

Lower Oxford Township
Board of Supervisors Regular Meeting Minutes
Monday, August 11, 2025

The Regular Meeting of the Lower Oxford Township Board of Supervisors was held at the Township Building located at 220 Township Road, Oxford, Pennsylvania, 19363, on Monday, August 11, 2025, at 7:00 p.m.

THE FOLLOWING WERE IN ATTENDANCE: Vice-Chairman, Noël A. Roy; Member, Robert J. McMahon; Secretary/Treasurer, Deborah J. Kinney; Solicitor, Winifred Moran-Sebastian; and seven guests.

CALL TO ORDER

Vice-Chairman Roy called the Regular Board of Supervisors meeting to order at 7:00 p.m. with the Pledge of Allegiance and a moment of silence.

Vice-Chairman Roy called for comments concerning items on the agenda. There were none.

Vice-Chairman Roy called for recognition of those asking to appear on the agenda.

Mr. Ochoa, who resides at 1783 Baltimore Pike, Oxford, PA, expressed concerns regarding the volume of stormwater runoff originating from the adjacent Pine View Estates residential development. He reported that this runoff has impacted both his driveway and lawn and his concern now is that it may affect his septic. Mr. Chernovskiy, who resides at 1777 Baltimore Pike, Oxford, stated similar concerns. Zoning Officer Kinney noted that she had consulted with the Township Engineer, who performed a site inspection and coordinated with the Chester County Conservation District. The Conservation District subsequently visited the location and provided recommendations to BK Campbell Enterprises about improving runoff management. The Pennsylvania Department of Environmental Protection informed the Township Engineer that their involvement would not commence until the development is 85% completed. The Supervisors stated the Township is not responsible for stormwater runoff and requested that Ms. Kinney contact Keith Campbell to discuss their plans for mitigating future excessive runoff.

APPROVAL OF MEETING MINUTES

Mr. McMahon moved to approve the meeting minutes of the regular meeting held on Monday, July 14, 2025. Mr. Roy seconded the motion. All in favor. MOTION CARRIED.

TREASURERS' REPORT

Mr. McMahon moved to approve the bills from the General Fund in the amount of \$48,145.33. Mr. Roy seconded the motion. All in favor. MOTION CARRIED.

Mr. McMahon moved to approve partial escrow release #2 for the Pine View Estates Phases 4 and 5 Subdivision and Land Development Plan in the amount of \$363,763.00 by Township Engineer's recommendation letter dated August 11, 2025. Mr. Roy seconded the motion. All in favor. MOTION CARRIED.

Mr. McMahon moved to approve partial escrow release #9 for the Reedville Business Park Land Development Plan in the amount of \$128,332.00 by Township Engineer's recommendation letter dated August 11, 2025. Mr. Roy seconded the motion. All in favor. MOTION CARRIED.

Mr. McMahon moved to approve the Treasurer's report. Mr. Roy seconded the motion. All in favor. MOTION CARRIED.

CORRESPONDENCE

The correspondence list was made available to the public and is available upon request.

ZONING OFFICER/CODES ENFORCEMENT OFFICER

Ms. Kinney reported the following permits were issued in July 2025: six residential construction permits; two driveway permits; two right-of-way permits; two commercial permits; and three use and occupancy permits.

Mr. Roy moved to approve waivers of the Stormwater Ordinance §20-306.1.K(2) infiltration practices set back 25 feet from all buildings; and §20-308.1.A, and §20-311.3.1.A(2)(c) requiring loading rates for infiltration best management practices to be 8:1 total area to BMP bottom area and 5:1 impervious area to BMP bottom area of the

Kepler 3-Lot Subdivision located at 410 Conner Road, Oxford, Chester County, Pennsylvania, further identified by Tax Parcel No. 56-4-52. Mr. McMahan seconded the motion. All in favor. MOTION CARRIED.

