

WORKSHOP MEETING

May 3, 2016

A Workshop Meeting of the Mayor and Committee of the Township of Oxford was held on May 3, 2016 in the Township Municipal Building, 11 Green Street, Oxford, New Jersey.

Mayor Pasquini announced that the meeting had been properly advertised in compliance with the OPMA of 1975 and called the meeting to order at 4:00 PM.

Everyone stood and recited the flag salute.

In attendance were, Marc Pasquini, Bill Ryan, Robert Nyland, Michael Lavery, Jim Kyle and Sheila L. Oberly.

Jim Kyle met with George Vallone, developer for the Oxford Textile site, to receive clarification on the market study analysis that was previously presented to the Committee.

Mr. Kyle and the Committee discussed the tax abatement process for the Oxford Textile property.

On the Oxford Textile property, the developer, George Vallone is proposing 325 townhouses with a service fee of 2% paid for property taxes for fifteen years. This amount would be a savings to the owner of the townhouse compared to Oxford's property tax rate of 3.105. which would cost approximately \$7,850.00.

200-three bedroom @ \$200,000 each x 2% = \$4,000.00	\$200,000.00 x 3.105= \$6,210.00
125-two bedroom @ \$180,000 each x 2% = \$3,600.00	\$180,000.00 x 3.105= \$5,589.00

Mr. Kyle will meet with Mr. Vallone to discuss raising the service fee from 2% to 2 ½%.

If the tax abatement is approved, the Township would keep 95% of taxes paid, 5% to County and the Committee agreed that a percentage of taxes collected would be given to Oxford School.

Mr. Lavery and the Committee discussed if affordable housing units would be built on the Oxford Textile site. If no affordable houses were built, Mr. Vallone would have to prove why it is not economically feasible to build these units.

Mr. Lavery will compile resolutions to be reviewed at the May 18th meeting for the following:

- Oxford Textile property, stating the Committee is making a “commitment to commit” to review the Tax Abatement options
- Garbage will not be collected and fines will be issued
- Change language in the Employee's Handbook

Mayor Pasquini will call Warren County and ask that a sign be placed on Wall Street and Route 31 North stating “No Right on Red between the hours of “6AM to 6PM.”

Warren County will build a salt shed on Furnace Street and lease it to Oxford Township for a dollar a year, thus allowing the Department of Public Works to use the salt as needed.

Mr. Kyle discussed the NJEDA grant and stated that the Township hold bills for Brennan, LLC until he does a follow up on the grant stipulations.

Mr. Nyland stated that since the Township has applied for an USDA grant to put sidewalks on the Oxford Textile property, the Township should talk to Warren County on the expansion of sidewalks on Wall Street and Washington Avenue too.

The week of April 25th to 28th, Mayor Pasquini gave a tour of Oxford Township to Counselors of Real Estate Consulting Corps, (CRE). Oxford Township received a grant of \$20,000.00 from NJ Future, to develop strategies to revitalize the downtown area. CRE will send a report to the Township with their findings within 45 days.

Brenda Sweeney will represent Oxford Township at the Warren County Economic Development Commission (EDC) meeting in Warren County.

Public Comment:

Mr. Magnuson gave an update of the cost per student to attend Oxford Central School- \$14,511.00 per year.

On motion by Mr. Nyland, seconded by Mayor Pasquini and passed unanimously on roll call vote to adjourn the meeting at 5:20 PM.

Sheila L. Oberly, RMC