

OXFORD TOWNSHIP MEETING
March 20, 2024

The meeting of the Township Committee of Oxford Township was held on March 20, 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, Linda Koufodontes, Township Committee, Rich Wenner, Township Attorney, Matt Hall, Township Administrator, Mike Finelli, Township Engineer, Lee Geller Acting Municipal Clerk, Amber Brady, Deputy Clerk.

Mayor Norton opened the meeting at 6:31 PM.

Meeting Minutes:

March 6, 2024 – Committee Meeting Minutes

Georgette Miller moved to approve the March 6, 2024, Committee 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: -

Ms. Dolores Hissim, Oxford, NJ

- Asked why they want to close the alley. Mayor Norton explained that he received a complaint about the use of the alley. Rich Wenner explained that the paper street/alley is not a public road and is not maintained by the town. It is a write of way for construction purposes not meant for public access. Mayor Norton is trying to come up with a solution. He stated that the area of the complaint owns property on both sides of the alley.

April, Oxford, NJ

- Her complaint is about the safety of her 8-year-old child. To enter the alley way there no clear view to see between the two lots and the barn. Gave pictures to show there is no visibility by the barn and where she parks her car. The cops were called on me last weekend because I parked my car in the alley so my kid and nephew can play safely. Also gave pictures of other cars parked in the alley. I am here to find out what can be discussed or a resolution to fix this issue.

Peggy Hissim Oxford, NJ

- Residents moved in 8years ago I sue the alley on my way home from work in my personal vehicle and I used to drive there when the tree was down as well.

Norm Grally, Mansfield Township

- I am the owner of 95 Belvedere Ave and would like the alley to stay open for emergency vehicles.

Presentations:

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

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

Resolutions:

RESOLUTION 2024-47

WHEREAS, the Governor’s Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey.

WHEREAS, The Township Council of the Township of Oxford County of Warren, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and,

WHEREAS, the Township Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and,

WHEREAS, the Township Council has applied for funding to the Governor’s Council on Alcoholism and Drug Abuse through the County of Warren;

NOW, THEREFORE, BE IT RESOLVED by the Township of Oxford, County of Warren, State of New Jersey hereby recognizes the following:

1. The Township Council does hereby authorize submission of a strategic plan for the Oxford Municipal Alliance grant for fiscal year 2025 in the amount of:

GCADA Grant	\$1,508.00
Cash Match	\$377.00
In-Kind	\$1,131.00

2. The Township Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

CERTIFICATION

I, Lee Geller, Acting Municipal Clerk of the Township of Oxford, County of Warren, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Township Council on this 20 day of March, 2024 .

Georgette Miller moved to approve Resolution 2024-47 Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

RESOLUTION # 2024-48 **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 November 10, 2023 to SMYRNA GROUP, LLC, PO BOX 845, TENAFLY, NJ 07670, in the amount of \$1,127.43 for taxes or other municipal liens assessed for the year 2022 in the name of CALECA, JOANNA & THOMAS as supposed owners, and in said assessment and sale were described as 34 CAMBRIDGE EAST, Block 31 Lot 21 C0034, which sale was evidenced by Certificate #23-00007, and

WHEREAS, the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 3/5/24 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 SMYRNA GROUP, LLC by paying the Collector of Taxes of said taxing district of Oxford Township the amount of \$2,631.49 which is the amount necessary to redeem Tax Sale Certificate #23-00007.

NOW THEREFORE BE IT RESOLVED, on this 20th day of March, 2024 by the Township Committee of the Township of Oxford, County of Warren to authorize the Treasurer to issue a check payable to SMYRNA GROUP, LLC, PO BOX 845, TENAFLY, NJ 07670 in the amount of **\$5,231.49** (This consists of \$2,631.49 Certificate Amount redeemed + \$2,600.00 Premium).

BE IT FURTHER RESOLVED, that the Tax Collector is authorized to cancel this lien on Block 31 Lot 21 C0034 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 March 20, 2024.

