

**TOWNSHIP OF OXFORD
TOWNSHIP MEETING
SEPTEMBER 21, 2005**

The regularly scheduled Township Meeting of the Mayor and Committee of the Township of Oxford was held on September 21, 2005 in the Oxford Township Municipal Building, 11 Green Street, Oxford, New Jersey.

In attendance were Alex Lazorisak, Phil Rosenberg, Angelo Accetturo, Michael Finelli, Pete Kowalick, and Robert Benbrook.

The meeting was called to order by Mayor Lazorisak at 7:35 PM who announced that the meeting had been properly advertised in compliance with the OPMA of 1975.

Everyone stood and recited the flag salute.

On motion by Mr. Rosenberg, seconded by Mr. Lazorisak and passed unanimously on roll call vote, the meeting minutes of July 19, 20, and 26, 2005 were approved.

On motion by Mr. Rosenberg, seconded by Mr. Accetturo, the meeting minutes of August 16, and 17, 2005 were approved. Mayor Lazorisak abstained.

Mr. Lazorisak asked if Richard Cotton was in attendance. The Oxford Township residents received a flier in the mail this week stating that the Township was going to build homes on the property next to the Oxford Furnace Lake.

The Mayor explained that the Township is working on three areas for redevelopment in Oxford. The three areas for redevelopment is Oxford Furnace Site, Oxford Textile and the Downtown area. There is no plan to build homes near or around the lake. The Township is working with the Department of Environmental Protection to clean-up the Oxford Furnace property from slag. Dave Roberts of Schoor DePalma and Mike Finelli is working with the Township Committee on these projects.

Mr. Rosenberg had copies for distribution of an e-mail sent from the Highlands Counsel, to DEP and the Township Committee answering the questions that were asked in the flier mailed to Oxford residents.

Mayor Lazorisak and Robert Benbrook had a meeting with the property owner and his attorney and they stated that they do not support the flier that was mailed to the residents.

The meeting was opened for public comments.

Jeff Hilton asked if this property was cleaned up and developed, what would the asking price be per unit. Mr. Rosenberg answered when they started this project the price was

\$33,000. per unit which would be a direct ratable to the Township, with no low income housing and single family homes would be approximately 900 square feet.

The Department of Environmental Protection will let the Township know what land will be developed, how much land and how many units can be built.

The Mayor stated that the last thing Oxford wants is all the development that happened in Greenwich Township.

Mr. Rosenberg informed the residents that the property consists of 180 acres and that none of this property is within 2000 feet of the Oxford Furnace Lake. If you are driving down Kaufman Drive you may see some roof tops. Mr. Rosenberg said that the idea of owning this property is an asset to the town and maximizes revenue for Oxford Township.

Kim Wachelka asked if it was legal to restrict housing only to senior citizens and in years to come if this restriction could be challenged. Robert Benbrook answered that age restricted housing is permitted under federal law and the constitution.

Elizabeth McKenna asked "Isn't the purpose of the Highlands Act to prevent urban sprawl?"

Mr. Accetturo stated that there are specific exemptions to the Highlands Act for clean up on certain properties to develop parcels of land. With this development maybe 300 homes would be built which could bring into the Township a doctor, an attorney's office or help fund an addition to the Skyland Bank and Oxford Post Office. This development isn't considered urban sprawl.

Mayor Lazorisak explained to the residents that an environmental study is being done by the State of New Jersey and when this report is finalized and submitted to the Township, a copy will be available to the public for review.

Mr. Hill asked what the zoning requirements are on this property and will this go for public vote before you develop this site and make final decisions.

Mayor Lazorisak said no, this is all part of the Redevelopment Plan.

Mr. Benbrook stated that the Township acquired this property by tax foreclosure and is trying to clean up this property which is diseased by acquiring funds through grants and state money.

Mr. Rosenberg informed everyone that the Township will be signing a Host Community Agreement with Covanta which requires them to pay \$200,000 in December and \$3.60 per ton for the next twenty years.

Mr. Benbrook explained that Oxford Township is one in three in the State of New Jersey to be a pilot program for the Highlands Commission and the property will go out to bid to developers.

Mr. Lazorisak declared the public comments closed at 9:35PM.

ORDINANCE 2005-10 To Amend Chapter 64-19 of the Code of the Township of Oxford Entitled "Schedule I Fees" Site Plan Waiver was read by title only and opened for public hearing. Mayor Lazorisak stated that the Committee received a letter from the Land Use Board authorizing this Ordinance and explaining the fees were increased from \$125 to \$250 to cover the cost of professionals. There being no public comments, the Mayor closed the public hearing. On motion by Mayor Lazorisak and seconded by Mr. Rosenberg, **Ordinance 2005-10** was adopted. Mr. Accetturo voted No.

