

**OXFORD TOWNSHIP MEETING**  
**July 19, 2023**

The meeting of the Township Committee of Oxford Township was held on July 19, 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, Linda Koufodontes, Township Committee, Matthew Hall, Township Administrator, Rich Wenner, Township Engineer, Michael Finelli, Lee Geller, Acting Municipal Clerk.

Mayor Norton opened the meeting at 7:00 PM.

Mayor Norton made a statement of appreciation to all that help out during this past weekends storm. A special thank you to Oxford Fire Department, Alpha Fire Department, Washington Borough Fire Department, Chief Jones, Washington Township Police Department, Peggy Hissim, Oxford Emergency Squad, Lou Accetturo DPW and our DPW Staff. Warren County PRUMA for the help on Mine Hill Road.

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

**Public Comment on Agenda items:** - No Comment

**Presentations:**

**Ordinances: 1st Reading/ Public Hearing** – No Ordinances for 1<sup>st</sup> Reading

**TOWNSHIP OF OXFORD**  
**ORDINANCE \_2023-06\_**

**AN ORDINANCE OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, NEW JERSEY, STATE OF NEW JERSEY AMENDING THE CAMBRIDGE WEST REDEVELOPMENT PLAN**

**WHEREAS**, the Mayor and the Committee of the Township of Oxford (“Committee”) adopted Resolution 2019-54 designating the property located at Block 26, Lots 83 (the “Property”) an “area in need of redevelopment” (the “Cambridge West Redevelopment Area”) pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“Redevelopment Law”); and

**WHEREAS**, at the direction of the Township of Oxford, James T. Kyle, PP, AICP of Kyle + McManus, Associates prepared a redevelopment plan for the designated area; and

**WHEREAS**, the Township adopted the Redevelopment Plan for Cambridge West (“Cambridge West Redevelopment Plan”) for the Property;

**WHEREAS**, pursuant to Ordinance 2021-10, which repealed and replaced Ordinance 2021-07, the Township of Oxford established the CBO Cannabis Business Overlay Zone to permit licensed cannabis businesses requiring a Class 1, 2, 3, or 4 cannabis license, as defined in the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (the “Act”) and codified as P.L. 2021, c. 17, subject to the requirements of site plan review, only within those overlay areas identified on the Zoning Map, dated May 2021; 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 licenses within the Cannabis Business Overlay Zone in the Township of Oxford; and

**WHEREAS**, 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 law); and

**WHEREAS**, VW RE HOLDINGS LLC (the “Redeveloper”) was previously designated by the Township of Oxford as the Redeveloper for the Property; and

**WHEREAS**, the Redeveloper has indicated to the Township of Oxford that an amendment to the Cambridge West Redevelopment Plan is necessary to include the same uses as the Cannabis Business Overlay Zone, pursuant to §340-18.3 of the Township of Oxford Code (the “CW RDP Amendment”) in order to accommodate the construction and operation of a class 1 Cannabis Cultivator facility; and

**WHEREAS**, the Township directed the Planning Board, pursuant to Resolution 2023-26, to prepare an amendment to the Cambridge West Redevelopment Plan to include the CW RDP Amendment; and

**WHEREAS**, the Planning Board has prepared the CW RDP Amendment, in the form attached hereto, and has presented same to the Township Committee for adoption; and

**WHEREAS**, the Town approves of the CW RDP Amendment to support the development of the Property as suitable to a class 1 Cannabis Cultivator facility;

**WHEREAS**, the Town wishes to adopt the CW RDP Amendment.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF OXFORD, IN THE COUNTY OF WARREN, AS FOLLOWS:**

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The CW RDP Amendment is hereby adopted pursuant to the terms of the Redevelopment Law.
3. The original Cambridge West Redevelopment Plan, as modified by the CW RDP Amendment, is hereby ratified and approved.
4. The Cambridge West Redevelopment Plan is hereby amended to include the uses permitted under the CBO Cannabis Business Overlay Zone.
5. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of the Ordinance.

6. A copy of the Ordinance and the CW RDP Amendment shall be available for public inspection at the office of the Town Clerk during regular business hours.
7. This Ordinance shall take effect in accordance with all applicable laws.

Georgette Miller moved to approve the 1<sup>st</sup> read of Ordinance 2023-06 as amended. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

**Ordinances: 2<sup>nd</sup> Reading/Public Hearing** – No Ordinances for 2<sup>nd</sup> Reading

**Resolutions:**

**RESOLUTION 2023 -68**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF  
THE TOWNSHIP OF OXFORD APPROVING LIQUOR  
LICENSE FOR THE PERIOD OF JULY 1, 2023 TO  
JUNE 30, 2024 FOR THE FOLLOWING LICENSE**

**WHEREAS**, the liquor licenses noted below require approval for the period July 1, 2023 to June 30, 2024; and

**WHEREAS**, Licensee has received a special ruling from the Director of ABC pursuant to N.J.S.A 33:1-12.39 for 2023-2024 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, 2023 to June 30, 2024.

