

OXFORD TOWNSHIP MEETING
October 18, 2023

The meeting of the Township Committee of Oxford Township was held on October 18, 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, Lee Geller Acting Municipal Clerk.

Mayor Norton opened the meeting at 7:00 PM.

Meeting Minutes:

September 6, 2023 Amended Meeting Minutes –

Georgette Miller moved to approve the September 6, 2023 Amended Meeting Minutes. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

October 4, 2023 Meeting Minutes –

Georgette Miller moved to approve the September 6, 2023 Amended 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 1st Reading

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

RESOLUTION NO. 2023-90

RESOLUTION OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING THE EXECUTION OF THE AGREEMENT FOR ELECTRONIC TAX LIEN CERTIFICATE SALE SERVICES BETWEEN THE TOWNSHIP OF OXFORD AND REALAUCTION.COM, LLC FOR INTERNET-BASED ELECTRONIC PROCESSING OF BID INFORMATION RELATED TO THE AUCTION SALE OF THE TOWNSHIP’S TAX LIEN CERTIFICATES

WHEREAS, the Township Committee of the Township of Oxford, County of Warren, State of New Jersey wishes to enter into an Agreement for Electronic Tax Lien Certificate Sale Services with RealAuction.Com, LLC for internet-based electronic processing of bid information relation to the auction sale of Municipally held Tax Lien Certificates; and

WHEREAS, the Township is the holder of several Tax Lien Certificates; and

WHEREAS, the Township desires to auction off said Certificates using the services provided by RealAuction.Com, LLC; and

WHEREAS, RealAuction.Com, LLC has provided the Township with an Agreement for Electronic Tax Lien Certificate Sale Services; and

WHEREAS, pursuant to the Agreement, RealAuction.Com has appointed ROK Industries, Inc. d/b/a NJTaxLienInvestor.Com (“ROK”) serving as its administrative agent for purposes of invoicing, collecting payment and other ancillary services in furtherance of such services, all in accordance with the Electronic Sales Regulations; and

WHEREAS, pursuant to the Agreement, the Township shall pay fifteen dollars (\$15.00) per property listed on the initial list of properties provided by the Municipality to the Contractor; and

WHEREAS, in addition to the fifteen-dollar (\$15.00) fee described herein above, the Municipality will not be responsible for paying Contractor any other fees beyond those set forth above for a given auction sale, unless the Township cancels the Agreement prior to the auction sale, in which case the Township will be responsible for paying Contractor its reasonable expenses for the services performed prior to the cancellation of the Agreement;

WHEREAS, following the conclusion of an auction sale, the Municipality shall be provided with an invoice to be paid within fifteen (15) days of the receipt thereof; any payment made after the date such payment is due shall bear interest as of the day after the date such payment was due and payable and shall continue to accrue such interest until such payment is made at a rate of sixteen percent (16%) per annum, compounded monthly, or at the maximum rate allowed by law if said maximum amount is less.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Oxford that the Township is authorized to execute the Agreement for Electronic Tax Lien Certificate Sale Services with RealAuction.Com, LLC.

CERTIFICATION

I, Lee Geller, Acting Municipal Clerk of the Township of Oxford, County of Warren and State of New Jersey do hereby certify the foregoing to be true and correct copy of a Resolution adopted by the Township Committee at a meeting held on October 18, 2023.

Georgette Miller moved to approve with correction Resolution 2023-90. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

RESOLUTION # 2023-91

RESOLUTION TO CANCEL THE TAX SALE CERTIFICATE #22-00031 SOLD IN ERROR

WHEREAS, lands in the taxing district of Oxford Township, County of Warren, State of New Jersey, were sold on December 21, 2022 to TOWNSHIP OF OXFORD, in the amount of \$234.19 for taxes or other municipal liens assessed for the year 2021 in the name of MISSING NAME as supposed

owners, and in said assessment and sale were described as MISSING LOCATION, Block 37 Lot 9 LOT- - - , which sale was evidenced by Certificate #22-00031; and

WHEREAS, this block and lot was created as a duplicate of Block 37 Lot 9 in error during the transfer of information from MSI to Edmunds and does not exist; and

WHEREAS, the Tax Collector has determined that tax sale certificate #22-00031 was sold in error; and

WHEREAS, the Tax Collector would like to cancel the tax sale certificate.

NOW, THEREFORE, BE IT RESOLVED, Tax Sale Certificate #22-00031 sold in error is cancelled.

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 October 18, 2023.

