

OXFORD TOWNSHIP
LAND USE BOARD
MINUTES
AUGUST 28, 2018

CALL TO ORDER: Chairman D. Niece called the meeting to order at 7:02 p.m.

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.

OATH OF OFFICE: Attorney R. Schneider swore in new member G. Miller, and existing member D. Mcguire.

ROLL CALL:

Members Present: Mr. Ischinger, Mr. Ort, Mayor Nyland, Mr. Niece, Mr. Mcguire, Ms. Smorzaniuk, Ms. Zimmerman, Mr. Quigley

Members Absent: Mr. Mack

Also Present: Attorney R. Schneider, Engineer M. Finelli

MINUTES:

A motion to approve the June 26, 2018 minutes was made by Mr. Ischinger, Seconded by Mayor Nyland, Vote: Ischinger, Nyland, Ort, Niece, Smorzaniuk, Zimmerman, Mcguire – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

BILLS:

A motion to approve vouchers for payment was made by Mr. Ischinger, Seconded by Ms. Zimmerman, all ayes motion carried.

PUBLIC COMMENT:

A resident inquired about progress for the Oxford Textile property. Mayor Nyland responded.

EXECUTIVE SESSION: 7:10 p.m. Land Use Liability Seminar

A motion to go into closed session was made by Mayor Nyland, seconded by Ms. Zimmerman all ayes motion carried.

7:55 p.m.

A motion to come out of closed session was made by Mayor Nyland, seconded by Mr. Mcguire all ayes motion carried.

ADJOURNMENT: 7:55 P.M.

With no further business before the board and no public comment offered the meeting was adjourned. A motion to adjourn was made by Mr. Ischinger, seconded by Mr. Ort all ayes motion carried.

Respectfully Submitted


Margaret Housman, Secretary

**OXFORD TOWNSHIP
LAND USE BOARD
MINUTES
NOVEMBER 27, 2018**

CALL TO ORDER: Chairman D. Niece called the meeting to order at 7:02 p.m.

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:

Mr. Ischinger, Mayor Nyland, Mr. Ort, Mr. Niece, Ms. Smorzaniuk, Ms. Zimmerman, Mr. Mcguire, Mr. Quigley, Ms. Miller

Members Absent: None

Also Present: Attorney R. Schneider, Engineer M. Finelli

MINUTES: August 28, 2018 minutes.

A motion to approve the August 28, 2018 minutes was made by Mayor Nyland, seconded by Mr. Ischinger, Vote: Nyland, Ischinger, Ort, Niece, Smorzaniuk, Zimmerman, Mcguire, Quigley – Ayes, 0 – Nay, 0 – Abstain, motion carried.

COMPLETENESS:

1. Completeness review for site plan waiver application for 33-35 Wall Street LLC. A motion to grant completeness was made by Mr. Ischinger, seconded by Mayor Nyland, all ayes motion carried Engineer M. Finelli stated that a formal completeness review would not be necessary for a site plan waiver application.

DISCUSSION & PUBLIC HEARING ITEMS:

1. Site Plan Waiver application for 33-35 Wall Street LLC for the daycare center previously approved for Block 6 Lot 4. Engineer P. Sterbenz of Maser Consulting represented applicants. Engineer Sterbenz stated the building was a mixed use with a childcare center on the lower level. The current uses are permitted in the TC-1 district and the board could waive a site plan requirement. There would have to be minor alterations to the existing bathrooms. Engineer Sterbenz addressed Engineer M. Finelli's report dated November 26, 2018 review comments on page 2 and page 3. The board noted that the 2005 site plan application called for a dumpster with an enclosure. The board agreed no more than four garbage cans would be allowed or a dumpster would be required. Mayor Nyland stated that the road department could police the garbage to make sure they don't go beyond four cans.

The applicant agreed and stated that he would then get a 2 to 4 yard dumpster with an 8x8 enclosure. The board agreed to allow the applicant to secure a zoning permit in advance of the resolution to allow for renovations. Attorney R. Schneider will include the detail in the resolution regarding the parking. A motion to approve was made by Mayor Nyland, seconded by Mr. Quigley, Vote: Nyland, Quigley, Ischinger, Ort, Niece, Mack, Smorzaniuk, Mcguire, Zimmerman – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.


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

PUBLIC COMMENT: No public comment was offered.

ADJOURNMENT: 7:55 P.M.

With no further business before the board and no public comment offered the meeting was adjourned. A motion to adjourn was made by Ms. Zimmerman, seconded by Mr. Mcguire, all ayes motion carried.

Respectfully Submitted,


Margaret Housman, Secretary