

OXFORD TOWNSHIP MEETING
April 19, 2023

The meeting of the Township Committee of Oxford Township was held on April 5, 2023 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, John Abromitis, Township Attorney, Michael Finelli, Township Engineer and Lee Geller, Acting Municipal Clerk.

Mayor Norton opened the meeting at 7:01 PM.

Meeting Minutes: April 5, 2023 Regular Meeting Minutes – Linda Koufodontes moved to approve the April 5, 2023 Regular Meeting Minutes. Seconded by Georgette Miller and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

Public Comment on Agenda items: - No Public Comment

Presentations:

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

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

RESOLUTION # 2023-36

A RESOLUTION FOR REDEMPTION OF TAX CERTIFICATE - As per N.J.S.A.54:5

KNOW ALL PERSONS BY THESE PRESENTS THAT, WHEREAS, lands in the taxing district of Oxford Township, County of Warren, State of New Jersey, were sold on December 21, 2022 to CHANGSHENG LU, 628 N. BUTRICK ST, WAUKEGAN, IL 60085, in the amount of \$247.73 for taxes or other municipal liens assessed for the year 2021 in the name of GARRITY, MEREDITH as supposed owners, and in said assessment and sale were described as 59 MINE HILL ROAD, Block 3 Lot 16, which sale was evidenced by Certificate #22-00007 and

WHEREAS, the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 4/11/23 and before the right to redeem was cut off, as provided by law, CORELOGIC claiming to have an interest in said lands, did redeem said lands claimed by CHANGSHENG LU by paying the Collector of Taxes of said taxing district of Oxford Township the amount of \$1,575.29 which is the amount necessary to redeem Tax Sale Certificate #22-00007.

NOW THEREFORE BE IT RESOLVED, on this 19th day of April, 2023 by the Township Committee of the Township of Oxford, County of Warren to authorize CFO to issue a check payable to CHANGSHENG LU, 628 N. BUTRICK ST, WAUKEGAN, IL 60085 in the amount of **\$3,175.29** (This consists of \$1,575.29 Certificate Amount redeemed + \$1,600.00 Premium).

BE IT FURTHER RESOLVED, that the Tax Collector is authorized to cancel this lien on Block 3 Lot 16 from the tax office records.

Certification:

I, Lee Geller, Clerk of the Township of Oxford, County of Warren, State of New Jersey, do hereby certify that the foregoing Resolution is a true and exact copy of a Resolution adopted by the Township Committee of the Township of Oxford on April 19, 2023.

Linda Koufodontes moved to approve Resolution 2023-32. Seconded by Georgette Miller and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

RESOLUTION # 2023-37

A RESOLUTION FOR REDEMPTION OF TAX CERTIFICATE: As per N.J.S.A.54:5

KNOW ALL PERSONS BY THESE PRESENTS THAT, WHEREAS, lands in the taxing district of Oxford Township, County of Warren, State of New Jersey, were sold on December 21, 2022 to CHANGSHENG LU, 628 N. BUTRICK ST, WAUKEGAN, IL 60085, in the amount of \$269.41 for taxes or other municipal liens assessed for the year 2021 in the name of GREGOR, MICHAEL & AMANDA CARLEY as supposed owners, and in said assessment and sale were described as 80 MINE HILL ROAD, Block 1.01 Lot 45, which sale was evidenced by Certificate #22-00003 and

WHEREAS, the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 4/11/23 and before the right to redeem was cut off, as provided by law, CORELOGIC claiming to have an interest in said lands, did redeem said lands claimed by CHANGSHENG LU by paying the Collector of Taxes of said taxing district of Oxford Township the amount of \$1,591.65 which is the amount necessary to redeem Tax Sale Certificate #22-00003.

NOW THEREFORE BE IT RESOLVED, on this 19th day of April, 2023 by the Township Committee of the Township of Oxford, County of Warren to authorize CFO to issue a check payable to CHANGSHENG LU, 628 N. BUTRICK ST, WAUKEGAN, IL 60085 in the amount of **\$3,091.65** (This consists of \$1,591.65 Certificate Amount redeemed + \$1,500.00 Premium).

BE IT FURTHER RESOLVED, that the Tax Collector is authorized to cancel this lien on Block 1.01 Lot 45 from the tax office records.

Certification:

I, Lee Geller, Clerk of the Township of Oxford, County of Warren, State of New Jersey, do hereby certify that the foregoing Resolution is a true and exact copy of a Resolution adopted by the Township Committee of the Township of Oxford on April 19, 2023.

Linda Koufodontes moved to approve Resolution 2023-33. Seconded by Georgette Miller and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: .

**TOWNSHIP OF OXFORD
RESOLUTION 2023-38**

**SUPPORTING THE ESTABLISHMENT AND OPERATION OF A FACILITY FOR
CLASS 1 CANNABIS CULTIVATOR AND CLASS 2 CANNABIS MANUFACTURER
OPERATIONS ON PREMISES OCCUPIED BY SUUFI CANNABIS, INC. LOCATED
AT BLOCK 26 LOTS 90 AND 90.01 IN THE TOWNSHIP OF OXFORD**

WHEREAS, on November 3, 2020, the Marijuana Legalization Amendment was approved by voters in New Jersey, which legalized the possession and use of cannabis for residents twenty-one years of age or older; and

WHEREAS, on February 22, 2021, Governor Phil Murphy signed into law the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (“CREAMM Act”), which established the personal-use cannabis program in the State of New Jersey; and

WHEREAS, the Township of Oxford supports the safe and appropriate siting of cannabis businesses where such facilities are permitted pursuant to Ordinance 2021-10, to the extent consistent with applicable state and local statutes, rules, regulations, and ordinances; and

