



ORPC *Oxford Region Planning Committee*

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

March 2024 Meeting Report

Date/Time: Wednesday, March 27, 2023 - 7:00 pm **Venue:** Zoom Video Conference

Reported By: Mark Gallant, ORPC Secretary **Zoom Recording:** David Ross

Youtube Link: <https://youtu.be/3EMnC5Zpudo>

Zoom recording Reference: Moving forward, along with the narrative I will include the time in the Zoom recording when the specific topic was discussed so you can listen in and hear the actual conversation and/or view materials that were shared as part of the conversation.

ORPC Representatives: Samuel Goodley – East Nottingham; Albert Jezyk, Jr. – Elk Township; Noël Roy, Joel Brown – Lower Oxford Township; Kathryn Cloyd, Bob Ketcham – Oxford Borough; Charles Fleischmann, Scott Rugen – Upper Oxford; David Ross – West Nottingham Township. All six municipalities were represented!

Guests: Teri Dignazio – Upper Oxford. Doug Azar – Senior Vice President, Strategic Clinical Integration, Dr. John Powell – Emergency Services Chair, and Pauline Corso – Regional Executive Director Southeastern Pennsylvania - ChristianaCare; Larry Vinnacombe – Union Fire Company, EMS. Josh Maxwell – Chester County Commissioner

Mark Gallant, Elise Davis – CCPC (Consultant)

Chair's Report None at this time.

Treasurer's Report: Many thanks to all the municipal administrators and treasurers/check writers for sending payments during the last month. We have received \$200.00 for the annual contribution for each municipality. We have also received \$2,550.00 from each municipality for their share of the first payment for the Multimunicipal Comprehensive Plan. Two checks totaling \$215.85 were written as reimbursements for food and supplies for the Public Kick-off Meeting in February. Checking account balance: \$16,675.05. The first invoice will be forwarded by the County in April for \$3,060.00.

Status of ChristianaCare West Grove Campus (Start of Video): Doug started out by providing context in regard to who ChristianaCare (CC) serves. The states of Delaware, Maryland, Pennsylvania, and New Jersey – 12 ChristianaCare/Go Health Urgent Care Centers and 180+ Practices and Locations. These include, but are not limited to: Newark

Campus, Wilmington Campus, Cecil County Campus, Middletown Campus, Concord Health Center, Geenville Campus, Smyrna Campus, and West Grove Campus. Doug shared that upon the closing of Jennersville Hospital and Brandywine Hospital, CC CEO, Dr. Janice Nevin said “Southern Chester County are our neighbors, we need to figure out how to serve them.” CC acquired the Jennersville Campus about 6 months later. Doug recognized the frustration heard in the community regarding the opening of a “neighborhood hospital.” They have also been frustrated with the many roadblocks that have been presented.

CC’s vision: Come up with a model that is sustainable. Sustainability is the key to building a facility that will be around for generations to come.

One slide showed the existing campus and identified the Neighborhood Hospital, Newly Created Health Center, and Medical Office Building →.

The slide to the lower right lists the services that will be available at the Neighborhood Hospital and the Newly Created Health Center. No surgery will be available on-site. The included facilities reflect a community needs assessment that was completed by CC in addition to what they heard from the community.

It is anticipated that the Neighborhood Hospital will open about a year from now (March 2025) with the Health Center following a few months later. The ER is the highest priority! CC has been working closely with Penn Township in accordance with their regulations regarding demolition, construction, etc.

Doug also referenced CC’s new partnership with Emerus. According to Doug, this partnership will result in a high quality, sustainable facility to serve

West Grove Campus Design & Construction

Neighborhood Hospital
 Newly Created Health Center
 Medical Office Building

Neighborhood Hospital	<ul style="list-style-type: none"> • 24/7 Emergency Department • 10 Inpatient Beds • Supported with <ul style="list-style-type: none"> • X-ray • CT Scan • Ultrasound • Lab Services • Pharmacy
Newly Created Health Center	<ul style="list-style-type: none"> • Primary Care • Women’s Health • Physician Specialty Services, e.g., <ul style="list-style-type: none"> • Cardiology, Endocrinology, Sports Medicine • Imaging Services and Cardiac Diagnostics • Physical and Occupational Therapy • Lab Services

Targeted Opening: Spring 2025

Who is EMERUS

southern Chester County. He admitted that he was not sure if CC could have done this without Emerus, but emphasized that these are “ChristianaCare facilities.”

The Q and A session starts at 19:50. I recommend ORPC members click on that part of the recording and listen in on the questions asked by your fellow ORPC members including Scott Rugen, Charlie Fleischmann, Bob Ketcham, David Ross, and Commissioner Maxwell and how the CC representatives responded. This really was the most informative part of the ORPC/CC discussion and I think the “big picture” questions that have been on the minds of Oxford Region stakeholders were addressed.

□ **PSATS Resolutions (42:45):** Charlie presented a list of resolutions that were proposed by CCATO (Chester County Association of Township Officials) and Opposed by the PSATS Committee. Charlie asked the group to identify any of the Opposed resolutions that should be pushed forward. To facilitate reconsideration of these resolutions, CCATO would have to get the support of two voting municipal delegates from other Counties (Lancaster and Delco were suggested). Commissioner Maxwell offered to make a few phone calls to promote reconsideration and Charlie agreed to provide the necessary information and contacts.

