

**TOWNSHIP MEETING**

**DECEMBER 7, 2016**

The regularly scheduled meeting of the Mayor and Committee of the Township of Oxford was held on December 7, 2016 in the Township Municipal Building, at 11 Green Street, Oxford, New Jersey.

In attendance were Marc Pasquini, Robert Nyland, Bill Ryan, Michael Finelli, Richard Wenner, Attorney and Sheila L. Oberly.

Mayor Pasquini called the meeting to order at 7:05PM.

The flag salute was recited.

Mayor Pasquini asked for a moment of silence for the NJ State Police Officer, Frankie Williams, who was killed in a head-on collision in Millville, NJ on December 5, 2016 and all the veterans.

**Meeting Minutes:**

On motion by Mayor Pasquini, seconded by Robert Nyland and passed unanimously on roll call vote to approve the November 9, 2016 meeting minutes.

**Resolutions:**

**RESOLUTION 2016-78**

**BUDGET TRANSFER**

**WHEREAS**, N.J.S.A. 40A:4-58 and 59 authorizes transfers from certain budget appropriations where it is expected that it will be insufficient, and

**WHEREAS**, it is reasonable expected that certain appropriations will not be sufficient for contemplated expenditures;

**NOW, THEREFORE, BE IT RESOLVED** that the Chief Financial Officer of Oxford Township, County of Warren, State of New Jersey, is hereby instructed to adjust the financial records in accordance with the provision of this Resolution:

**CURRENT FUND**

<b><u>Account:</u></b>	<b><u>From:</u></b>	<b><u>To:</u></b>
Recreation SW	\$15,000.00	
Election OE	\$ 3,525.00	
Streets and Roads OE	\$26,000.00	
Employee Group Health	\$ 9,500.00	
Legal OE		\$15,000.00
Telephone		\$ 2,000.00
Planning Board OE		\$ 2,000.00
Engineering OE		\$10,000.00
Workers Compensation		\$ 25.00
Building and Grounds OE		\$25,000.00
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<b>TOTALS</b>	<b>\$54,025.00</b>	<b>\$54,025.00</b>

**RESOLUTION 2016-79**

Refund of Overpayment

**WHEREAS**, overpayment of taxes was made by the Mortgage Company Corelogic on Behalf of Bank of America on Block 34 Lot 12 for the fourth quarter of 2016, and

**WHEREAS**, this has caused an overpayment on Block 34 Lot 12, and

**WHEREAS**, the Mortgage Company Bank of America has requested a refund check be issued,

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Committee authorize the Certified Finance Officer to refund the sum of \$53.39 to BOA/Corelogic, PO Box 961265, Fort Worth, TX 76161.

**RESOLUTION 2016-80**

**Redeemed Liens**

**WHEREAS**, several real property tax payers have redeemed liens held against their property taxes and;

**WHEREAS**, the Tax Collector has received proof of such payments after correspondence with said property owners;

**NOW, THEREFORE BE IT RESOLVED** that the Township Committee, of the Township of Oxford, County of Warren, State of New Jersey, hereby authorizes the Certified Finance Officer to release the amount specified to the lienholders listed below.

<b><u>Block</u></b>	<b><u>Lot</u></b>	<b><u>H/O</u></b>	<b><u>Redemption</u></b>	<b><u>Premium</u></b>	<b><u>Lienholder</u></b>
15	1	Federal Home	\$260.71	\$0.00	Ebury
34	18	Sember, Sal	377.75	\$1200.00	Ebury
4	16	Plate, D	\$360.89	\$1400.00	Ebury
1.01	22	DeLorenzo, P	\$5107.11	\$0.00	PC5 Sterling
33	110	Federal Home	\$1144.28	\$2800.00	CAZ Creek
19	1	Kouflie, T & N	\$2970.70	\$1800.00	FIG Capital
31	21046	Baron, T	\$3030.41	\$0.00	Musa
31	21046	Baron, T	\$1382.21	\$1700.00	FWDSL

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On motion by Mayor Pasquini, seconded by Mr. Nyland and passed unanimously on roll call vote to approve **Resolution 2016-78**, **Resolution 2016-79** and **Resolution 2016-80**.

Jeff Magdon, Project Manager for Brennan Environmental Inc. attended the meeting and gave a report on the former Oxtex property.

Mr. Magdon compiled a Site Investigation Report (SIR) for the Committee’s review. He stated that as documented in the SIR, further investigation is warranted; the Volatile Organic Compounds (VOCS), Semi-Volatile Organic Compounds (BNs), Polychlorinated Biphenyl

(PCB) and metal contamination were identified in both soil and groundwater at the Oxtex property. He also stated that any underground storage tanks (USTs) that are not required for future site usage should be closed in accordance with local, state, and federal regulations.

