

OXFORD TOWNSHIP MEETING
May 3, 2023

The meeting of the Township Committee of Oxford Township was held on May 3, 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, Rich Wenner, Township Attorney and Lee Geller, Acting Municipal Clerk.

Mayor Norton opened the meeting at 7:00 PM.

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 7:01 PM. Seconded by Linda Koufodontes. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion passed.

Georgette Miller moved to return to Public Session at 7:10 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 additional personnel salaries.

Meeting Minutes: April 19, 2023 Regular Meeting Minutes – Linda Koufodontes moved to approve the April 5, 2023 Regular Meeting Minutes. Seconded by Georgette Miller a correction was made and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

Public Comment on Agenda items: -

Mr. Magnuson: had a question about Pequest fields development and also wanted to thank the DPW staff for bringing the garbage truck to the school.

RESOLUTION #2023-40

**RESOLUTION ACCEPTING A GRANT FROM THE HAZARDOUS DISCHARGE SITE
REMED
IATION FUND PUBLIC ENTITY PROGRAM THROUGH THE NEW JERSEY
ECONOMIC DEVELOPMENT AUTHORITY AND THE NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION**

WHEREAS, the Township of Oxford has applied for and has been awarded a grant in the amount of up to \$161,087.35 from the Hazardous Discharge Site Remediation Fund Municipal Grant Program through the New Jersey Department of Environmental Protection and the New Jersey Economic Development Authority for Remedial Investigation of the Oxtech Industries, Inc. (aka Former Oxwall Tool Company) property;

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Township of Oxford that the above referenced grant is hereby accepted and that the Administrator and Clerk are hereby authorized to execute grant documents as an authorized representative thereunder, as the representative for the Township of Oxford.

BE IT FURTHER RESOLVED that a comprehensive plan exists specifically for the development or redevelopment of suspected or confirmed discharge of a hazardous substance or hazardous waste in the host municipality or can otherwise demonstrate its commitment to the Authority that the Project Site will be developed or redeveloped within a three-year period from the completion of the remediation.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the New Jersey Economic Development Authority.

Linda Koufodontes moved to approve Resolution 2023-40. Seconded by Georgette Miller and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

R2023-41

RESOLUTION SETTING CERTAIN SALARIES FOR THE TOWNSHIP OF OXFORD

WHEREAS, upon the recommendation of the Department of Public Works Supervisor that certain positions within the Department of Public Works should be considered for increases in order to stay competitive in the current labor market; and

WHEREAS, the Township Committee having reviewed the recommendations deems them appropriate.

NOW THEREFORE BE IT RESOLVED that the following salary increases be implemented effective at the beginning of the next pay period following passage of this resolution:

<u>EMPLOYEE</u>	<u>RATE</u>
Rush, Scott	\$17.00/HR
Parr, Gary	\$17.00/HR
Smith, Perry	\$16.50/HR

Linda Koufodontes moved to approve Resolution 2023-41. Seconded by Georgette Miller and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

Presentations:

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

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

New Business:

EMS uses of basement for training – P Hissim explained the need to use the basement with 3 rooms for training of new staff. Will coordinate schedule with L. Geller to put on calendar dates of use. P. Hissim will need to provide Certificate of Insurance. R. Wenner stated that we need to put into place a use of facility agreement between the township of Oxford and Oxford Emergency Squad.

Georgette Miller moved to use of meeting space for Basic EMS Training. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

Pequest Fields Development – Mayor Norton said he got to see some documents about the development and what it will look like 116 townhouses about 1900 sq ft, 20 apartments about 1600 sq ft with garages and plenty of extra parking. The development will be similar to the Washington Square Circle townhomes in the Borough of Washington. Impact of students per a few studies the impact could be 44 – 62 increases of children to the school. Mr. Magnuson asked when the project could start and Mayor Norton said could start in 18 months based on permitting. The purchase price is 1 million dollars for 24 acres.

Lower Denmark – Mayor Norton received a couple of complaints about kids riding their ATVs, motorcycles and tearing up the road and the area. Residents have pictures of the kids that are doing this. They are riding on State property. We have notified Lt. Smith on the issue and will follow up with the police and resident with the complaint. Rich Wenner stated that we could see what our Ordinance states and update and in force summons.

