

**OXFORD TOWNSHIP
LAND USE BOARD
MEETING MAY 28, 2024
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: Mayor Norton, Mr. Ort, Ms. Koufodontes, Mr. Niece, Ms. Hoffman, Ms. Taranto, Mr. Ischinger, Mr. Mcguire, Mr. Deneault, Mr. O’Neil, Mr. Weiss (arrived 7:03)

Members Absent: Mr. Ott

Professionals: Richard Schneider Attorney, Michael Finelli Engineer, Tim O’Brien Planner

MINUTES: April 23, 2024 Land Use Board

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

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

Ayes 10, Nays 0, Abstain 0, Absent 2
Motion carried.

April 23, 2024 Executive Minutes – tabled until next meeting

Discussion:

- **Township of Oxford Resolution 2024-70** authorizing the Land Use Board to Under a Redevelopment study for BL 1.01 L 3.03. We will need to publish a legal notice for a public hearing, review the report and send recommendations back to the Township Committee.

Mr. Ischinger made a motion to Authorize the Planner to undertake the Study of BL 1.01 L 3.03, Seconded by Mr. Niece

Ayes 10, Nays 0, Abstain 1, Absent 1
Motion carried.

- **Letter received by Township Committee** from a resident to add data center the committee sent to the Land Use Board for their comments. Mayor Norton spoke to the resident. This could be something for the future. Mr. Ort stated it is not going to harm us. There is provisions in the Master Plan for clean Hi-Tech or Office Place.

Mr. Niece made a motion receipt of letter the Land use Board will send back to Committee subject to certain provisions, Seconded by Mr. Ischinger

Ayes 11, Nays 0, Abstain 0, Absent 1
Motion carried.

- **Ordinance 2024-10** – this was presented before and we need to make some revisions to the ordinance. The role of the Land Use Board is to make sure that the referral it is to meet our zoning ordinance and adjustments to the housing law. We have 45 days to review and submit a report. Tim O’Brian went thru the report and it is not inconsistent with our Master Plan. Mike Finelli asked Tim O’Brian about 3 and 4 stories stated that 3 stories 35 ft and 4 stories up to 50st in the TC 4 zone.

Mr. Ort made a motion that Ordinance 2024-10 is not inconsistent with the master plan and there a reno further recommendations. Seconded by Mr. Neice.

Ayes 11, Nays 0, Abstain 0, Absent 1
Motion carried.

- **Ordinance 2024-12** – this is the same as a zoning ordinance referral the land use board must make sure it is not inconsistent with our master plan. Tim O’Brian stated that this in not an impact to our master plan this is to just clean up on a drafting error from previous planner. Mike Finelli stated as well this was drafting in error to clean up and make consistent. This is a process to correct from 2018 re-exam report.

Mr. Ischinger motion that Ordinance 2024-12 is not inconstant with our master plan and there are no further recommendations. Seconded by Mr. Niece

Ayes 10, Nays 0, Abstain 0, Absent 2
Motion carried.

PUBLIC COMMENT: No Public comments

VOUCHERS:

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

Ayes 11, Nays 0, Abstain 0, Absent 1
Motion carried.

EXECUTIVE SESSION:

EXECUTIVE SESSION

WHEREAS, Section 8 of the Open Public Meeting Act, Chapter 231, P.L. 1975, permits the exclusion of the public from a meeting in certain circumstances, and

WHEREAS, this public body is of the opinion that such circumstances presently exist. The public shall be excluded from the discussion of any action upon the hereinafter-specific subject matter.

The general nature of the subject matter to be discussed a Lawsuit

Mr. Ischinger moved to enter Executive Session at 7:31 PM. Seconded by Mrs. Taranto. Ayes: 10, Nays: 0, Abstain: 2, Absent: 0. Motion passed.

Mr. Ott moved to return to Public Session at 7:55 PM. Seconded by Mr. Ort Ayes: 10, Nays: 0, Abstain: 2, Absent: 0. Motion passed.

No action was taken during the Executive Session.

ADJOURNMENT: A motion was made by Linda Koufodontes and seconded by Mr. Ischinger with no further business before the board and no public comment offered the meeting was adjourned at 7:56pm.

Respectfully Submitted,

Lee L. Geller, Secretary