

OXFORD TOWNSHIP MEETING
May 4, 2022

The meeting of the Township Committee of Oxford Township was held on May 4, 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, and Susan Turner, Deputy Municipal Clerk.

Mayor Norton opened the meeting at 7:01 PM

Meeting Minutes: Georgette Miller moved to accept the April 20, 2022 regular meeting minutes 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

Presentation – Cambridge West – Several associates of Oxford Hilltop presented a brief history of their interest in the property, their initial plans, and how and why the original plans changed. Owen Dykstra of the Westview/Dykstra Real Estate Group distributed a handout showing the current plan for a clubhouse, sports facilities and 160 units of high-end modular housing in a 55+ community. Building would start in about 2 years due to approvals needed. Richard Wenner noted this is a change from the original approval plan and a financial agreement and developer agreement are needed.

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 matter to be discussed is Redevelopment.

Mayor Norton moved to enter Executive Session at 7:20 PM. Seconded by Georgette Miller. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion passed.

Linda Koufodontes moved to return to Public Session at 7:29 PM. Seconded by Georgette Miller. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion passed.
No action was taken in Executive Session

Mayor Norton moved to approve the proposed Cambridge West project as presented by Oxford Hilltop, subject to developer and financial agreements. Seconded by Linda Koufodontes and

passed by unanimous roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

Ordinances: 1st Reading/ Public Hearing –

ORDINANCE 2022-07

AN ORDINANCE OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN AND STATE OF NEW JERSEY AMENDING CHAPTER 90, VEHICLES AND TRAFFIC, ARTICLE II, TRAFFIC REGULATIONS, SECTION 30, SPEED LIMITS, IN ORDER TO REDUCE THE SPEED LIMIT ON WALL STREET TO 25MPH; AMENDING CHAPTER 90, VEHICLES AND TRAFFIC, ARTICLE II, TRAFFIC REGULATIONS, IN ORDER TO CREATE A NEW SECTION 33.1, LEFT TURN PROHIBITED; AMENDING CHAPTER 90, VEHICLES AND TRAFFIC, ARTICLE II, TRAFFIC REGULATIONS, SECTION 45, TIME-LIMIT PARKING, IN ORDER TO DELETE WALL STREET FROM SAID SECTION

BE IT ORDAINED by the Township Committee of the Township of Oxford, County of Warren, State of New Jersey as follows:

Section 1.

Chapter 90, Vehicles and Traffic, Article II, Traffic Regulations, Section 30, Speed Limits, is hereby amended by reducing the speed limit on Wall Street from 30mph to 25 mph.

Chapter 90, Vehicles and Traffic, Article II, Traffic Regulations, Section 33.1, Left Turn Prohibited, is hereby created and added to the Code of the Township of Oxford as follows:

§90-33.1. Left Turn Prohibited.

Left turns shall be prohibited on the streets and at the intersections below:

| | |
|-----------|--------------|
| Street | Intersection |
| Allen Ave | Wall Street |

Chapter 90, Vehicles and Traffic, Article II, Traffic Regulations, Section 34, Time-limit Parking, is hereby amended by deleting Wall Street from this Section.

Section 2: Severability

Any article, section, paragraph, subsection, clause, or other provision of the Code of the Township of Oxford inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency

Section 3: Repealer

If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

Section 4: Effective Date

This ordinance shall take effect after final passage and publication as provided by law.

Linda Koufodontes moved to approve Ordinance 2022-07. Seconded by Georgette Miller.

Discussion – Lieutenant Smith, Washington Township Police Department, stated the data from the speed sign could not be downloaded. The speed sign will be placed closer to Route 31 so it will not be visible coming down the hill. Mayor Norton stated he met with business owners on Wall Street and reviewed several options. He feels this ordinance addresses the most important aspects and additional changes can be made in the future if necessary.

Ordinance 2022-07 1st reading was passed by unanimous roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

Ordinances: 2nd Reading/ Public Hearing – No Ordinances for 2nd Reading

Resolutions: No Resolutions

New Business:

-Trailer Park fees – During budget talks it was brought up that the trailer park fees have not been raised in the last 6 years in accordance with community taxes and fees. Mayor Norton asked Matt Hall to work with Rich Wenner to calculate a percentage increase and build in automatic appreciation for future years.

