

**OXFORD TOWNSHIP
LAND USE BOARD
MEETING MAY 26, 2026
www.oxfordtwpnj-org**

FLAG SALUTE

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

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 filed with the Township Clerk.

ROLL CALL:

Members Present: Mayor Norton, Mr. Daneault, Mr. Ott, Mrs. Hoffmann, Mr. Lewis-Lahey, Mr. Ort, Mr. O’Neil, Mrs. Taranto, Mrs. Koufodontes, Mrs. Sadel (late 7:07pm)

Members Absent: Mr. Weiss, Mr. Hale,

Professionals:

MINUTES March 24, 2026 Meeting Minutes

Eligible to Vote: Mayor Norton, Mr. Ort, Mr. Deneault, Mr. Ott, Mrs. Hoffmann, Mr. Weiss, Mr. O’Neil, Mr. Hale, Mrs. Sadel, Mr. Lewis-Lahey

A motion to approve meeting minutes was made by Mr. Ort, seconded by Mrs. Hoffman

Ayes 7, Nays 0, Abstain 3, Absent 2
Motion carried.

PUBLIC HEARING:

Asset Enhancement Project Bl. 26 L 83

Rich Schneider stated that this public hearing will not be heard tonight. The Public hearing will be carried over to our next on June 23, 2026, meeting at 7pm. The applicant did not submit all items to our Engineer/Planner for their office to do their report.

Redevelopment Study- Wall St.

Rich Schneider stated that this study waws a referral from the township committee. Tim O’Brian from Van Cleef’s Office prepared the study on April 7, 2026. The report will tell if the area meets the criteria and notice of the public hearing was satisfied.

Mr. O’Brian went over his report at length and found that the Wall Steet Study does qualifies for an area of redevelopment non-condemnation per items A, D H and C for BL. 6 L11-12 only listed on the report on pages 11-12.

Mr. Ott opened public comment:

Mr. Chris P, Oxford, NJ

- What property BL 6 Lot 11 & 12? it is the municipal parking lot

Mr. Ott closed public comment

A motion to accept the report recommending that the Wall Street Study qualifies as an area of redevelopment non-condemnation was made by Mr. Ort, seconded by Mrs. Hoffman

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

Mr. Schneider will prepare the Resolution for our next meeting.

DISCUSSION:

- Data Centers

Mr. Ott stated that this is just the start of discussion on this top pick.

Mayor Norton stated that we discussed in our Township meeting that we are trying to be proactive and asking the Land Use Board to see if this would be consistent or inconsistent to our master plan.
Land Use Board members and our professionals discussed this in detail.

Mr. Schneider stated that we can have Mr. O'Brian conduct a review of our master plan to see if it is consistent or inconsistent and will look at current redevelopment plans in place.

A motion to approve Van Cleef's Office to conduct a review of our master plan for Data Centers was made by Mr. Ort, seconded by Mrs. Hoffman

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

PUBLIC COMMENT:

No Public Comment was offered.

VOUCHERS:

A motion was made by Mrs. Taranto and seconded by Mrs. Koufodontes to pay the Vouchers for the Land Use Board.

ADJOURNMENT: A motion was made by Mrs. Koufodontes and seconded by Mrs. Sadel 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