Old Business:

Orams Lane - Mayor Norton had followed up with Mr. Finelli on the summons and how they went in court. The first set of summonses were to be in court in April. Mayor Norton said he got educated on how the court date appears on the ticket and how the court system works. Mayor Norton said he knows in the past that we have asked Rich Wenner and his firm to prosecute these summonses and we would like your firm to prosecute all of these violations. Now to make matter worse today that the owner brought a trailer on the property. Mayor did speak to Mr. Finelli and he will go check that out tomorrow. Residents will keep an eye out to see if anyone is living in it and ordinance clearly states that is not allowed. We are now seeing other containers around town. We need to revamp our Ordinances. We want your firm to prosecute these tickets because we don't want another Belvidere issue we don't want them to just pay the fines and not go to court.

Township Committee Reports and Correspondence.

Linda Koufodontes was not in attendance for the BEO meeting but Mayor Norton attended the BOE Meeting and stated that there will be an increase in our tax levy due to loss of funding resulting in a 2% increase about \$66.00 per year.

Lake Report: Georgette Miller said lake will open Memorial Day weekend. Hiring process is going well the lake should be good on Lifeguards this season. Camp flyers will be going to the school to be distributed. Lou Accetturo is setting up the picnic area. They will be putting the new item in the water 1 week before the lake opens. There are a few more trees that need to be looked at and cut down. 3 new employees have been hired Emily Reed, Samantha Murphy, Tyler O’Neill.

Georgette Miller moved to approve the hire of 3 lake employees. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

Mayor Norton stated that DPW has started there seasonal mowing and with that there have been some machine breakdowns. We will need to put in place some capital improvements in the future for new equipment.

Township Administrator: Matt Hall will finalize the HDSRF agreement.

Township Engineer Report:

Township Attorney’s Report: Rich Wenner stated that he thought he sent over the 2 resolutions that were added last minute this evening meeting. Rich Wenner read both resolutions into record.

**TOWNSHIP OF OXFORD
RESOLUTION 2023-__42__**

**SUPPORTING THE ESTABLISHMENT AND OPERATION OF A FACILITY FOR
CLASS 1 CANNABIS CULTIVATOR OPERATIONS ON PREMISES OCCUPIED BY
VALLEY WELLNESS LLC LOCATED AT BLOCK 26 LOTS 83 AND 83.01AND 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 licensees within the Cannabis Business Overlay Zone in the Township of Oxford; and

WHEREAS, Ordinance 2021-10 does not limit the number of Class 1 Cannabis Cultivator 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 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 Valley Wellness LLC's application for state licensure by the State of New Jersey Cannabis Regulatory Commission ("CRC") to operate a facility for Class 1 Cannabis Cultivator operations on premises located at Block 26 Lots 83 and 83.01 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.
2. As such, the Township of Oxford hereby supports the initiative taken by Valley Wellness LLC to operate a facility for Class 1 Cannabis Cultivator operations (to the extent permitted by state law) within the Township of Oxford's boundaries, particularly at Block 26 Lots 83 and 83.01, subject to, and in accordance with, all applicable ordinances.
3. The Township of Oxford has authorized the operation of Class 1 Cannabis Cultivator licensees within the Township, and the Township of Oxford does not limit the number of licensed cannabis businesses that may operate within the Township—and therefore, the issuance of a Class 1 license to Valley Wellness LLC will not exceed any limit imposed by the Township of Oxford on the number of licensed cannabis businesses.

Linda Koufodontes moved to approve Resolution 2023-42. Seconded by Georgette Miller and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

**TOWNSHIP OF OXFORD
RESOLUTION 2023-43**

**DESIGNATING VW RE HOLDINGS LLC REDEVELOPER OF AREA IN NEED OF
REDEVELOPMENT**

WHEREAS, the Mayor and the Committee of the Township of Oxford (“Committee”) adopted a resolution designating the property located at Block 26, Lots 83 and 83.01 (“Property”) an “area in need of redevelopment” pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“Redevelopment Law”); and

