

OXFORD TOWNSHIP MEETING
February 16, 2022

The meeting of the Township Committee of Oxford Township was held on February 16, 2022 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, Georgette Miller and Linda Koufodontes, Township Committee, Matthew Hall, Township Administrator, Richard Wenner, Township Attorney, Michael Finelli, Township Engineer and Susan Turner, Deputy Municipal Clerk.

Mayor Norton opened the meeting at 7:02 PM

Meeting Minutes:

Georgette Miller moved to accept the February 2, 2022 regular meeting and Executive Session minutes. Seconded by Linda Koufodontes. Ayes: 3, Nays: 0, Abstain: 0. Absent: 0. Motion passed.

Public Comment on Agenda items: - No comments

Resolutions – Resolution 2022-26 HCSR Redevelopment Intent –
RESOLUTION 2022-26

REDEVELOPMENT OPPORTUNITY OF BLOCK 45, LOT 1

WHEREAS, The New Jersey Department of Environmental Protection has established the Hazardous Discharge Site Remediation Loan and Grant Program; and

WHEREAS, The Township of Oxford had acquired ownership of Block 45, Lot 1, also known as 50 Wall Street, located in the Township of Oxford; and

WHEREAS, The property located at Block 45, Lot 1 is within an “Area in Need of Redevelopment” designated as such pursuant to the Local Housing and Redevelopment Law, and is part of the Oxford Central Business District Redevelopment Plan, adopted by the Oxford Township Committee on November 10, 2004; and

WHEREAS, The Township, in 2018, as part of its comprehensive planning process related to Oxford Town Center, changed the zoning classification of the property from B Business to TC-1 Town Center, which permits a wide range of development options from higher density residential, to commercial uses to mixed-use development; and

WHEREAS, The Township Committee intends to amend the Oxford Central Business District Redevelopment Plan to mirror the zoning requirements of the TC-1 Town Center district; and

WHEREAS, The Township had previously made application to the Hazardous Discharge Site Remediation Loan and Grant Program for Preliminary Assessment, Site Investigation or Remedial Investigation activities for Block 45, Lot 1; and

WHEREAS, the Hazardous Discharge Site Remediation Loan and Grant Program provided grant funding in 2016 and 2018, and a number of contamination-related issues were identified through on-site testing and investigation; and

WHEREAS, additional funding is required to complete further investigation related to groundwater and vapor intrusion; and

WHEREAS, additional investigation will aid in identifying remediation measures necessary to ensure that redevelopment of the property can proceed in accordance with the redevelopment plan for the area; and

WHEREAS, The Hazardous Discharge Site Remediation Loan and Grant Program requires an indication that a commitment exists to redevelop Block 45, Lot 1 within three years following completion of remediation.

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Oxford that the Township of Oxford is committed to the redevelopment of Block 45, Lot 1 within three years following completion of remediation at the site, as evidenced by the site's inclusion in an "Area in Need of Redevelopment" pursuant to the Local Housing and Redevelopment Law and prior adoption of and commitment to update the Oxford Central Business District Redevelopment Plan to be consistent with the TC-1 Town Center zoning designation that resulted from comprehensive planning study for the Oxford Town Center.

BE IT FURTHER RESOLVED THAT the Township hereby authorizes the submission of an application to the NJDEP Hazardous Discharge Site Remediation Loan and Grant Program.

Georgette Miller moved to accept Resolution 2022-26. Seconded by Linda Koufodontes and passed unanimously on roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

New Business:

- Oxford PTA Raffle License – Georgette Miller moved to approve the Oxford PTA Raffle License. Seconded by Linda Koufodontes. Ayes: 3, Nays: 0, Abstain: 0. Absent: 0. Motion passed.

- Oxford PTA Tricky Tray – Georgette Miller stated the Oxford PTA requested passes to Oxford Lake for their Tricky Tray on March 26, 2022. Linda Koufodontes moved to provide 4 Family Season passes to Oxford Lake to the Oxford PTA Tricky Tray. Seconded by Georgette Miller. Ayes: 3, Nays: 0, Abstain: 0. Absent: 0. Motion passed.

