

OXFORD TOWNSHIP  
LAND USE BOARD  
MINUTES  
MARCH 26, 2019

CALL TO ORDER: Chairman D. Niece called the meeting to order at 7:05 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. Niece, Ms. Zimmerman, Mr. Ort, Mr. Nyland, Ms. Smorzaniuk, Mr. Mcguire, Mr. Norton, Ms. Miller (7:20)

Members Absent: Mr. Quigley, Mr. Ischinger, Mr. Mack

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

MINUTES: February 26, 2019 meeting minutes.

Eligible to Vote: Ort, Nyland, Mcguire, Mack, Smorzaniuk, Norton, Miller, Zimmerman

A motion to approve the February 26, 2019 meeting minutes was made by Mr. Ort, seconded by Mr. Nyland, Vote: Ort, Nyland, Smorzaniuk, Mcguire, Zimmerman, Norton – Ayes, 0 – Nay, Niece – Abstained, motion carried.

RESOLUTION:

1. Resolution for a Site Plan waiver application for B. Griffin of 8 Robeson Ridge Block 33.02 Lot 27 for a small Photography Studio.  
Eligible to Vote: Nyland, Ort, Norton, Miller, Smorzaniuk, Mcguire, Zimmerman, Mack

A motion to approve was made by Mr. Ort, seconded by Ms. Smorzaniuk, Vote: Ort, Smorzaniuk, Nyland, Mcguire, Zimmerman, Norton, Miller – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

COMPLETENESS ITEMS:

1. Second completeness review for a variance application for 228 Belvidere Ave. Block 2.01 Lot 23 applicants being Robert Ernst and Olga Jakubova.  
A motion to deem the application compete was made by Ms. Zimmerman, seconded by Ms. Smorzaniuk, Vote: Zimmerman, Smorzaniuk, Ort, Niece, Mcguire, Norton – Ayes, 0 – Nay, Nyland – Abstained, all ayes motion carried.

PUBLIC HEARING & DISCUSSION ITEMS:

1. Public hearing for a variance application for 228 Belvidere Ave. Block 2.01 Lot 23. The applicants Robert Ernst and Olga Jakubova and were represented by Architect,

Mark Zgoda, AIA, P.A. The applicants were seeking variance relief for the construction of an attached garage within the side yard setback of a single family residence in the R-80 zone. Mr. Zgoda stated the applicants would like additional vehicle storage as well as storage space over the proposed garage and a rear yard porch. The proposed plan A1 – A3 shows the existing house, proposed garage and rear yard porch. Mr. Zgoda stated the garage structure will have a partial second floor to be used for Storage.

Mr. Ernst stated he was the owner of a trucking company and owned a warehouse in Sayreville, NJ where his commercial trucks are kept.

The close proximity of the neighbor's property lines was reviewed and discussed. The easterly bay of the garage well will be shared with the existing residence and will be considered part of the principal structure subject to the yard requirements applicable to principle structures not accessory structures.

Engineer M. Finelli addressed drainage in his report dated March 22, 2019 the applicant suggested a drywell if required for additional drainage.

Mr. Zgoda reviewed the positive criteria for the application:

Vehicles being enclosed

Averting existing groundwater

Increased property values

RV being enclosed

The addition gives the existing building character

Mr. Zgoda stated the only negative was the side yard setback requirements.

Mr. Niece stated the addition was not keeping with the neighborhood only positive for the property owner.

Ms. Smorzaniuk stated the square footage of the addition was only 200 ft. less than the house.

Ms. Zimmerman asked if there was any zoning ordinance against having a detached garage, a separate garage.

#### **PUBLIC COMMENT:**

Angelo Accetturo – Mr. Accetturo expressed a number of concerns regarding the Variance relief, and indicated he believes his house was closer than the 70 feet estimated by the applicant.

Attorney R. Schneider reviewed the ordinance for attached garages.

Engineer M. Finelli stated he has been working with the applicant on the application for some time and the garage has always been part of the principle structure from day one. Mr. Finelli discussed the impact from of the side yard setback relative to the neighbor's home. Some of the board members were concerned about the size of the garage addition and the closeness to the side property line.

A motion to approve was made by Mr. Ort, seconded by Ms. Smorzaniuk, Vote: Ort, Smorzaniuk, Zimmerman – Ayes, Nyland – recused, Mcguire, Norton, Niece – Nay.

Due to the tie the variance application was denied.

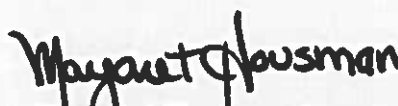
VOUCHERS: A motion to approve vouchers submitted for payment was made by Mr. Ort, seconded by Ms. Smorzaniuk, all ayes motion carried.

ADJOURNMENT: 8:30 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. Ort, seconded by Mr. McGuire, all ayes motion carried.

Respectfully Submitted,

  
Margaret Housman, Secretary

**OXFORD TOWNSHIP  
LAND USE BOARD  
MINUTES  
APRIL 23, 2019**

**CALL TO ORDER:** Chairman D. Niece called the meeting to order at 7:05 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. Niece, Mr. Nyland, Mr. Norton, Ms. Smorzaniuk, Ms. Zimmerman, Mr. Mcguire

**Members Absent:** Mr. Ort (7:10), Mr. Mack, Ms. Miller, Mr. Quigley

**Also Present:** Attorney D. Salloway for R. Schneider

**MINUTES:** Minutes for the March 26, 2019 meeting.

**Eligible to Vote:** Ort, Nyland, Mcguire, Smorzaniuk, Norton, Miller, Zimmerman, Niece

The minutes for the March 26, 2019 meeting will be tabled to the next meeting.

**RESOLUTION:**

1. Resolution of denial for a Variance application for 228 Belvidere Ave. Block 2.01 Lot 23 applicants being Robert Ernst and Olga Jakubova. A motion to approve the resolution of denial was made by Mr. Mcguire, seconded by Mr. Norton, Vote: Mcguire, Norton, Niece – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

**DISCUSSION ITEMS:** None

**PUBLIC COMMENT:** None

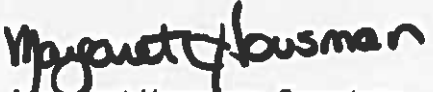
**VOUCHERS:** A motion to approve vouchers submitted for payment was made by Mr. Nyland, seconded by Mr. Ischinger, all ayes motion carried.

**ADJOURNMENT:** 7:10 p.m.

With no further business before the board and no public comment offered the meeting was adjourned. Mr. Ort arrived at 7:10.

A motion to adjourn was made by Ms. Zimmerman, seconded by Mr. Mcguire, all ayes motion carried.

Respectfully Submitted,

  
Margaret Housman, Secretary