

**OXFORD TOWNSHIP
LAND USE BOARD
MEETING JUNE 23, 2026
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 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. Lewis-Lahey, Mr. O’Neil, Mrs. Taranto, Mrs. Koufodontes, Mrs. Sadel, Mr. Hale,
Members Absent: Mr. Weiss, Mr. Ort,
Professionals:

MINUTES May 26, 2026, Meeting Minutes

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

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

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

RESOLUTION:

RESOLUTION 2026-06

RESOLUTION OF THE OXFORD TOWNSHIP LAND USE BOARD, COUNTY OF WARREN, STATE OF NEW JERSEY, RECOMMENDING THAT THE PROPERTIES DESIGNATED AS BLOCK 6, LOTS, 1 ,2.01, 2.02, 2.03 ,3 , 4, 4.01, 5, 6, 7, 8, 9, 10, 11 AND BLOCK 7, LOTS 1 AND 2 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 2026-76 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 6, LOTS, 1,2.01, 2.02, 2.03 ,3, 4, 4.01, 5, 6, 7, 8, 9, 10, 11 AND BLOCK 7, LOTS 1 AND 2** (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 VanClee Engineering Associates, prepared a certain report entitled “PRELIMIANRY INVESTIGATION **BLOCK 6, LOTS, 1, 2.01, 2.02, 2.03 ,3, 4, 4.01, 5, 6, 7, 8, 9, 10, 11 AND BLOCK 7, LOTS 1 AND 2 (“ WALL STREET STUDY AREA”)** , with an original issue date of April 7, 2026 (“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 May 26, 2026; and

WHEREAS, at the public hearing on May 26, 2026, 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 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 May 26, 2026 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 currently located within the TC-1 Town Center Redevelopment Zone . It contains 2.6 acres in size. The front portion of the Study Area comprises all properties along approximately 550 feet of frontage along Wall Street from the intersection with Route 31 to the east to the convergence of Wall Street, Washington Ave. and Belvedere Ave. to the west. The rear of the Study Area consists of a number of lots accessed via Keps Road, an alley way behind the front portion of the Study Area
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", "d", and "h", for all parcels and meets the criteria under subparagraph "c" for Block 6 Lots 11 and 12 as an Area in Need of Redevelopment. Mr. O'Brien testified comprehensively at the public hearing as to why each of the subparagraphs cited above was met, which conclusions are set forth in detail in Pages 11 through 13 of the Investigation Report. It was the conclusion of Mr. O'Brien at the public hearing and as set forth in the Investigation Report that the Study Area 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 23rd day of June 2026

A motion to approve Resolution 2026-06 was made by Mrs. Taranto, seconded by Mr. Mr. Lewis-Lahey

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

DISCUSSION:

- Data Centers

Mr. O'Brian handed out the report and asked the Land Use Board to review his report, and we will discuss this at our next meeting.

PUBLIC HEARING:

Asset Enhancement Project Bl. 26 L 83- Postponed to July 28, 2026

PUBLIC COMMENT:

No Public Comment was offered.

VOUCHERS:

A motion was made by Mrs. Taranto and seconded by Mrs. Hoffman 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 7:05 pm.

Respectfully Submitted,

Lee L. Geller, Secretary