroy Preserve, Lincoln Village, Elk Township building, and Old Stone Cider. They hope to submit the orders this Spring, given that the signs take about six months to manufacture, and install them in the Fall. For more information about the activities of the H-Sub and possible funding for the signage, please click on the recording at [46:00](#)

□ **Multimunicipal Comprehensive Plan Update** *Mark Gallant and Elise Davis*

Please note that we recommend those members of the ORPC that were not able to attend the February 6, meeting click on the recording at [49:00](#) to hear the full explanation from the CCPC Team.

A year into the work program, the CCPC Team provided an update on the Comprehensive Plan update and strategies to continue to keep this project moving forward. The Existing Conditions section continues to be a challenge based on the volume of information that it includes. The CCPC Team reminded the group that they are working on an "Implementable Plan" that focuses on the recommendations and actions of the Plan, not the background information. With that said, the existing

conditions are necessary to support the Plan's policy (goals, objectives, recommendations, and actions).

Moving forward, the CCPC Team realizes that they need to tap into their underutilized resources: the ORPC membership and the ORPC Subcommittees. The CCPC Team will be sending out two homework assignments. 1) They are asking the ORPC and members of the subcommittees to review the 2012 Comp Plan goals and objectives. 2) They will be taking a deeper dive into the public survey results and want to know what the ORPC may be interested in hearing more about. ← **Homework** Both homework assignments will include specific instructions and they will ask for them to be completed by February 21<sup>st</sup> for discussion at the February 26<sup>th</sup> meeting. Based on those comments, the CCPC Team will develop revised goals and objectives and complete the deeper dive on the survey results for the regular March meeting (3/26). ← **Homework** If all goes well, the CCPC Team is hoping to be able to hold a 2<sup>nd</sup> public meeting to present the draft goals and objectives and the survey results in early April. The CCPC Team believes the ORPC needs to re-engage the public to keep them involved in the Comp Plan update.

Charlie asked if there were any other Subcommittees that should be engaged in the Comp Plan update. Mark will contact Tiffany Glen who chaired a Transportation Subcommittee a few years back.

**102:06** Blair did take a moment to ask East Nottingham if anyone had been appointed to the Township Historic Commission. Blair will contact East Nottingham Township administrator, Dianna Wood. ← **Homework**

□ **Other Issues and Topics** *ORPC Membership*

Please click on the recording at **115:21** listen to the group's our discussion concerning future topics and issues that may be addressed by the ORPC.

**Next ORPC Meeting:** March 26, 2025 via Zoom.