

OXFORD TOWNSHIP
LAND USE BOARD MEETING
MINUTES
September 22, 2020

FLAG SALUTE:

CALL TO ORDER: Secretary Margaret Housman called the meeting to order at 7:10 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 the Oxford Township Website www.oxfordtwpnj.org and Facebook page and notice has been filed with the Township Clerk in compliance with the Open Public Meeting Act of 1975.

ROLL CALL:

Members Present: Mr. Niece, Mayor Nyland, Mr. Norton, Mr. Mack, Ms. Zimmerman, Ms. Hoffman, Mr. Ott

Members Absent: Mr. Ort, Mr. Ischinger, Mr. Mcguire, Ms. Smorzaniuk

Also Present: Attorney R. Schneider, Engineer M. Finelli, Planner J. Kyle

MINUTES: Minutes from the March 24, 2020 meeting.

Eligible to Vote: Ort, Nyland, Norton, Mcguire, Zimmerman, Hoffman, Ott

A motion to approve was made by Mayor Nyland seconded by Mr. Norton,

Vote: Nyland, Norton, Zimmerman, Hoffman, Ott – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

DISCUSSION ITEMS:

1. Review of Ordinance 2020-09 Chapter 340 Entitled "Zoning" Article VI "General Regulations" to create New Section 340-27.1. Mayor Nyland gave a brief history, Attorney R. Schneider explained the referral from the governing body.

Planner J. Kyle reviewed the re-exam report from 2014 with updated goals and objectives revised and removed. Defined new goals and objectives to recognize and preserve historical design throughout the Township. Provide limited existing apartments to non-conforming for residents providing additional income.

Attorney R. Schneider made it clear the only ability to have an apartment is if a current lot meets the yard area and bulk requirements.

The lot has to be conforming.

Engineer M. Finelli stated the applicant would have to come to the Land Use Board if the lot is non-conforming and the neighbors would have to be notified.

PUBLIC COMMENT: No public comment was offered.

After consideration of the Ordinance, the Land Use Board finds as follows:

1. Ordinance 2020-09 is not inconsistent with the current Master Plan goals and objectives of the Township of Oxford.
2. The Land Use Board recommends a slight revision to Paragraph 5 as follows:
All accessory apartments shall be contained in a detached accessory building, whether existing or newly constructed. Any newly constructed detached accessory building shall meet the minimum yard requirements for an accessory building/structure as required for the zone in which the lot is located.

The Board had no additional recommendations.

A motion to approve with changes as stated was made by Mayor Nyland, seconded by Mr. Norton, Vote: Nyland, Norton, Mack, Zimmerman, Hoffman, Ott – Ayes, 0 – Nay, Niece – Abstained, the ayes carried.

VOUCHERS: None

ADJOURNMENT: 7:35 p.m.

With no further business before the board and no public comment offered
A motion to adjourn was made by Mayor Nyland seconded by Mr. Ott, all in favor motion carried.

Respectfully Submitted,

Margaret Housman, Secretary

