

**OXFORD TOWNSHIP
LAND USE BOARD
MEETING MARCH 24, 2026
www.oxfordtwpnj-org**

FLAG SALUTE

CALL TO ORDER: Mr. Ott called the meeting to order at 7:02pm

ADEQUATE NOTICE was given as follows: Notice was sent to the Daily Record 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. Daneault, Mr. Ott, Mrs. Hoffmann, Mr. Hale, Mr. Lewis-Lahey, Mr. Ort, Mr. Weiss, Mrs. Sadel, Mr. O'Neil,

Members Absent: Mrs. Taranto, Mrs. Koufodontes,
Professionals:

MINUTES: February 24, 2026 Meeting Minutes

Eligible to Vote: Mayor Norton, Ms. Koufodontes, Mr. Deneault, Mr. Ott, Mrs. Hoffmann, Mr. Hale, Mr. Lewis-Lahey

A motion to approve meeting minutes was made by Mr. Lewis-Lahey, seconded by Mrs. Hoffman

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

OATH OF OFFICE:

Richard Schneider swore in the 1 Land Use Board Committee Members for his new term. Mr. Ort

RESOLUTION:

RESOLUTION 2026-5

**RESOLUTION OF THE TOWNSHIP OF OXFORD, LAND USE BOARD, COUNTY OF WARREN,
STATE OF NEW JERSEY, ("BOARD") APPOINTING VAN CLEEF ENGINEERING ASSOCIATES,
LLC AS SPECIAL PROJECTS ENGINEERS**

WHEREAS, the BOARD by prior Resolution previously appointed Universal Technical Resource Services as BOARD Engineer; and

WHEREAS, The BOARD has decided to appoint Van Cleef Engineering Associates LLC as the Special Projects Engineer, for the balance of the calendar year 2026, which appointment is a professional services appointment and exempt from public bidding; and

WHEREAS, Van Cleef has submitted a proposal to perform the services of Special Projects Engineer.

NOW, THEREFORE, BE IT RESOLVED by the BOARD that Van Cleef Engineering Associates, LLC is hereby appointed as Special Projects Engineer.

The undersigned hereby certifies that the within is a true copy of the Resolution memorializing action taken by the Land Use Board at its meeting held on March 24, 2026

A motion to approve Resolution 2026-5 was made by Mr. Hale, seconded by Mr. Ort

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

Mayor Norton stated that we need to appoint Van Cleef for special project for block 26 L 83

A motion to approve Resolution 2026-5 was made by Mr. Hale, seconded by Mayor Norton

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

COMPLETENESS:

Applicant Asset Enhancement LLC BI 26 L 83

Mayor Norton Recused himself from the completeness review.

Kevin Grubb – Attorney for the applicant
Shri Kotdawala – Engineer for the applicant

Rich Schneider sworn in Mr. Kotdawala.

Mr. Kotdawala stated that discussed the property and the project:

- Water easement on the 35 acres
- 166 Townhomes and 25 single family homes
- Major subdivision
- Traffic signal from DOT will comply

Van Cleef Report pages 3-10 Mr. Kotdawala discussed a few items throughout Mr. O’Brian’s report

Page 3

Item # 1 A & B Will conform

Page 4-6

#2 items discussed per letter

- #B Waiver will not impact the power will provide as requested
- #C Waiver not going to impact streams
- #E Request waiver trees
- #K will comply

- #Q Trees subject to tech review

#3 Will comply temporary waiver

#4 Items discussed

- #A 1-60 scale will grant unless Van Cleef requests differently
- #C Trees temporary waiver
- #G Will provide temporary waiver

#5 Items discussed

- #A-J Temporary waiver granted

Chairperson Mr. Ott asked Tim O'Brian about the other waivers on his report and he stated that that would be addressed during our technical review and at their public hearing as testimony.

A motion to deem Asset Enhancement LLC Bl 26 L 83 application complete was made by Mr. Ort, seconded by Mrs. Hoffman

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

DISCUSSION:

Resolution 2026-52 Redevelopment of 31 Wall St.

Mayor Norton stated this is a project for the property owner with a preliminary investigation.

A motion to approve that Van Cleef will conduct a study for an area of redevelopment was made by Mr. Deneault, seconded by Mr. Lewis-Lahey

PUBLIC COMMENT:

No Public Comment was offered.

VOUCHERS:

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

ADJOURNMENT: A motion was made by Mrs. Sadel and seconded by Mr. Lewis-Lahey with no further business before the board and no public comment offered the meeting was adjourned at 7:47pm.

Respectfully Submitted,

Lee L. Geller, Secretary