

OXFORD TOWNSHIP MEETING
June 1, 2022

The meeting of the Township Committee of Oxford Township was held on June 1, 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 7:00 PM

Meeting Minutes: Georgette Miller moved to accept the May 4, 2022 Regular and Executive Session minutes and the May 18, 2022 Regular and Executive Session minutes Seconded by Linda Koufodontes. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion passed

Public Comment on Agenda items: - Regarding Ordinance 2022-07 – Margaret Bray, Wall Street, Oxford asked if police are enforcing the 25 mph speed limit. Mayor Norton stated that if the ordinance is passed, he will work out a detailed plan with them. Mrs. Bray stated that drivers are not obeying the speed limit and she saw Oxford DPW trucks speeding on Wall Street. Mayor Norton will make sure employees obey the speed limit. Mayor Norton asked if she had noticed any change since the lower speed limit signs and the two SLOW signs were installed. She replied No.

Ordinances: 1st Reading/ Public Hearing – No Ordinances for 1st Reading

Ordinances: 2nd Reading/ Public Hearing –

ORDINANCE NO. 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.

No Public Comments regarding Ordinance 2022-07. Linda Koufodontes moved to approve Ordinance 2022-07. Seconded by Georgette Miller.

Discussion – Georgette Miller stated that large trucks have difficulty turning left from Washington Avenue onto Wall Street, even when there are no cars parked on the south side of Wall Street. Removing one parking space and limited parking hours were discussed.

Vote: Ayes: 1, Nays: 2, Abstain: 0, Absent: 0. Motion failed.

Mayor Norton will meet with Wall Street business owners and residents to further address the issue.

Resolutions:

Resolution 2022-38- Utility Engineering and Construction Agreement (UECA-06-RT.31 Furnace-093250)

RESOLUTION 2022-38

RESOLUTION AUTHORIZING EXECUTION OF A UTILITY ENGINEERING AND CONSTRUCTION AGREEMENT (UECA-06-RT.31 FURNACE-093250)

WHEREAS, the Township Committee of the Township of Oxford is required to enter into an agreement with the New Jersey Department of Transportation (NJDOT) regarding the verification, design, protection and/or relocation of certain public works facilities associated with the proposed Furnace Brook Bridge construction project: and

WHEREAS, the NJDOT requires a resolution of the governing body authorizing the appropriate Township official to executive the agreement;

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Oxford, County of Warren, State of New Jersey, that the Township does hereby authorize the Township Administrator to execute all necessary documents associated with UECA-06-RT.31 FURNACE-093250.

Georgette Miller moved to approve Resolution 2022-38. Seconded by Linda Koufodontes passed by unanimous roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

New Business:

Mine Property – Mayor Norton would like Finelli Engineering to conduct a study on the property’s impervious surfaces to help determine possible future uses. Mayor Norton moved to authorize Finelli Engineering to conduct a study of the Mine Property impervious surfaces. Seconded by Linda Koufodontes

Pequest Property – Mayor Norton stated that, given recent interest, it would be wise to have the property, Block 31, Lot 21.01, investigated for redevelopment. Rich Wenner stated that a Resolution can be adopted to undertake a preliminary investigation that will go to the Planning Board and the Township Planner. Rich submitted Resolution 2022-39

RESOLUTION 2022-39

RESOLUTION OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN AND STATE OF NEW JERSEY, AUTHORIZING THE TOWNSHIP OF OXFORD PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER THE PROPOSED STUDY AREA, BLOCK 31 LOT 21.01 QUALIFIES AS AN AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A ET SEQ.

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“Redevelopment Law”), provides a mechanism to assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Redevelopment Law sets forth the procedures for the Town to declare an area in need of redevelopment, along with the development and effectuation of a redevelopment plan; and

WHEREAS, pursuant to the required redevelopment procedures, specifically set forth in N.J.S.A. 40A:12A-6, no area of a municipality shall be deemed a redevelopment area unless the governing body of the municipality shall, by Resolution, authorize the Planning Board to undertake a preliminary investigation to determine whether a proposed area is a redevelopment area meeting the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the New Jersey Legislature adopted, and the Governor signed, P.L. 2013, Chapter 159, which amended the Redevelopment Law, including the procedural requirements of N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-6; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, “[t]he resolution authorizing the planning board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (hereinafter referred to as a “Non-Condemnation Redevelopment Area”) or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a “Condemnation Redevelopment Area”); and

WHEREAS, the Township Committee desires to commission a study to determine if the Block 31, Lot 21.01 satisfies the criteria of an Area in Need of Redevelopment (Non-Condemnation); and

WHEREAS, the Township Committee finds it to be in the best interest of the Township and its residents to authorize the Township’s Planning Board pursuant to N.J.S.A. 40A:12A-4 and N.J.S.A. 40A:12A-6 to undertake such preliminary investigation of the study area which includes properties Block 31, Lot 21.01 (the “Study Area”);

WHEREAS, the Township of Oxford wishes to direct the Planning Board to undertake a preliminary investigation and to prepare the preliminary investigation to determine whether the proposed Study Areas qualifies as an area in need of Non-Condemnation Redevelopment pursuant to N.J.S.A. 40A:12A-5.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Oxford, in the County of Warren, and State of New Jersey, that the Planning Board is hereby authorized to undertake a preliminary investigation and to prepare the preliminary investigation, pursuant to the notice,

conduct a hearing and comply with other requirements of the Redevelopment Law, N.J.S.A. 40A:12A-1 et seq., as amended, in order to recommend to the Township Committee whether the area comprising the study area is an area in need of **Non-Condemnation Redevelopment** according to the criteria set forth in N.J.S.A. 4A:12A-5.

