

OXFORD TOWNSHIP  
LAND USE BOARD  
MINUTES  
JUNE 26, 2018

CALL TO ORDER: Chairman D. Niece called the meeting to order at 7:04 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, Mr. Ort, Mayor Nyland, Mr. Niece, Mr. Mack, Ms. Smorzaniuk, Ms. Zimmerman, Mr. Mcguire

Members Absent: Mr. Quigley

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

MINUTES:

A motion to approve the April 24, 2018 minutes was made by Mayor Nyland, Seconded by Ms. Smorzaniuk, Vote: Nyland, Smorzaniuk, Zimmerman, Mcguire, Ischinger – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

DISCUSSION & PUBLIC HEARING ITEMS:

1. Courtesy review by the County of Warren of 1 Furnace Street, DPW Salt Shed for Block 2 Lot 19.01.

Board member Dan Mcguire stepped down for the application.

Attorney R. Schneider swore in witness Alex Lazorisak of Warren County and Engineer Paul Sterbenz of Maser, the County was also represented by Attorney J. Bell. The application is a permitted use located in the TC-1 zone. Warren County Director of public works Alex Lazorisak explained since superstorm Sandy the County is increasing the size of their salt yards to accommodate large storms. The existing salt shed can house 500 tons of salt the proposed salt shed will hold 1500 tons.

Engineer Paul Sterbenz reviewed the proposed layout for the site including a photo of an actual salt shed the County have just built in Hackettstown.

The salt shed will benefit through a shared service agreement for Oxford Township. The shed will serve approximately 45 miles of road in the general area. The building will replicate what was built in Hackettstown.

The site will include additional buffering for the neighboring homes.

The existing salt shed will be demolished and down the road a smaller garage will be placed on the site in that location.

Engineer Paul Sterbenz explained the new salt shed will be new construction and will do a better job protecting the salt from environmental conditions.

Engineer Paul Sterbenz reviewed the proposed site including areas of paving, existing trees, drainage, ingress and egress and distance to the nearest homes. Furnace Road may have to have its paving extended another thirty feet and is currently a public road. The hours of operation will be the same as now but the truck traffic should decline. Salt deliveries are done during daytime hours. The facility will be un-manned with flood lights near the access door and driveway nothing near any homes. This facility will border the highlands planning area.

**PUBLIC COMMENT:**

A resident asked if the Township went through the proper procedures with the Minor Subdivision application. Attorney R. Schneider responded.

The courtesy review was concluded at this time. A letter will be sent to the Township Committee stating the Land Use Board has no further recommendations to the presented plan.

**BILLS:** Mr. Mcguire returned to the board at this time.

A motion to approve vouchers for payment was made by Mayor Nyland, seconded by Mr. Ischinger all ayes motion carried.

**ADJOURNMENT:** 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