

OXFORD TOWNSHIP MEETING
July 6, 2022

The meeting of the Township Committee of Oxford Township was held on July 6, 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, and Georgette Miller, Township Committee, Matthew Hall, Township Administrator, Richard Wenner, Township Attorney (via phone), and Susan Turner, Deputy Municipal Clerk.

Absent: Linda Koufodontes

Mayor Norton opened the meeting at 7:00 PM

Meeting Minutes: Georgette Miller moved to accept the June 15, 2022 Regular meeting minutes. Seconded by Mayor Norton. Ayes: 2, Nays: 0, Abstain: 0, Absent: 1. Motion passed

Public Comment on Agenda items: - No comments.

Ordinances: 1st Reading/ Public Hearing – No ordinances for 1st reading.

Ordinances: 2nd Reading/ Public Hearing –

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

Introduced: June 1, 2022
Public Hearing/Adoption: July 6, 2022

No public comment. Georgette Miller moved to approve Ordinance 2022-09. Seconded by Mayor Norton. Roll call vote: Ayes: 2, Nays: 0, Abstain: 0, Absent: 1. Motion passed.

ORDINANCE 2022-10

AN ORDINANCE OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY AMENDING CHAPTER 234, PARKS AND RECREATION AREAS, SECTION 4, OXFORD FURNACE LAKE, TO ADD A NEW SUBSECTION D REGARDING UNAUTHORIZED ACCESS

BE IT ORDAINED by the Township Committee of the Township of Oxford that the Code of the Township of Oxford is hereby amended by adding a new subsection D to Chapter 234, *Parks and Recreation*, Section 4, *Oxford Furnace Lake*, as follows:

§234-4 Oxford Furnace Lake

- A) *****
- B) *****
- C) *****
- D) Persons found in the Lake or Lake Recreation Area outside of the approved times of operation, unless expressly permitted to be there by order of the Township Committee, shall be subject to the penalty provisions of this Chapter.

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.

No public comment. Discussion: Richard Wenner stated the ordinance can be amended to codify behaviors or nuisances that will result in removal from the premises.

Georgette Miller moved to approve Ordinance 2022-10. Seconded by Mayor Norton. Roll call vote: Ayes: 2, Nays: 0, Abstain: 0, Absent: 1. Motion passed.

Resolutions:

RESOLUTION 2022-45

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF
THE TOWNSHIP OF OXFORD APPROVING LIQUOR
LICENSE FOR THE PERIOD OF JULY 1, 2022 TO
JUNE 30, 2023 FOR THE FOLLOWING LICENSE**

WHEREAS, the liquor licenses noted below require approval for the period July 1, 2022 to June 30, 2023; and

WHEREAS, Licensee has received a special ruling from the Director of ABC pursuant to N.J.S.A 33:1-12.39 for 2022-2023 license term.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Oxford that the following liquor licenses be and hereby are approved for the period July 1, 2022 to June 30, 2023.

<u>License No.</u>	<u>License</u>	<u>Type of License</u>
2117-33-005-012	Alpeshkumar Patel	Plenary Retail Consumption

Georgette Miller moved to approve Resolution 2022-45. Seconded by Mayor Norton and passed by unanimous roll call vote. Ayes: 2, Nays: 0, Abstain: 0, Absent: 1.

RESOLUTION 2022-46

Duplicate Tax Sale Certificates

Whereas, the Township of Oxford sold Tax Sale Certificate to Deanne D. Oliver, 320 Wimbeldon Court, North Brunswick, NJ 08902 on the dates listed below; and

Whereas the original Tax Sale Certificates listed below are lost and can not be located;

Whereas, Mr. Deanne D. Oliver has paid the duplicate certificate fee of \$100 per certificate

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of Township of Oxford that the Tax Collector is hereby authorized and directed to create duplicate tax sale certificates per N.J.S.A. 54:5-5-52.1

Block	Lot	Prop Location	Certificate No.	issue date	recording info
24	58Q	347 Belvidere Ave	2019-006	12-19-19	7176/46 8/31/21
24	60	349 Belvidere Ave	2019-007	12-19-19	7176/52 8/31/21
24	61	353 Belvidere Ave	2019-008	12-19-19	7176/43 8/31/21
24	62	359 Belvidere Ave	2019-009	12-19-19	7176/40 8/31/21

Mayor Norton moved to approve Resolution 2022-46. Seconded by Georgette Miller and passed by unanimous roll call vote. Ayes: 2, Nays: 0, Abstain: 0, Absent: 1.

