

**OXFORD TOWNSHIP  
LAND USE BOARD  
MEETING JULY 23, 2024  
www.oxfordtwpnj-org**

**FLAG SALUTE**

**CALL TO ORDER:** Mr. Niece called the meeting to order at 7:04pm

**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, Mr. Niece, Ms. Hoffman, Ms. Taranto, Mr. Ott, Mr. Mcguire, Mr. Deneault, Mr. O'Neil, Mr. Weiss

Members Absent: Ms. Koufodontes, Mr. Ischinger,

Professionals: No Professionals

**MINUTES:** June 26, 2024, Executive Session Minutes

Eligible to Vote: Mr. Ischinger, Mr. Neice, Mr. Ott, Mr. Ort, Ms. Taranto, Ms. Hoffman, Mr. Mcguire, Mr. Weiss, Mr. Deneault, Mr. O'Neil

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

Ayes 9, Nays 0, Abstain 1, Absent 2  
Motion carried.

June 26, 2024 Land Use Board Minutes

Eligible to Vote: Mayor Norton, Mr. Ort, Ms. Koufodontes, Mr. Ott, Ms. Taranto, Mr. Ischinger, Mr. Neice, Mr. Mcguire, Mr. Weiss, Mr. Deneault, Mr. O'Neil

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

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

Discussion:

**RESOLUTION 2024-08**

**RESOLUTION OF THE OXFORD TOWNSHIP LAND USE BOARD, COUNTY OF WARREN,  
STATE OF NEW JERSEY, RECOMMENDING THAT THE PROPERTY DESIGNATED AS BLOCK  
1.01, LOT 3.03 ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF OXFORD QUALIFIES  
AS AN AREA IN NEED OF REDEVELOPMENT PURSUANT TO N.J.S.A 40A:12-5**

**WHEREAS**, by Resolution 2024-70, the Township of Oxford Township Committee authorized the Township of Oxford Land Use Board (“Board”) to undertake a preliminary investigation of the study area designated as Block 1.01, Lot 3.03 (the “Study Area”) to determine if the Study Area satisfies the statutory criteria pursuant to N.J.S.A. 40A:12-5 to qualify as an Area in Need of Redevelopment (non-condemnation); and

**WHEREAS**, the Township Planner, Timothy M. O’Brien, P.E., P.P., C.M.E., of VanCleaf Engineering Associates, prepared a certain report entitled “Block 1.01, Lot 3.03 Area in Need of Redevelopment Investigation Report”, with an original issue date of June 7, 2024 (“Investigation Report”); and

**WHEREAS**, the Land Use Board provided the requisite legal notice in accordance with N.J.S.A. 40A:12A-6d of a public hearing to be scheduled for June 25, 2024; and

**WHEREAS**, at the public hearing on June 25, 2024, the Board considered the testimony of Timothy M. O’Brien, in his capacity as Township Planner and the Investigation Report, as to whether the Study Area qualifies for redevelopment under the statutory criteria of N.J.S.A. 40A:12A-5; and

**WHEREAS**, the Investigation Report contained a map showing the boundaries of the proposed redevelopment area; and

**WHEREAS**, based on the Investigation Report and testimony presented by Mr. O’Brien at the June 25, 2024 public hearing, the Board makes the following factual findings and conclusions of law:

1. The foregoing recitals are incorporated herein by reference.
2. The Investigation Report outlines the applicable statutory processes for determining whether a study area qualifies in need of redevelopment. As reflected in the foregoing recitals, the Township Committee has authorized the Board to conduct such an investigation in accordance with the statutory criteria.
3. N.J.S.A. 40A:12A-5 sets forth the statutory criteria as to whether a Study Area qualifies as an Area in Need of Redevelopment. In order to qualify as an Area in Need of Redevelopment, the Study Area must meet any one of the statutory criteria set forth in N.J.S.A. 40A:12A-5.
4. The subject property is currently located within the R-120 Residential Zone. It contains approximately 51 to 56 acres with frontage along Renners Road in the vicinity of Second. By way of additional background, the subject property was part of a larger tract of land previously used for mining

and process of mine materials and went through various forms of ownership from the late 1800's through 1969, at which time it was acquired by the Township.

5. The opinion of the Township Planner, as reflected in the Investigation Report, was that the Study Area meets the statutory criteria under Subparagraphs A, B, C, D, E and H as an Area in Need of Redevelopment. Mr. O'Brien testified comprehensively at the June 25, 2024 public hearing as to why each of the subparagraphs cited above was met, which conclusions are set forth in detail in Pages 9 through 15 of the Investigation Report. It was the conclusion of Mr. O'Brien at the public hearing and as set forth in the Investigation Report that the subject parcel meets the redevelopment criteria as a non-condemnation redevelopment.

6. Certain members of the public appeared at the public hearing interposing a series of questions primarily relating to the redevelopment process itself. The Board stressed to those interested members of the public that this process was just the first step in the determination as to the potential future development, if any, of the subject property. By virtue of this investigation, no determination was being made as to the future zoning of the subject property, such process to be the subject of future action to be undertaken by the Township Committee.

7. At the conclusion of the public hearing, the Board voted unanimously to make a recommendation to the Township Committee that, in accordance with N.J.S.A. 40A:12A-6, the Board does recommend that the delineated Study Area qualifies as an Area in Need of Redevelopment.

**NOW, THEREFORE, BE IT RESOLVED BY THE LAND USE BOARD OF THE TOWNSHIP OF OXFORD:**

1. A recommendation is hereby made to the Township Committee that the Study Area, as defined in the Investigation Report, qualifies as an Area of Need of Redevelopment pursuant to the statutory criteria (non-condemnation).

We hereby certify this to be a true and complete copy of a Resolution adopted by the Land Use Board of the Township of Oxford on the 23<sup>rd</sup> day of July, 2024.

A motion to approve the resolution 2024-08 was made by Mr. Ort, seconded by Mr. Ott

Ayes 9, Nays 0, Abstain 1, Absent 2  
Motion carried.

**PUBLIC COMMENT:** No Public Comment

**VOUCHERS:**

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

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

**EXECUTIVE SESSION:** No Executive Session

**ADJOURNMENT:** A motion was made by Mr. Ott and seconded by Mr. Mcguire with no further business before the board and no public comment offered the meeting was adjourned at 7:08pm.

Respectfully Submitted,

Lee L. Geller, Secretary