



ORPC Oxford Region Planning Committee

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

December 2024 Meeting Report

Date/Time: Thursday, December 5, 2024 - 7:00 pm via Zoom

Zoom Recording Link: <https://youtu.be/aPaoWukbgaQ>

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: Albert Jezyk, Jr. – Elk Township; Noël Roy, Joel Brown – Lower Oxford Township; Robert Ketcham, Pauline Garcia-Allen – Oxford Borough; Charles Fleischmann, Scott Rugen, Colin Kraukunas – Upper Oxford; David Ross - West Nottingham Township; Joe Mara – East Nottingham. All six municipalities were represented!

ChristianaCare/Emerus: Doug Azar, Pauline Corso, Jim Bennett

Chester County Commissioners: Josh Maxwell.

Guests: Eileen Butler – East Nottingham Planning Commission; Donna Crosson – West Nottingham Democratic Committee; Anteia Consorto – Save Big Elk Creek; Brian Shores – East Nottingham; Blair Fleischmann – Upper Oxford. Allison Smith - ???; Peggy Ann Russell – Oxford Borough.

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

Chair's Report None at this time.

Christiana Care/Jennersville Hospital Update 0:15:

Pauline Corso, Regional Executive Director, provided a general campus update: Over the last couple of months they have completed a Full Campus Assessment. They have identified the part of the existing hospital that will be demolished (starting and March 2025) and the new location for the helipad closer to the new hospital as well as the orientation of the new facility. While ChristianaCare identifies their next steps after demolition, they have added



additional services to their current building (across Old Baltimore Pike). These include primary care, imaging, cardiology, and EKG services.

Jim Bennett (Emerus). Emerus manages 42 hospitals. Their typical “Small format hospital” fits in an area of about 20,000 square feet with 10 emergency beds, 10 inpatient beds, and four ER doctors. They are working with EMS partners from around the Region to see how Emerus can accommodate their needs. They are renovating the newer existing buildings at the campus and have updated electric, plumbing, etc. to prepare for the new walls and buildings. The new hospital will have full-service radiology, pharmacy, and laboratory services. A benchmark for Emerus: “When you come into our hospital you will see a doctor within 10 minutes. Our goal is to have you home in 90 minutes!” While they are expecting to have a more definitive timeline by January 1st, “right now, our best information has us opening in July, at some point.” Pauline followed up by assuring the ORPC that they are doing everything they can do to move the opening date up.



For more information and to hear responses from ChristianaCare/Emerus and Commissioner Maxwell to questions from Charlie Fleischmann and David Ross, please refer to the Youtube recording link starting at [9:46](#).

□ **Support Letter(s) for Big Elk Creek State Park 22:06:** *Charlie Fleischmann*

Charlie is going to CATO and will ask if that group will write a letter to the Pennsylvania Department of Conservation and Natural Resources (DCNR) supporting the reclassification of Big Elk Creek State Park as a preserve. He went on to ask if the ORPC would be willing to send a letter of support to the DCNR as well. Josh Maxwell put together a letter of support for the Chester County Commissioners and he shared the first few sentences, “We urge the Governor’s office and the DCNR to convert Big Elk Creek State Park back into a preserve to protect the natural beauty of the land for future generations of our residents.” Josh expects to get that letter out to the rest of the commissioners the week of December 9th. **Homework** → Al agreed to work with Charlie to put together a letter from the ORPC. The ORPC voted to send a letter out on behalf of the group when it is completed and pass that letter to the individual municipal governing bodies for their consideration.

Note: During public comment, Antea Consorto from Save Big Elk Creek asked that all of the Region’s municipalities consider writing a letter ← **Homework** supporting the reclassification of Big Elk Creek State Park to a Preserve.

□ **Municipal Updates 30:38:**

Upper Oxford Charlie: A proposed 31-unit development on the border with Lower Oxford adjacent to Lincoln University has been submitted as a preliminary plan. Upper Oxford has been in touch with Lincoln University and they would like the Township to encourage multimodal facilities, specifically promoting pedestrian

circulation. Accessing public water has been discussed, but the Township does not currently have an agreement with CWA. Charlie said that he will forward the plan to the ORPC for their review and comment when it goes to Final Plan.

Oxford Borough *Pauline Garcia-Allen* – DCED Police Study regarding the delivery of police services was completed and a public meeting has been scheduled for the week of December 16th. The Santa Train is coming to Oxford on Saturday, Dec 14th around 1:25 pm. The Borough did have some concerns about safety but OMI will be assisting from that perspective.