Georgette Miller moved to approve Resolution 2024-48 Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

RESOLUTION # 2024-49

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 November 10, 2023 to CHANGSHENG LU, 628 N. BUTRICK ST, WAUKEGAN, IL 60085, in the amount of \$832.88 for taxes or other municipal liens assessed for the year 2022 in the name of CONZALES, GABRIEL M/CARDOSO, DAVID as supposed owners, and in said assessment and sale were described as 135 BUCKLEY AVENUE, Block 2 Lot 24.01, which sale was evidenced by Certificate #23-00003 and

WHEREAS, the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 3/5/24 and before the right to redeem was cut off, as provided by law, PENNYMAC 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 \$2,044.90 which is the amount necessary to redeem Tax Sale Certificate #23-00003.

NOW THEREFORE BE IT RESOLVED, on this 20th day of March, 2024 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 **\$4,144.90** (This consists of \$2,044.90 Certificate Amount redeemed + \$2,100.00 Premium).

BE IT FURTHER RESOLVED, that the Tax Collector is authorized to cancel this lien on Block 2 Lot 24.01 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 March 20, 2024.

Georgette Miller moved to approve Resolution 2024-49 Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

RESOLUTION # 2024-50

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 \$1,273.13 for taxes or other municipal liens assessed for the year 2021 in the name of MEJIA, ARACELY VILLALOBOS & RUBIO, M as supposed owners, and in said assessment and sale were described as 38 ROUTE 31, Block 34 Lot 45, which sale was evidenced by Certificate #22-00029 and

WHEREAS, the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 3/13/2024 and before the right to redeem was cut off, as provided by law, GUARDIAN TITLE SERVICES LLC 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 \$12,968.27 which is the amount necessary to redeem Tax Sale Certificate #22-00029.

NOW THEREFORE BE IT RESOLVED, on this 20th day of March, 2024 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 **\$13,068.27** (This consists of \$12,968.27 Certificate Amount redeemed + \$100.00 Premium).

BE IT FURTHER RESOLVED, that the Tax Collector is authorized to cancel this lien on Block 34 Lot 45 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 March 20, 2024.

Georgette Miller moved to approve Resolution 2024-50 Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

R-2024-51

RESOLUTION OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN AND STATE OF NEW JERSEY, DECLARING AND DESIGNATING BLOCK 31 LOT 21.01 AS AN AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“Redevelopment Law”), provides a mechanism to assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, pursuant to N.J.S.A. 40A:-12A-6, “[t]he resolution authorizing the planning board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (hereinafter referred to as a “Non-Condemnation Redevelopment Area”) or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a “Condemnation Redevelopment Area”); and

WHEREAS, pursuant to the Redevelopment Law, the Township Committee directed the Planning Board to undertake a preliminary investigation to determine if Block 31, Lot 21.01 on the Oxford Township Tax Map (which property is owned by the Township) satisfied the criteria of an Area in Need of Redevelopment (Non-Condemnation); and

WHEREAS, the Township Planning Board directed the preparation of a report entitled “Block 31, Lot 21.01 Area in Need of Redevelopment Investigation Report” (“Heyer Gruel Report”) which was prepared by Heyer, Gruel & Associates dated October 10, 2023;

WHEREAS, the Land Use Board complied with the notice provisions of N.J.S.A. 40A:12A-6 by providing a copy of the notice in a newspaper of general circulation once each week for two consecutive weeks, with a copy of the last notice provided ten days prior to the public hearing date of November 28, 2023 to the record owner of the subject property - the Township of Oxford; and

WHEREAS, a public hearing, in accordance with statutory notice requirements, was held by the Land Use Board on November 28, 2023 at which time the Land Use Board considered the testimony of Megan Stanley, AICP, P.P.; and

WHEREAS, On December 19, 2023, the Land Use Board made the following findings of fact and conclusions of Law:

1. The Heyer Gruel Report contains a map showing the boundaries of the proposed redevelopment in accordance with N.J.S.A. 40A:12A-6(b).