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

**Certification:**

*I, Lee Geller, Acting Municipal Clerk of Oxford Township 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 Oxford Township on July 19, 2023*

Georgette Miller moved to approve Resolution 2023-68. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

**RESOLUTION # 2023-69**

**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 2, 2021 to CHANGSHENG LU, 628 N. BUTRICK ST, WAUKEGAN, IL 60085, in the amount of \$1,524.08 for taxes or other municipal liens assessed for the year 2020 in the name of DESKOWITZ, ROBERT as supposed owners, and in said assessment and sale were described as 67 ACADEMY STREET, Block 3 Lot 22, which sale was evidenced by Certificate #21-00004 and

**WHEREAS**, the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 7/12/23 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 \$6,533.14 which is the amount necessary to redeem Tax Sale Certificate #18-00018.

**NOW THEREFORE BE IT RESOLVED**, on this 19<sup>th</sup> day of July, 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 **\$8,533.14** (This consists of \$6,533.14 Certificate Amount redeemed + \$2,000.00 Premium).

**BE IT FURTHER RESOLVED**, that the Tax Collector is authorized to cancel this lien on Block 3 Lot 22 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 July 19, 2023.

Georgette Miller moved to approve Resolution 2023-69. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

**RESOLUTION # 2023-70**

**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 EVOLVE BANK & TRUST, 6000 POPLAR AVE, SUITE 300, MEMPHIS, TN 38119, in the amount of \$697.47 for taxes or other

municipal liens assessed for the year 2021 in the name of JONES, ANDREW as supposed owners, and in said assessment and sale were described as 76 MINE HILL ROAD, Block 1.01 Lot 44, which sale was evidenced by Certificate #22-00002 and

**WHEREAS**, the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 7/12/2023 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 EVOLVE BANK & TRUST by paying the Collector of Taxes of said taxing district of Oxford Township the amount of \$2,030.51 which is the amount necessary to redeem Tax Sale Certificate #22-00002.

**NOW THEREFORE BE IT RESOLVED**, on this 19<sup>th</sup> day of July, 2023 by the Township Committee of the Township of Oxford, County of Warren to authorize the Treasurer to issue a check payable to EVOLVE BANK & TRUST, 6000 POPLAR AVE, SUITE 300, MEMPHIS, TN 38119 in the amount of **\$4,630.51** (This consists of \$2,030.51 Certificate Amount redeemed + \$2,600.00 Premium).

**BE IT FURTHER RESOLVED**, that the Tax Collector is authorized to cancel this lien on Block 1.01 Lot 44 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 July 19, 2023.

Georgette Miller moved to approve Resolution 2023-70. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

**RESOLUTION # 2023-71**

**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 PRO CAP 8 FBO FIRSTRUST BANK, PRO CAP 8, LLC, PO BOX 774, FORT WASHINGTON, PA 19034, in the amount of \$396.97 for taxes or other municipal liens assessed for the year 2021 in the name of WISEBURN, RICHARD J as supposed owners, and in said assessment and sale were described as 25 AXFORD AVENUE, Block 38 Lot 9.01, which sale was evidenced by Certificate #22-00032 and

**WHEREAS**, the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 7/12/2023 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 PRO CAP 8 FBO FIRSTRUST BANK by paying the Collector of Taxes of said taxing district of Oxford Township the amount of \$2,025.06 which

is the amount necessary to redeem Tax Sale Certificate #22-00032.

**NOW THEREFORE BE IT RESOLVED**, on this 19<sup>th</sup> day of July, 2023 by the Township Committee of the Township of Oxford, County of Warren to authorize the Treasurer to issue a check payable to PRO CAP 8 FBO FIRSTRUST BANK, PRO CAP 8, LLC, PO BOX 774, FORT WASHINGTON, PA 19034 in the amount of **\$2,125.06** (This consists of \$2,025.06 Certificate Amount redeemed + \$100.00 Premium).

**BE IT FURTHER RESOLVED**, that the Tax Collector is authorized to cancel this lien on Block 38 Lot 9.01 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 July 19, 2023.

Georgette Miller moved to approve Resolution 2023-71. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

**New Business:**

2% Cannabis Tax Collection: Mayor Norton explained that the NJ Cannabis Regulation Commission said that there is no set way to collect. We need to adopted an ordinance to set the 2% collect fee and when the fees are due to the town. Also discussed a 3<sup>rd</sup> party certified audit to be provide to the town yearly. Matt Hall has a sample spreadsheet that he will share with the committee. Rich Wenner to start the process of the Ordinance.

Rent Control: Discussion purposes only - Mayor Norton said that residents have come forward about rents being raised in the mobile park. As the discussion is going on about rent control on it came to the committee's attention that mobile home communities may not apply to the rent control. Will need to look into this further.