Old Business:

- Habitability Hearing – 6 Hill Street Block 34, Lot 37 – Gerald Norton moved to reopen the Habitability Hearing for Block 34, Lot 37, 6 Hill Street. Seconded by Georgette Miller and passed unanimously on roll call vote. Ayes: 3, Nays: 0, Abstain: 0. Absent: 0. Property owner, Mohan Bista, was reminded by Rich Wenner he is still under oath. Mr. Bista stated he paid the chimney contractor 50% of the job estimate. The contractor is supposed to start tomorrow. Mr. Bista's General Contractor told him no work can be done on the boiler/furnace until the chimney is done. Mr. Bista said no permits have been closed. The electrical system is being done. Mayor Norton stated there has been little progress in the last few months. Mr. Bista will have to provide pictures of work completed and in progress as well as a definitive timeline of work from his General Contractor within 2 weeks. Mayor Norton moved to continue the habitability hearing on March 2, 2022. Seconded by Georgette Miller and passed unanimously on roll call vote. Ayes: 3, Nays: 0, Abstain: 0. Absent: 0. Mayor Norton moved to close this portion of the Habitability Hearing. Seconded by Linda Koufodontes. Ayes: 3, Nays: 0, Abstain: 0. Absent: 0.

- Cell Tower – Rich Wenner does not have an update. Mayor Norton reminded him to also look into the refund of the August or September payment.

- Sewer and Garbage Rates – Matt Hall spoke with the CFO. Charging \$225 for garbage will leave the Township in a tough position. The \$35 for sewer is enough to cover the additional \$100,000 being charged. Discussion ensued regarding budget deadlines and utility billing. Georgette Miller moved to send out estimated sewer bills at the current rate. Seconded by Mayor Norton and passed unanimously on roll call vote Ayes: 3, Nays: 0, Abstain: 0. Absent: 0.

- Cambridge West – Rich Wenner stated the proof of posting was received for the last block of in REM foreclosures. The final transfer of title will be done in about two weeks. That will bring the number of properties done up to 22.

- No Parking on Scranton Parkway – No parking signs were posted on Scranton Parkway. A resident removed one which will be replaced. Matt Hall will ask Officer Pantuso to visit the resident.

- Bonfire – Georgette Miller stated the Bonfire at Oxford Lake is scheduled for February 26. The permit has been obtained.

Township Committee Reports and Correspondence

-Linda Koufodontes attended the Board of Education meeting via Zoom on February 10, 2022. Changes to the mask requirements made by Governor Murphy were discussed. Masks will still be required on busses. The State budget numbers are expected on March 10 so their next meeting has been rescheduled to March 16.

-Mayor Norton stated the DPW had to replace some snowplow truck hydraulic parts. They have filled some potholes with cold patch and they are moving files from the records room upstairs to the records storage room downstairs.

Township Administrator – Matt Hall stated he has met with Officer Pantuso regarding Code Enforcement. Officer Pantuso will discuss matters with the Mayor and Matt regularly.

Township Engineer Report – Mike Finelli stated the change orders for Mine Hill Road were done and the final vouchers were sent to the CFO for signature. He discussed the Kent Street project with the CFO who stated there is \$105,000 available from last year's bond ordinance which would cover the \$86,500 shortage on Kent Street. Mayor Norton would like other options reviewed, particularly dividing the project. Mike said he will visit the site and review the numbers with Donna Becker. Regarding the drains to be installed in Spring Meadows, the contractor has the material but is waiting for warmer weather. Mike will forward the HDSR Resolution to his contact at the state.

Township Attorney's Report – Rich Wenner stated he has two items for Executive Session and he will not be at the March 2, 2022 meeting.

Motion To Pay Bills:

Georgette Miller moved to pay all bills presented to and approved by the Committee. Seconded by Linda Koufodontes and passed unanimously on roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

Reports: No reports.

Public Comment: James Kearny, 22 Valley View Terrace, Washington, NJ and Shane Kearney, 153 Belvidere Avenue, Oxford, NJ James Kearny recently purchased 151 Belvidere and stated that though it is an empty lot, the Township Utilities site shows three quarterly sewer payments in arrears. Mayor Norton will have the DPW Supervisor confirm that the sewer line is capped. Rich Wenner will draft a resolution waiving the payments in arrears.

Meeting Recap: Rich Wenner will contact the cell tower company. He will also draft the Resolution for the 151 Belvidere Avenue sewer payments and send a letter to Mr. Bista regarding the continuation of the Habitability Hearing on March 2, 2022.

Executive Session

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 matters to be discussed are Township owned property, Redevelopment, Contractual, and Personnel

Linda Koufodontes moved to enter Executive Session at 7:51 PM, seconded by Georgette Miller. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion passed.

Linda Koufodontes moved to end Executive Session and resume public session at 8:33 PM. Seconded by Georgette Miller. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion passed.

Linda Koufodontes moved to adjourn the meeting at 8:34 PM. Seconded by Georgette Miller. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion passed.

Susan Turner, Deputy Clerk