

**OXFORD TOWNSHIP MEETING**  
**August 16, 2023**

The meeting of the Township Committee of Oxford Township was held on August 16, 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, Township Committee, Matthew Hall, Township Administrator, Rich Wenner, Michael Finelli.

Mayor Norton opened the meeting at 7:00 PM.

**Meeting Minutes:** August 2, 2023 Regular & Executive Meeting Minutes – Georgette Miller moved to approve the August 2, 2023 Regular & Executive 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

**Ordinances: 2<sup>nd</sup> Reading/Public Hearing** – Ordinances for 2<sup>nd</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**WHEREAS**, pursuant to Ordinance 2021-10, which repealed and replaced Ordinance 2021-07, the Township of Oxford established the CBO Cannabis Business Overlay Zone to permit licensed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 sitting 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 2nd read of Ordinance 2023-05 as amended. Seconded by Mayor Norton and passed unanimously by roll call vote. Ayes: 2, Nays: 0, Abstain: 0, Absent: 1.

Public Hearing portion opened – No comment from the public.

**Resolutions:**

**RESOLUTION # 2023-76**

**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 PRO CAP 8 FBO FIRSTRUST BANK, PRO CAP 8, LLC, PO BOX 774, FORT WASHINGTON, PA 19034, in the amount of \$502.13 for taxes or other municipal liens assessed for the year 2020 in the name of NEDO, LENORE as supposed owners, and in said assessment and sale were described as 67 SHIPPEN RIDGE, Block 33.05 Lot 9, which sale was evidenced by Certificate #21-00030 and

**WHEREAS,** the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 8/8/2023 and before the right to redeem was cut off, as provided by law, CORTES & HAY TITLE AGENCY, INC 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 \$3,320.79 which is the amount necessary to redeem Tax Sale Certificate #21-00030.

**NOW THEREFORE BE IT RESOLVED,** on this 16<sup>th</sup> day of August, 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 **\$4,620.79** (This consists of \$3,320.79 Certificate Amount redeemed + \$1,300.00 Premium).

**BE IT FURTHER RESOLVED,** that the Tax Collector is authorized to cancel this lien on Block 33.05 Lot 9 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 August 16, 2023.

Mayor Norton moved to approve Resolution 2023-76. Seconded by Georgette Miller and passed unanimously by roll call vote. Ayes: 2, Nays: 0, Abstain: 0, Absent: 1.

## **Resolution 2023-77**

### **DESIGNATING PROPERTY KNOWN AS BLOCK 2, LOTS 18 & 19 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF OXFORD AS AN “AREA IN NEED OF REDEVELOPMENT” UNDER THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1 ET SEQ.)**

**WHEREAS**, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “LRHL”) authorizes municipalities to determine whether certain parcels of land within the municipality constitute an “area in need of redevelopment” as described in Section 5 of the Redevelopment Law; and **WHEREAS**, to determine whether a certain parcel of land constitutes an area in need of redevelopment, the Township Committee of the Township of Oxford (the “Township Committee”) by way of Resolution No. 2023-031 dated March 15, 2023, authorized and directed the Township Planning Board (the “Board”) to conduct a preliminary investigation to determine whether the area identified as Block 2, Lots 18&19 as shown on the Tax Map of the Township of Oxford (the “Study Area”), meets the criteria set forth in Section 5 of the LRHL and should be designated as an “area in need of redevelopment”; and **WHEREAS**, the Board authorized the undertaking of the preliminary investigation as to whether the Study Area, or any portion thereof, constitutes an area in need of redevelopment in accordance with the LRHL; and

**WHEREAS**, the LRHL requires the Board to conduct a public hearing prior to making its determination whether the Study Area should be designated as “an area in need of redevelopment”, at which hearing the Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area; and

**WHEREAS**, the LRHL requires that the Board, prior to conducting such public hearing, publish notice in a newspaper of general circulation in the Township once each week for two consecutive weeks, with the last publication made not less than ten (10) days prior to such public hearing; and

