

**OXFORD TOWNSHIP MEETING**  
**January 17, 2024**

The meeting of the Township Committee of Oxford Township was held on January 17, 2024 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 Mayor, Georgette Miller and Linda Koufodontes, Township Committee, Rich Wenner, Township Attorney, Matt Hall, Township Administrator, Mike Finelli, Township Engineer, Lee Geller Acting Municipal Clerk.

Mayor Norton opened the meeting at 6:31 PM.

**Meeting Minutes:**

December 20, 2023, Meeting Minutes –

Georgette Miller moved to approve the December 20, 2023, meeting minutes. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

December 20, 2023, Executive Meeting Minutes –

Georgette Miller moved to approve the December 6, 2023, executive meeting minutes. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

January 3, 2024 – Re-Organization Minutes

Georgette Miller moved to approve the December 6, 2023, 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** – No Ordinance for 2<sup>nd</sup> Reading

**Resolutions:**

**RESOLUTION 2024-22  
CANCELLATION OF CAPITAL BOND ORDINANCES  
IN THE AMOUNT OF \$615,158.61**

WHEREAS, certain General Capital Improvement appropriation balances remain dedicated to projects now completed; and

WHEREAS, it is necessary to formally cancel said balances so that the unexpended balances may be returned to each respective Capital Improvement Fund or credited to Surplus, and unused debt authorization may be cancelled;

NOW THEREFORE, BE IT RESOLVED, by the council of the Township of Oxford, that the following unexpended and dedicated balances of General Capital Appropriations be cancelled:

<u>Ordinance #</u>	<u>Total Amount</u>	<u>Funded</u>	<u>Unfunded</u>
<u>1993-10</u>	<u>14,732.83</u>	<u>14,732.83</u>	
<u>2005-08</u>	<u>12,866.01</u>	<u>12,866.01</u>	
<u>2008-04</u>	<u>6,901.17</u>	<u>6,901.17</u>	
<u>2011-09</u>	<u>340,770.23</u>	<u>190,270.23</u>	<u>150,500.00</u>
<u>2014-05</u>	<u>77,499.37</u>		<u>77,499.37</u>
<u>2015-05</u>	<u>14,466.61</u>	<u>14,466.61</u>	
<u>2017-02</u>	<u>186.00</u>	<u>186.00</u>	
<u>2017-09</u>	<u>16,494.00</u>	<u>16,494.00</u>	
<u>2018-05</u>	<u>2,040.00</u>	<u>2,040.00</u>	
<u>2018-06</u>	<u>4,971.00</u>		<u>4,971.00</u>
<u>2018-02</u>	<u>900.00</u>	<u>900.00</u>	
<u>2018-13</u>	<u>13,231.75</u>	<u>13,231.75</u>	
<u>2018-14</u>	<u>1,000.00</u>	<u>1,000.00</u>	
<u>2019-04</u>	<u>5,463.00</u>		<u>5,463.00</u>
<u>2019-05</u>	<u>18,411.00</u>		<u>18,411.00</u>
<u>2021-05</u>			<u>82,788.66</u>
<u>2021-15</u>	<u>2,436.98</u>		<u>2,436.98</u>
Total	\$615,158.61	\$273,088.60	\$342,070.01

Georgette Miller moved to approve Resolution 2024-22. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

**TOWNSHIP OF OXFORD  
RESOLUTION 2024-23 - BUDGET TRANSFER**

**WHEREAS**, N.J.S.A. 40A:4-59 provides that Budget transfers may be made during the first three months of the following fiscal year; and

**WHEREAS**, there has been determined a need for such transfers;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Township of Oxford, County of Warren, State of New Jersey that the following transfers be made:

Description	TO	FROM
Computerization-Other Expenses	3,600.00	
Finance-Other Expenses	1,000.00	
Tax Assessor-Other Expenses	1,000.00	
Engineering-Other Expenses	5,000.00	
Fire Hydrants	10,000.00	
Building and Grounds -Salaries and Wages		1,300.00
Governing Body-Salaries and Wages		900.00
Election-Other Expenses		1,500.00
Finance-Salaries and Wages		900.00
Police-Salaries and Wages		2,300.00
General Liability-Other Expenses		1,500.00
Legal-Other Expenses		10,000.00
Planning-Other Expenses		2,200.00
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	\$ 20,600.00	\$ 20,600.00

Georgette Miller moved to approve Resolution 2024-23. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

**RESOLUTION # 2024-24**  
**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 9, 2014 to the TOWNSHIP OF OXFORD, 11 GREEN ST, OXFORD, NJ 07863, in the amount of \$10,337.89 for taxes or other municipal liens assessed for the year 2013 in the name of OXFORD TEXTILE, INC as supposed owners, and in said assessment and sale were described as AXFORD AVE, Block 33 Lot 4.03, which sale was evidenced by Certificate #2014-026 (14-00026), and

**WHEREAS,** the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 12/20/2023 and before the right to redeem was cut off, as provided by law, Oxford Textile Solar Farms LLC on behalf of OTI claiming to have an interest in said lands, did redeem said lands claimed by the TOWNSHIP OF OXFORD by paying the Collector of Taxes of said taxing district of Oxford Township the amount of \$214,710.21 which is the amount necessary to redeem Tax Sale Certificate #2014-026 (14-00026).

