



ORPC Oxford Region Planning Committee

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

2nd Draft

September 24, 2025 Meeting Report

Date/Time: Wednesday, September 24, 2025 - 7:00 pm via Zoom

Zoom Recording Link: <https://youtu.be/adRByYbfhsM> Video Length 2:14:30

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: Nina Weisblatt (with help from David Ross)

ORPC Representatives: Pauline Garcia-Allen – Oxford Borough; Joel Brown – Lower Oxford Township; Charles Fleischmann, Scott Rugen - Upper Oxford; David Ross - West Nottingham Township, Joe Marra- East Nottingham Township

Regular Attendees: Eileen Butler – East Nottingham Planning Commission. Donna Crosson- West Nottingham Democratic Committee, Kathryn Cloyd- Oxford Borough Council

Attendees: Paul Mason and Amanda Albano

Chester County Planning Commission (CCPC) Staff: Mark Gallant and Nina Weisblatt

☐ **Meeting Report Approval:** August 7, 2025

☐ **Chair's and Treasurer's Report:** None at this time

☐ **Municipal Updates and More** *ORPC Membership*

CCATO Resolutions: **1:21, 4:26** Charles announced that municipalities can submit any resolutions to PSATs through the Chester County Association of Township Officials (CCATO) by October 3rd for adoption at the annual meeting on November 6th, with resolutions@Cato.org as the contact email.

Upper Oxford, Sports Complex: **4:22** Scott discussed a sketch plan for a recreation facility at 896 and Route 1, which included a soccer field.

Oxford Borough, October First Friday: 8:40 Council provided conditional final approval of the Moran Farm Development. Joe provided an update on the Moran Farm, noting that the Planning Commission had recommended against approval due to outstanding issues, contrary to the Board of Supervisors' decision.

Pauline highlighted the upcoming First Friday event, themed as a Tailgate in conjunction with Oxford Area High School's Homecoming, encouraging community participation. a big yearbook installation and they're encouraging people to bring their old yearbook photo.

West Nottingham, Rutter's ZHB: 9:56 Rutters Zoning Hearing Board (ZHB) meeting continues to October 13th and that should be the date at which Rutters actually makes their case to the ZHB. This will take place November 10th at the Herrs Visitor center.

Big Elk Creek DCNR Master Plan: 12:45 The Big Elk Creek Preserve's final plan was still awaited and Eileen said they had not received the plan yet for review but will provide comments once they do.

Hickory Hill and 896 bridge projects: 14:05 Hickory Hill bridge is now open, however, the 896 Bridge is still closed and is expected to be until October

East Nottingham, Planning Commission: 15:35 Joe Marra recognized and congratulated David Ross on successfully explaining the benefit of the comprehensive plan to the East Nottingham Planning Commission.

□ **Anaerobic Digester 18:08 ORPC Membership**

Paul Mason discussed the proposed anaerobic digester project on his 500-cow dairy farm in partnership with Vanguard Renewables. Paul explained the project's context, including his farm's history and the need for operational efficiency, and detailed how the digester would produce renewable natural gas from farm-generated manure and potentially other feedstocks, with Vanguard managing the operation. Charles and David asked questions about the feedstock sources and power generation, while Paul clarified that the digester would be self-contained and managed by Vanguard, with strict controls on the quality and type of materials entering the system. The group discussed the challenges and opportunities of developing local renewable energy projects on dairy farms, particularly focusing on biogas digesters. Paul explained how these projects could be economically viable through long-term contracts with companies seeking carbon credit, despite being smaller than typical 1,000-cow operations. Joe raised concerns about the distinction between traditional agriculture and industrial manufacturing, questioning how these projects would be perceived in the community and regulated by authorities. The discussion concluded with Eileen asking about air quality permit requirements, which Paul couldn't definitively answer but noted it would depend on DEP regulations and proximity to CAFOs.

