

Lower Oxford Township
Board of Supervisors Regular Meeting Minutes
Monday, March 9, 2026

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, March 9, 2026, at 7:00 p.m.

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

CALL TO ORDER

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

Chairman Martin made the following statement: *"I want to recognize and remember the brave men and women of our armed forces and their families at this difficult time. Recent events remind us that many continue to serve our nation in harm's way. Let's pause to honor those who have made the ultimate sacrifice and to keep their families in our thoughts and prayers and also keep in our thoughts the family of Cpl. Timothy O'Conner, (PA State Police) who lost his life in the line of duty this morning."*

Chairman Martin made the following announcement: *"The Lower Oxford Township Board of Supervisors has been made aware of a Facebook page that may give the impression that it represents or is affiliated with Lower Oxford Township. The Township would like to clarify that this Facebook page is not owned, operated, authorized, or endorsed by Lower Oxford Township or the Board of Supervisors. Any information posted on that page does not constitute official Township communication, and the Township cannot verify the accuracy of the content posted there. Residents are encouraged to rely on the Township's official sources for accurate information regarding Township business, including the Township office, official meeting notices, and the Township website. Lower Oxford Township is not responsible for statements, information, or opinions expressed on pages or platforms that are not officially operated by the Township. If residents have questions regarding Township matters, they are encouraged to contact the Township office directly."*

Mr. McMahon moved to move Ordinance 2026-02, on special events, to the top of the agenda to accommodate attendees wishing to speak. Mr. Roy seconded the motion. All in favor. MOTION CARRIED.

Chairman Martin turned the meeting over to Solicitor Sebastian to present Ordinance No. 2026-02 – AN ORDINANCE OF LOWER OXFORD TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP TO ADD CHAPTER 19, SPECIAL EVENTS, AND PROVIDING FOR PENALTIES FOR VIOLATIONS OF THE ORDINANCE.

Solicitor Sebastian stated that this ordinance was advertised in the Daily Local News on February 27, 2026, and has proof of publication for that advertisement. Copies of the ordinance were provided to the Daily Local News and to the Township for public review and notice was also posted at the Township building. Solicitor Sebastian explained that the ordinance would cover any large commercial events, such as Amish Mud Sales, Sacred Heart Church carnivals, Wyncote Golf Club tournaments, and major Lincoln University gatherings such as homecoming or commencement. She clarified that the Township does not intend to restrict these events for Lincoln University or intervene on campus but wants assurance that the University has notified emergency services to ensure student and community safety.

Ms. Sebastian opened the floor to those who wished to speak regarding the proposed adoption of the *Special Events Ordinance*.

Mr. Renardo L. Hicks, Esquire, of Eckert Seamans Cherin & Mellott, LLC, expressed appreciation to the Board for accommodating the agenda to allow speakers present to address the item. He introduced Venus Boston, Chief Counsel for Lincoln University, and noted the presence of six members of the Board of Trustees, several cabinet members, the Director of Facilities, Director of Athletics, Chief of Police, Provost, and Chief of Staff to the President of Lincoln University. Mr. Hicks stated that upon reviewing the proposed special events ordinance, he has serious concerns regarding the ordinance that is under consideration. He further asserted his belief that the proposed special events ordinance is discriminatory, unconstitutional, and unlawful. He stated that if the Supervisors voted in favor of this ordinance, it is likely to be very expensive for both the University and the Township.

Lincoln University students, faculty, and staff voiced concerns about the adoption of the ordinance, fearing it could negatively impact their campus life and lead to over-regulation. Local residents supported the ordinance, citing improved emergency access and increased safety for both students and residents.

Mr. Robert L. Archie, Jr. Esquire, of the firm of Duane Morris, stated that he was a Lincoln University graduate and a commonwealth trustee, appointed by three governors. He further stated that he works for a major Philadelphia firm with 900 lawyers worldwide. He warned the Board that adopting this ordinance would be a mistake, stating that he would use those 900 lawyers to oppose it. He urged the Board of Supervisors to consider this before voting.

Following comments from Lincoln University's students, faculty and staff, and local residents about the special events ordinance, Chairman Martin called for an executive session at 8:25 p.m. to discuss.