**NOW THEREFORE BE IT RESOLVED,** on this 17<sup>th</sup> day of January, 2024 by the Town Committee of the Township of Oxford, County of Warren authorizes the Mayor to sign Certificate #2014-026 (14-00026) for cancellation.

**BE IT FURTHER RESOLVED,** that the Tax Collector is authorized to cancel this lien on Block 33 Lot 4.03 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 January 17, 2024.

Georgette Miller moved to approve Resolution 2024-24. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

**RESOLUTION # 2024-25**  
**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 9, 2014 to the TOWNSHIP OF OXFORD, 11 GREEN ST, OXFORD, NJ 07863, in the amount of \$561.07 for taxes or other municipal liens assessed for the year 2013 in the name of MNV HOLDINGS, INC as supposed owners, and in said assessment and sale were described as 20 WALL STREET, Block 42 Lot 5, which sale was evidenced by Certificate #2014-043 (14-00043), and

**WHEREAS,** the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 12/20/2023 and before the right to redeem was cut off, as provided by law, Oxford Textile Solar Farms LLC on behalf of OTI claiming to have an interest in said lands, did redeem said lands claimed by the TOWNSHIP OF OXFORD by paying the Collector of Taxes of said taxing district of Oxford Township the amount of \$17,128.85 which is the amount necessary to redeem Tax Sale Certificate #2014-043 (14-00043).

**NOW THEREFORE BE IT RESOLVED,** on this 17<sup>th</sup> day of January, 2024 by the Town Committee of the Township of Oxford, County of Warren authorizes the Mayor to sign Certificate #2014-043 (14-00043) for cancellation.

**BE IT FURTHER RESOLVED,** that the Tax Collector is authorized to cancel this lien on Block 42 Lot 5 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 January 17, 2024.

Georgette Miller moved to approve Resolution 2024-25. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

**RESOLUTION # 2024-26**  
**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 9, 2014 to the TOWNSHIP OF OXFORD, 11 GREEN ST, OXFORD, NJ 07863, in the amount of \$74.36 for taxes or other municipal liens assessed for the year 2013 in the name of MNV HOLDINGS, INC as supposed owners, and in said assessment and sale were described as 41 AXFORD AVENUE, Block 42 Lot 9, which sale was evidenced by Certificate #2014-044 (14-00044), and

**WHEREAS,** the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 12/20/2023 and before the right to redeem was cut off, as provided by law, Oxford Textile Solar Farms LLC on behalf of OTI claiming to have an interest in said lands, did redeem said lands claimed by the TOWNSHIP OF OXFORD by paying the Collector of Taxes of said taxing district of Oxford Township the amount of \$1,895.97 which is the amount necessary to redeem Tax Sale Certificate #2014-044 (14-00044).

**NOW THEREFORE BE IT RESOLVED,** on this 17<sup>th</sup> day of January, 2024 by the Town Committee of the Township of Oxford, County of Warren authorizes the Mayor to sign Certificate #2014-044 (14-00044) for cancellation.

**BE IT FURTHER RESOLVED,** that the Tax Collector is authorized to cancel this lien on Block 42 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 January 17, 2024.

Georgette Miller moved to approve Resolution 2024-26. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

**RESOLUTION # 2024-27**  
**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 9, 2014 to the TOWNSHIP OF OXFORD, 11 GREEN ST, OXFORD, NJ 07863, in the amount of \$138.45 for taxes or other municipal liens assessed for the year 2013 in the name of MNV HOLDINGS, INC as supposed owners, and in said assessment and sale were described as 33 LOWER DENMARK ROAD, Block 42 Lot 17, which sale was evidenced by Certificate #2014-045 (14-00045), and

**WHEREAS,** the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 12/20/2023 and before the right to redeem was cut off, as provided by law, Oxford Textile Solar Farms LLC on behalf of OTI claiming to have an interest in said lands, did redeem said lands claimed by the TOWNSHIP OF OXFORD by paying the Collector of Taxes of said taxing district of Oxford Township the amount of \$3,900.62 which is the amount necessary to redeem Tax Sale Certificate #2014-045 (14-00045).