Mr. McMahan moved to approve a waiver of §518.1.C requiring monuments to be of concrete or stone with a flat top, having a minimum diameter of four inches and a length of 30 inches of the Kepler 3-Lot Subdivision located at 410 Conner Road, Oxford, Chester County, Pennsylvania, further identified by Tax Parcel No. 56-4-52 per Township Engineer's review letter dated August 8, 2025. Mr. Roy seconded the motion. All in favor. MOTION CARRIED.

Mr. McMahan moved to approve the Kepler three-lot subdivision located at 410 Conner Road, Oxford, Chester County, Pennsylvania, further identified by Tax Parcel No. 56-4-52 by Resolution 2025-14 contingent upon obtaining approval from regulatory authorities to install a sanitary sewer system, a "Will Serve" letter provided by the Chester Water Authority, an approved Operation and Maintenance Agreement for stormwater management, and posting of any required financial security. Mr. Roy seconded the motion. All in favor. MOTION CARRIED.

Mr. McMahan moved to approve a modification of §20-301.20. of the stormwater ordinance to allow the infiltration berm to be within 25 feet of the top of the bank per Township Engineer's review letter dated June 26, 2025, provided a note be placed on the plan. Mr. Roy seconded the motion. All in favor. MOTION CARRIED.

Mr. McMahan moved to approve the McDowell-Engelhardt two-lot subdivision plan located at 130 Roneys Corner Road, Oxford, Pennsylvania 19363, further identified by Tax Parcel 56-8-121 by Resolution No. 2025-15 contingent upon issuance of a well permit from the Chester County Health Department, an approved cost estimate by the Township's Engineer, Township Solicitor approval of a Stormwater Operation and Maintenance agreement, and posting of any required financial security. Mr. Roy seconded the motion. All in favor. MOTION CARRIED.

Ms. Kinney reported that an extension letter was received on August 8, 2025, for Yates Farm LLC, three-lot subdivision and land development plan located at 2005 Baltimore Pike, Oxford, PA 19363, that will expire on November 15, 2025.

Mr. McMahan moved to approve the Zoning Officer's report. Mr. Roy seconded the motion. All in favor. MOTION CARRIED.

ENGINEER

Mr. McMahan moved to approve the Engineer's report. Mr. Roy seconded the motion. All in favor. MOTION CARRIED.

ROADMASTER

Mr. McMahan moved to approve the Roadmaster's report. Mr. Roy seconded the motion. All in favor. MOTION CARRIED.

OXFORD AREA SEWER AUTHORITY

Ms. Kinney presented her report for the Oxford Area Sewer Authority that was held on Wednesday, July 16, 2025.

EMERGENCY MANAGEMENT

Mr. Roy reported that Jennersville Hospital held an Open House for officials on Friday, July 25, 2025, and for the general public on Saturday, July 26, 2025. The hospital opening is anticipated Tuesday, August 5th.

OXFORD REGIONAL PLANNING COMMISSION

No report. Meeting cancelled.

TAX COLLECTOR

Ms. Kinney stated that \$283.31 was collected in Real Estate Taxes and \$205.93 for fire hydrant taxes.

Mr. Roy moved to approve the Tax Collector's report. Mr. McMahan seconded the motion. All in favor. MOTION CARRIED.

OTHER BUSINESS

Mr. Sebastian reviewed the Special Event Ordinance draft with the Board of Supervisors and will make revisions based on their recommendations.

PUBLIC COMMENT

Mr. Farber suggested that escrow funds being released to BK Campbell Enterprises be withheld until stormwater runoff issues from Pine View Estates are resolved. Ms. Sebastian stated that the Township cannot withhold these escrow releases or inspections. She explained that the developers secure a financial agreement approved by the Township Engineer before construction, covering required improvements. As work progresses and passes inspection, escrow is released in stages when the Engineer confirms satisfactory completion in the work performed.

ADJOURNMENT

Mr. McMahan moved to adjourn at 8:15 p.m. Mr. Roy seconded the motion. All in favor. MOTION CARRIED.

Respectfully Submitted,



Deborah J. Kinney
Secretary/Treasurer

*Copies of all reports are available at the Lower Oxford Township Building, 220 Township Road, Oxford, PA, upon request.