WHEREAS, the Township has determined to act as the “redevelopment entity” for the Property in accordance with the provisions of the Redevelopment Law, which also authorizes the redevelopment entity to arrange or contract for the planning, construction or undertaking of any development project or redevelopment work in an area designated as an “area in need of redevelopment” pursuant to N.J.S.A. 40A:12A-8; and

WHEREAS, the Redevelopment Law authorizes the redevelopment entity to select a redeveloper to develop the Property in accordance with an approved Redevelopment Plan; and

WHEREAS, the Redevelopment Law, at N.J.S.A. 40A:12A-3, defines “redeveloper” as “any person, firm, corporation or public body that shall enter into or propose to enter into a contract with a municipality or other redevelopment entity for the redevelopment or rehabilitation of an area in need of redevelopment, or an area in need of rehabilitation, or any part thereof, under the provisions of this act, or for any construction or other work forming part of a redevelopment or rehabilitation project”; and

WHEREAS, VW RE Holdings LLC, a New Jersey limited liability company, or its affiliate (“Redeveloper”) is a developer with resources and experts in planning, redevelopment, law, engineering, environmental issues, architecture, design, finance and real estate development with experience suitable for the proposed redevelopment of the Property; and

WHEREAS, the Township and the Redeveloper shall enter into a redevelopment agreement upon the Oxford Township’s Land Use Board’s preparation of the redevelopment plan for the Property; and

WHEREAS, the Committee recognizes that the involvement of the Redeveloper in this effort will help ensure that the residents of the Township will benefit from the expertise of the private sector in facilitating the successful redevelopment of the Property.

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

4. The recitals are herein incorporated as if set forth in full herein.
5. VW RE Holdings LLC, or its affiliate, has been designated the exclusive redeveloper of the Property under the Redevelopment Law.

6. The Mayor of the Township of Oxford is authorized to negotiate a Redevelopment Agreement acceptable to the Mayor and the Township attorney, which shall contain a purchase and sale component for the Property at a price to be negotiated and set forth in the Redevelopment Agreement.

7. The Redeveloper shall have exclusive rights to develop the Property (Block 26, Lots 83 and 83.01).

8. The Project shall conform with all federal, state and Town laws, ordinances and regulations relating to its construction and use.

9. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

10. If a Class I cultivator permit is not issued to VW RE Holdings, LLC by the State of New Jersey Cannabis Regulatory Commission to operate a facility for Class I Cannabis Cultivator operations on premises located at Block 26, Lots 83 and 83.01, then the designation of VW RE Holdings, LLC as Redeveloper for the Property shall be voidable at either party's discretion.

11. This Resolution shall take effect immediately.

Linda Koufodontes moved to approve Resolution 2023-43. Seconded by Georgette Miller and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

Washington Police Department – Chief Jones will follow-up with the Lower Demark issue and the Oram's lane issue.

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:

David Ciaburri – Lower Denmark – has a vehicle the is not registered and he is work on to restore. Spoke to Chief Jones about ordinance and will keep the police department in the loop on the vehicle.

R. Davenport – Orams Lane – asked about the time line for the issue on Orams lane property. Mayor Norton stated as we said earlier, we are on top of it and will be going to court once dates are set for the violations. Also asked about the DEP preservation area and MR Finelli said the permit was filed.

Sharon Cannon – 80 Valley View Estates – she is concerned about walking on lower Denmark with all the new issues with the ATVs etc. and said she will avoid the area.

Peggy Hissim – Emergency Squad – Wanted to make sure that they were all good with training on the lake on June 10, 2023.

Peggy also spoke to Gary from Communications center and 2 road names are incorrect and asked to replace with 2 other names and waiting for state approval of street names.

Peggy also stated that of the State Troops need to use their ATV to help with the issue of the ATVs on lower Denmark

Meeting Recap:

Rich Wenner – Orams lane is on his radar and that he will procure every ticket. Will also keep Mr. Davenport and Mr Haverin up to date on the issue. Will speak with Richard Schneider and work on codes.

Matt Hall – will get grant agreement to Lee Geller in the morning.

Adjourn:

Mayor Norton moved to adjourn the meeting at 8:16 PM. Seconded by Linda Koufodontes. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion passed.

Lee Geller, Acting Municipal Clerk