Chairman Martin reconvened the meeting at 8:39 p.m.

Mr. McMahan moved to table the adoption of the Special Events Ordinance 2026-02 until next month's meeting in order to review and allow for further consideration of additional information that was provided by students, faculty, and staff of Lincoln University. Mr. Roy seconded the motion. All in favor. MOTION CARRIED.

Chairman Martin continued with the regular Board of Supervisors meeting and called for comments concerning items on the agenda. There were none.

Chairman Martin announced that the Board of Supervisors held a fact-finding meeting on Thursday, February 26, 2026, at 6:00 p.m. at the Township Building for the purpose of gathering information regarding the adoption of proposed ordinances. No official action was taken.

Chairman Martin called for those who would like to appear on the agenda. There were none.

APPROVAL OF MEETING MINUTES

Mr. Roy made a motion to approve the minutes of the Board of Supervisors regular meeting held on Monday, February 9, 2026. Mr. McMahan seconded the motion. All in favor. MOTION CARRIED.

TREASURERS' REPORT

Mr. McMahan moved to approve the bills from the General Fund in the amount of \$96,551.66. Mr. Roy seconded the motion. All in favor. MOTION CARRIED.

Mr. Roy moved to approve the Treasurer's report. Mr. McMahan 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 stated that she issued five residential single-event permits; one commercial permit; and one use and occupancy permit for the month of February 2026. She met with Township Engineer and Honor Engineering virtually regarding an upcoming land development submission for an addition to Lincoln University's Houston Hall that is a Department of General Services project. The land development process was discussed and requirements for submittal. She also stated that the Planning Commission met on Thursday, February 26, 2026, at 7:30 p.m. and reviewed the following: Penn-Delmar Power Land Development Plan recommending waivers to the Board of Supervisors; and approved Component 4A of the Sewage Facilities Planning Module for the Kepler 3-Lot Subdivision.

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

ENGINEER

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

ROADMASTER

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

OXFORD AREA SEWER AUTHORITY

Ms. Kinney presented the monthly report for the Oxford Area Sewer Authority that was held on Wednesday, February 18, 2026.

HISTORICAL COMMISSION

Ms. Fleishmann (Upper Oxford Township Historic Commission) is collaborating with the Oxford Regional Planning Commission to identify historical resources in five municipalities and Oxford Borough. Jay Eaton previously compiled an atlas and database of historic areas that include Lincoln Village and Hopewell, but accessing the database remains a challenge. She requested that the Board of Supervisors consider updating the Township's ordinances to define *demolition*, *historic resource*, and *historic structure*, and establish a permit allowing at least fifteen days before demolishing a historic structure so it can be documented in the historic registry.

OXFORD AREA RECREATIONAL AUTHORITY

Ms. Kinney presented the February 2026 report on behalf of the Oxford Area Recreational Authority.

EMERGENCY MANAGEMENT

Mr. Roy stated that he was in contact with Chester County Emergency Management, which sent updates every three to four hours during the recent storm, and noted that the Township issued a Declaration of Emergency on February 21, 2026.

OXFORD REGIONAL PLANNING COMMISSION

Mr. Brown stated there was no meeting last month because Chester County Planning Commission staff were unavailable. The next virtual meeting is scheduled for Wednesday, March 25, 2026.

TAX COLLECTOR

Ms. Kinney reported \$91.44 was collected in current Real Estate Taxes and \$16.74 was collected for Fire Hydrant Taxes.

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

NEW BUSINESS

Mr. McMahon moved to approve Resolution No. 2026-12 to extend the Hoover Building Specialists Land Development Plan located at 469 Limestone Road, Oxford, Pennsylvania, further identified by Tax Parcel No. 56-8-140 an additional nine months. Mr. Roy seconded the motion. All in favor. MOTION CARRIED.

Mr. McMahon moved to approve a waiver of the Subdivision and Land Development Ordinance §22-303 to permit the Penn-Delmar Power Land Development Plan be approved as a preliminary/final plan for the property located at 2079 and 2083 Baltimore Pike, Oxford, Pennsylvania, further identified by Tax Parcel No. 56-8-84.4 and 56-8-84.5. Mr. Roy seconded the motion. All in favor. MOTION CARRIED.