Mr. Wenner asked Mr. Magdon to prepare a proposal for the January meeting on Phase 3, showing the cost to take more samples of the property to show depth and width of contaminants.

The Committee authorized Jim Kyle to apply for more funding to pay for this project from New Jersey Department of Environmental Protection. Mr. Finelli, Mr. Kyle and Brennan Associates will work together on the proposal.

On motion by Mayor Pasquini, seconded by Mr. Nyland and passed unanimously to authorize the Municipal Clerk to open all of the Mayor's mail and correspondences.

George Vallone and Nick Guarriello attended the meeting to discuss the Oxford Textile property.

Mr. Vallone stated that to make this project work, Oxford would need to do a tax abatement on houses built on this site in order to attract people to buy the homes.

Mr. Vallone suggested phasing in the project:

- Start with Building 100 Homes Instead of 325
- 50-Two Bedroom-\$179,000 each and 50-Three Bedrooms-\$215,000 each
- Estimates 24 to 25 Additional Students to Oxford Central School
- Escrow Sale of Lots (30 Acres)-Money to be applied to clean-up "Bad Areas" (70 Acres) (Estimated 2 Million)
- Mr. Vallone Estimated \$300,000 Surplus to Township
- Mayor Pasquini and Todd Poole to Coordinate on Projections/Proposal, etc. received from Mr. Vallone

Mr. Vallone proposed that at the end of two years, Oxford Township would know how many students are enrolled in the school. If the number of students is correct, (24 to 25), more homes would be built but if the numbers are not correct, the project will stop.

On motion by Mr. Nyland, seconded by Mr. Ryan and passed unanimously on roll call vote to approve Cintas proposal of \$485.00 for Fire Protection Service Agreement and to authorize Century Link Telephone to run two active phone lines to alarm panel before Cintas can set up the monitoring.

Mr. Nyland thanked Scott Rush, DPW worker for the great job he did on repairing the grates downtown on Wall Street.

**Oxford Township Monthly Department Reports:**

Department of Public Works:

- Weekly Garbage Pick-up
- Bi-Monthly Recycle
- Mostly All Items Completed on the Fire Inspection Report
- Prices for Potential Gun Range Work-\$140.00/Hr. Operator and Caterpillar D6 Dozer
- Purchased a Rebuilt Karcher Hot Water Pressure Washer-\$2,000.00-Paid for by Clean Communities Grant
- Donated Shed-Erected at Pump Station in Spring Meadows
- Painted and New Roof on Shed at Pump Station
- International Truck Purchased from Franklin Township-Painted, Lettered, New Lights, and all New Fluids and Filters
- Received \$11,108.91 for Damages that occurred at Lake from Micro-Burst

**Emergency Squad/911 Coordinator:**

- Atlantic City Classes were Informative
- Classes for EMTs and Law Enforcement- Needing to Know in Advance if Autistic Children are Present in Household
- Oxford had Complete Coverage while Oxford Squad Members were in Atlantic City
- Tricky Tray went well-made money
- December 14<sup>th</sup>-Meeting with all 911 Coordinators
- Thank You to Oxford Road Department for Salting Driveway at Squad Building

**Office of Emergency Management:**

- No Report Given

**Police Department:**

- No Report Given

**Volunteer Fire Department:**

- No Report Given

**Central School:**

- No Report Given

**Young At Heart:**

- Holiday Dinner-Tuesday, December 14<sup>th</sup>

**Oxford Youth Association:**

Mr. Nyland stated:

- Bonfire at Oxford Lake-Date to be Announced
- Feces in Dug-out at Wilkinson's Field
- Flag Pole Down on Roof at Wilkinson's Field
- Probably Need New Flagpole
- Parents Were Notified-Kids denied doing damage
- A lot of Problems At Wilkinson's Field

**Community Day:**

- Christmas Tree Lighting Went Very Well
- Need New Chairperson for Committee

**Library:**

- No Report Given

**New Business:**

On motion by Mayor Pasquini, seconded by Mr. Nyland and passed unanimously on roll call vote to schedule the 2017 Reorganization Meeting on January 4, 2017 at 5:00 PM.

The Committee discussed the proposed 2017-2019 Shared Service Agreement for a Shared Municipal Court with Washington Township, Washington Borough, and Mansfield Township.

On motion by Mayor Pasquini, seconded by Mr. Ryan and passed unanimously on roll call vote to sign and accept the Mansfield Shared Service Court Agreement with one exception-**Section X. Early Termination Item-A**-delete "(2) the termination date shall be no earlier than Dec. 31, 2018."

**Township Committee Reports and Correspondences:**

On motion by Mr. Ryan, seconded by Mayor Pasquini and passed unanimously on roll call vote to schedule a Budget Meeting on December 13, 2016 at 4:30 PM in the Oxford Municipal Building.

Mr. Ryan announced that the Committee received a letter from the Warren County Engineer's Office notifying the Township that Jonestown Road paving project will begin on November 17, 2016 and the work will continue this year as long as weather permits. The remaining work will be completed in the spring of 2017.

On motion by Mr. Ryan, seconded Mr. Nyland and passed unanimously on roll call vote to move \$7,500.00 out of the General Fund Account to the Lake Trust Account.

Mr. Ryan said that the Committee was approached by Alexandria Fredenzi, student at The University of West Virginia, asking to be an intern to the Township, to help with Community Relations/Public Relations/Social Media. She would help keep the website updated, tie in Face book, and keep the Township informed in all social media, which would promote the township and businesses.

By volunteering her time, Ms. Fredenzi would get practical experience. Ms. Fredenzi also discussed, sitting with the Mayor periodically to talk about things happening in the Township and then posting it on social media sites.

Mr. Ryan stated that the information not be limited to just social media, but possibly the information could be transferred to a paper format.

On motion by Mayor Pasquini, seconded by Mr. Ryan and passed unanimously on roll call vote to accept Alexandria Fredenzi's internship, with no cost to the Township.

### **Engineer's Report:**

Mr. Finelli stated that the

- NJDOT Pequest Road Project is moving forward,
- Survey Maps are Completed
- Go out to bid or use the CO-OP
- Project to begin in the spring of 2017
- Inlet on Route 31 and Pequest Road needs repair

Mr. Ryan suggested that the repair of the inlet be incorporated in the cost of NJDOT project.

- 2017 Trust Fund Program through NJDOT-Applications due February 2, 2017.

On motion by Mayor Pasquini, seconded by Mr. Ryan and passed unanimously on roll call vote to authorize Mr. Finelli to apply for the 2017 Trust Fund Program and to name the other side of Pequest Road in the application.

- The Township did not receive the USDA Rural Business Development Grant (RBD)
- To score better-need letters from Businesses in Township
- Township would have to contribute \$20,000 to \$25,000.
- Next round of RBD Grant Applications due January 6, 2017
- Application for some Lighting, Sidewalks, Curbing on OxWall Side and Washington Street

On motion by Mayor Pasquini, seconded by Mr. Ryan and passed unanimously on roll call vote to authorize Mike Finelli to apply for the USDA RBD Grant.

Mr. Finelli stated that he provided Rich Motyka, Tax Assessor with a description of Block 39, Lot 8 and asked if this property was vacant or if the township owns it. Mr. Lavery has also ordered a title search on this property

**Township Attorney:**

Mr. Wenner stated:

- Mt. Laurel matters-COAH has been extended to February, 2017.
- Second Round of In-Rem Foreclosures will be filed next week
- All Letters have been sent to the following owners:
  - Block-04, Lot 19
  - Block 26, Lot 77
  - Block 39, Lot 08
- First Reading of Ordinance for In-Rem Foreclosures at January meeting
- Will research if a tax lien can be placed on a property for nonpayment of garbage

On motion by Mayor Pasquini, seconded by Mr. Ryan and passed unanimously on roll call vote to pay all bills approved at the meeting.

**Public Comment:**

Dana McGuire asked what the rate of the tax abatement on the new homes sold on the Oxford Textile Property. Mayor Pasquini answered it would be based on the service fee of sale on home.



Peg Hissim stated that the sidewalks on Mine Hill and downtown are falling apart-need safety for kids in township. Also would like to see the center line painted blue from Wall Street to Belvidere Avenue.

Diane Hooper asked if there are other grants available to the Township. Mayor Pasquini answered yes, for different types of programs.

Mr. Wenner stated that letters have been sent to the homeowners on Snyder's Lane asking them their opinion on the township abandoning the road. Mr. Wenner said he has not heard back from anyone.

### **EXECUTIVE SESSION**

**WHEREAS**, Section 8 of the Open Public Meeting Act, Chapter 231, P.L. 1975, permits the exclusion of the public from a meeting in certain circumstances, and

**WHEREAS**, this public body is of the opinion that such circumstances presently exist. The public shall be excluded from the discussion of any action upon the hereinafter-specific subject matter.

The general nature of the subject matter to be discussed is: Contractual, Personnel and Attorney-Client Privilege.

It is anticipated at this time that the above stated subject matter will be made public at the conclusion of the litigation.

The motion carried with the following roll call vote.

On motion by Mr. Nyland, seconded by Mr. Ryan and passed unanimously on roll call vote to enter into Executive Session at 8:50 PM.

On motion by Mayor Pasquini, seconded by Mr. Ryan and passed unanimously on roll call vote to enter into open session at 9:15 PM. No Action was taken.

On motion by Mayor Pasquini, seconded by Mr. Nyland and passed unanimously on roll call vote to adjourn the meeting at 9:18 PM.

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Sheila L. Oberly, RMC

