

**OXFORD TOWNSHIP SPECIAL MEETING**  
**December 22, 2021**

The special meeting of the Township Committee of Oxford Township was held on December 22, 2021 in the Oxford Township Municipal Building, 11 Green Street, Oxford, NJ.

Notice of time, date, location and agenda of this meeting, to the extent then known was provided at least forty-eight (48) hours prior to the commencement of this meeting in the following manner pursuant to the provisions of Chapter 231 of the law of 1975 “the Open Public Meetings Act”:

- Emailing to the Express Times / Warren County NJ Zoned Edition
- Posting on the Township web-site and Facebook page

In attendance was Gerald Norton, and Linda Koufodontes, Township Committee, and Susan Turner, Deputy Municipal Clerk.

Mayor Norton opened the meeting at 7:00 PM

**Public Comment on Agenda items:** - No comments

**Ordinances: 2nd Reading/ Public Hearing**

- Ordinance 2021-18 Oxford Textile Mill Amended Redevelopment Plan

ORDINANCE NO. 2021-18

ORDINANCE OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF  
NEW JERSEY ADOPTING THE AMENDED REDEVELOPMENT PLAN FOR OXFORD  
TEXTILE MILL REDEVELOPMENT AREA

WHEREAS, on January 19, 2005, the Oxford Township Committee adopted resolution 2005-11 designating the former Oxford Textile Mill properties as an area in need of redevelopment (the ‘Redevelopment Area’); and

WHEREAS, a Redevelopment Plan entitled “Redevelopment Plan for Oxford Textile Mill Redevelopment Area” was adopted in 2006 and subsequently amended in 2007 (the “Plan”); and

WHEREAS, the Plan was focused on providing residential development opportunities in the Redevelopment Area with the purpose of supporting and growing commercial/business area along Wall Street; and

WHEREAS, the Township Committee desires to leave those residential development opportunities intact while at the same time creating the opportunity for non-residential development which would benefit the community and which reflects a growing trend in the State of New Jersey of encouraging ground-mounted solar photovoltaic development and also the development of certain classes (as those classes are defined in the relevant State Legislation) of cannabis businesses (together, the “New Uses”); and

WHEREAS, the Township’s Planner, Jim Kyle, P.P./A.I.C.P., of Kyle + McManus, Associates was directed to prepare amendments to the Plan to permit the New Uses in the Redevelopment Area (the “Amended Plan”); and

WHEREAS, a true and correct copy of the Amended Plan is attached hereto; and

WHEREAS, N.J.S.A. 40A:12A-7 requires the adoption of the Amended Plan via ordinance upon second reading by the governing body and a public hearing thereon; and

WHEREAS, prior to second reading and public hearing, the proposed Amended Plan must first be referred to the Land Use Board for a review and recommendation of the Amended Plan’s consistency with the Township’s Master Plan; and

WHEREAS, the Amended Plan was referred to the Land Use Board upon first reading of this Ordinance and the Land Use Board conducted its review on November 23, 2021 and recommended the adoption of the Amended Plan by the governing body as being consistent with the Township's Master Plan and overall development objectives.

NOW THEREFORE BE IT ORDAINED AND ENACTED BY THE OXFORD TOWNSHIP COMMITTEE that the Amended Redevelopment Plan for Oxford Mill Textile Redevelopment Area dated November 3, 2021, which is attached hereto and incorporated herein, is hereby adopted.

Effective Date. This Ordinance shall take effect upon final passage and publication as provided by law.

NOTICE is hereby given that the foregoing Ordinance was introduced to pass on first reading at a regular meeting of the Committee of the Township of Oxford held on December 1, 2021, at 7:00 PM and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a special meeting of the Township Committee to be held on December 22, 2021, at 7:00 PM, or as soon thereafter as the Township Committee may hear this Ordinance at the Municipal Building, 11 Green Street, Oxford, New Jersey, at which time all persons interested may appear for or against the passage of said Ordinance.

Linda Koufodontes moved to accept Ordinance 2021-18. Seconded by Mayor Norton and passed unanimously on roll call vote. Ayes: 2, Nays: 0, Abstain: 0. Absent: 1.

**Old Business:**

Authorize the execution of a Redeveloper's Agreement with Oxford Textile Solar, LLC. Linda Koufodontes moved to authorize the execution of a Redeveloper's Agreement with Oxford Textile Solar, LLC. Seconded by Mayor Norton and passed unanimously on roll call vote. Ayes: 2, Nays: 0, Abstain: 0. Absent: 1.

**Public Comment:** No comments

Mayor Norton moved to adjourn the meeting at 8:35 PM. Seconded by Linda Koufodontes. Ayes: 2, Nays: 0, Abstain: 0, Absent: 1. Motion passed.

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Susan Turner, Deputy Clerk