

**OXFORD TOWNSHIP
LAND USE BOARD
MEETING MAY 23, 2023
www.oxfordtwpnj-org**

FLAG SALUTE

CALL TO ORDER: Mr. Ischinger called the meeting to order at 7:00pm

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 filled with the Township Clerk.

ROLL CALL:

Members Present: Mr. Ischinger, Mr. Ort, Ms. Koufodontes, Mayor Norton, Mr. McGuire, Mr. Ott, Ms. Hoffman, Mr. Weiss, Mr. Daneault,

Members Absent: Mr. Niece Ms. Taranto

Professionals: Tom Molica Attorney, Bryce Good Engineer. Meghean Stanley, Planner

MINUTES: April 25, 2023 Land Use Board

Eligible to Vote: Mr. Niece, Mr. Ort, Mr. Niece, Mayor Norton, Ms. Koufodontes, Mr. McGuire, Ms. Taranto, Mr. Ott, Mr. Weiss

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

Ayes 6, Nays 0, Abstain 3,
Motion carried.

OATH OF OFFICE:

Tom Molica swore in the 1 New Land Use Board Committee Member Alt. # 2 Mr. Daneault was sworn in for his term of 1 year.

CAMBRIDGE WEST REDEVELOPMENT PLAN:

Amendment to Cambridge West Development to include Cannabis in the redevelopment plan. Motion to receive and send to the Township Committee pursuant to section 7f Housing law that the Land Use Board has reviewed the report prepared by John Barre from Heyer and Gruel completed. Motion made by Mr. Ischinger and seconded by Mr. Ott approving the report requested by the Township Committee.

Ayes 8, Nays 0, Abstain 1,
Motion carried.

23 SNYDER LANE – Mr. Dolan: Public Hearing

Christopher & Jennifer Dolan were sworn in by Mr. Mollica

The Dolan's are replacing their existing garage and moving it back on the property. Their garage has a set back and a height issue. The Dolans explained that the loft area in the new garage will be for storage only. There are no plans for an apartment or running water per Mr. Dolan.

Public comment: No comments

A Motion was made to by Mr. Ischinger and seconded by Mr. Ott to approve the application for the garage with restrictions that the loft area is for storage only and not a living space.

Ayes 8, Nays 0, Abstain 1,
Motion carried.

23 SNYDER LANE – Mr. Dolan:

Mr. Dolan asked if they could start the processes of getting things done for their garage. A motion was made by Mr. Ischinger and seconded by Mr. Ort to waive the adoption of the resolution.

Ayes 8, Nays 0, Abstain 1,
Motion carried.

7 AXFORD AVE– Mr. Gonzales – 2nd Completeness Review

Mr. Mollica stated that from the last meeting in April the application was not deemed complete and carried over the notice for public hearing until the June LUB meeting.

Mr. Mollica asked Mayor Norton and Linda Koufodontes to recuse themselves from the discussion of 7 Axford Ave - D Variance.

Mr. Bryce Good for Finelli consulting was sworn in by Mr. Mollica.

Mr. Good explain that they issued a letter On May 18, 2023 in response to the last review said that they received there response today and will provide testimony to the question at hand.

Michael Textores – Engineer - was sworn in by Mr. Mollica. His testimony provided that at the bottom of page 3 of Finellis report the incomplete items and gave his response to the items in question about lighting, setbacks, outside dinning, county road modifications for the 2nd completeness review.

Mr. Good recommended to the Land Use Board to be deemed the application complete. A motion was made by Mr. Ort and seconded by Mr. Maguire.

Ayes 6, Nays 0, Abstain 3,
Motion carried.

7 AXFORD AVE – Mr. Gonzales – Public Hearing

Alice Hubbard - Attorney opened the public hear part with testimony about the property and the use to be a restaurant.

Arron Gonzales was sworn in by Mr. Mollica. Mr. Gonzales gave testimony about himself and how he came about acquiring this property. Mr. Gonzales gave the board a rendering of what the property will look like once complete. Mr. Mollica named the exhibit A! Rendering #2. The liquor license has been discussed with the previous owner. The restaurant will be open 6am to 8pm. The facility inside has 4 table and the outside deck will have additional 4 tables and planters on the side walk near the front door. Mr. Gonzales will work with the engineer on the specs of the planters. Mr. Gonzales also stated that he is having a gas line installed to the build and that should be done soon. He will paint the fence and will replace where he removed the steps that were rooted out.

Public Comment on Mr. Gonzales testimony – no comments from the public.

Mr. Textores gave his testimony on the property and touch on a few items. The property at 7 Axford Ave Block 38 Lote 14 2.63 acres – TC 4. The reason for the request is for a restaurant. Mr. Textores touch on a few items;

- Modify parking

- 2 site lights 1 in front (Axford Ave) 1 out back.
- 200 square foot Deck
- Refrigerator/Freezer 190 sq Ft not attached to the building 1 ft off building.
- Parking lot 23 parking spots 2 ways in out of lot on Axford Ave and Port Colden Road 10 ft wide
- Site Light – install Light landscape spot 15ft wide
- Light Plan – will return to the board with that information on lighting. Lights will be on timers 6AM – 8PM

Mr. Textores will follow up with the Planner and engineer on the revised lighting plan, Revised Landscaping plan, 8x10 dumpster enclosed subject to review, Wall mounted sign will subject to review as well

Public Hearing opened for Mr. Textores testimony – No comments from the public.

John A Madin Jr(sp) – Land Use Planner – was sworn in by Mr. Mollica. Mr. Madin spoke about the property 10,000 sq. ft. corner lot at the edge of a neighborhood with a thru lot. TC4 Zoned restaurant not permitted in this use. The property needs some work kitchen needs updating. The building is on good condition for being vacant for 17 years. Mr. Madin believes this would a good use for the area since it was an approved restaurant in the past Johnny O’s. The restaurant will contribute to the town center and the market economics is here.

Public Hearing opened for Mr. Madin Jr. testimony – No comments from the public

Mr. Mollica made his recommendation that the Board approve the Final Site Plan & Variance and D1 use for 7Axford Ave with it subject to conditions spoken here tonight. A motion was made by Mr. Macguire seconded by Mr.Ott.

Ayes 6, Nays 0, Abstain 3,
Motion carried.

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 1,
Motion carried.

ADJOURNMENT: A motion was made by Mr. Ischinger and seconded by Mrs. Koufodontes with no further business before the board and no public comment offered the meeting was adjourned at 8:39pm.

Respectfully Submitted,

Lee L. Geller, Secretary