**NOW THEREFORE BE IT RESOLVED,** on this 17<sup>th</sup> day of January, 2024 by the Town Committee of the Township of Oxford, County of Warren authorizes the Mayor to sign Certificate #2014-045 (14-00045) for cancellation.

**BE IT FURTHER RESOLVED,** that the Tax Collector is authorized to cancel this lien on Block 42 Lot 17 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 January 17, 2024.

Georgette Miller moved to approve Resolution 2024-27. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

**New Business:**

LUB III Appointment: Mayor Norton Appointed Brian Oneil for this Alternate III

Georgette Miller moved to appoint Brian Oneil. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

45 Bush St:

Mayor Norton stated that the property is again back in despair and is requesting another Habitability hearing. Mr. Finelli will check the property and compare it to his past notes and will let Mr. Wenner know what he finds.

Georgette Miller moved to start the process for 45 Bush St. for Habitability Hearing. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

**Mailboxes:**

Mayor Norton stated that at the first snowstorm there were a lot of mailboxes that were damaged. Mayor Norton requested that we come up with an Ordinance to refund the replacements and asked Mr. Hall and Mr. Wenner to come up with the verbiage of this Ordinance.

Georgette Miller moved to set the reimbursement fee for the mailboxes to \$35.00 with verification of the damage by the DPW. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

**Emergency Squad:**

Mayor Norton stated that he had a piece of land donated from OTI for the new building for the Emergency Squad. We need to find another piece of land for them to look at the piece of property behind The County DPW Garage. Mr. Finelli and Mr. Wenner will investigate the property and what option we have to donate to the Emergency Squad.

Mayor Norton discussed Sweeney Ave as a request of a resident to have the township vacate the avenue.

Linda Koufodontes moved to have Mr. Finelli start the process to vacate Sweeney Avenue Block 26 Lot 82. Seconded by Mayor Norton and Passed unanimously by roll call vote. Ayes: 2, Nays: 0, Abstain: 0, Absent: 1.

**Old Business:**

**COAH Fees:**

Mayor Norton stated that with the facts stated by Mr. Groeling and the confusion from the DCA switch to Township of Washington that we are going to waive the fees for COAH

Mayor Norton moved to waive COAH fees for 56 Pequest Rd. Seconded by Georgette Miller and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

**Township Committee Reports and Correspondence.**

Linda Koufodontes stated that she attended the BOE Re-org on 1/4/24 was the quickest meeting 13 minutes. They made some new appointments, and they are moving their meeting to once a month next meeting February 25, 2024

Georgette Miller stated that the PTA is asking for a donation.

Mayor moved to approve for the lake 2 family passes to donate to the PTA. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

Georgette Miller also stated that the town received a message for a resident about the holiday decorations and how she loves looking at them over the holiday season.

Georgette Miller also asked about parking downtown during the snowstorms and calling the police.

Mayor Norton stated that with the last 2 snow storms outside of the mailbox issues the DPW had no issues with the old equipment but new issues came up with newer equipment and the DPW fixed them.

### **Township Administrator:**

Matt Hall

- Mailbox drafting of Ordinance.
- Meeting with Covanta and it went well.
- Will have amendment to Salary Ordinance for next meeting.

Mayer Norton stated that the demo of Covanta will be done by June. Make sure that the police are in the loop of the decommission schedule.

### **Township Engineer Report:**

Mike Finelli

- Discussed MT. Pisgah Ave waiting for final payment and closeouts.
- 2024 Port Colden there is some substantial short falls of the money
- Pedestrian Bridge sent response and waiting for reply
- Stormwater MS4 need to set up meeting with Mayor Norton, Lou, Matt to discuss spending money on other items.

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

Rich Wenner

- Paperwork has been sent to the court for Declaratory and it will be circulated and served
- OTI project moving along
- Will take care of actions from tonight s meeting

### **Washington Police Department:**

Lt. Kaufman

- Cars on roads during storm the DPW is our eyes and ears to get them moved
- LT. Kaufman went over the Police report.
- Chief Jones sent an email to DOT about accidents on a section of Rt 31.

**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:**

**Meeting Recap:**

Rich Wenner, Matt Hall

- 45 Bush St
- Mailboxes
- Block and Lot for Emergency Squad
- Sweeney Avenue
- Covanta

**Executive Session:**

**Adjourn:**

Mayor Norton moved to adjourn the meeting at 7:16 PM. Seconded by Georgette Miller  
Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion passed.

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Lee Geller, Acting Municipal Clerk