Mr. McMahon moved to defer the requirements of Subdivision and Land Development Ordinance §22-509 that provides for curbing and fill-in paving along the Baltimore Pike street frontage, as well as the deferment of sidewalk installation either along the Baltimore Pike street frontage or the industrial drive related to the Penn-Delmar Power Land Development Plan located at 2079 and 2083 Baltimore Pike, Oxford, Pennsylvania, 19363 (Tax Parcel Nos. 56-8-84.4 and 56-8-84.5) contingent upon the definition of "deferment" be included on the plan. Mr. Roy seconded the motion. All in favor. MOTION CARRIED.

Mr. McMahon moved to waive requirements of §20-311.3.1.A(2)(c) that requires loading ratios for volume control facilities to be 8:1 total area to SCM bottom area and 5:1 impervious are to SCM bottom area and use SCM-1, a bio-retention basin that is designated to have loading ratios of 35:1 and 12:1 for the Penn-Delmar Power Land Development Plan located at 2079 ad 2083 Baltimore Pike, Oxford, Pennsylvania, further identified by Tax Parcel Nos. 56-8-84.4 and 56-8-84.5. Mr. Roy seconded the motion. All in favor. MOTION CARRIED.

Mr. McMahon moved to approve the Penn-Delmar Power Land Development Plan located at 2079 and 2083 Baltimore Pike, Oxford, Pennsylvania, further identified by Tax Parcel Nos. 56-8-84.4 and 56-8-84.5, by Resolution No. 2026-13, contingent upon the applicant obtaining a letter of adequacy from the Chester County Conservation District, approval of an NPDES permit from the Pennsylvania Department of Environmental Protection, Township approved stormwater operations and maintenance agreement and posting financial security as approved by the Township Engineer. Mr. Roy seconded the motion. All in favor. MOTION CARRIED.

Mr. Roy moved to approve escrow release no. 7 for the Pine View Estates (Phases 4 & 5) in the amount of \$185,004.00, per engineer recommendation letter dated March 3, 2026. Mr. McMahon seconded the motion. All in favor. MOTION CARRIED.

Mr. McMahon made a motion to keep the current employee major medical insurance with Independence Blue Cross PPO Gold Classic coverage for 2026-2027 and to authorize the Secretary/Treasurer to inform the benefits specialist of this decision. Mr. Roy seconded the motion. All in favor. MOTION CARRIED.

Mr. Roy moved to hold the Spring Large Trash Day on Friday, April 17th and Saturday, April 18th and authorize the Secretary/Treasurer to advertise accordingly. Mr. McMahon seconded the motion. All in favor. MOTION CARRIED.

Mr. McMahon moved to appoint Ella Dunmeyer of 685 Lancaster Pike, Oxford, Pennsylvania, as a member of the Historic Commission filling the vacancy that will expire on December 31, 2026. Mr. Roy seconded the motion. All in favor. MOTION CARRIED.

Mr. McMahon moved not to oppose a continuance for the PM Mushrooms located 2000 Baltimore Pike, Oxford, Pennsylvania, Zoning Hearing Board variance in order for the applicant to work with their attorney to resolve the matter. Mr. Roy seconded the motion. All in favor. MOTION CARRIED.

Mr. Roy moved to adopt Ordinance No. 2026-01 relating to the storage of rubbish, trash and waste, and providing for inspections, establishing procedures for compliance and penalties for violation. Mr. McMahon seconded the motion. All in favor. MOTION CARRIED.

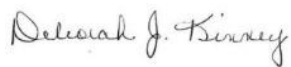
PUBLIC COMMENT

Liz Ward (resident of Forge Road) asked about the cleanup status at 104 Fairview Road, Oxford. The Township Solicitor replied it should be resolved soon.

ADJOURNMENT

Mr. McMahon moved to adjourn at 9:16 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 upon request at Lower Oxford Township, 220 Township Road, Oxford, Pennsylvania.