-Sewer and Garbage bills – Due to the lateness of the bills, interest being charged and the grace period moved to May 1, 2022, Mayor Norton would like to extend the grace period to May 20, 2022. Mayor Norton moved to extend the sewer and gas utility payment grace period to May 20, 2022 for the only current cycle. Seconded by Georgette Miller and passed by unanimous roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

-Emergency Squad garbage collection fees – Mayor Norton stated Peggy Hissim, Oxford Emergency Squad, said the Emergency Squad has received and paid bills for garbage collection. The Squad is not required to pay for garbage collection. Peggy has not yet provided proof of the payments. Matt Hall will look into any payments received. Rich Wenner stated that, though they are exempt from these payments, the Township is not obligated to refund previous payments made voluntarily.

Old Business:

-Habitability Hearing – 6 Hill Street, Block 34, Lot 37 – continued from April 5, 2022 - Rich Wenner reminded property owner Mohan Bista he is still under oath. Mr. Bista presented to Rich Wenner a complaint he filed with the Washington Township Police Department against his contractor. Mr. Bista stated his contractor has taken payments from him but has not completed the work as scheduled and now is not answering his calls or emails. Mayor Norton stated he has received multiple complaints about the property. The original complaint was made June 27, 2021. Rich Wenner stated Mr. Bista is in violation of orders and can be fined \$2,500 per occurrence (each future habitability hearing) for non-compliance or the Committee can order demolition of the building. Mr. Bista stated he will hire another contractor. Georgette Miller moved to continue the habitability hearing to June 1, 2022 at which time Mr. Bista must provide proof of hiring a contractor (signed contract), and the progress of work completed or be fined \$2,500.00. Seconded by Linda Koufodontes and passed by unanimous roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

-Lake Inflatables – Georgette Miller sent proposals from two vendors of inflatables to the Committee. Payment for the inflatables is coming from lake revenue. The set up and use of inflatables is not considered an amusement park ride so no additional inspections are required. After review of different items available, and upon recommendation from Georgette Miller, Georgette Miller moved to purchase a multi-person slide, a pad for the slide, the Rocket Jr., and adult and child life jackets for a total of \$6,202.12. Seconded by Linda Koufodontes and passed by unanimous roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

-Wall Street Parking/Line of Sight Study – Mayor Norton will follow up with Michael Finelli regarding the Line of Sight Study out of Allen Avenue.

Township Committee Reports and Correspondence

-Linda Koufodontes attended the Board of Education meeting on April 28, 2022. 12 to 15 children took part in the Earth Day Route 31 cleanup. Subscription bussing is expected to increase to \$46 one way, \$80 round trip per household per month. Superintendent Bob Magnuson wrote a letter of opposition regarding the \$6,000.00 cost to advertise the school budget. The tax levy under the new budget will add \$86.59 yearly to the average \$156,000 assessed residence.

-Georgette Miller said Oxford Lake will be opening on Memorial Day weekend. The DPW has been working at the lake. Scouts will be working on two Eagle Scout Leadership projects, the bird path and the remote camp site.

Township Administrator:

-Code Violations – Progress report - Matthew Hall reviewed the report of code violations submitted by Officer Pantuso. Mayor Norton noted a significant number of complaints have been addressed.

-Spring Meadows letter – The Committee is satisfied with the wording of the letter submitted for review. The violations section will be highlighted. Mayor Norton would like it sent out as soon as possible.

Township Engineer Report: No report

Township Attorney's Report: No report

Motion To Pay Bills:

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

Public Comment: Lieutenant Smith asked if the Committee would like a police officer at the lake again this year. Georgette Miller will discuss this with Lake Director Eddy Patient.

Joe Wilhelm, Fairway Estates Home Owners Association, 16 Mine Hill Rd, Washington, NJ asked for information on the retroactive sewer bill increase that came with no notification. Mayor Norton explained the new rate was based on total flow and the timing of the increase by PRMUA caused the delay in getting the new rates out to residents. Rates could be reduced in the future as they were in 2017.

Meeting Recap:. Matt Hall will work on the formula for the trailer park fees and will get information from the tax collector regarding payments from the Emergency Squad garbage billing.

Rich Wenner will send out a notification regarding the Habitability Hearing for 6 Hill Street.

Executive Session: No Executive Session

Mayor Norton moved to adjourn the meeting at 8:35 PM. Seconded by Linda Koufodontes. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion passed.

Susan Turner, Deputy Clerk