2. The Study Area comprises an approximate 23.56-acre parcel owned by the Township of Oxford and purchased by the Township in 1970. The property has 380 feet of frontage along Pequest Road and is bordered to the north by forested land, to the west and east by residential uses, and to the south by the Cambridge East Development. The portion of the property that fronts along Pequest Road has approximately 6 acres of overall size, and it is cleared land formerly used as recreational fields. The facilities are no longer used by the Township, and the use of the recreational fields has ceased. The fields are currently in a state of deterioration. The remainder of the Study Area largely consists of forested land with the exception of a wireless communications facility operated by T-Mobile located in the forested portion approximately 1,300 feet back from Pequest Road. That wireless communications facility is accessed by an unpaved road originating from the recreation facilities’ parking lot.

3. The Heyer Gruel Report and testimony of Ms. Stanley conclude that the Study Area qualifies as an area in need of redevelopment under Subparagraph (d) of N.J.S.A. 40A-12A-5. In pertinent part, this section of the New Jersey Local Redevelopment and Housing Law provides that a delineated area may be deemed to be in need of redevelopment if the governing body of the municipality, by resolution, concludes that “Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation... or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community”. The report and testimony of Ms. Stanley notes that the recreational facilities referenced above are no longer used by the Township and there is no reasonable expectation that they will be used in the future. Accordingly, these recreational facilities have become obsolete. The existing structures previously located on the subject property are largely in a state of disrepair and are no longer useable. Without ongoing maintenance, these structures may become dangerous and pose a risk of vandalism and trespassing.

4. Based on the testimony of Ms. Stanley and the report, it is the opinion of the Township Planner that the Study Area meets the criteria to be designated as an area in need of redevelopment under subsection (d) of N.J.S.A. 40A:12A-5. The Board concurs with the recommendation of the Township Planner and finds that the statutory criteria is hereby satisfied as a Study Area being in need of non-condemnation redevelopment; and

WHEREAS, the Planning Board determined that Block 31, Lot 21.01 qualified as a non-condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5.

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

1. The Township Committee hereby designates Block 31, Lot 21.01 as shown on the Tax Map of the Township of Oxford consisting of approximately 23.56 acres, 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.

BE IT FURTHER RESOLVED, that this Resolution shall take effect pursuant to law.

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 March 20, 2024.

Mayor Norton explained township owned property which is pequest fields which is an area of redevelopment.

Georgette Miller moved to approve Resolution 2024-51 Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

2024 Municipal Budget

of the TOWNSHIP of OXFOR County of
 WARREN for the fiscal year 2024.

Revenue and Appropriations Summaries

Summary of Revenues	Anticipated		
	2024		2023
1 Surplus	495,000.00		515,903.94
2 Total Miscellaneous Revenues	1,201,876.79		914,190.30
3 Receipts from Delinquent Taxes	240,000.00		419,400.00
4 a) Local Tax for Municipal Purposes	1,020,463.00		1,020,463.00
b) Addition to Local School District Tax			
c) Minimum Library Tax			
Tot Amt to be Rsd by Taxes for Sup of Muni Bnd	1,020,463.00		1,020,463.00
Total General Revenues	2,957,339.79		2,869,957.24

Summary of Appropriations	2024 Budget		Final 2023 Budget
1 Operating Expenses: Salaries & Wages	562,505.00		475,046.38
Other Expenses	1,738,073.79		1,803,775.86
2 Deferred Charges & Other Appropriations	81,761.00		73,385.00
3 Capital Improvements	5,000.00		5,000.00
4 Debt Service (Include for School Purposes)	170,000.00		162,750.00
5 Reserve for Uncollected Taxes	400,000.00	#	350,000.00

Total General Appropriations	2,957,339. 79	2,869,957.24
Total Number of Employees	18 FT 4 PT	18 FT 4 PT

2024 Dedicated		Sewer	Utility Budget	
Summary of Revenues			Anticipated	
			2024	2023
1	Surplus		105,501.0 0	117,199.69
2	Miscellaneous Revenues		1,290,000. 00	1,260,000.00
3	Deficit (General Budget)			
Total Revenues			1,395,501. 00	1,377,199.69
Summary of Appropriations			2024 Budget	Final 2023 Budget
1	Operating Expenses:	Salaries & Wages	20,000.00	25,000.00
		Other Expenses	1,275,500. 00	1,238,500.00
2	Capital Improvements			
3	Debt Service			
4	Deferred Charges & Other Appropriations		1.00	113,699.69
5	Surplus (General Budget)		100,000.0 0	
Total Appropriations			1,395,501. 00	1,377,199.69
Total Number of Employees				

Balance of Outstanding Debt					
		General		Sewer	
Interest		20,000.00			
Principal		1,606,687.00			
Outstanding Balance		1,626,687.00			

Notice is hereby given that the budget and tax resolution was approved by the COMMITTEEPERSONS

of the _____ TOWNSHIP _____ of _____ OXFORD _____, County of
_____ WARREN _____ on _____, 2024.

A hearing on the budget and tax resolution will be held at _____ Municipal Building _____, on
_____ April 17 _____, 2024 at _____ 6:30 _____ o'clock PM at which time and
_____ place
objections to the Budget and Tax Resolution for the year 2024 may be presented by taxpayers or
other interested parties.

Copies of the budget are available in the office of _____ Municipal Clerk _____ a
the Municipal Building, _____ 11 Green Street _____ New Jersey, _____ t
_____ 7863 _____ during the _____ hours of _____ 9:00 AM _____ t _____ o _____ 4:00 PM _____ .

Mayor Norton is waiting for Mr. Hall to get our CFO Mrs. Turchan on the phone in case we have questions about the budget.

Mayor Norton explained that we are introducing a Zero increase to our budget at this moment and may have to change and may need to raise taxes.

Mayor Norton asked our CFO what our Bank Cap is and she stated that it is \$165,412.00. we can pass this onto the residents it would be 10 taxes points average household between \$150-\$160.

With the loss of sales and tax revenue of about \$600,000 this loss in revenue will impact our next year's budget.

Ms. Turchan said that if we use the Bank Cap it will be more for the 2% increase for next year's budget and if you don't use the Bank cap will be a smaller amount to increase. My advice would be to use the Bank Cap so you can build your surplus for 2025.

Mayor Norton stated that we will introduce the budget with a Zero increase at our 2nd read next month April 17, 2024 we may need to amend the budget and have a 1st read and then a 2nd read the following month to approve the budget.

Mayor Norton stated that the town will have to make some changes:

- We will incur some Legal fees in excess of \$50,000
- We will have to reduce the aid for our EMS, Fire Department, Library
- Planned paving will have to be put on hold
- Recreation area at the lake with Pickleball and basketball courts will be put on hold
- As well as the Triangle property will need to be put on hold do to the potential of loss revenue to the township.

Mayor Norton moved to approve Resolution 2024-52 Seconded by Georgette Miller and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

New Business:

Mayor Norton stated that Ms. Dreschsel contacted him for OCS-k-kids clean up hours looking to clean up on April 21, 2024, from 1-3.

Mayor Norton moved to approve OCS-k-kids clean up Seconded by Georgette Miller and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

Deputy Miller asked if outdoor dining is allowed downtown for our business. The bakery would like to put 2 tables outside her business and the pizza restaurant as well. Rich Wenner will check the status of our ordinance for this request.

Old Business:

Vacate alley: Between Belvidere and Henderson Mayor Norton stated he looked at the tax map and shared it with the committee.

Mayor Norton asked Ms. Peggy Hissim to come forward and has a few questions. Asked if you are using the alley way with your private vehicle for personal use and not for emergency. Is there anything that would prevent you from coming to the other side by your mom's house. It is a hard to pull in that side Mayor Norton asked it would not be an unreasonable request to come in the other end. The mayor reached out to our Fire Chief and asked if he would use the alley. The Fire chief said he would not use the alley. Mayor Norton stated he was gathering all the information. Stated that when the township vacates an alley way, they give each lot on both sides 6ft and there is no additional tax charge to the resident.

The committee stated they are trying to come up with a solution to this situation.

Mayor Norton stated that they would compromise and close the section of the alley where the resident owns both sides and leave the rest of the alley open and that Ms. Peggy Hissim stated she can use the other side to enter the back of her property.

Georgette Miller made a motion to approve the Ordinance 2024-07 to vacate the alley by Bl. 14 L 1 and Bl 14 L 8 12 x 50ft section vacating the right of way. Seconded by Mayor Norton and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. 1st reading March 20, 2024, and 2nd reading will be April 17, 2024.

Mayor Norton stated that he was at the PRUMA meeting last month and that rates we stable last year and of now we are running 7% higher than last year at this time and thi months meeting we are running 10% higher. We need to investigate the illegal hook ups of sum pumps into the sewer lines. The sewer authority sets the rates not the town. Asked to have a letter prepared to send out with the tax bills and the mayor also stated that rates will go up for next year. To put it into perspective, the average 6-7 million gallons per month December was 11 million gallons January 2024 was 14 million gallons and last July

due to the rain storm 15 million plus gallons. If these numbers continue to there will be an increase to our sewer bills.

Mayor Norton stated that he and Mr. Finelli were at Buckley Ave about 2 years ago about flooding off the mountains we did some temporary fixing a few years ago and that is not working now. We have no funds to fix it. Mr. Finelli can you dust off the old records and look at it and can you give us a dollar figure. Mayor said we put some temporary sandbags up for now.

Georgette Miller asked the states of the Surfs up contract it was stated that there is a few items we need from the owner will add to the agenda for next meeting.

Georgette Miller also asked about the house on Mine Hill. The new construction is still ongoing.

Georgette Miller asked about 6 Hill St the blue house and the exterior is all good.

Township Committee Reports and Correspondence.

Georgette Miller

- stated that our Lake Director Meredith Ferris was in attendance tonight and will be giving her report.

Meredith Ferris

- came forward and went over in detail her report touch on some things that she is doing.
 - o Looking into staff apparel with Logo
 - o Checking into food vendors
 - o Interviewing staff and have 4 lifeguards so far to hirer
 - o Posted the openings for positions in multiple places
 - o Community event already booked with Catherine Macall

Georgette Miller

- stated that Lou is getting ready to get things done at the lake and we are looking for a great lake season.

Mayor Norton

- stated that he got a text message from a resident thanking the DPW for clearing the falling tree in the bike path. Thank you, job well done!

Linda Koufodontes

- Was at the last BEO Meeting last Thursday nothing to report and stated that they will have their budget hearing meeting on April 25, 2024

Township Administrator:

Matt Hall

- Lake Fees Resolutions my apologies will have it for the next meeting

- Mr. Hall Asked Mr. Finelli about the DOT meeting. DOT will be taking some green acres property for the diversion. No out-pocket money to Oxford

Township Engineer Report:

Mike Finelli

- Brockerhoff is set to be at our next meeting 4/3/24 to discuss the triangle.
- Sweeney Ave – Spoke to Mr. Wenner and my recommendation it to vacate the top end Sweeney Avenue. Lots in question on foreclosures. Rich Wenner state the State of NJ has shut down foreclosures on personal service on unnamed property owners. We must wait for the State. No concerns for access for the county

Mayor Norton made a motion to Vacate a portion of Sweeney Ave Ordinance 2024-08. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 2, Nays: 0, Abstain: 1, Absent: 0.

- Pedestrian Bridge finally received DOT comments and we will resubmit. Donna said we should be able to get final approval in 1 week and then we can go out to bid. Contractor buys bridge and puts it together.
- Wall St the federal grant for is not working and we will apply for NJ DOT grant in June
- Port Colden DOT grant moving forward
- Dam Inspections need to be done and sent to the DEP. Our UTRS professionals have certified dam inspectors, and we will need to hire a diver and do a formal inspection. Will send memo about cost
- Had a team’s meeting with Matt and DOT RT 31 bridge placement with Green acres and final decision I handed everyone the documents and needs the Mayor to sign a Letter.

Georgette Miller made a motion to authorize the mayor to sign the letter. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

Township Attorney’s Report:

Rich Wenner

- Letter to the town that is for a property in Mansfield will forward over to the right person.
- Stated that everyone got the correspondence from Mr. Schneider about the property at Cambridge West and the approval from the Land Use Board and publication 3/7/24. The Appeal is directed to the Township Committee. Reject the jurisdiction the committee has no jurisdiction on this, and I have instructed Lee Geller to hold the checks that were filed with the appeal.

Mayor Norton made a motion to Authorize Mr. Wenner to send correspondence back to the Attorney for the appeal. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

- Resolution for Bl 31 L 21.01 area of non-condemnation and the state has 30 days to get back to the township. Lee Geller, please forward a copy of the resolution to the state. We can start working on the Ordinance for redevelopment plan will introduce 1st read April 3, 2024, and 2nd read will be May 1, 2024
- Will work on outdoor dining and the ordinances from tonight's meeting

Washington Police Department:

Lt. Smith

- Stated he had no reports for tonight.
- Question on the Paper Road and the final approval on April 17, 2024. I overheard from someone in the audience was stated "well then I or we will drive the alley until the April 17th." It has been said tonight by our attorney and committee this is not a public access road. Is it possible to put up a barrier before April 17th. I believe this will be purpose full act. My recommendation by the Police Dept to put a barrier up. This is not fair to the mother that is here to protect her child's safety to listen to the not nice comments coming from the audience.

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 1: Motion passed.

Public Comment:

Peggy Hissim, 911 Coordinator/EMS

- Asked about the letter 7 Mesa Court Matt Hall has not sent it out yet
- Valley View wants to put up their signs on the side roads. Who is responsible for putting up the New, Back and Front Street signs? Needs to meet our requirements signs Mr. Finelli needs to let us know the specs.
- Wanted to know what you say about matching funds. No funds to match for 2024 Budget.
- Asked about land.
- Also stated that a realtor came in and said the building can go for sale for \$210,000.

Leslie Ward, Oxford, NJ

- Asked about his water problem. Mr. Finelli stated he would follow up with him on it.

Ms. D. Hissim, Oxford, NJ

- Stated that she has raised 8 kids with numerous other children as well don't agree with the officer about the barricade it should not be barricaded. Children still use the alley

John Brus, Oxford NJ – President of BOE

- Wanted to an opportunity to thank the committee for attracting new business for this tonight. I want to express my dismay at the loss of that property.
- Hearing that there may be a potential increase 6% for taxes there will be an increase on our end we have our budget hearing next month.
- With the increase cost inflation and from Warren Hills and our building needing a new roof that whatever the development that could have come out of that sale of the property that could have helped.
- We are trying to avoid a referendum in the future.

Brian O'Neil, Oxford NJ – Vice President of BOE

- Recently moved to Oxford and as a taxpayer I am completely flabbergasted that people would oppose a development.
- We need rateables in this small town and don't have may please to development.
- We need to raise money the town has done the hard work and asked the hard questions.
- Outrageous that one person or a small group of people thinks that they have the right to have this personal cause and places the burden on us.

Mr. Ott, Oxford, NJ

- I seconded everything Mr. O'Neil said
- Thanks to you all and I have been privy to being on the Board, one of the real threats to our community is that we don't have anything sustainable for the town.
- We have a clear path forward we have an agricultural area that would be substantiable for our township.
- We have not true support for ratable in our town.
- I commend all the work you all have done.

April, Oxford, NJ

- Comments for the audience about myself and my kid, I feel there will be retaliation coming my way and that they will drive purposely through the alley I don't want animosity with my neighbors.

Peggy Hissim stated to April that she would not go thru the alley.

Mayor Norton expressed that the 2 neighbors sit down and talk so this does not go any further.

Meeting Recap:

- Lake Fees Resolution
- Letter for Tax Bills
- Outdoor Dining

Executive Session: no executive session

Adjourn:

Mayor Norton moved to adjourn the meeting at 8:15 PM. Seconded by Georgette Miller
Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion passed.

Lee Geller, Acting Municipal Clerk