East Nottingham *Eileen Butler* - The Planning Commission received a sketch plan for 80+ houses in East Nottingham and the Borough on a parcel adjacent to the Moran tract off of Wedgewood Road. Pauline added that both entrances are off of Wedgewood and the number of houses in the Borough have been reduced to 10.

☐ **Treasurer's Report** **35:18**: Checking account balance: \$8,037.31.

☐ **Moran Farm Update** *Joe Mara, Pauline*

The developer has revised the design of the loop road so that it is consistent with East Nottingham Township regulations. They are also awaiting PennDOT approval. Oxford Borough did provide conditional preliminary approval with PennDOT approval being one of several conditions.

☐ **Herr's Farm Update** *Joe, Eileen*

The developer is expected to submit a by-right plan in early December. At the last East Nottingham Township Planning Commission meeting, the developer said after they receive approval on the by-right plan they will negotiate with the Township to raise the height limit. Eileen added that the updated plan will address the initial comments from the engineer and the Planning Commission will be reviewing that plan later in December. The Planning Commission has indicated that they will not be recommending a change in height to the Board of Supervisors.

To hear an extended conversation based on David Ross's questions concerning DCNR's comments about environmental conditions on the site and the developer's position on the Traffic Impact Study, click onto the Youtube recording at **41:05**.

☐ **ORPC Subcommittees:** *David and Blair*

Regional Volunteer Environmental Advisory Committee (EAC) **55:32**

David ran through the mission statement of the Regional EAC to benefit those attendees that may not be familiar. The EAC was established to support the Region regarding municipal responsibilities associated with MS4. The ORPC actually adopted a Stormwater Action Initiative focused on education and collaboration to protect water quality. The group meets on a monthly basis and has volunteers from all six participating municipalities. For a list of the activities currently being pursued by the EAC, click on the Youtube recording at **57:25**. Based on a request that was

submitted to the EAC for a copy of the ORPC review letter for the Herr's Farm Preliminary Plan, David asked the group to consider how ORPC documents should be shared in the future. What should the ORPC's policy be concerning our documents? Are they public documents? Are they the property of the municipality for which they were submitted? Is it East Nottingham's document? The EAC requests that this be an agenda item for a future ORPC meeting.

Historic Preservation Sub-Committee (H-Sub) 1:02:44 – Blair reported about the ongoing efforts to install signage at the OAHA Building in the Borough (as a gateway to the agricultural heritage of Chester County) and Glenroy Preserve, Elk Township at the Mason Dixon line, and Lincoln Community Center as interpretive sites. The H-Sub has been working with the County and the 250th Celebration Committee for about a year. They have been working on the text and maps that will be included on the signs. They have also been attending municipal meetings in advance of their 2025 budgets to request their participation in funding the signage. She was excited to share that all municipalities have agreed to participate with the exception of East Nottingham. Blair is planning to attend the East Nottingham Township BOS meeting on December 10th. The H-Sub will be in contact with the East Nottingham Township Board of Supervisors in the near future ← **Homework**. The H-Sub will also be submitting for grant money through America 250 to help pay for the signs.

☐ **Public Comment 1:08:30**

Please click on the Youtube recording to hear interesting comments from members of the public and the conversation that ensued.

☐ **Multimunicipal Comprehensive Plan Update 1:16:35** *Mark Gallant and Elise Davis*

As of December 3rd, the official number of returned surveys is 403: 396 English and 7 Spanish. Elise walked the membership through the results of the public survey. Please click on the Youtube recording at **1:18:00** and follow Elise through her presentation. Please note that we have put together a "Survey Results" memo that links the results directly with the survey questions. It is available on the ORPC website and will be sent out to the ORPC membership.

Following some discussion about the survey results, **1:38:36** Mark shared the revised project schedule for the Comprehensive Plan update. While the project is a few months behind, they are hoping to catch up by hitting the ground running in 2025. In order to do so, it will be necessary to consider holding an additional meeting, as necessary. Please note: the first Thursday and fourth Wednesday are the only nights of the month (excluding Friday, Saturday, and Sunday) that no other municipal meetings are held. For example, the first meeting of 2025 is on the first Wednesday (January 22nd). If that meeting runs long and the membership does not have a chance to get through the draft plan materials, the ORPC would meet again on the first Thursday of February

(February 6th) to complete their review and comment. Again, a second meeting would only be held when necessary. The ORPC membership voted to include this information in the annual ad that will be submitted to the local newspaper in early January.

Next ORPC Meeting: January 22, 2025 via Zoom:

<https://brynmawr-edu.zoom.us/j/94900004005?pwd=Z4qjhYKMaPcLECTS0QofuzlhttZclr.1>