

**UPPER OXFORD TOWNSHIP PLANNING COMMISSION  
JANUARY 4, 2016**

The Upper Oxford Township Planning Commission held their re-organization meeting at the township building, 1185 Limestone Road, Oxford, PA at 6:30 PM on Monday, January 4, 2016.

Members present: Sam Reyburn, David Underwood, Harold Bryson and Karl Herr.

Others present: Jane Daggett, Secretary, Scott Rugen, Denise Rugen, Howard Reyburn, Charles Fleischmann, Ed Jefferis, John Pogue, Eric Frasse, Neil Melmon, Karen Hovis.

The meeting was called to order at 6:30 P.M.

**OFFICERS –**

**CHAIRMAN -** Motion was made by Harold Bryson, seconded by Dave Underwood and carried to appoint Karl Herr as Chairman of the Planning Commission. **MOTION CARRIED.**

**VICE CHAIRMAN –** Motion was made by Karl Herr, seconded by Harold Bryson and carried to appoint Dave Underwood as Vice-chairman of the Planning Commission. **MOTION CARRIED.**

**MINUTES –** Motion was made by Harold Bryson, seconded by Dave Underwood to approve the November 2, 2015 Minutes with the spelling correction on “Alfred” as noted. **MOTION CARRIED.**

**2015 YEARLY REPORT –** Motion was made by Dave Underwood, seconded by Harold Bryson and carried to approve the 2015 yearly report as presented. **MOTION CARRIED.**

**ALFRED FORTUGNO TRUST (#3) –** 2 Lot Subdivision on Forest Manor Road north of the intersection with Ewing Road. The applicant is requesting three (3) waivers as follows:

Section 501.J.1 – Waiver to not show the pins and monuments around the perimeter of the tract.

Section 501.K – Waiver to not show the significant physical features within the tract.

Section 617 – Waiver to not show the pins and monuments around the perimeter of the tract.

Storm Water is not required on this property.

Motion was made by Dave Underwood, seconded by Harold Bryson and carried to recommend to the Board of Supervisors that they grant the three waives as noted. **MOTION CARRIED.**

Motion was made by Harold Bryson, seconded by Dave Underwood and carried to recommend to the Board of Supervisors that the Final Subdivision Plan of Alfred Fortugno Trust be approved. **MOTION CARRIED.**

**WPM HOLDINGS –** This sketch plan was presented by John Pogue of Lake, Roeder, Hillard Associates along with Tri-Tech Resources, Inc. The applicant and their engineer has been meeting with the township engineer regarding this land development plan in the Forestville Business Center. The applicant will be requesting a waiver from the current stormwater management requirements. The applicants are wholesale producers, especially ginger and garlic which they sell to large markets along the east coast. They presently rent a property in West Grove. The proposed building will be approximately 27,000 square feet. The Storm Water requirement will be handled in a sophisticated way according to DEP requirements.

Motion was made by Harold Bryson, seconded by Dave Underwood and carried to table this waiver until February 1, 2016 and have Ron Ragan, township engineer check this item of concern with

the township solicitor to see if waiving the request for stormwater studies is grandfathered or not.  
MOTION CARRIED.

ADJOURNMENT – There being no further business, motion was made by Harold Bryson, seconded by Dave Underwood and carried to adjourn at 7:04 PM.

Respectfully submitted,

Jane Daggett  
Secretary