BE IT FURTHER RESOLVED, that the Planning Board shall submit its findings and recommendations to the Township Committee in the form of a Resolution with supporting documentation.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution is to be forwarded to the Planning Board of the Township of Oxford.

BE IT FURTHER RESOLVED, that this Resolution shall take effect pursuant to law.

Georgette Miller moved to approve Resolution 2022-39. Seconded by Linda Koufodontes and passed by unanimous roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0

Old Business:

Habitability Hearing – 6 Hill Street, Block 34, Lot 37 – Rich Wenner stated this hearing is a continuation of the May hearing and reminded Mr. Bista he is still under oath. Mr. Bista presented two pictures of the residence and change of contractor paperwork he submitted to the Dept of Community Affairs changing the electrician and the general contractor. Linda Koufodontes asked the new contractors’ estimated start dates. Mr. Bista stated within the next few days and he believes the work will be done by July. Mayor Norton stated he has seen improvement on the property. Moved to continue the hearing on July 6, 2022. Seconded by and passed by unanimous roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0

Township Committee Reports and Correspondence

-Linda Koufodontes stated the next Board of Education meeting is June 16, 2022.

-Georgette Miller stated the Boy Scout fundraiser for the Eagle Scout Leadership Project at the lake will be a carwash held at the Firehouse. A flier will be distributed to local businesses and will be posted on the Township website and Facebook page.

-Georgette Miller stated Oxford Lake had a great turnout over the weekend, despite closing Saturday due to weather. Compared to the same weekend last year, more than 10 times the revenue was received.

-Georgette Miller stated that she’d like the Rocket Jr. inflatable installed this weekend. The slide is to be delivered mid-June. Matt Hall distributed a draft of a Hold Harmless agreement. Age and height requirements will be added. Rich Wenner stated that a fee schedule is required. Using information provided by Georgette, Rich submitted Ordinance 2022-09 Fee Schedule for Oxford Furnace Lake Inflatables

ORDINANCE NO. 2022-09

ORDINANCE OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY, ESTABLISHING A FEE SCHEDULE FOR USE OF INFLATABLES ON THE OXFORD FURNACE LAKE

WHEREAS, the Township is the owner of a body of water and attendant park land known as the Oxford Furnace Lake; and

WHEREAS, pursuant to Chapter 234-4(A) of the Code of Oxford, the Township shall “establish a fee schedule, which may be amended by resolution from year to year, for the use of the recreation area at Oxford Furnace Lake. Said fee schedule shall include but not be limited to fees for daily and seasonal swimming for residents and nonresidents, reservation and use of gas grills, reservation and use of the pavilion, and reservation and use of picnic tables at the recreation area, and/or any combination thereof;” and

WHEREAS, the Township Committee desires to establish a fee schedule with ranges for the use of inflatables on the Lake, which shall be annually set by resolution.

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

Section 1:

There is hereby adopted a fee schedule for the use of inflatables on Oxford Furnace Lake as set forth in the attached Exhibit A. Each year the Township Committee shall by resolution establish the actual fee to be charged that is within the range authorized.

Section 2:

Severability. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

Section 3:

Repealer. Any ordinance or parts thereof in conflict with the provisions of this Ordinance are hereby repealed as to their inconsistencies only.

Section 4:

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

EXHIBIT A

Use	Range
Inflatables	\$10-\$50 per person/day

Georgette Miller moved to accept Ordinance 2022-09. Seconded by Linda Koufodontes and passed by unanimous roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0

Township Administrator: Matt Hall will discuss trailer park fees in Executive Session.

Matt suggested a follow-up letter be sent to Spring Meadows residents explaining the difference between sanitary and storm water systems and offering suggestions to deal with stormwater. Mayor Norton stated he contacted PRMUA to track the flow in that area to see if there is a difference since the letter has been sent.

Township Engineer Report: No report

Township Attorney's Report: Richard Wenner stated he forwarded correspondence from the new owner of 45 Bush Street to the Committee.

Rich spoke with Mr. Popenko's attorney and will reach out again. He emailed the County attorney who said they are ready to proceed.

Rich is expecting a financial agreement for Cambridge West on Friday.

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: No comments

Meeting Recap: Matt Hall will work on the Oxford Furnace Lake Inflatables Hold Harmless form. Rich Wenner will forward Resolution 2022-39 to the Planning Board.

Rich will send notices regarding the Habitability Hearing for 6 Hill Street.

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 Trailer Park fees and Attorney/Client privilege.

Georgette Miller moved to enter Executive Session at 7:58 PM. Seconded by Linda Koufodontes. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion passed.

Georgette Miller moved to return to Public Session at 8:16 PM. Seconded by Mayor Norton. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion passed.

No action was taken during Executive Session.

Georgette Miller moved to adjourn the meeting at 8:17 PM. Seconded by Linda Koufodontes. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion passed.

Susan Turner, Deputy Clerk