WHEREAS, Ordinance 2021-10 permits the operation of Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer licensees within the Township of Oxford; and

WHEREAS, Ordinance 2021-10 does not limit the number of Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer licensees within the Township of Oxford; and

WHEREAS, certain property exists within the Township of Oxford that is suitable to be developed with facilities for the construction and operation of a Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer facility, as well as any other related or ancillary use (to the extent permitted by state law); and

WHEREAS, the Mayor and Committee of the Township of Oxford hereby join the CREAMM Act’s initiative, and support and endorse Suufi Cannabis, Inc.’s application for state licensure by the State of New Jersey Cannabis Regulatory Commission (“CRC”) to operate a facility for Class 1 Cannabis Cultivator and Class 2 Manufacturer operations on premises located at Block 26 Lot 90 and 90.01 within the Township of Oxford.

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

1. The Township of Oxford finds that it is important to provide for and protect the health and welfare of the citizens of the Township of Oxford, County of Warren, State of New Jersey, consistent with the CREAMM Act, N.J.S.A. § 24:6I-31 et seq.

New Business:

Older Americans monthly Proclamation was read by Linda Koufodontes and signed by Mayor Norton.

Blue Light Permit – Oxford Emergency Squad – Mayor Norton received two Blue Light Permit for a member of the Emergency Squad: Hunter J Gara. Georgette Miller moved to approve the Blue Light Permit from the DMV Seconded by Linda Koufodontes. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

Bid for Block 26 Lot 89: Mayor Norton sated that 2 people were sent 2 letters for bid for a portion of this property. Mr. Neal Seidman sent in his bid for the portion of this property. Mayor Norton made a motion to accepted the Bid from Mr. Neal Seidman for Block 26 Lot 89. Seconded by Georgette Miller and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

Old Business:

Belvidere Ave: Follow up Mayor Norton and Lou Accetturo DWP Supervisor stop by today and look at the property there is signification improvement on the Property. Asked the home owner to keep it neat and organized. We will still keep eye on the property if he fails to not finish the clean up the town will go in and finished and place a lien against on the property.

Oram’s Lane: Mayor Norton said that the trailers are still there we have issued new tickets. Michael Finelli said he issued 3 more tickets this week 1 for the trailer, 1 for the tree removal and 1 for the brush. The Owners at this point has received 5 tickets Finelli office has mailed, certified mailed, emailed and text message the owners and no answer. There is a court date Mr. Finelli said he did not have the date in front of him will get back to the committee with that information.

Township Committee Reports and Correspondence.

Lake Report: Georgette Miller said things are done at the concession stand and new picnic table have been purchased. Ms. Miller stated that Eddy has spoken to a few people and is getting ready for interviews. Ms. Miller will get price for the company to come and look at the water chestnut at the lake.

Linda Koufodontes stated that she was at the last BEO meeting on 4/13/23. Ms. Koufodontes stated she will not be at the next BEO meeting and that the May meeting there will only be one on the 17th.

PRUMA: Mr. Norton said he was at the last meeting and the OLD American Water project in Oxford they tapped into Oxfords sewer line. Mr. Norton wanted to know if they paid for the connection fee and what the sewer bill will be. Mr. Finelli stated that there is no bathroom in the building and he will follow up and have someone check is out from his office and will also check on the fees if they have been paid for the connection.

Township Administrator: Matt Hall that he worked on the camp fees with Georgette Miller.

Township Engineer Report: MR.; Finelli stated that the DOT Grant for Kent Street the paving is done and it worked out with school being closed. There are a few punch list items to finalize.

Mr. Finelli said that he is getting stuff together survey and maps for Mt. Pisgah for later this year.

Township Attorney's Report: John Abromitis had no report

Washington Police Department – LT. Smith had no report.

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

Public Comment:

Sharon Kenin (inaudible) – 80 Valley View Estates: The resident asked if the committee new about the letter sent. Mayor Norton said he did here something about the letter and asked Matt Hall about the status of the 911 center. Mr. Hall states he has not heard anything and neither has Ms. Hissim. Matt Hall to follow up with Gary from the communication center.

Peggy Hissim –Emergency Squad asked Mayor Norton about the status if the emergency squad using the downstairs of the building the mayor said he will give her 2 rooms only for their use only.

Peggy Hissim said the squad will be going out on the lake to drill on April 28, 2023. She states there will be anther big drill on the lake but di not have a date as of yet.

Peggy Hissim asked if the town would by a Judges trophy Mayor Norton said we can discuss at a later time.

Meeting Recap:

Mr. Finelli Orams lane will send dates of Court Hearing. Will also follow up on the NJ American Water Project.

Mr. Hall will follow up with Gary at the 911 center about Valley View Estates and follow up the the NJ American Water project.

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 a professional contact and a personal matter.

Georgette Miller moved to enter Executive Session at 7:32 PM. Seconded by Linda Koufodontes. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion passed.

Georgette Miller moved to return to Public Session at 7:41 PM. Seconded by Linda Koufodontes.

Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion passed.

No action was taken during Executive Session.

Mayor Norton states that we were in our Executive session for approximately 10 minutes we discussed a reassignment of one of our Professional services contact for Municipal Engineering Service and additional personnel items which will be discussed at our next meeting.

Mayor Norton would like to make a motion to reassign our Municipal Engineering Contract from Finelli Consulting Engineers, Inc to Universal Technical Resources Service “UTRS” Seconded by Georgette Miller. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion passed.

Adjourn:

Mayor Norton moved to adjourn the meeting at 7:43 PM. Seconded by Linda Koufodontes. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion passed.

Lee Geller, Acting Municipal Clerk