

**OXFORD TOWNSHIP  
LAND USE BOARD  
MEETING APRIL 25,2023  
www.oxfordtwpnj-org**

**FLAG SALUTE**

**CALL TO ORDER:** Mr. Niece called the meeting to order at 7:04pm

**ADEQUATE NOTICE** was given as follows: Notice was sent to the Express Times and The Star Ledger. Notice was posted on 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. Niece, Mr. Ort, Ms. Koufodontes, Mayor Norton, Mr. Ott, Mr. Mcguire, Mr. Weiss, Ms. Taranto

Members Absent: Mr. Ischinger, Ms. Hoffman

Professionals: Tom Molica Attorney, Michael Finelli Engineer

**MINUTES:** February 28, 2023 Land Use Board

Eligible to Vote: Mr. Ischinger, Mr. Ort, Mr. Niece, Mayor Norton, Ms. Koufodontes, Mr. Mcguire, Ms. Taranto, Mr. Ott, Ms. Hoffman

A motion to approve with corrections was made by Mr. Ort, seconded by Mr. Ott

Ayes 7, Nays 0, Abstain 1,  
Motion carried.

**Oath of Office:**

Tom Molica swore in the 1 Land Use Board Committee Member for his new term. Mr. Weiss was sworn in for his term of 1 year.

**Resolution 2023-34:**

Resolution 2023-31 was missing the correct block and Lot so the town council corrected it with Resolution 2023-34. A motion was made by Mr. Ort and seconded by Mrs. Taranto to authorize the Oxford Land Use Board Planner to do his study for Redevelopment.

Ayes 7, Nays 0, Abstain 1,  
Motion carried.

**23 Snyder Lane – Mr. Dolan:**

Mike Finelli stated that Mr. Dolan is not at the meeting. Mr. Dolan came into Mr. Finelli's office to do zoning application replace his garage. MR, Finelli gave him a few options for his garage. Mr. Dolan opted to do a Variance application. There are 3 variances with his application 1, Front Yard setback, 2, Height and 3, Square Footage. Mr. Finelli deemed the variance application complete and Mr. Dolan will notice for hearing for May 23, 2023. Mr. Niece and Mr. Norton both had the same question about their large loft area. Which can be discussed at the public hearing. A motion was made by Mrs. Taranto to deem the application for 23 Snyder lane complete and seconded by Mr. Ott.

Ayes 8, Nays 0, Abstain 0,  
Motion carried.

7 Axford Ave – Mr. Gonzales

Mr. Molica asked Mayor Norton and Linda Koufodontes to recuse themselves from the discussion of 7 Axford Ave. Mr. Finelli states that there are a number of planning matters with this application to rebuild and put back as a restaurant. Those items are a variance use issue, bulk issue, preliminary site plan issue and TC4 doesn't allow for a

restaurant. Mr. Finelli recommends that we deem this application incomplete and have the applicant submit the items in question and look at this application at our next meeting May 23, 2023  
A motion was made by Mr. Ort to deem the application for 7 Axford Ave incomplete and seconded by Mr. Mcguire.

Ayes 6, Nays 0, Abstain 2,  
Motion carried.

Mr. Molica Land Use Board Attorney stated that since the application was deemed incomplete that the public hear notice for 4/25/23 can carry the notice to May 23, 2023 meeting.

Alice Hubbard Mr. Gonzales attorney stated that they have already started on the items in questions for the next.

**Public Comment:**

No Public Comment was offered.

**Vouchers:**

A motion was made by Mr. Ort and seconded by Mr. Mcguire to pay the Vouchers for the Land Use Board.

Ayes 8, Nays 0, Abstain 0,  
Motion carried.

**ADJOURNMENT:** A motion was made by Mr. Ort and seconded by Mr. Ott with no further business before the board and no public comment offered the meeting was adjourned at 7:34pm.

Respectfully Submitted,

Lee L. Geller, Secretary