

OXFORD TOWNSHIP MEETING
July 5, 2023

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

Mayor Norton opened the meeting at 7:00 PM.

Meeting Minutes: June 21, 2023 Regular Meeting Minutes – Mayor Norton moved to approve the May 17, 2023 Regular Meeting Minutes. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 2, Nays: 0, Abstain: 0, Absent: 1.

Public Comment on Agenda items: - No Comment

Presentations:

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

ORDINANCE 2023-05

AN ORDINANCE FIXING THE SALARY RANGES FOR CERTAIN OFFICERS AND EMPLOYEES OF THE TOWNSHIP OF OXFORD

Be It Ordained by the Mayor and Committee of the Township of Oxford, County of Warren State of New Jersey as follows, until a subsequent salary ordinance is adopted:

Section 1. The salary ranges per annum for the following officers and employees of the Township of Oxford shall be as follows:

<u>Title</u>	<u>Salaries</u>	
Mayor	4,000.00- 6,000.00	per year
Deputy Mayor	3,000.00- 5,000.00	per year
Committee Person	3,000.00- 5,000.00	per year
Township Clerk	30,000.00-80,000.00	per year
Registrar	3,000.00-6,000.00	per year

Election Official	200.00-500.00	per election
Township Administrator	20,000.00-45,000.00	per year
Deputy Clerk	11.00-20.00	per hour
Chief Financial Officer	20,000.00-45,000.00	per year
Finance Clerk	5,000.00-10,000.00	per year
Office Clerk	11.00-15.00	per hour
Collector	20,000.00-45,000.00	per year
Collector Assistant	3,000.00 -7,000.00	per year
Tax Assessor	14,000.00-25,000.00	per year
Public Workers Foreman	50,000.00-90,000.00	per year
Assistant Supervisor	15.00-30.00	per hour
Public Works Senior Laborer	12.00-35.00	per hour
Public Works Laborer	11.00-30.00	per hour
Public Works Temporary Laborer	11.00-24.00	per hour
Equipment Operators	12.00-35.00	per hour
Zoning Officer	2,000.00-5,000.00	per year
Land Use Bd. Secretary	5,000.00-20,000.00	per year
Board of Health Member	100.00-300.00	per year
Municipal Building Custodian	12.00-25.00	per hour
Emergency Management Coordinator	1,500.00-3,000.00	per year
Animal Control Officer	1,500.00-6,000.00	per year
Animal Control Deputy	30.00-60.00	per call-out
Animal Control Officer-Expenses	25.00-30.00	per month
Lake Director	11.00-25.00	per hour
Ass't Lake Director	11.00-25.00	per hour
Lifeguards	10.30-20.00	per hour
Concession Stand Operator	10.30-20.00	per hour
Security Officer	15.00-25.00	per hour
Recycling Coordinator	50.00-75.00	per month
Crossing Guard	11.00-16.00	per hour
Qualified Purchasing Agent	5,000-7,000	per year
Mileage Reimbursement	IRS Rate	per mile

Section 2. All salary ranges above shall be retroactive to January 1, 2023.

Section 3. Any ordinance of part of ordinance inconsistent herewith is hereby repealed.

NOTICE is hereby given that the foregoing Ordinance was introduced to pass on first reading at a regular meeting of the Committee of the Township of Oxford held on July 5, 2023, at 7:00 PM and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at the Township Committee of Oxford to be held on August 2, 2023 at 7:00 PM, or as soon thereafter as the Township Committee may hear this Ordinance at the Municipal Building, 11 Green Street, Oxford, New Jersey, at which time all persons interested may appear for or against the passage of said Ordinance.

I, Lee Geller, Acting Municipal Clerk of the Township of Oxford, County of Warren and State of New Jersey, **DO HEREBY CERTIFY** that this is a true and correct copy of an ordinance adopted on second reading, public reading by the Township of Oxford at the Township Committee meeting held on August 2, 2023.

Mayor Norton moved to approve the 1st read of Ordinance 2023-05. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 2, Nays: 0, Abstain: 0, Absent: 1.

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

Resolutions:

OXFORD TOWNSHIP
RESOLUTION 2023-_64_

Approval to submit a Grant application and execute a grant contract with the New Jersey Department of Transportation for the Kent Street Pedestrian Bridge project.

WHEREAS, Oxford Township, Warren County, New Jersey has given Finelli Consulting Engineers the approval to submit this grant on the behalf of the Township of Oxford,

NOW, THEREFORE, BE IT RESOLVED that Committee of the Township of Oxford formally approves the grant application for the above stated project,

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as **LAIF-2023- Kent Street Pedestrian Bridge-00040** to the New Jersey Department of Transportation on behalf of the Township of Oxford.

BE IT FURTHER RESOLVED that Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Township of Oxford and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

Certified as a true copy of the Resolution adopted by the Council
On this 5th day of July, 2023

Mayor Norton moved to approve Resolution 2023-64. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 2, Nays: 0, Abstain: 0, Absent: 1.