Old Business: Habitability Hearing – 6 Hill Street – Mayor Norton moved to open the habitability hearing for 6 Hill Street. Seconded by Georgette Miller. Ayes: 2, Nays: 0, Abstain: 0, Absent: 1. Motion passed. Rich Wenner stated this is a continuation of the hearing and reminded property owner Mohan Bista he is still under oath. Mr. Bista presented photos of recent work done on the property. Mayor Norton stated he was at the property on Sunday and went through the building. He said there has been significant progress and improvement and he is satisfied with the work done. Mr. Wenner stated the Committee can order the habitability complaint discharged or continue hearings for updates in the future. A Certificate of Occupancy is needed before it can be inhabited. Mayor Norton moved to dismiss the habitability complaint against 6 Hill Street. Seconded by Georgette Miller. Ayes: 2, Nays: 0, Abstain: 0, Absent: 1. Motion passed. Rich will file a discharge with the County Clerk.

New Business: Comcast – Mayor Norton received a letter from Comcast regarding negotiations. Matt Hall will follow up.

Regulations for dogs at Oxford Lake – Matt Hall recommended discussing regulations pertaining to service animals and emotional support animals with the Animal Control Officer and Rich Wenner. Clean Communities – Georgette Miller has received requests from the Warren Hills Football booster club and the Warren Hills Baseball booster club to hold roadside cleanups. Matt Hall will confirm the Clean Communities account balance with the CFO.

Old Business: Trailer Park fees – Matt Hall will discuss this in Executive Session

Building Security – Matt Hall stated the IT personnel are waiting for information from a supplier. Mayor Norton stated he should contact the second supplier if they do not receive information soon.

Wall Street – Deputy Mayor Georgette Miller sent a letter to the Wall Street business owners inviting them to a meeting on July 11, 2022 in the municipal building to discuss the parking and speeding issues.

Library – Georgette Miller was contacted by a resident interested in a book exchange. She will discuss if they wish to use the library building.

Township Committee Reports and Correspondence.

-Georgette Miller stated the Lake is doing very well and the 4th of July weekend was the busiest yet. The inflatables are popular. The County Board of Health conducted their inspection and will return for their second inspection later in the summer. The purchase of a new cash register is recommended. The model being considered is about \$800.00 but will accept many types of payments. Other options will be researched. Scuba divers at the lake will do clean up of the lake floor and may offer training at the lake.

-Mayor Norton attended the Board of Education meeting. There is nothing to report that affects the town.

-Mayor Norton thanked the staff at the lake for their hard work this past weekend. They did an outstanding job. Mayor Norton also thanked the DPW for assisting in cleanup after the weekend. The entire area was spotless Tuesday morning.

Township Administrator: Matt Hall stated he will contact the CFO regarding direct deposit forms.

Township Engineer Report: No report

Township Attorney's Report: Rich Wenner stated the Cambridge West agreement is being finalized. A resolution to adopt the redevelopment agreement will be presented at the July 20, 2022 meeting. The three remaining foreclosures should be completed in 2 ½ months. The financial agreement will not be adopted at the July 20, 2022 meeting.

Reports: Lieutenant Smith, Washington Township Police Department, discussed the number of officers desired at the lake, especially when 350 to 400 people are on the beach and picnic area as they were this past weekend. Mayor Norton stated that one officer probably is not enough on a busy weekend.

Motion To Pay Bills:

Georgette Miller moved to pay all bills presented to and approved by the Committee. Seconded by Mayor Norton. Ayes: 2, Nays: 0, Abstain: 0, Absent: 1. Motion passed.

Public Comment:

Meeting Recap: Matt Hall will draft a letter regarding Trailer Park fees and will continue work on the Building Security.

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 Personnel and Contractual.

Georgette Miller moved to enter Executive Session at 7:40 PM. Seconded by Mayor Norton. Ayes: 2, Nays: 0, Abstain: 0, Absent: 1. Motion passed.

Georgette Miller moved to return to Public Session at 8:13 PM. Seconded by Mayor Norton. Ayes: 2, Nays: 0, Abstain: 0, Absent: 1. Motion passed.

No action was taken during Executive Session.

Georgette Miller moved to authorize actions discussed in Executive Session. Seconded by Mayor Norton. Roll call vote: Ayes: 2, Nays: 0, Abstain: 0, Absent: 1. Motion passed

Georgette Miller moved to adjourn the meeting at 8:14 PM. Seconded by Mayor Norton. Ayes: 2, Nays: 0, Abstain: 0, Absent: 1. Motion passed.

Susan Turner, Deputy Clerk