Georgette Miller moved to approve Resolution 2023-91. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

RESOLUTION # 2023-92

RESOLUTION TO CANCEL THE TAX SALE CERTIFICATE #2018-002 SOLD IN ERROR
AND
REFUND THE PURCHASE FUNDS TO JING YANG

WHEREAS, lands in the taxing district of Oxford Township, County of Warren, State of New Jersey, were sold on December 6, 2018 to JING YANG, 628 N. BUTRICK ST, WAUKEGAN, IL 60085, in the amount of \$1,112.52 for taxes or other municipal liens assessed for the year 2017 in the name of MCEVOY, ANDREW N as supposed owners, and in said assessment and sale were described as 63 MINE HILL ROAD, Block 3 Lot 15, which sale was evidenced by Certificate #2018-002 (18-00002); and

WHEREAS, a payment was received by the Township of Oxford on 12/5/18 that should have removed the property from tax sale but was applied to the wrong account; and

WHEREAS, the Tax Collector has determined that tax sale certificate #2018-002 (18-00002) was sold in error; and

WHEREAS, the Tax Collector would like to cancel the tax sale certificate and refund the certificate balance and premium in the amount of \$12,176.67 to the lien holder.

NOW, THEREFORE, BE IT RESOLVED, Tax Sale Certificate #2018-002 (18-00002) sold in error is cancelled and \$12,176.67 shall be refunded to JING YANG, 628 N. BUTRICK ST, WAUKEGAN, IL 60085, and

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Tax Collector is authorized to reverse any subsequent payments, made by the lien holder, back onto the property accounts and resume collections of the same.

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 October 18, 2023.

Georgette Miller moved to approve Resolution 2023-92. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

RESOLUTION # 2023-93

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 \$958.19 for taxes or other municipal liens assessed for the year 2021 in the name of DE OLIVEIRA, ALVARO SIMAO RAMALHO as supposed owners, and in said assessment and sale were described as 53 ACADEMY STREET, Block 3 Lot 25, which sale was evidenced by Certificate #22-00008, and

WHEREAS, Certificate #22-00008 was assigned in full to FUNDPALITY II, LLC, 100 N LASALLE, SUITE 710, CHICAGO, IL 60602, and

WHEREAS, the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 10/15/2023 and before the right to redeem was cut off, as provided by law, 1ST RATE TITLE & SETTLEMENT claiming to have an interest in said lands, did redeem said lands claimed by FUNDPALITY II, LLC, by paying the Collector of Taxes of said taxing district of Oxford Township the amount of \$3,788.83 which is the amount necessary to redeem Tax Sale Certificate #22-00008.

NOW THEREFORE BE IT RESOLVED, on this 18th day of October, 2023 by the Township Committee of the Township of Oxford, County of Warren to authorize the Treasurer to issue a check payable to FUNDPALITY II, LLC, 100 N LASALLE, SUITE 710, CHICAGO, IL 60602 in the amount of **\$6,788.83** (This consists of \$3,788.83 Certificate Amount redeemed + \$3,000.00 Premium).

BE IT FURTHER RESOLVED, that the Tax Collector is authorized to cancel this lien on Block 3 Lot 25 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 October 18, 2023.

Georgette Miller moved to approve Resolution 2023-93. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

RESOLUTION NO. 2023-94
RESOLUTION OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING THE WAIVER OF FIFTY PERCENT (50%) OF THE SERVICE CHARGE OTHERWISE DUE AND OWING FROM THE OXFORD BOARD OF EDUCATION FOR THE CALENDAR YEAR 2023

WHEREAS, the Township Committee of the Township of Oxford, County of Warren, State of New Jersey operates, pursuant to NJSA 40A:26A-1, *et.seq.* a sewer utility by and through which the Township provides wastewater treatment services and charges the users of said system for the treatment of wastewater conveyed through the system; and

WHEREAS, the Township has in the past inadvertently not charged the Oxford Board of Education for flow transmitted through its system; and

WHEREAS, the Township corrected this oversight in 2023 and began to charge the Oxford Board of Education for the flow transmitted through the system; and

WHEREAS, as the Oxford Board of Education had not historically been charged for the treatment of flow transmitted through the Township’s system, it had not adequately budgeted for the cost of treatment for 2023; and

WHEREAS, the Township, in recognition of the severe financial strain the imposition of the full amount of flow treatment would cause the Oxford Board of Education and in recognition that the Oxford Board of Education and the Township derive revenues through the same source; to wit: the tax levy of municipal residents, the Township has opted to waive fifty percent (50%) of the sewer service charge which would otherwise be due and owing from the Oxford Board of Education in order to alleviate the financial strain that the imposition of the full charge would have on the residents and taxpayers of the School District; and

WHEREAS, the Township is authorized and empowered to set uniform rates among the similar classes and types of users of the system; and

WHEREAS, the Oxford Board of Education is the only school district located within the Township and is therefore unique as a class and type of user of the system;

WHEREAS, because of the foregoing, the Township Committee is empowered to waive portions of the fee otherwise due and in doing so would serve the public good for the reasons aforesated.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Oxford that the Township hereby authorizes a fifty percent (50%) reduction in the service charge for the Oxford Board of Education’s use of the wastewater system for the year 2023.

BE IT FURTHER RESOLVED that the annual sewer service charge for the Oxford Board of Education for 2023 shall be \$13,387.50.

CERTIFICATION

I, Lee Geller, Acting Municipal Clerk of the Township of Oxford, County of Warren and State of New Jersey do hereby certify the foregoing to be true and correct copy of a Resolution adopted by the Township Committee at a meeting held on October 18, 2023.

