

**TOWNSHIP OF OXFORD
HIGHLANDS MEETING
JANUARY 11, 2006**

A special meeting of the Mayor and Township Committee of the Township of Oxford was held on January 11, 2006 in the Oxford Municipal Building, 11 Green Street, Oxford, New Jersey.

In attendance were Angelo Accetturo, Alex Lazorisak, Bonnie Riley, Michael Lavery and Sheila L. Oberly

Dave Maski, Natalie Harrington, Schoor DePalma

Eric Paukstaitis, Robert Zelle, Maser Consulting

Mike Finelli , Finelli Consulting

Chris Danis, Jeff LeJava, and Steve Balzano Highlands Council

Steve Bruder, New Jersey Transfer of Development Rights Bank

Courtney Mercer, Office of Smart Growth

Mayor Accetturo called the meeting to order at 3:20 PM who announced that the meeting had been properly advertised in compliance with the OPMA of 1975.

Dave Maski of Schoor DePalma, consultant for Oxford Township, explained that Oxford has received several funding sources from Trenton. The Township has received grants from The Office of Smart Growth, The Highlands Council and has recently applied for a grant from State Agriculture Development Committee. (SADC).

Steve Bruder of TDR Bank stated that Oxford Township applied for a planning assistance grant from the State TDR Bank to do planning work to set up a TDR ordinance. On February 15, TDR Bank Board will review this application for Oxford. This informal meeting was scheduled with the members of the Highland Council, staff members of the TDR Bank, Township planners and Township representatives to discuss any questions or concerns that anyone may have.

Natalie Harrington explained that there are three redevelopment areas, the downtown area, the Textile Mill Site and the Oxford Furnace Site. This meeting today is to decide who will handle what tasks, how everything will work together and to guide the Township through this process.

Chris Danis and the Committee discussed the scope of work on the MP3 Planning Assistance Grant.

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Chris Danis explained that the MP3 Grant was for \$65,000 and included two tasks. Task I was completion of the HDSRF Grant application to the State of NJ for the furnace site and preparation of the HRAD. Task II is for 40,000, TDR for the receiving area.

Mr. Lazorisak stated that there is a list of items that has to be completed for this MP3 Grant, from Finelli Consulting, Maser, and Schoor Depalma. The Township needs to see the breakdown from these three professionals of all monies spent.

He stated that Oxford Township applied for a planning assistance grant from the State TDR Bank for a planning system grant to do planning work.

Mr. Lazorisak will attend the TDR Bank meeting in Trenton on February 15, 2006 at 10:00 AM. He will report back to the Committee at the Township Meeting.

Steve from The Highlands Council stated that if Oxford Township were awarded the second grant, Oxford would have \$105,000 to deliver the two tasks under the MP # 3 grant, which includes the HRAD.

The Committee opened the floor to public comments and questions.

Richard Cotton wanted to know if it would be appropriate to put any questions he may have in written form and submit to the Township, the Highland Council or SADC?

Mayor Accetturo stated that would be acceptable.

Public Comments were closed.

On motion by Mayor Accetturo, seconded by Mrs. Riley, the meeting was adjourned at 5:05 PM.

Sheila L. Oberly
Acting Clerk