

**OXFORD TOWNSHIP
LAND USE BOARD
MEETING SEPTEMBER 24, 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. Ott, Mr. Mcguire, Mr. Deneault, Mr. O’Neil, Linda Koufodontes, Mr. Ischinger

Members Absent: Mr. Niece, Mr. Weiss, Mr. Ort, Ms. Hoffman, Ms. Taranto,

Professionals: Richard Schneider, Land Use Board Attorney, Mike Finelli, Land Use Board Engineer, Tim O’Brien, Land Use Board Planner

MINUTES: August 27, 2024 Land Use Board Minutes

Eligible to Vote: Mayor Norton, Mr. Ort, Mr. Ott, Ms. Taranto, Mr. Mcguire, Mr. Deneault, Mr. O’Neil, Mrs. Hoffman, Mr. Ischinger, Ms. Koufodontes

A motion to approve meeting minutes with corrections was made by Mayor Norton, seconded by Ms. Koufodontes

Ayes 7, Nays 0, Abstain 0, Absent 5
Motion carried.

DISCUSSION:

November Meeting Date – We need to be moved do to the fact that some of our board members and professionals will be at the League of Municipalities. Discussion was had amongst the board at the new November date will be Thursday November 21, 2024.

Also, Mayor Norton stated that we may need to add another meeting date to December due to a pending application. We will discuss this at our next meeting in October.

Committee Resolution R 2024-108:

The committee is asking for the board to undertake a Reexamination of the Master plan. We will need to appoint a subcommittee. The subcommittee was chosen and the board members are Mr. Ischinger, Mayor Norton, Mr. Ott, Mr. Mcguire who will meet with our planner to go over the Master plan.

A motion to approve the Land Use Board Planner to Undertake a Reexamination of the Master Plan was made by Mr. Ischinger, seconded by Mr. Ott

Ayes 7, Nays 0, Abstain 0, Absent 5
Motion carried.

Committee Resolution R 2024-110:

The committee is asking the board to undertake a preliminary investigation of Block 25 Lot 57 to see if it qualifies as an area in need of non-condemnation redevelopment. October 22, 2024 will be the public hearing for this study.

A motion to approve the Land Use Board Planner to Undertake a Redevelopment Study for BI 25 L 5 was made by Mr. Ischinger, seconded by Mr. Ott

Ayes 7, Nays 0, Abstain 0, Absent 5
Motion carried.

Public Hearing Study of BI 45 L 1:

Rich Schneider stated that our land use board prepared the report for Block 45 Lot 1 non-condemnation qualifies under the redevelopment laws. Our board secretary confirmed that the notice for the public hear was noticed in the paper according to the land use laws.

Tim O'Brien stated that he gave the report to the board secretary. Block 45 Lot 1 meets the criteria of non-condemnation area of redevelopment. The report concludes that the lot qualifies under criteria A, B, C, D, E & H under the New Jersey Local Redevelopment and Housing Law NJSA 40A:12-A. this is the triangle property in town.

Rich Schneider stated that starting on page 9 of the report it gives a description of how the property meets the statutory requirements.

Mike Finelli stated that the property had it buildings removed in the past and now it is a parcel of land that could be a good site for a future project.

Mr. Ischinger open up to the public:

No public comment.

A motion to accept the report recommending that the property Bl 45 L 1 qualifies as an area of redevelopment non-condemnation was made by Mr. Ischinger, seconded by Mr. Mcguire

PUBLIC COMMENT:

No public comment

VOUCHERS:

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

Ayes 7, Nays 0, Abstain 0, Absent 5
Motion carried.

EXECUTIVE SESSION: No Executive Session

ADJOURNMENT: A motion was made by Mr. Koufodontes and seconded by Mr. Mcguire with no further business before the board and no public comment offered the meeting was adjourned at 7:28pm.

Respectfully Submitted,

Lee L. Geller, Secretary