Georgette Miller moved to approve Resolution 2023-94. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

Mayor Norton Stated that the when they re-evaluated the sewer account, they found out the school was not being billed. The school did not budget for the full amount that was charged and that town will waive 50% of the balance for 2023 but the school will add the full amount to there budget for next year.

New Business:

- Lee Geller prepared the garbage and recycling calendar for 2024. Lee Geller stated that she has the clean-up dates scheduled with PCFA for 2024.
- Lee Geller started preparing the meeting dates for 2024 committee schedule. We discussed some dates for next year and will re visit at our Re-Organization meeting in January 2024.
- Blue Light Permit – Peggy Hissim gave the committee a blue light permit for approval.

Georgette Miller moved to approve a Blue Light permit for Zackery Corby. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

Old Business:

- Pitney Bowes Contract– Lee Geller provided 2 contracts after speaking with Pitney Bowes and the newest contract rate was cheaper than the original contracted given.

Georgette Miller moved to approve Pitney Bowes Contract for 60 months at the cost of \$165.13 per month. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

- Mayor Norton Stated that FEMA was in town today to look at the damage from the storm in July. They toured the town for 4 hours a will be back in a few weeks. FEMA informed us that we did not meet the threshold.
- Georgette Miller stated that the EMS Squad will not be in town on Halloween to help cross at Belvidere and Lincoln. Mayor asked Lt. Smith if they will have anyone and he said he will have to check with the Chief.

Township Committee Reports and Correspondence.

Linda Koufodontes

- Attended the BOE meeting on October 12th. Mr. Nittolo did great on his reports. The school is looking to get another bus. Will be more discussion at the next meeting.

Georgette Miller

- Christmas Vendors Georgette wants to know of we can close the road down during the event so they can have more vendors.

Township Administrator:

Matt Hall

- DEP – Will be meeting with them next week to discuss Mine Hill Road & Water System
- Still working on the ongoing lake issue

Township Engineer Report:

Mike Finelli

- Pequest Road – Milling was done and paving will start Thursday & Friday. Managed to work it out with getting the road paved with the grant and then the town to pave the other side of the road that was not covered in the grant at the same time.
- Mt. Pisgah -on the guide rails done and paving testing done
- DOT 2024 Grants no news yet
- Pedestrian Bridge – working on it so we can get it out to bid

Township Attorney's Report:

John Abromitis

- Stated that Rich Wenner is still working on his items

Washington Police Department:

Lt. Smith – Nothing to report at this time.

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

Public Comment:

Bob Groff –

Stated that at Valley View/Highlander hills that the water smells really strong of chorine. The management is handing out eviction's notices. Mayor Norton stated that we have contact the DEP.

Chrissy Thompson –

Called the board of health about the water. She also read some of the lease items in detail. We own or homes but not the land. There are 16 of us that have seek legal counsel. Mayor Recommend to residents previously to seek legal services. Issues you are speaking about are not for the town to answer but we can work on your water issue. Awaiting on our attorney to let us know the legal issues for rent control.

A resident –

Stated that that the owners of Valley view estates/Highlander hill got a permit to remove 2 trailers but they moved six. Demo on site and remove the debris and has added 2 more new homes. Also, they have renamed the streets and added street signs today. The committee t stated that the street names have to be approved thru the town.

Sara Groff –

The water to drink is unsafe and they added new street signs with names.

Mr. Collins –

Stated that he had to water issues as well and had to replace his water heater. Mayor said that they have contacted the DEP after we spoke last week.

Sharon Keanon –

Stated that the water smells like bleach and they have some adding stuff to the well and we don't know who is it or what they are doing. Social Security will only increase 3.2% and they are going to charge more then that all the other items they keep charge extra for.

Anita –

The bleach smell is over whelming you can not drink it cook or give the water to our animals.

Mayor Norton asked who contacted the Health Department and the person stated that they will start their process of the complaint the next day.

Also, the Mayor stated that they can not name the streets they have to go thru town approval of the names.

LT Smith stated that the street names are a great help to the first responders. Matt Hall and Peggy Hissim did start the process of the names and numbers for Valley View/Highlander hills. They will have to check out the process of this.

Peggy Niece –

Asked of anyone has check the chickens. She went on to read the Nuisance ordinance to the committee.

Peggy Hissim –

Peggy addressed that they did pick a name Dennis & Haycock

Peggy stated that the EMS squad will be at their convention October 29, 2023 thru November 5, 2023 and that she has coverage for the squad while they are away.

Peggy also stated that the EMS will be holding 2 fund drives in November

Peggy also asked about the land and a new ambulance for the Squad

Meeting Recap:

Matt Hall

- ACO Contract
- Street Names at Highlander Hills
- Health Department
- DEP meeting

Executive Session:

Adjourn:

Mayor Norton moved to adjourn the meeting at 7:49PM. Seconded by Georgette Miller Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion passed.

Lee Geller, Acting Municipal Clerk