

**OXFORD TOWNSHIP
LAND USE BOARD
MEETING NOVEMBER 28, 2023
www.oxfordtwpnj-org**

FLAG SALUTE

CALL TO ORDER: Mr. Ischinger called the meeting to order at 7:02pm

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. Niece, Mayor Norton, Mr. Daneault, Mr. Ott, Mr. Mcguire, Ms. Hoffman, Mr. Weiss (arrived 7:10pm)

Members Absent: Mr. Ort, Ms. Koufodontes, Ms. Taranto

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

MINUTES: September 26, 2023 Land Use Board

Eligible to Vote: Mr. Ischinger, Mr. Niece, Mr. Ort, Mr. Mcguire, Mr. Ott, Mr. Deneault

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

Ayes 5, Nays 0, Abstain 2,
Motion carried.

NEW BUSINESS:

Study of Block 31 Lot 21.01 Area of Redevelopment Investigation Report

Mr. Schneider stated that we complied with a notice and that it was published in the newspaper

Megan Stanley – Planner explained the study of redevelopment that she did for Bl. 31 Lot 21.01 as per requested by the Township of Oxford Committee with Resolution 2023-73 for non-condemnation.

Megah stated the Study must meet certain criteria which is stated on page 6 in the report. The property was used for the Oxford for their recreation department over time the town sports declined and the fields are no longer being used. The conclusion on page 12 of the report meets the criteria of redevelopment under criteria D.

Mr. Niece ask is this property under contract and has a cell tower? Mayor Norton explained that there is a right of way for the cell tower.

Mr. Ischinger open up to public comment

No Public comment made and Mr. Ischinger closed the portion of public comment.

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

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

Zoning Map

The map is courtesy of Heyer and Gruel.

Mike Finelli stated that there was an error in the map that was done in the past and zoning areas were changed or missed marked in error. The areas of concern are the Mobile Park which was missed marker and should have been TC4. Mr. Finelli that there was a drafting error in May 2021 zoning that needs to be corrected.

Mr. Schneider stated that we have a few different ways to correct this issue but it will take time. He will speak to Mr. Rich Wenner, our Planner, Engineer and the committee on an efficient way to correct this matter.

Skunkfoot: Presentation Bl 1.01 L 3

Jeff Allman presented his plan for the lot for his agricultural farm. Mr. Allman went into detail about what he has done and detail of what he will be doing going forward. Need to access well and sewer at some point. Will be submitting application soon to move forward.

PUBLIC COMMENT:

No Public Comment was offered.

VOUCHERS:

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

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

ADJOURNMENT: A motion was made by Mr. Ischinger and seconded by Mr. Niece with no further business before the board and no public comment offered the meeting was adjourned at 7:45pm.

Respectfully Submitted,

Lee L. Geller, Secretary