Valley Wellness – Rich Wenner spoke about the Ordinance 2023-06 Cambridge was adding Cannabis to the overlay. Rich Wenner and Mike Finelli met with Valley Wellness today and discussed their Redevelopment Agreement and Escrow Agreement. Valley Wellness provided a \$15,000 check for the escrow agreement.

Georgette Miller moved to approve the Valley Wellness Escrow Agreement. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

**Old Business:**

Bush St: Rich Wenner said that the owner is asking for discharge of the demolition. Mayor Norton said he has gotten his taxes current but he needs to get all utilities current with the town before he removes the discharge of Demolition on the title.

84 Mine Hill Road: Mayor Norton we had the owners in here in the past for a habitability hearing and he did knock the house down stopped and put a tarp over it and walked away. Residents are complaining about rodents coming from the debris and the lot is as mess. Captain Kaufman stated that Officer Pantuso sent summons to the owner and spoke to Mr. Finelli as well. We need to find out what summons where issued. Mayor Norton would like to send a summons for the brush, weeds and debris with a 10-day removal or the town will remove it and add a lien to the property.

Library – The Committee received an email about the libraries budget. Georgette Miller had a few questions to ask Kevin about a few budget lines. Kevin answered the questions of concern.

### **Township Committee Reports and Correspondence.**

Linda Koufodontes – Next BOE meeting is July 20, 2023 will have a report at next meeting.

Georgette Miller:

- Library – is not drying very well from the storm damage
- Lake – The lake took a huge hit form the storm. The Emergency Squad at to retrieve items floating in the lake. The beach lost a good amount of sand. DWP is having loads of sand delivered this week. The staff has been helping with clean up. They are having the lake tested to see if they can open this weekend.
- Georgette Miller mentioned that would like to have an appreciation dinner at the lake for all that helped the town with the storm.
- Vouchers were handed out to residents from the storm damage to get rid of debris. There has been 2 staff members at the garage to collect the vouchers. Saturday maybe crazy with drop off. Lou Accetturo stated he would have DPW staff there to help out as well.

Mayor Norton:

Stated he was in touch with DPW, OEM and our Police department from Friday thru Saturday during the storm and thru the next few days. Mayor Norton was out assessing the damage to the town. We hired help to cleanup downtown. We faired well compared to our other communities. The threshold of Monies for FEMA to step in is 16 million dollars for Warren County.

### **Township Administrator:**

Mr. Hall – No information if DEP came out to look at Oram’s lane property. Chris Sauder’s looked at the property thru an ariel view and believe there is Violations on the Highlands end.

### **Township Engineer Report:**

Mike Finelli – stated the threshold of monies to be met should be reached for FEMA.

- Under contract with the county directly for county roads. Estimates of damage was submitted to DOT.
- Mt. Pisgah- update South State was the state contractor for roads. Tilcon brought their plant and now all assignments will have Tilcon doing the work.
- DOT grants submitted.

- Bridge grant was sent back with a few comments and resubmitted the application with the additional information.

### **Township Attorney's Report:**

Rich Wenner:

- Mr. Green waiting on escrow check.
- Working on Oram's lane.

### **Washington Police Department:**

Captain Kaufman

- Spoke to Officer Pantuso and the violations sent for 84 Mine Hill Rd are Nuisance, debris and for the vehicle on the property.
- Read the police report from June.

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

### **Public Comment:**

Lou Accetturo – DPW Supervisor stated that we need to look into the Oxford Tunnel. There is a hole in the property line and the washed out on the back side of the tunnel.

Sharon Keanon – 80 Valley View

- Has concerns about the rent increase as well in her mobile park.
- Storm Drain at the bottom of the lane is damaged. That is a county road and we will let them know to look at it.

Mike Finelli learned something this week and stated that they are adding 3 mobile homes and with the mobile park HUD has the authority over the construction and not our construction office. There is only a few certified HUD inspectors in the state of New Jersey.

### **Meeting Recap:**

Rich Wenner will follow up on:

- Apple Mountain Liquor License
- 2% Ordinance
- Mobile Home
- Bush St

Matt Hall will follow up on:

- Oram's lane will work with Rich Wenner and Dep on this



**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 7:50 PM. Seconded by Linda Koufodontes. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion passed.

Georgette Miller moved to return to Public Session at 7:57 PM. Seconded by Linda Koufodontes. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion passed.

No action was taken during Executive Session.

Rich Wenner states that we were in our Executive session for approximately 7 minutes we discussed personal. Amber Brady will add additional hours in the Tax Office at 25 hours a week at \$20.00 hr.

Georgette Miller moved to approve Amber Brady hours and rate of pay. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

**Adjourn:** Mayor Norton moved to adjourn the meeting at 8:06 PM. Seconded by Linda Koufodontes. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion passed.

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Lee Geller, Acting Municipal Clerk