**WHEREAS**, the LRHL further requires that such notice be mailed at least ten (10) days prior to such public hearing to the last owner(s) of the relevant properties in accordance with the Township’s assessment records; and

**WHEREAS**, the Board held a public hearing (the “Public Hearing”) to determine whether the Study Area is “an area in need of redevelopment” under the criteria set forth in Section 5 of the LRHL at a regular meeting of the Board on July 25, 2023; and

**WHEREAS**, notice of the Public Hearing was provided in the official newspaper of the Town on two consecutive weeks, the last being not less than ten (10) days before the Public Hearing; and

**WHEREAS**, the Board also provided notice to property owners in the Study Area, as well as property owners within 200 feet of the Study Area; and

**WHEREAS**, at the Public Hearing, John Barree PP (“Barree”), Township Planning Consultant, presented a report dated June 9, 2023 entitled “Block 2 Lots 18 & 19 Area in Need of Redevelopment Investigation Report” (the “Report”) concerning the determination of the Study Area as an “area in need of redevelopment”; and

**WHEREAS**, at the Public Hearing, the Board reviewed the Report, heard the testimony of Barree as well as members of the public who were given an opportunity to testify and to ask questions of the Board and of Barree; and

**WHEREAS**, after the conclusion of the Public Hearing, and in consideration of the Report and the substantial and credible testimony presented, the Board, on July 25, 2023, adopted a Resolution (the “Board Resolution”), determining that the Study Area should be designated as an “area in need of redevelopment”; and

**WHEREAS**, the Board Resolution recommended to the Township Committee that the Study Area be designated as an “area in need of redevelopment”; and

**WHEREAS**, the Township Committee agrees with the recommendation of the Board that the Study Area be designated as an “area in need of redevelopment” pursuant to the LRHL; and

**WHEREAS**, the Township Committee now desires to authorize and direct the Board to cause a redevelopment plan to be prepared for the Study Area and present same to the Township Committee pursuant to N.J.S.A. 40A:12A-7(f).

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

1. The Township Committee hereby designates Block 2, Lots 18 & 19 as shown on the Tax Map of the Township of Oxford as an “area in need of redevelopment” (the “Determination”) pursuant to the LRHL.
2. The Determination shall authorize the Township Committee to use all of the powers provided by the Legislature for use in a redevelopment area except the use of eminent domain, thus designating it a “Non-Condensation Redevelopment Area”.
3. The Township Clerk is hereby directed to transmit a certified copy of this Resolution by regular and certified mail to the Commissioner of Community Affairs (the “Commissioner”) for review. The Determination of the Study Area as an “area in need of redevelopment” shall not take effect without first receiving the review and approval of the Commissioner. If the Commissioner does not issue an approval or disapproval within thirty (30) calendar days of transmittal, the Determination shall be deemed to be approved.
4. Notice of the Determination (the “Notice”) shall be served, within ten (10) days of the Determination, upon all record owners of property located within the delineated area, those whose names are listed on the tax assessor’s records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which the notice of Determination may be sent.
5. A property owner who received notice of the Determination as set forth above who does not file a legal challenge to the Determination affecting his or her property within 45 days of receipt of such notice shall thereafter be barred from filing such a challenge.

**CERTIFICATION:**

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 a Resolution adopted by the Township Committee of the Township of Oxford, at their meeting held on August 16, 2023.

**WITNESS**, my hand and seal of the Township of Oxford on this 16<sup>th</sup> day of August, 2023.

Georgette Miller moved to approve Resolution 2023-77. Seconded by Mayor Norton and passed unanimously by roll call vote. Ayes: 2, Nays: 0, Abstain: 0, Absent: 1.

**New Business:**

Our Best Friends –

We received an email from this company that assists residents that go on vacation with their pets needs they are asking for us to post on our website and Facebook to promote.

