

**OXFORD TOWNSHIP
LAND USE BOARD
MEETING OCTOBER 28, 2025
www.oxfordtwpnj-org**

FLAG SALUTE

CALL TO ORDER: Mr. Ott 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, Mr. Daneault, Mr. Ott, Mrs. Hoffmann, Mr. McGuire, Mr. O’Neil, Mr. Hale, Mrs. Sadel

Members Absent: Mrs. Koufodontes, Mr. Weiss,

Professionals: Richard Schneider, Land Use Board Attorney, Tim O’Brien, Land Use Board Planner, Bob Monaco, Land Use Board Engineer

MINUTES: July 22, 2025 Meeting Minutes

Eligible to Vote: Mayor Norton, Mrs. Koufodontes, Mr. Daneault, Mr. Ott, Mrs. Hoffmann, Mr. McGuire, Mr. O’Neil, Mr. Hale, Mrs. Sadel

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

Ayes 8, Nays 0, Abstain 2, Absent 2
Motion carried.

Chairperson Mr. Ott reminded the land use board and professionals about the new micro phones and how sensitive they are to pick up all voices during our meeting and that could hinder testimony being recorded during our meetings.

COMPLETENESS REVIEW:

- SHRI Properties

Richard Schnieder also spoke before we heard the application for SHRI Properties.

Mr. Schnieder stated that he has two points that are relative to the application first it is on for completeness only. We’re not going have a public hearing on this application tonight for two reasons one is there’s ultimately going be a recommendation from the land used boards engineer that the application be deemed incomplete. Second, of the applicant frankly prematurely noticed for this hearing it wasn’t authorized to notice for public hearing. That is no fault of our Land Use Board and secondly when the applicant did notice, the newspaper did not publish to notice 10 days in advance of hearing date, so even if the application was complete, we would not have the ability to hear the application tonight. Also, there will be no public comment on this application tonight. We are only going to review the application for completeness only and then we’ll set up public hearing date if they application meets the satisfaction of our board.

Mayor Norton recused himself from the hearing of the application.

Bob Monaco our Township Engineer regarding preliminary site plan application by SHRI Properties LLC we recommended administratively incomplete for variances that are needed or not needed. The reasons for being deemed incomplete are on my report starting on page 3.

William Mr. Gonzales attorney and Wanye Ingram engineer for SHRI Application came forward.

Richard Schnieder swore in Wanye Ingram.

Mr. Ingram stated that on page 3 of Finellis engineer's report that they will not need the variance for the height of the buildings they will be in compliance. We will submit an updated application and a 1 page plan and not a whole new set of plans.

A motion to deem SHRI Application Incomplete was made by Mr. Ort, seconded by Mr. Hoffman

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

DISCUSSION:

November meeting date. After much discussion we will be cancelling our November meeting date and set January 27, 2026 for the public hear of the SHRI application after their second completeness review.

Richard Schneider stated that we will carry over the notice for the public hearing until January 27, 2025 and the SHRI Application will only need to redo the newspaper publication.

PUBLIC COMMENT:

No Public Comment

EXECUTIVE SESSION:

No Executive Session

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 2
Motion carried.

ADJOURNMENT:

A motion was made by Mr. Ort and seconded by Mr. Hale with no further business before the board and no public comment offered the meeting was adjourned at 7:20 pm.

Respectfully Submitted,

Lee L. Geller, Secretary