

**OXFORD TOWNSHIP  
LAND USE BOARD  
MEETING October 22, 2024  
www.oxfordtwpnj-org**

**FLAG SALUTE**

**CALL TO ORDER:** Mr. Ischinger called the meeting to order at 7:01pm

**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, Linda Koufodontes, Mr. Ischinger, Mr. Niece, Mr. Weiss, Mr. Ort, Ms. Hoffman, Ms. Taranto, Mr. O'Neil (late 7:03pm)

Members Absent:

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

**MINUTES:** September 24, 2024 Land Use Board Minutes

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

A motion to approve meeting minutes was made by Linda Koufodontes, seconded by Mayor Norton

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

**DISCUSSION:**

Completeness Hearing: SHRI Application:

Mayor Norton and Linda Koufodontes recused themselves from the hearing.

Chris Nusser from FPA for the applicant spoke to Mr. Finelli at length to day and they will be meeting on Thursday October 24, 2024 to discuss and clarify the report and have all the update by November 1, 2024. If on November 1, 2024 all the information is be given and that they will be granted completeness at our Land Use Board meeting on November 21, 2024 they will commence with there public hearing that night.

Rich Schneider stated that is there are any waivers they will be discussed at that meeting.

A motion to deem the SHRI Application Incomplete was made by Mr. Ischinger, seconded by Mr. Mcguire

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

Resolution 2024-05 –correspondence for the Board only. – No discussion needed.

Resolution 2024-09 – Rich Schneider stated that is resolution is a memorialization from action taken at our last meeting for BI 45 L 1.

### **RESOLUTION #2024-09**

**RESOLUTION OF THE OXFORD TOWNSHIP LAND USE BOARD, COUNTY OF WARREN, STATE OF NEW JERSEY, RECOMMENDING THAT THE PROPERTY DESIGNATED AS BLOCK 45, LOT 1 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 2024-103, 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 45, Lot 1 (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 VanCleeef Engineering Associates, prepared a certain report entitled “Block 45, Lot 1 Area in Need of Redevelopment Investigation Report”, with an original issue date of September 6, 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 September 24, 2024; and

**WHEREAS**, at the public hearing on September 24, 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 as a new condemnation area 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 September 24, 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 Study Area is located within the Township’s TC-1 - Town Center Redevelopment Zone. As more particularly detailed on Page 7 of the Investigation Report, the property, owned by the Township, contains 1.49 acres and is isolated completely by roadways that connect to downtown Oxford. Washington Avenue and Port Colden Road share the eastern and western border of the lot respectively with the southern portion being bordered by Wall Street. The Study Area has historically served several industrial purposes. The Study Area has been cleared of prior structures, except for concrete slabs that prior industrial buildings sat on which remains beneath the fill. Below the surface remains an approximate 20,000 gallon oil tank, along with a basement structure. Grants have been previously obtained to investigate the level of contamination due to the prior industrial use.

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. 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. 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 22<sup>nd</sup> day of October, 2024.

A motion to was made by Mr. Ott to approve Resolution 2024-09, seconded by Mrs. Koufodontes

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

Public Hearing Study of BI 25 L 57:

Rich Schneider stated that our land use board prepared the report for Block 25 Lot 57 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 25 Lot 57 meets the criteria of non-condemnation area of redevelopment. The report concludes that the lot qualifies under criteria H under the New Jersey Local Redevelopment and Housing Law NJSA 40A:12-A. this is the Public Works Building in the Township of Oxford.

Mr. Ischinger open up to the public:

No public comment.

A motion to accept the report recommending that the property BI 25 L 57 qualifies as an area of redevelopment non-condemnation was made by Mr. Ott, seconded by Mrs. Hoffman

Ayes 6, Nays 3, Abstain 0, Absent 0  
Motion carried.

Master Plan – Rich Schneider asked if this will be on our next meeting on November 21, 2024 for public hearing and that he will need to work with Lee Geller for notice purposes.

**PUBLIC COMMENT:**

No public comment

**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

Mrs. Koufodontes moved to enter Executive Session at 7:33 PM. Seconded by Mr. Ort Ayes: 12, Nays: 0, Abstain: 0, Absent: 0. Motion passed.

Mr. Ott moved to return to Public Session at 8:03 PM. Seconded by Mr. Mcguire Ayes: 12, Nays: 0, Abstain: 0, Absent: 0. Motion passed.

Rich Schneider stated that we will be going into executive session to discuss a personal – Engineer and pending litigation.

No action was taken during the Executive Session.

**VOUCHERS:**

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

Ayes 12, Nays 0, Abstain 0, Absent 0  
Motion carried.

**ADJOURNMENT:**

A motion was made by Mr. Koufodontes and seconded by Mr. Neice with no further business before the board and no public comment offered the meeting was adjourned at 8:04 pm.

Respectfully Submitted,

Lee L. Geller, Secretary