

OXFORD TOWNSHIP MEETING
April 3, 2024

The meeting of the Township Committee of Oxford Township was held on April 3, 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 6:30 PM.

Mayor Norton stated that we had 3 last minute resolutions that were added to the agenda last minute.

Georgette Miller moved to approve of the 3 added resolutions. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

Meeting Minutes:

March 20, 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.

Mayor Norton stated that that we are going to move Brockerhoff presentation.

Sean Clifford from Brockerhoff Environmental Services. LLC his presentation for Oxtex Triangle. Mr. Clifford went int detail about the history of the property and the environmental concerns and what needs to be done to clean up the site. Also, will have to check The Shippen Manor and some business on wall street for some of the remediation issues.

Mr. Clifford said that there are 6 areas to address.

- Soil
- Groundwater
- Vapor intrusion
- Ecological
- Potable Water
- Storage tanks underground

The Remedial Stage could be 12-18 months.

The Remedial action stage – 12-24 months They can be done concurrently 24-36 months.

DEP time to process 9-12 months

If we bond ourselves this could go quicker and not continue with getting the grants for the project which will take longer. Mayor Norton asked what the cost of this project is.

\$220,000 Remedial

\$109,000 Action stage

Total about \$330,000 if there are no additional costs.

Matt Hall asked with he engineer controls could it be fence, signs, asphalt paving building surface and landscaping this is all acceptable.

Rich Wenner – Monetary costs with the DEP and an escrow account the town is exempt from this but we would need to identify and let the end user know what to expect going forward.

Mr. Clifford thanked everyone for the opportunity to speak to night and if there any other questions or concerns he can come back if needed.

Public Comment on Agenda items: -

Presentations:

Ordinances: 1st Reading/ Public Hearing – For 1st Reading

**TOWNSHIP OF OXFORD
COUNTY OF WARREN
ORDINANCE 2024-09**

**AN ORDINANCE AMENDING CHAPTER 340-26.A FENCES AND WALLS OF THE CODE OF
THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY**

WHEREAS, the Borough of Oxford desires to amended the chapter 340-26 Fences and Walls to incorporate fence requirements for permitted uses under Chapter 340-18.3 Cannabis Overlay Zone pursuant to NJAC 17:30-10.3 requirements for fencing and walls.

WHEREAS, the Borough of Oxford will permit fence and wall height in all yards to be a height of eight feet (8’) for permitted uses of Chapter 340-18.3 by adding exceptions to 340-26.A(2), 340-26.A(4) and 340-26.A(10).

NOW THEREFORE BE IT ORDAINED by the Mayor and Committee of the Township of Oxford, County of Warren, State of New Jersey, that Chapter 340-26 will be amended as follows:

- A. Walls and fences.

(1) Walls and fences may be erected where required for privacy, screening, separation, security or to serve other necessary and reasonable functions.

(2) Design and materials shall be functional, they shall compliment the character of the size and type of building, and they shall be suited to the nature of the project and the proposed site architecture.

a. Exception: fences required for uses regulated pursuant to NJAC 17:30-10-3, design and materials shall comply with NJAC 17:30-10-3 requirements and are exempt from design and material requirements that conflict with NJAC 17:30-10-3.

(3) No fence or wall shall be so constructed or installed so as to constitute a hazard to traffic and safety.

(4) No fence in any front yard shall exceed a height of four feet as measured from the lowest elevation of the finished grade or from the top of the retaining wall. In the case of corner lots, such restrictions shall apply to both street frontages. No fence shall exceed six feet in height inside rear yards. Fences shall have a 50% minimum transparency.

a. Exception: fences required for uses regulated pursuant to NJAC 17:30-10-3 shall be permitted to be eight feet (8') in height for all yards and transparency limits shall only apply if compliance with NJAC 17:30-10-3 can be achieved.

(5) Along State Highways Route 31, fences up to six feet high are permitted in the front or the back yard of single-family homes, whichever abuts the road.

(6) A dog run or privacy area may have fencing a maximum of seven feet in height, provided that such area or structure is located in rear yard areas only and is set back from any lot line in accordance with accessory setback requirements.

(7) A tennis court area, located in rear yard areas only, may be surrounded by a fence at least 15 feet high, said fence to be set back from any lot line the distance required for accessory buildings in the applicable district.

(8) Swimming pool requirements shall be adhered to as per BOCA regulations.

(9) Board-on-board fence shall be constructed with opposing boards separated by a rail/beam no more than four inches in width.

(10) All permitted fences shall be situated on a lot in such a manner that the finished side of such fence shall face adjacent properties. No fence shall be erected nor constructed of any material or in any manner which may be dangerous to persons or animals, except that these provisions shall not apply to farms and except further that fences permitted for commercial and industrial uses may be topped by a barbed wire protective barrier but should not exceed a total height of 10 feet.

A. Exception: fences required for uses regulated pursuant to NJAC 17:30-10-3 shall comply if compliance with NJAC 17:30-10-3 can be achieved, otherwise the regulated use would be exempt from (10).