RESOLUTION # 2023-65

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 FIG 20, LLC FBO SEC PTY, FIG 20, LLC, PO BOX 12225, NEWARK, NJ 07101, in the amount of \$2,346.57 for taxes or other municipal liens assessed for the year 2019, 2020 & 2021 in the name of EQUITY TRUST COMPANY CUSTODIAN GUPT as supposed owners, and in said assessment and sale were described as 44 CAMBRIDGE EAST, Block 31 Lot 21 Qual C0044, which sale was evidenced by Certificate #22-00023 and

WHEREAS, the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 6/27/2023 and before the right to redeem was cut off, as provided by law, TITLE ON DEMAND OF NJ INC claiming to have an interest in said lands, did redeem said lands claimed by FIG 20, LLC FBO SEC PTY by paying the Collector of Taxes of said taxing district of Oxford Township the amount of \$3,769.11 which is the amount necessary to redeem Tax Sale Certificate #22-00023.

NOW THEREFORE BE IT RESOLVED, on this 5th 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 FIG 20, LLC FBO SEC PTY, FIG 20, LLC, PO BOX 12225, NEWARK, NJ 07101 in the amount of **\$7,569.11** (This consists of \$3,769.11 Certificate Amount redeemed + \$3,800.00 Premium).

BE IT FURTHER RESOLVED, that the Tax Collector is authorized to cancel this lien on Block 31 Lot 21 Qual C0044 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 5, 2023.

Mayor Norton moved to approve Resolution 2023-65. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 2, Nays: 0, Abstain: 0, Absent: 1.

RESOLUTION 2023 -66

**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.

<u>License No.</u>	<u>License</u>	<u>Type of License</u>
2117-33-003-004	Kathryn Occhipinti	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 5, 2023

Mayor Norton moved to approve Resolution 2023-66. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 2, Nays: 0, Abstain: 0, Absent: 1.

New Business:

Mayor Norton

- Notification that a private company will be jetting sewer lines by OTI in the township do to them being clogged from the lines of the trailer park. The company will jet other sewer lines since they are contracted for 8 hours.

Old Business:

Oram's Lane:

Rich Wenner – court hearing proceeded and the Resident pled not guilty and will go to trial on Sept. 5, 2023. Judge Carol made a point for the resident to comply. There are 6 violations. 1 resident of Oram's Lane attended the court hearing. Will re notice the residents for the next hearing date. Matt reached out to the DEP and maybe Violations

Cambridge West –

Land Use Board passed the resolution – Rich Wenner will advise of the next steps.

Township Committee Reports and Correspondence.

Linda Koufodontes – attended the BEO meeting on June 29, 2023. They discussed the sports between Oxford and Warren Hills. The next meeting will be July 20, 2023 with the new Chief Administrator.

Mayor Norton – wanted to mention and say thank you for Oxford schools new Chief Administrator, Board of Education President and all of our 23rd legislators district on sending letters of support for the resolution 2023-64 for the Pedestrian bridge on short notice.

Township Administrator:

Mr. Hall – Officially DCA has finally sent over the letter to switch construction code offices to Washington Township.

Township Engineer Report:

Township Attorney’s Report:

Rich Wenner

- Pequest Fields sent an email of where to send escrow check. Will send to Township of Oxford of \$25,000.
- 45 Bush St. – received 2 calls from the owners and advised that taxes are current the start demolition. Will need to verify taxes are current with the Tax Collector Holly.
- Valley Wellness (called Cambridge West) – Requesting a host of other lots. They are looking that cannabis control that that have site control. There are some housekeeping issues that don’t need to be resolved tonight. Need to adopted a resolution with the redevelopers agreement which I prepared with the additional parcels. The developer has requested to be on site tomorrow with a survey crew.
- Rich Wenner gave a copy to the mayor and then read the Resolution 2023-67 in its entirety.

**TOWNSHIP OF OXFORD
RESOLUTION 2023-67**

**RESOLUTION AUTHORIZING THE EXECUTION OF A REDEVELOPERS AGREEMENT
WITH VW RE HOLDINGS, LLC**

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 designated VW RE Holdings, LLC as the Redeveloper of the Property; and

WHEREAS, the Township has negotiated a Redevelopers Agreement with the Redeveloper which sets forth the terms and conditions of the redevelopment of the Property, including the amount to be paid to the Township for the purchase of the Property; and

WHEREAS, a true and correct copy of that agreement is attached hereto; and

WHEREAS, the governing body desires to authorize the execution of the agreement.

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 recitals are herein incorporated as if set forth in full herein.
2. The Mayor of the Township of Oxford is authorized and directed to execute the Redevelopers Agreement in the form attached hereto.
3. This Resolution shall take effect immediately.

Mayor Norton moved to approve Resolution 2023-67. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 2, Nays: 0, Abstain: 0, Absent: 1.

Washington Police Department:

Motion To Pay Bills: Mayor Norton moved to pay all bills presented and approved by the Committee. Seconded by Linda Koufodontes. Ayes: 2, Nays: 0, Abstain: 1, Absent: Motion passed.

Public Comment:

Meeting Recap:

Executive Session –

Adjourn:

Mayor Norton moved to adjourn the meeting at 7:21 PM. Seconded by Linda Koufodontes. Ayes: 2, Nays: 0, Abstain: 0, Absent: 1. Motion passed.

Lee Geller, Acting Municipal Clerk