

MINUTES
OXFORD TOWNSHIP
LAND USE BOARD MEETING
March 10, 2008

Vice Chairman A. Lazorisak called the meeting to order at 7:08 p.m.

ADEQUATE NOTICE was given as follows: Notice was sent to the Star Gazette and Express Times. Notice was posted on the Municipal bulletin Board in the Township Administration building in the Oxford Township, New Jersey, and notice was filed with the Township Clerk.

Roll Call:

Members Present: Mayor Riley, Mr. Calabrese, Mr. Accetturo, Mr. Lazorisak, Ms. May, Ms. Smorzaniuk, Mr. Williams, Mr. Niece (7:12 p.m.)

Members Absent: Mr. Ischinger, Dr. Yeager, Mr. Nyland

Communications: A list was provided to the Land Use Board Members.

Minutes: Minutes of the February 11, 2008 meeting.

A motion to approve the minutes of February 11, 2008 as written was made by Mayor Riley, seconded by Ms. Smorzaniuk, Vote: Riley, Smorzaniuk, Lazorisak, Accetturo, May - Ayes, 0 - Nay, 0 - Abstain, motion carried.

Zoning Officer's report: February 2008 zoning report.

The zoning officer submitted his report for February 2008.

Zero permits were denied, seven were approved, multiple calls and questions
Chairman D. Niece chaired the meeting at this time.

Resolutions:

1. Laraine May - Resolution for a Variance application for Block 33 Lot 38.01 located at 39 Green Street. Variance approval was granted on February 11, 2008.
Eligible to Vote: Ischinger, Nyland, Lazorisak, Niece, Smorzaniuk
A motion to approve was made by Mr. Niece, seconded by Mr. Lazorisak,
Vote: Niece, Lazorisak, Smorzaniuk - Ayes, 0 - Nay, 0 - Abstain, motion carried.
2. Dan Maur Builders, Inc. - Resolution denying an extension request for a Preliminary Major Subdivision application previously granted for Block 33 Lot 20.01 located on Pequest Road.
Eligible to Vote: Lazorisak, Smorzaniuk,
Attorney M. Garofalo introduced Attorney Mr. Winget.
The applicant Mr. Dan Botti was represented by Attorney D. Winget,

Mr. Winget gave a brief history of the application before the board. Mr. Winget stated he had objections to the proposed resolution, Mr. Winget explained Preliminary Major Subdivision approval. Mr. Winget requested guidelines from the board regarding the approval.

Mr. Winget stated the project has not been dormant, the applicant has been actively dealing with prospective buyers who have requested more detailed engineering. Mr. Winget stated they are still going through the necessary approval process including PRUMA, Soil Conservation and DEP sewer extension approval.

Mr. Winget stated their buyer is only interested in the tract of land if it is ready to go and he would be able to do something with it.

Mr. Winget stated as everyone here is aware there is a market problem.

Mr. Winget stated he would like to see these reasons reflected in the resolution and request a one or two year extension from the board.

Attorney M. Garofalo reviewed the law for the board. Mr. Garofalo stated the board should focus on the preliminary approval expiring last month which would make the applicant susceptible to zoning changes.

Mr. Garofalo stated he was uncomfortable with the original request of an extension due to economic changes.

Vice Chairman A. Lazorisak stated they should have come to last month's meeting to request the extension in person.

Mr. Winget stated they are now dealing with the original developer for the project. Mr. Lazorisak stated he cannot base an approval on financial

needs that is why I need to know if you are actively working on it.

Mr. Botti stated he may go forward with the subdivision himself.

Mr. Lazorisak reminded the applicant of the COAH fees.

Mr. Garofalo stated another option would be for the applicant to apply for Final. Engineer M. Finelli stated most of the technical issues were worked out and suggested the applicant file for Final.

A motion to **deny** the resolution as drafted and extend Preliminary Major

Subdivision by one year was made by Mr. Lazorisak, seconded by Mr. Smorzaniuk, Vote: Lazorisak, Smorzaniuk - Ayes, 0 - Nay, 0 - Abstain, motion carried.

3. Annual Affordable Housing Trust Fund Monitor.

The land use board designated township engineer M. Finelli to be responsible for the Affordable Housing Trust Fund Monitoring for Oxford Township.

PUBLIC COMMENT: No public comment was offered.

MAYOR'S REPORT:

Mayor Riley briefly addressed the following subjects:

1. Future township meeting with Mr. Kellner regarding his property.
2. Water testing.
3. Possible grant money for the ball fields.

VOUCHERS: A motion to approve vouchers submitted for payment was made by Ms. Smorzaniuk, seconded by Mr. Williams, all ayes motion carried

ADJOURNMENT: 7:50 P.M.

With no further business before the board and no public comment offered the meeting was adjourned.

Respectfully Submitted,

Margaret Housman, Secretary