The Oxford Volunteer Fire Company requested a one day liquor license for October 8, 2005 for their Pig Roast.

On motion by Mr. Rosenberg, seconded by Mr. Accetturo and passed unanimously on roll call vote, the one day liquor license was approved.

The Oxford Township PTO submitted a letter asking for authorization to hold a Seventh and Eighth Grade Basket Calendar Raffle Drawing for the months of January, February, and March, 2006. All proceeds will go toward the seventh and eighth grade class trips for 2006.

On motion by Mr. Accetturo, seconded by Mr. Rosenberg and passed unanimously on roll call the seventh and eighth grade raffle was approved.

Mike Finelli will mail out letters to sewer consultants requesting price quotes to review the Township's sewer infiltration problem. Mike will submit his recommendation at the next Township Committee meeting, October 19, 2005. He received a call from Department of Transportation and they are in the process of reviewing the grant the Township submitted for upgrades of curbing, parking, lighting and seating of the parking area behind Goodtime's Restaurant. Finelli Consulting will label and color code the Township Map that will decorate the hall of the Municipal Building.

Robert Benbrook stated that the Township will be closing on the Quentzel property next week. This property consists of approximately 75 acres of recreation and preservation on Mt. Pisgah Avenue and adjacent to the Hissim property.

Mr. Accetturo suggested that the zoning officer be given more authority on site plan waivers decisions on business changes downtown.

On motion by Mayor Lazorisak, seconded by Mr. Rosenberg and passed unanimously on roll call vote, Mr. Benbrook will review suggestion and draw up an ordinance stating the change.

Mr. Rosenberg announced that the Township has hired a new police officer on September 8, 2005, named Chris Malcolm which will be an asset to the department. The Township saved money on training him because he has already graduated the police academy.

Joanne Esty donated \$1,000. to the Police Department to purchase police uniforms. She is always ready to do tailoring on police uniforms and never submits a bill. The Township cannot thank her enough for her generosity.

Mayor Lazorisak stated that Dave Roberts, of Schoor DePalma has a plan in progress for an ordinance for tax abatement for businesses downtown and hopefully will submit the ordinance at the next meeting, October 19, 2005.

PUBLIC COMMENT:

Joan Mulligan asked what is happening with the Ox wall property, the weeds are as high as the building and it is a disgrace.

Mr. Lazorisak said that Mike Finelli will call the owner of the property and discuss the problem.

Some residents also asked how the ordinance reads for abandoned vehicles on private property and if anything is being done to target these properties. Some summonses have been issued to the owners by Patrolman Hummel. Vehicles that are unregistered with no insurance coverage and no license plate are considered an illegal vehicle.

Peggy Hissim explained that the Oxford Police Department is investigating these vehicles and anyone that owns an abandoned vehicle and would like to donate it to the Emergency Squad; please call the squad building and they will make arrangements for a tow truck to pick up any donated vehicle.

Diane Hooper informed everyone that the movie by the lake this month is Hook and will be shown on September 23, 2005 rain or shine at 7:30 PM. The movie last month, Grease, was attended by fifty plus people.

Eric Heller of the Oxford Emergency Squad stressed that the squad would like to know if they should plan renovations to the building or start with plans for a new building. He requested to have a meeting with the Township Committee to discuss the options available at this time. The squad building is starting to deteriorate and there have been problems with the electricity. At the Township next month's meeting, October 19, 2005, Mr. Benbrook will discuss the land acquisition.

On motion by Mayor Lazorisak, seconded by Mr. Rosenberg and passed unanimously on roll call vote, public comments were closed at 9:30 PM.

At 9:40 PM, the committee entered into Executive Session.

The meeting reconvened at 10:30PM.

On motion by Mr. Rosenberg, seconded by Mr. Accetturo, the Committee authorized Mayor Lazorisak to sign the Covanta agreement.

The Committee directed Mike Finelli to amend the open space map on the Hissim property on motion by Mayor Lazorisak, seconded by Mr. Rosenberg and passed unanimously on roll call vote.

TE Computer submitted two bills to the Committee for payment. On motion by Mr. Lazorisak, seconded by Mr. Rosenberg, take off \$50.00 from each bill. Mr. Accetturo voted No.

On motion by Mayor Lazorisak, seconded by Mr. Rosenberg and passed unanimously on roll call vote, the meeting was adjourned.

Sheila L. Oberly, Acting Clerk