

**OXFORD TOWNSHIP
LAND USE BOARD
MEETING June 27, 2023
www.oxfordtwpnj-org**

FLAG SALUTE

CALL TO ORDER: Mr. Ischinger called the meeting to order at 7:03pm

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, Mr. Niece, Ms. Koufodontes, Mayor Norton, Mr. Mcguire, Ms. Hoffman, Ms. Taranto, Mr. Daneault,

Members Absent: Mr.Ott, Mr. Weiss

Professionals: Richard Schneider Attorney, Michael Finelli Engineer. Megan Stanley, Planner

MINUTES: May 23, 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 8, Nays 0, Abstain 1,
Motion carried.

Coachlight Block 2 lot 18 &19: Public Hearing

Township committee sent this Resolution 2023-34 on April 5, 2023 asking the Land Use Board to conduct a Redevelopment study. The township planner Heyer and Gruel & Associates conducted the study and supplied the Land Use Board with their findings. Megan Stanley spoke about the findings in her report stating that the area was formally owned by Empire Steel. The township foreclosed on the property. The property will have some environmental constraints and encumbered by wetlands as well as the Highlands Region development regulations.

Mr. Ischinger opened up the public hearing and there were no comments from the public. Public comment closed

The property has potential to be used as a solar farm per Mayor Norton.

A motion was made by Mr. Ischinger to conclude that the report was done and that it can be sent to the Township committee and second by Mr. Mcguire.

Ayes 9, Nays 0, Abstain 0,
Motion carried.

Resolution for Cambridge West:

A motion was made by Mr. Ort to approve the Resolution for Cambridge West Redevelopment Plan and seconded by Mr. Ischinger

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

Resolution – 7 Axford Ave:

A motion was made by Mr. Ort to approve the Resolution for & Axford Ave seconded by Mr. Mcguire

Ayes 5, Nays 0, Abstain 4,
Motion carried.

Resolution – 23 Snyder Lane:

A motion was made by Mr. Ort to approve the Resolution for 23 Snyder Lane and seconded by Mr. Mcguire

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

GSCC Management – Minor Site Plan – 2nd Completeness

GSCC attorney Robert Donchez(sp) was present and Jason Kabbes there Representative in attendance.

Richard Schneider swore in Jason Kabbes.

Jason Kabbes explained the reason for the Minor Site Plan. The CRC changed the where they want them to have the secure storage area to outside of the current building which is the reason for the vestibule.

A motion was made by Mr. Mcguire to grant the waivers reflected on pages 2-3 in Finelli's report items numbers 1-13. # 13 tax certificate complete and Seconded by Mrs. Taranto.

Ayes 9, Nays 0, Abstain 0,
Motion carried.

GSCC Management – Minor Site Plan – 2nd Completeness

Technical Review conditions of the review. Richard Schneider said that no notice is required for public hearing. Mr. Kabbas with Mr. Finelli spoke about the items on the technical report.

- #2 CRC Changed where the DEA cage secure storage area,
- #3 not utilities to storage area
- #4 not removing trees – there will be a concrete slab for vestibule
- #5-10 they will comply with Mr. Finellis items of question.

A motion was made by Mr. Ischinger to deem the project complete and Seconded by Mr. Niece.

Ayes 9, Nays 0, Abstain 0,
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 9, Nays 0, Abstain 0,
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