A motion was made by Mayor Norton to allow the information to be posted on our website and Facebook page. Seconded by Georgette Miller and passed unanimously by roll call vote. Ayes: 2, Nays: 0, Abstain: 0, Absent: 1.

### **Old Business:**

Mayor Norton stated that sewer Assessment is not looking good from PRUMA. Our July flow 15,704 gallons normally we are at 6 to 7 million gallons. July was the storm but it was an issue with people pumping into the sewer system to increase the flow. Mayor would like to send out letters again to Spring Meadows.

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

Georgette Miller

- Lake has had some closures due to the weather. Also, they are going to be closing the lake Monday thru Thursday Open Friday thru Sunday due to staff returning to school the week of August 28. Georgette would like to add another inflatable for next season.

Mayor Norton

- Stated that we would be attending the next Oxford Board of Ed meeting in place of Linda Koufodontes who can not attend.

### **Township Administrator:**

Matt Hall

- Is working on the Statewide renewal. Will contact CFO to verify documents

### **Township Engineer Report:**

Micheal Finelli

- DOT Grants have all been submitted
- Mt. Pisgah should start paving any day now

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

Rich Wenner:

- 45 Bush St.- The resident called and asked about his Demolition Order.  
A motion was made by Mayor Norton to discharge the demolition order for 45 Bush St. Seconded by Georgette Miller Ayes: 2, Nays: 0, Abstain: 0, Absent: 1. Motion passed.
- Apple Mountain – Tax Sale Redemption was put on hold from our last meeting. We can add the resolution back on the agenda for our next meeting.
- Cambridge West & Pequest still proceeding from our last meeting.

### **Washington Police Department:**

Lt. Smith spoke about the report of stops for the special radar detail requested by the township.

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

**Public Comment:**

Resident (name & address inaudible) – asked about high grass. Mayor stated thank you for bring it to our attention. Asked about speeding on our road Lt. Smith responded to the issue.

Mr. Hunter - 84 Mine Hill Road – Asked about his 2 tickets he received. The mayor responded that from our habitability hearing in the past and it has been 2 years you were to have this cleaned up and it was not done. There have been complaints from the neighbors about the property and the vermin that are living under the tarp. You were issued a 10 days’ notice to clear up the property we will extend it to the August 23, 2023 if the debris is not cleaned up by then our DPW staff will go in and clean it up and then a lien will be added to the property.

A motion was made by Mayor Norton if the property is not cleared by the August 23, 2023 that our DPW staff will clean it up on the August 24, 2023. Seconded by Georgette Miller Ayes: 2, Nays: 0, Abstain: 0, Absent: 1. Motion passed.

Ms. Reedel 80 Washington Ave – Mayor stated that him and Lou would be in contact with you. Lou has been out all week.

Resident (name and address inaudible) – Asked about the triangle property and what the town is going to do with it. Mayor Norton goal is to sell it but there is still some testing that needs to be done before we can do anything with it.

**Meeting Recap:**

Mayor Norton – asked to have to 2% Revenue Ordinance on the next meeting

Rich Wenner will follow up on:

- Discharge Demolition order 45 Bush St once we have the verification of Utilities paid
- Will follow up on kitchen use for the library

**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 personal at the lake & Contract discussion.

Mayor Norton moved to enter Executive Session at 7:48PM. Seconded by Georgette Miller. Ayes: 2, Nays: 0, Abstain: 0, Absent: 1. Motion passed.

Mayor Norton moved to return to Public Session at 7:55 PM. Seconded by Georgette Miller. Ayes: 2, Nays: 0, Abstain: 0, Absent: 1. Motion passed.

No action was taken during Executive Session.

Rich Wenner states that we were in our Executive session for approximately 5 minutes to discussed 1 matter pending Litigation of Orams Lane. No Action was taken

**Adjourn:** Mayor Norton moved to adjourn the meeting at 7:56PM. Seconded by Georgette Miller. Ayes: 2, Nays: 0, Abstain: 0, Absent: 1. Motion passed.

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Lee Geller, Acting Municipal Clerk