

MINUTES  
OXFORD TOWNSHIP  
LAND USE BOARD MEETING  
May 24, 2016

Chairman D. Niece called the meeting to order at 7:05 p.m.

FLAG SALUTE:

ADEQUATE NOTICE: was given as follows: Notice was sent to the Star Gazette and Express Times. Notice was posted on the Municipal bulletin Board in the Township Administration building in Oxford Township New Jersey and notice was filed with the Township Clerk.

ROLL CALL:

Members Present: Mayor Pasquini, Mr. Quigley, Mr. Ischinger, Mr. Niece, Ms. Sweeney, Ms. Smorzaniuk, Ms. Zimmerman, Mr. McGuire  
Members Absent: Ms. Aspinall, Mr. Ort, Mr. Nyland  
Also Present: Attorney R. Schneider, Engineer K. Smith

MINUTES: Minutes from the April 19, 2016 meeting.

A motion to approve the minutes from the April 19, 2016 meeting was made by Mayor Pasquini, seconded by Mr. Ischinger,

Vote: Pasquini, Ischinger, Quigley, Niece, Sweeney, Smorzaniuk, Zimmerman, McGuire - Ayes, 0 - Nay, 0 - Abstain, all ayes motion carried.  
Mayor Pasquini recused himself at this time.

COMPLETENESS ITEMS:

1. 33-35 Wall Street, LLC - Second completeness review for a Use Variance application for Block 6 Lot 4. A motion to deem the application complete was made by Ms. Sweeney, seconded by Ms. Smorzaniuk, Vote: Sweeney, Smorzaniuk, Quigley, Ischinger, Niece, Zimmerman, McGuire - Ayes, 0 - Nay, 0 - Abstain, all ayes motion carried.

PUBLIC HEARING & DISCUSSION ITEMS:

1. 33-35 Wall Street, LLC - Public hearing for a Use Variance application for Block 6 Lot 4. The application was represented by Attorney G. Johnson and Planner J. Caldwell. Attorney R. Schneider swore in Mr. Eli Arman the applicant and Planner J. Caldwell.  
The board received reports from Engineer M. Finelli dated April 14, 2016 and Township Planner J.Kyle dated May 19, 2016.  
Mr. Arman stated he owns commercial property with apartments on the struggling Main Street. Mr. Arman stated the residential apartments support the commercial side of the properties and reviewed the location of each

apartment including the two bedroom apartment at the rear of the building's first floor. Exhibit A-1 was presented description of work under the building permit for " new alteration renovation of existing commercial into two bedroom apartment at the rear of building 1<sup>st</sup>. floor". Exhibit A-2 was building permit from the State of NJ Department of Community Affairs for "renovation - two bedroom apartment first floor rear".

Mr. Niece states his concerns that they were opening the door to others in the business district.

Applicant Planner J. Caldwell presented testimony in support of the use Variance relief. The subject property is located in the Business Zone and is approximately 5,633 square feet. The property is located within the Highlands Planning area. The two-story building has a footprint of approximately 2,600 square feet. The first floor was previously used entirely as commercial space. Engineer K. Smith asked Ms. Caldwell to provide thoughts with regards to parking from the 2005 daycare application. Three spaces from the original plan would negatively impact parking. If you were to rent the space in the future could they enter through a rear entrance. Mr. Niece stated a rear entrance would be a detriment for finding a tenant for a commercial use. Ms. Caldwell suggested a better separation be created and route the hallway. Public Comment:

Mr. A. Accetturo stated their would be an impact for neighboring buildings not just this building, the back yard is now a parking area.

Attorney R. Schneider referred to Mr. Kyle's report dated May 19, 2016.

The board rejects this purpose of zoning as being advanced in this particular location. Mr. Niece stated it would be detrimental to local zoning code and will effect commercial viability. The public hearing was concluded at this time.

A motion to deny was made by Mr. Niece, seconded by Mr. Ischinger,

Vote: Niece, Ischinger, Quigley, Zimmerman, McGuire - Ayes,

Sweeney, Smorzaniuk - Nay, 0 - Abstain, motion carried the application was denied the resolution of denial will be prepared for the June meeting.

Mayor Pasquini returned to the board at this time.

#### MAYOR'S REPORT:

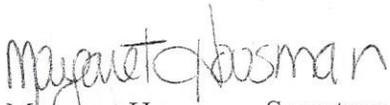
1. Mayor Pasquini announced the Busy Bee/Valero site will now become a Spartan gas station with a food mart and Duncan Donuts.

BILLS: A motion to approve vouchers submitted for payment was made by Mr. Ischinger, seconded by Ms. Zimmerman, all ayes motion carried.

ADJOURNMENT: 8:45 p.m.

With no further business before the board a motion to adjourn was made by Mr. Ischinger, seconded by Mr. Niece, all ayes motion carried.

Respectfully Submitted,

  
Margaret Housman, Secretary