The resolutions suggested for reconsideration are: 24-06, 24-35, and 24-36.

24-06: RESOLVED, That PSATS seek legislation to amend Act 12 of 2016 to allow for-profit private utilities to only purchase distressed municipal or authority-owned water and sewer systems. *REASON FOR ACTION (opposition): The committee felt that this resolution would restrict townships as it would only allow distressed municipalities to sell water and sewer systems to for-profit entities, removing decision-making authority from the board of supervisors or the authority board.*

24-35: RESOLVED, That PSATS seek legislation to enable the Commonwealth to purchase and oversee struggling medical centers when no other entity will buy or take over the facility. *REASON FOR ACTION: The community felt that this resolution was not addressing a township issue.*

24-36: RESOLVED, That PSATS urge the state Department of Health to enforce the process for medical facility closures and make every effort to delay or stop all hospital closures according to the Health Care Facilities Act of 1979 and 28 Pa Code, Chapter 51, where the closure will significantly affect the quality of local health care. *REASON FOR ACTION: The community felt that this resolution was not addressing a township issue.*

It is important to note that all resolutions that were proposed by CCATO were opposed by the PSATS Committee.

Please note that Josh Maxwell offered to attend any future ORPC meeting and that he is “just a click away.”

□ **Preliminary Plan for Moran Farms Property (57:25):** Mark distributed a memo for the preliminary land development plan submitted for the Moran Farms Properties located in East Nottingham Township and Oxford Borough. Please refer to that memo for the details.

Discussion: Mark's preliminary review comments focused on 1) pedestrian connection to adjacent facilities (Regional Park) and communities (Sycamore Crossing), 2) buffers and/or screening to existing development (primarily along Locust Street), and 3) consideration for a cluster/open space option that would promote more flexibility with the layout. Blair Fleischmann suggested (in an email) that the Borough contact OASA (Oxford Area Sewer Authority) regarding the # of EDUs committed with all of the existing construction and construction in the pipeline. At what point will OASA need to factor in another storage lagoon in order to meet the capacity of their existing treatment system.

When the developer met with the Borough Planning Commission, they asked the developer to continue the proposed trail (currently located only along the northern parcel boundary) down along the western edge of the parcel Locust Street near the intersection of Locust and U.S. Route 1. The Borough also asked if there was a way to provide connectivity between the proposed subdivision and the sidewalk network in Sycamore Crossing. Another concern shared by the Borough was emergency vehicle access as both entrances to the community are off of Locust Street in East Nottingham.

Please note that PennDOT indicated that they will provide a pedestrian crossing as part of the reconstruction of the Locust Street Bridge over U.S. Route 1.

Sam Goodley shared a few thoughts regarding East Nottingham's position on the development of the Moran Tract. He believes they will object to access being limited to the development only from East Nottingham. He also shared that they may consider making an offer to purchase the parcel located in East Nottingham and putting it into conservation.

Mark agreed to put a review letter together on behalf of the ORPC.

□ **Municipal Updates (1:33:05)**

Oxford Borough. The Borough was awarded a \$3000,000 grant to facilitate the redevelopment of Niblock Alley (DCED Multimodal Transportation Fund). Total 1.3 million.

East Nottingham: Great news! The Township preserved a 135-acre farm that straddles Route 472 with Township-only funds, eliminating the need for extension of the sewer line and additional traffic/congestion in the Township and Region. The farm was in the R-2 District.

Elk: The first DCNR Taskforce meeting regarding the Elk Creek State Park Master Plan was scheduled for Thursday, March 28th. David requested that Al send Mark the list of TF members to share with the ORPC membership. Al also reported that DCNR has planted a lot of trees on the State Park site.

Lower Oxford: Is proposing to amend their R-4 District to permit single-family detached dwelling as a by-right use.

Upper Oxford: Creating an arboretum in their Township park where they will plant and identify native trees. Planting and pizza on Friday, April 5th at 5:00 pm.

☐ **ORPC Subcommittees (1:41:35)**

Regional EAC: April is tree planting month. While large commercial tree plantings are very effective, the smaller volunteer events serve to educate and inspire residents to understand and appreciate their environment. Check your municipal websites to see what they are up to for Earth Day activities. It's First Friday time again! The Regional EAC has a full schedule planned for the Spring/Summer of 2024 and OMI has kindly waved fees for the EAC for this season.

☐ **MMCP (1:46:25):** The Multimunicipal Comp Plan discussion focused on the Public Kick-off meeting that occurred on February 28th and was recorded in a meeting report that can be found on the ORPC website. The membership shared that they were pleased with the event and that they had heard positive feedback from friends and neighbors.

Follow-up Completed: The project schedule was revised and added to the ORPC website. The existing land use map was updated based on input from the public at the public meeting.

Follow-up to be completed: We will be reaching out to the public in our first communication since the Public meeting. We will clean up the Powerpoint slideshow and revise the Mini-survey and make them available on the ORPC website.

Much of the follow-up work is being completed by the CCPC's newest planner Elise Davis. Elise introduced herself at the April meeting and will be a key part of the Multimunicipal Comprehensive Plan update. Welcome Elise!

☐ **Public Input *Chair***

☐ **Next Meeting:** April 24, 2014 (in-person)