

**OXFORD TOWNSHIP  
LAND USE BOARD  
MEETING DECEMBER 19, 2023  
[www.oxfordtwpnj-org](http://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, Mr. Mcguire, Ms. Taranto  
Ms. Hoffman, Mr. Weiss

Members Absent: Mayor Norton, Ms. Koufodontes, Mr. Ott, Mr. Daneault

Professionals: Richard Schneider Attorney, Michael Finelli Engineer,

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

Eligible to Vote: Mr. Ischinger, Mr. Niece, Mayor Norton, Ms. Hoffman, Mr. Mcguire, Mr. Ott, Mr. Deneault

A motion to approve meeting minutes was made by Mr. Mcguire, seconded by Mr. Ischinger

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

**NEW BUSINESS:**

**Resolution:**

A motion to approve the resolution of study of Bl. 31 L 21.01 was made by Mr. Ischinger, seconded by Mr. Niece

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

**Valley Wellness Initial Completeness Review:**

Mr. Finelli apologized to the members for getting the report out late today. There was no one from Valley Wellness or their professionals in attendance at our meeting tonight. Mr. Finelli went over the application in detail. He stated the property is in our cannabis overlay. Valley Wellness will have a building about 15,194 square feet and two 2,000 square feet green houses and a parking lot. There are certain waivers that are needed for the application. The applicant stated they would address these

waivers at the public hearing if deemed complete tonight per email received today in response to Mr. Finellis report.

A few committee members had questions, are of the neighbors going to be notified, Mr. Finelli said yes they will be notified about the public hearing. Signage, fence, truck travel on the road. Mr. Finelli said all these questions can be addressed with the applicant at their public hearing.

Rich Schneider stated to grant waivers just for completeness and the item numbers from Mr. Finelli's report are 1, 2, 3, 6, 7, 8, 10, 11, 13, 14, 15 and all other waivers are granted. Applicant can have there public hearing at our next meeting on January 23, 2024

A motion to deem complete the Application for Valley Wellness with waiver stipulation stated above was made by Mr. Ort, seconded by Mr. Ischinger

**PUBLIC COMMENT:**

No Public Comment was offered.

**VOUCHERS:**

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

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

**ADJOURNMENT:** A motion was made by Mr. Ort and seconded by Mr. Niece 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