□ **ORPC Sub-Committee Updates David Ross and Blair Fleischmann**

Regional EAC: 58:25 David discussed how the EAC is making a plant, tree, and shrub list for October First Friday. They are partnering with the alliance for Chesapeake Bay and have four plants that they are sending out. Those interested in preordering should go to the Oxford EAC Facebook page. They distributed to 3 out of 4 of their

MS4 municipalities on the report of fiscal year 2024 to 2025 to incorporate in their reports which are due on September 30th.

Historic Preservation Subcommittee: 1:01:15 The OAHA Crossroads Music Festival is scheduled for October 19th. The group discussed the installation of interpretive signs at various locations and planned a field visit for the Chester County Planning Commission on October 8th. ~~On October 18th and 19th~~ Several fall events are being held at the at Glenroy Forest Preserve and Old Stone Cider where two interpretive signs have been installed. The group also discussed the role of various partners in related historic preservation activities.

❑ **Multimunicipal Comprehensive Plan Update** *Mark Gallant and Nina Weisblatt*

Parks and Rec Revisions 1:06:22

Mark shared information about protected open space in the region, presenting a map that includes approximately 20,366 acres of protected lands across 310 parcels including additional information from Joel Brown on East Nottingham township properties that includes agricultural easements.

Multimodal Transportation, Existing Conditions 1:08:55

- **Road Length**

Charles asked asked if the CCPC team could Maybe you could ask each municipality to send you their miles of road. ← **Homework**

- **Liquid Fuels Funding**

Add information on a fee for fuel for Electric Vehicles ← **Homework**

- **Public Transport and Carpooling**

- Make sure Route 1 is correctly labeled as a state route ← **Homework**
- The park and ride at SR 472 is located in Lower Oxford ← **Homework**

- **TII and TIP**

There was some pushback on completing TIP project suggestions because the effort isn't matching the money, or lack thereof that is being given it is hard to encourage the Board of Supervisors to want to participate. A goal is to get all of the towns to collaborate on a list of shared goals that they can put funding towards. .

Multimodal Transportation, Plan Chapter– 1:37:50

Mark explained that the first recommendation in each chapter would focus on zoning updates as they are the most effective way to implement plan goals. The group also discussed the need for a regional traffic circulation study and considered forming a transportation subcommittee to help implement recommendations. Charles raised concerns about truck route enforcement, and Kathryn questioned some of the connections between recommendations. The discussion concluded with suggestions to involve the Farm Bureau

and consider forming a transportation subcommittee to move forward with implementation strategies. The group discussed strategies for expanding active transportation networks, including pedestrian and bicycle paths, with a focus on implementing sidewalk requirements through zoning ordinances. They noted that while progress is slow, requiring sidewalks in new developments can help build a connected network over time. Kathryn shared an example of successfully requiring a sidewalk connection through a recent development project. The group also discussed the importance of leveraging existing studies, such as West Nottingham's active transportation study, and considered reaching out to local bicycle organizations and East Penn Railroad for potential collaboration.

☐ **Recommendation 4.1:**

Kathryn wants CCPC to review the introduction and ensure that referenced topics are consistent with greater regional consistency. **← Homework**

☐ **Recommendation 4.2:**

Review again relevance of signal timing delay **← Homework**

☐ **Strategy 4.4A**

- Review where there is a need to a rail crossing improvement **← Homework**
- Add an enforcement component to truck route network **← Homework**

☐ **4.4B**

- Add the Farm Bureau and how to best connect with them. **← Homework**
- Reference the Borough Active Transportation study **← Homework**

☐ **East Penn Railroad**

As a result of the Niblock project Oxford Borough has opened up a line of communication with the East Penn Railroad and they would be a great connection moving forward

☐ **Recommendation 4.8**

Move recommendation to the coordination chapter **← Homework**

Upcoming:

☐ **October 22nd Meeting**

- Reviewing the transportation and parks, recreation, and open space maps in person.
- Will be in-person only due to lack of technology
- Meeting will be held at 863 West Baltimore Pike in Penn Township at 7:00 Pm

☐ **Public Comment:** None at this time.

Next ORPC Meeting: October 22nd in person at Medic94's facility in Penn Township