BE IT FURTHER ORDAINED All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

This Ordinance shall take effect upon final passage and publication in accordance with New Jersey law.

Introduced: April 3, 2024

Adopted: May 1, 2024

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced and passed on the first reading by the Township Committee of Oxford, County of Warren, State of New Jersey on April 3, 2024, at the Oxford Township Municipal Building located at 11 Green Street, Oxford, New Jersey. The Ordinance will be considered for second and final reading at a meeting of the Township Committee May 1, 2024 or as soon thereafter as the matter may be reached and considered, at the Oxford Township Municipal Building located at 11 Green Street, Oxford, New Jersey. At that time, the public is invited to ask questions, raise objections, or provide public comment with regard to the proposed adoption of this Ordinance.

Georgette Miller moved to approve Ordinance 2024-09 Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

TOWNSHIP OF OXFORD COUNTY OF WARREN ORDINANCE 2024-10

A REDEVELOPMENT PLAN ORDINANCE OF TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY, PERTAINING TO BLOCK 31, LOT 21.01 AND DESIGNATED AN AREA IN NEED OF REHABILITATION BY THE TOWNSHIP OF OXFORD, IN ACCORDANCE WITH N.J.S.A. 40A:12A-7 ENTITLED “40A:12A-7. ADOPTION OF REDEVELOPMENT PLAN”

WHEREAS, the Township of Oxford Committee adopted Resolution No. 2023-73 on August 2, 2023 directing the Land Use Board to undertake a preliminary investigation to determine whether the subject property qualified as an area in need of non-condemnation redevelopment in accordance with the provisions set forth at N.J.S.A. 40A:12A-4; and

WHEREAS, the Township of Oxford Land Use Board held a consistency review hearing and approved the area of need of redevelopment study on November 28, 2023 for BLOCK 31, LOT 21.01 and adopted the subsequent resolution on December 19, 2023, “in accordance with the provisions set forth at N.J.S.A. 40A:12A-6; and

WHEREAS, the Township of Oxford Committee adopted Resolution No. R2024-51 on 3/20/24 designating BLOCK 31, LOT 21.01, “An Area in Need of Rehabilitation” in accordance with the provisions set forth at N.J.S.A. 40A:12A-14; and

WHEREAS, the State of New Jersey accepted/approved the Township findings and designation of the subject property in need redevelopment on March 20, 2024.

WHEREAS, in accordance with the provisions of N.J.S.A. 40A:12A-7.f., the Township of Oxford Committee prepared a Redevelopment Plan consistent with the provisions of Town Master Plan and previously completed in need of redevelopment study for the subject property including design and development standards for development, and addressing site plan requirements and details, for referral to the Land Use Board for consistency Review; and

WHEREAS, N.J.S.A. 40A:12A-7.a., provides that “No redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, ...”; and sets forth statutory requirements for the contents of a Redevelopment Plan; and

WHEREAS, the Township of Oxford Council is desirous of enacting a redevelopment plan to guide the future use, development and redevelopment of Block 31, Lot 21.01 heretofore designated an area in need of rehabilitation with provisions to enable redevelopment of the property; and

WHEREAS, N.J.S.A. 40A:12A-15 provides that “In accordance with the provisions of a redevelopment plan adopted pursuant to section 7 of P.L. 1992, c.79 (C.40A:12A-7), a municipality or redevelopment entity may proceed with ... development, redevelopment and rehabilitation of an area in need of rehabilitation. ...”;

NOW, THEREFORE, BE IT ORDAINED,

Section 1. This Ordinance shall be known as the “Block 31 Lot 21.01 Redevelopment Plan”.

Section 2. The Code of the Township of Oxford is hereby amended and supplemented, as follows:

1. Chapter 340, Zoning, Article III, Zoning Districts, subsection 340-5, Zoning Map, is hereby amended and supplemented by designating Township of Oxford Block 31, Lot 21.01 the “Block 31, Lot 21.01 Redevelopment Zone” and adding the following designation to the legend on the Zoning Map: “Block 31, Lot 21.01” and
2. Chapter 340, Zoning, Article III, Zoning Districts, subsection 340-5, is hereby amended and supplemented by adding the zone Township of Oxford Block 31, Lot 21.01 the “Block 31, Lot 21.01 Redevelopment Zone”
3. Chapter 340, Zoning is amended to add Chapter 340-19 to Article IV “Block 31, Lot 21.01 Redevelopment Zone” which will include the follow chapters:
 - a. Chapter 340-19.A – Purpose
It is the purpose of this zone to provide for the redevelopment of the property known as Block 31, Lot 21.01 as a zone. This zone is classified as a redevelopment zone subject to review by the Redevelopment Authority and Land Use Board of the Township of Oxford.
 - b. Chapter 340-19.B Permitted Uses –
No lot shall be used, and no structure shall be erected, altered or occupied for any purpose except the following:
 - i. Single-family dwellings
 - ii. Farms
 - iii. Attached Townhouses
 - iv. Apartments
 - v. Condos
 - vi. