

## **TOWNSHIP MEETING**

**November 6, 2019**

The Township meeting of the Township Committee of Oxford Township was held on November 6, 2019 in the Oxford Township Municipal Building, 11 Green Street, Oxford, New Jersey

In attendance were Gerald Norton, Robert Nyland, Bill Ryan, Township Committee, Richard Wenner, Attorney, and Sheila L. Oberly, Municipal Clerk. Michael Finelli, Engineer was absent.

The flag salute was recited.

Mayor Ryan called the meeting to order at 7:02

Mayor Ryan read the following Proclamation:

### **PROCLAMATION**

Today, November 6, 2019 the Oxford Township Committee would like to Congratulate the Oxford 5<sup>th</sup>/6<sup>th</sup> and 7<sup>th</sup>/8<sup>th</sup> grade Soccer Teams for an outstanding season, going undefeated for the season and placing first in their division!

You are great representatives of our town: we are proud of you and praise you for your achievements.

We would also recognize your coaches for dedicating their time, efforts and teaching good sportsmanship.

We would like to proclaim November 7, 2019 as Oxford Soccer Day!

Becky Roberts of The Oxford Youth Association announced that the Tree Lighting will be on November 30<sup>th</sup> from 5:00 PM to 7:00 PM in the center of Town.

### **Meeting Minutes:**

On motion by Mr. Nyland, seconded by Mr. Norton and passed unanimously on roll call vote to approve October 2<sup>nd</sup> and October 16<sup>th</sup> Executive and Township Meeting Minutes and to correct two words in the Executive Session meeting minutes of October 16<sup>th</sup>.

On motion by Mayor Ryan, seconded by Mr. Norton and passed unanimously on roll call vote to schedule a Special Meeting on November 13<sup>th</sup> at 7:00 PM to discuss Shared Services with Washington Borough for the position of Municipal Clerk.

**Ordinances**

No Ordinances

**Resolutions:**

**RESOLUTION 2019-54**

**A RESOLUTION DETERMINING THAT THE PROPERTY IDENTIFIED AS BLOCK 26, LOT 83 BE DESIGNATED AS A NON-CONDEMNATION REDEVELOPMENT AREA IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ., AND AUTHORIZING PREPARATION OF A REDEVELOPMENT PLAN**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

**WHEREAS**, on September 4, 2019, the Township Committee of the Township of Oxford ("Town") adopted a Resolution authorizing and directing the Land Use Board of the Town ("Board") to conduct a preliminary investigation to determine whether certain property, identified as Block 26, Lot 83, ("Study Area"), meets the criteria set forth in the Redevelopment Law and should be designated as a Non-Condemnation Redevelopment Area, as that term is defined by the Redevelopment Law; and

**WHEREAS**, the Board conducted a preliminary investigation of the Study Area to determine whether it should be designated as a Non-Condemnation Redevelopment Area in accordance with the criteria and procedures set forth in N.J.S.A. 40A:12A-5 and 40A:12A-6; and

**WHEREAS**, as part of its preliminary investigation, the Board caused James T. Kyle, P.P., AICP, from Kyle McManus Associates, the Board's Consulting Planner, to prepare an Area In

Need of Redevelopment Investigation Study ("Area in Need Study") for the Board for its consideration in determining whether the Study Area should be designated a Non-Condensation Redevelopment Area; and

**WHEREAS**, in addition to the foregoing, Mr. Kyle prepared a map showing the boundaries of the proposed redevelopment area and locations of the parcels of property included therein, along with a statement setting forth the basis for its investigation in accordance with N.J.S.A. 40A:12A-6(b)(1); and

**WHEREAS**, a public hearing was conducted by the Board on October 22, 2019, with notice having been properly given pursuant to N.J.S.A. 40A:12A-6(b)(3); and

**WHEREAS**, at the public hearing, the Board reviewed the preliminary investigation, the map and associated documents, and heard testimony from Mr. Kyle and others; and

**WHEREAS**, at the public hearing, members of the general public were given an opportunity to be heard and to address questions to the Board concerning the potential designation of the Study Area as a Non-Condensation Redevelopment Area; and

**WHEREAS**, after completing its investigation and public hearing on this matter, the Board concluded that there was sufficient credible evidence to support findings that satisfy the criteria set forth in the Redevelopment Law, particularly at N.J.S.A. 40A:12A-5 et seq., for designating the Study Area as a Non-Condensation Redevelopment Area and that said designation is necessary for the effective redevelopment of the area comprising the Study Area; and

**WHEREAS**, in accordance with the Redevelopment Law and as memorialized by Resolution dated October 22, 2019, the Board recommended to Township Committee of the Township of Oxford that Block 26, Lot 83 be designated as a Non-Condensation Redevelopment Area for the reasons set forth in the preliminary investigation report; and

**WHEREAS**, the Township Committee considered the Board's recommendation at its regularly scheduled public meeting on November 6, 2019; and

**WHEREAS**, at the Township Committee's public meeting, members of the general public were given an opportunity to be heard and to address questions concerning the potential designation of the Study Area as a Non-Condensation Redevelopment Area; and

**WHEREAS**, the Township Committee accepted the recommendation of the Land Use Board to declare the Study Area as a Non-Condensation Redevelopment Plan; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Oxford, County of Warren, State of New Jersey accepts the recommendation from the Land Use Board of the Township of Oxford and finds that Block 26, Lot 83 as shown on the official tax map of the Township of Oxford be and is hereby deemed to be a Non-Condensation Redevelopment Area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

**BE IT FURTHER RESOLVED**, that the designation of Block 26, Lot 83 as a Non-Condensation Redevelopment Area shall not authorize the Township to exercise the power of eminent domain to acquire any property in the Study Area; and

**BE IT FURTHER RESOLVED**, that the Township hereby reserves all other authority and powers granted to it under the Redevelopment Law; and

**BE IT FURTHER RESOLVED**, that the Clerk of the Township of Oxford shall forthwith transmit a copy of the within Resolution to the Commissioner of the Department of Community Affairs for review; and

**BE IT FURTHER RESOLVED**, that within ten (10) days of the Township Committee's adoption of the within Resolution, the Clerk of the Township of Oxford shall serve notice of the Township Committee's determination and the within Resolution upon all record owners of property within the Non-Condensation Redevelopment Area, those whose names are listed on the tax assessor's records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of the determination and Resolution may be sent and upon the Commission of the New Jersey Department of Community Affairs; and

**BE IT FURTHER RESOLVED**, that the firm of Kyle McManus Associates, Township Planner, is authorized and directed to prepare a Redevelopment Plan for the Study Area, including an outline for the planning, development and redevelopment of the Study Area pursuant to N.J.S.A. 40A:12A-7 and present same to the Land Use Board and Township Committee; and

**BE IT FURTHER RESOLVED**, that this Resolution shall take effect immediately.

**ATTEST:**

Sheila L. Oberly, RMC/CMR  
Township Clerk

**GOVERNING BODY OF THE**  
**TOWNSHIP OF OXFORD**

Bill Ryan  
Mayor

On motion by Mr. Nyland, seconded by Mr. Norton and passed unanimously on roll call vote to adopt **Resolution 2019-54.**

**RESOLUTION 2019-55**

**Refund of Overpayment**

**WHEREAS**, overpayment of taxes was made by the property owner on Block 24 Lot 6 for the fourth quarter of 2019, and

**WHEREAS**, this has caused an overpayment on Block 24 Lot 6, and

**WHEREAS**, the property owner 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 \$2135.03 to Gutierrez, Armando & Michele of 126 Buckley Avenue Oxford, NJ 07863.

**RESOLUTION 2019-56**

**FORM 1B**

**WHEREAS**, the Governor's Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey.

**WHEREAS**, The Township Committee of the Township of Oxford, County of Warren, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore, has an established Municipal Alliance Committee; and,

**WHEREAS**, the Township Committee further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and,

**WHEREAS**, the Township Committee has applied for funding to the Governor’s Council on Alcoholism and Drug Abuse through the County of Warren;

**NOW, THEREFORE, BE IT RESOLVED** by the Township of Oxford, County of Warren, State of New Jersey hereby recognizes the following:

1. The Township Committee does hereby authorize submission of a strategic plan for the Oxford Municipal Alliance grant for fiscal year 2021 in the amount of:

DEDR	\$3,014.00
Cash Match	\$ 754.00
In-Kind	\$2,261.00

2. The Township Committee acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

APPROVED:

Bill Ryan, Mayor

On motion by Mayor Ryan, seconded by Mr. Nyland and passed unanimously on roll call vote to adopt **Resolution 2019-55 and Resolution 2019-56.**

## **New Business:**

On motion by Mr. Nyland, seconded by Mayor Ryan and passed unanimously on roll call vote to advertise on the website for RFPs for all of the Professional Positions for 2020. (Municipal Attorney • Auditor • Bond Council • Municipal Planner • Public Defender • Township Engineer • IT Person)

All proposals are due to the Municipal Clerk, December 11<sup>th</sup> by 7:00 PM and will be reviewed at the December 11<sup>th</sup> Township Committee meeting.

The Committee reviewed the 2019/2020 Best Practices Worksheet that the Clerk sent to The New Jersey Division of Local Government Services on October 30, 2019.

Mr. Norton asked why at least twelve items on the Best Practice Worksheet were not being completed by the Township.

Carl Maier, 45 Scranton Parkway wrote a letter to the Committee asking to be taken off of the 2019 tax sale. He stated he has fallen on hard times and needed more time to pay his taxes.

On motion by Mayor Ryan, seconded by Mr. Nyland and passed unanimously on roll call vote to take Mr. Maier off the 2019 tax sale and to give him an additional six months to pay his 2018 taxes.

William Kimble asked if he could schedule a Musky Tournament at Oxford Furnace Lake in April, 2020. He would like to rent the pavilion and the bath house and asked what the fee would be.

On motion by Mr. Nyland, seconded by Mayor Ryan and passed unanimously on roll call vote to charge him the same fee, that is charged to rent the pavilion. Mr. Nyland suggested that the Oxford Youth Association open the refreshment stand and also have a food truck to make money. Mr. Nyland will contact Mr. Kimble tomorrow.

Peggy Hissim and Emergency Squad members attended the meeting to demonstrate “Lucas.”

The LUCAS device is an easy-to-use mechanical chest compression device that helps lifesaving teams around the world deliver high-quality, guidelines-consistent chest compressions to sudden cardiac arrest patients; in the field, on the move and in the hospital.

Ms. Hissim stated that a resident that wants to remain anonymous donated \$20,000.00 to the Oxford Emergency Squad-the purchase price of LUCAS was \$15,000.00 and Oxford Township is the third township to buy this device.

Ms. Hissim said that the Squad is looking to buy two new stretchers-White Township is buying one and she asked that Oxford Township buy the other one. The cost is \$45,000.00 each and the payment can be financed over three to four years.

Ms. Hissim also announced that 2021 is the 50<sup>th</sup> year anniversary of the Oxford Emergency squad and have started discussing having a celebration.

The Committee thanked the Oxford Emergency Squad for attending the meeting and for the demonstration of LUCAS.

The Committee received an e-mail from Jean Paul Reece, stating that some of the computers in the Municipal Building need to be upgraded and the cost would be \$1,650.00.

On motion by Mr. Nyland, seconded by Mayor Ryan and passed unanimously on roll call vote to authorize Mr. Reece to upgrade the computers for a cost of \$1,650.00.

### **Township Committee Reports and Correspondences:**

Lieutenant James R. Teter attended the meeting and asked if anyone had any concerns or questions. He stated that at the next meeting on December 11<sup>th</sup>, he would read the October Police Report.

Mr. Tolentino asked the Committee if the Township would waive his garbage fee. The Committee said No.

Mr. Nyland said that Golden Rule Karate & Fitness on Wall Street has a low hanging tree over the building. He will ask Lou Accetturo to go look at it, make sure whose property the tree is on and if it is the Township's responsibility, to get estimates to have it removed and report back to the Committee for their approval.

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

Mr. Finelli was absent



**Township Attorney's Report:**

Nothing to report

**Motion to Pay Bills:**

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

**Public Comment:**

Keith Gibbons asked about the Best Practice Worksheet and if the tree falls on the Karate Studio, does the Township have to pay?

Mr. Magnuson, Oxford School's Superintendent asked that the time of garbage pick-up at the school be rescheduled. The DPW men are backing the truck in to pick up garbage when children are walking into the school. He asked that the time be changed to either later or earlier when no children would be present.

Mrs. Erhard asked that the potholes be fixed on Snyder's Lane. Mr. Nyland stated that he will tell Mr. Accetturo to fill the potholes with gravel.

Mr. Nyland said that Mr. Accetturo will also put gravel at the bottom of the soccer field.

Dana McGuire asked if the Special Meeting next week is about Washington Borough Shared Service for Municipal Clerk.

Mayor Ryan said yes.

End of Public Comment.

**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, Oxford Textile, Solar Farm and Cambridge West.

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 Mayor Ryan and passed unanimously on roll call vote to enter Executive Session at 7:50 PM.

On motion by Mayor Ryan, seconded by Mr. Nyland and passed unanimously on roll call vote to enter open session at 8:30 PM.

On motion by Mayor Ryan, seconded by Mr. Norton and passed unanimously on roll call vote to authorize the Township Attorney to write a letter to Oxford Textile.

On motion by Mr. Nyland, seconded by Mayor Ryan and passed unanimously on roll call vote to change the Special Meeting to discuss Shared Services with Washington Borough for the position of Municipal Clerk from November 13<sup>th</sup> at 7:00 PM to November 15<sup>th</sup> at 7:00 PM because Washington Borough's meeting is scheduled for November 14<sup>th</sup> to discuss/ratify the Shared Service Agreement for Municipal Clerk.

On motion by Mayor Ryan, seconded by Mr. Nyland and passed unanimously on roll call vote to schedule a Work Session Meeting on December 18<sup>th</sup> at 7:00 PM.

On motion by Mr. Nyland, seconded by Mayor Ryan and passed unanimously on roll call vote to adjourn the meeting at 8:40 PM.

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Sheila L. Oberly, RMC

