

MINUTES
OXFORD TOWNSHIP
LAND USE BOARD
June 22, 2021

FLAG SALUTE:

CALL TO ORDER: Vice Chairman D. Niece called the meeting to order at 7:04 p.m.

ADEQUATE NOTICE was given as follows: Notice was sent to the Express Times and the Star Ledger. Notice was posted on the website and 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. Nyland, Mayor Norton, Mr. Ott,
Ms. Smorzaniuk, Mr. Mcguire, Mr. Weiss, Ms. Burge, Mr. Niece
Members Absent: Mr. Ischinger, Ms. Hoffman,
Also Present: Engineer M. Finelli, Attorney, R. Schneider, Planner J. Kyle

MINUTES: Minutes of the May 25, 2021 meeting.

Eligible to Vote: Ischinger, Ort, Nyland, Norton, Mcguire, Ott, Smorzaniuk, Weiss,

A motion to approve was made by Mr. Nyland seconded by Mayor Norton,
Vote: Nyland, Norton, Ott, Smorzaniuk, Mcguire, Weiss – Ayes 0 – Nay, 0 – Abstain,
all ayes motion carried.

COMPLETENESS ITEM:

1. Completeness Review for NJ American Water Company, Inc. for Oxford Groundwater Treatment Project for Block 33, Lots 23, 24.01 & 26 located on Pequest Road. A motion to deem the application complete per Engineer M. Finelli's report dated May 19, 2021 was made by Mr. Mcguire, seconded by Mr. Niece, Vote: Mcguire, Niece, Smorzaniuk, Burge, Weiss – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

DISCUSSION & PUBLIC HEARING ITEMS:

1. Public Hearing for NJ American Water Company, Inc. for Oxford Groundwater Treatment Project for Block 33, Lots 23, 24.01 & 26 located on Pequest Road. Mayor Norton, Mr. Nyland and Mr. Ott recused themselves for the application. The applicant professionals were Bryan D. Slota, P.E. of NJAW, David A. Clark, P.E. C.M.E. – CP Professional Services and Aaron Kardon, PP, AICP – Caldwell Associates.

The applicant Submission Plan Sets were as follows:

C-0: Cover Sheet, C-1: Notes & Conditions, C-2: Property Owners within 200 feet, C-3: Existing Conditions, C-4: Site Plan, C-5 Utility Plan, C-6: Construction Details -1, C-7: Construction Details -2, C-8: Sanitary Profiles/Parking/Lighting Plan, A-1: Engineering Floor Plan, A-3: Elevation Plan.

The applicant was also represented by Richard Wells who provided a brief description of the proposed site and the request for approval for Use Variance, Site Plan, and Bulk Variance approval.

Attorney R. Schneider swore in the applicant witnesses including Expert Witness Senior Project Engineer and Manager Brian D. Slota, P.E. – NJAW

Mr. Slota is considered an expert in the water treatment field.

Mr. Slota reviewed the existing facility including the wells.

Mr. Slota explained there is a new contaminate called 1-4 dioxane which must be treated at a max contaminate level they are taking a proactive approach. Mr. Slota explained the UV system will remove the contaminate and it will be taken away by tanker truck. The site will be unmanned with a standard pick up monitoring the site. The chemicals stored at the site will be salt, Hydrogen Peroxide and Chlorine.

Engineer M. Finelli stated that a typical system does not address 1-4 dioxane. The labs weren't testing for it.

Board member Mr. Mcguire asked if there were by products with a new system, Mr. Slota explained.

PUBLIC COMMENT:

Mr. Ott asked if this chemical is prevalent in private wells, Mr. Slota suggested people have their wells tested.

Mr. Ott asked if there would be off site monitoring for the site, Mr. Slota explained yes monitors, cameras and sensors.

Engineer D. Clark P.E., C.M.E. of CP Professional Services was qualified as an expert witness. Mr. Clark reviewed Exhibit A-1 Site Plan with colorization. Mr. Clark explained the need for expansion and reviewed Exhibit A-2 A colorized aerial overview of the site including Lot 26 where much of the work will take place including grass pavers as well as fencing. (See applicant list of requested approvals).

Exhibit A-3 Report dated June 16, 2021 from Planner J. Kyle.

Planner J. Kyle's report addressed the following:

- Removal of an existing metal container and gravel pad on the east side of the facility.
- Removal of a small of existing pavement and an existing concrete pad.
- Replacement of the existing 6 ft. fence with 7 ft. chain link fence, including 2 new gates.
- Installation of a new 944 square foot treatment building (includes future expansion opportunity)
- Installation of a grass paver accessway connecting to the bikeway and leading to the well.
- Installation of stormwater management features
- Connection to the sanitary sewer system
- Replacement of the existing standby generator
- 3 new LED light fixtures

Planner J. Kyle addressed the existing site, bulk and use variances being requested by the applicant in his report dated June 16, 2021.

Board Comments:

- Board member Ms. Smorzaniuk stated she would like to see a few trees.
- Board member Ms. Hodge stated she would be fine with it either way.
- Board member Mr. Weiss stated he would agree with trees if it improves it.

Public Comment:

- Mr. Ott stated he would be in support of trees.

Planner J. Kyle will inspect the site at post construction and will come up with a solution.

Planner Aaron Kardon, PP, AICP – Caldwell Associates

Mr. Kyle and Mr. Kardon addressed when they thought the property was purchased, they thought in 1988 and was previously the Brookside Water Co.

Mr. Kyle stated he agreed with Mr. Kardon's assessments.

Public Comment: No public comment was offered

The public hearing was closed at this time.

Attorney R. Schneider stated that 5 out of 5 votes would be required.

A motion to approve was made by Mr. McGuire, seconded by Ms. Smorzaniuk, Vote: McGuire, Smorzaniuk, Niece, Burge, Weiss – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

2. Ordinance - 2021-10 -Review by the Land Use Board.
Mayor Norton, Mr. Nyland and Mr. Ott rejoined the board.
Attorney R. Schneider explained the Oxford Township Committee have referred the Ordinance to the Land Use Board.

Planner J. Kyle reviewed the Ordinance 2021-10 for the Board.

Ms. Smorzaniuk asked if present day farms can grow, Mr. Kyle explained inside growth only.

No further questions:

Attorney R. Schneider will transmit it's finding to the Township Committee.

A motion to approve was made by Mr. Mcguire, seconded by Mayor Norton, Vote: Mcguire, Norton, Niece, Smorzaniuk, Ott, Burge, Weiss – Ayes, 0 – Nay, 0 – Abstain, all ayes motion carried.

PUBLIC COMMENT: No public comment was offered.

VOUCHERS: A motion to approve the bills was made by Mr. Nyland, seconded by Mayor Norton, all ayes motion carried.

ADJOURNMENT: 8:30 p.m.

With no further business before the board the meeting was adjourned.

A motion to adjourn was made by Mr. Nyland, seconded by Mayor Norton, all ayes motion carried.

Respectfully Submitted,

Margaret Housman, Secretary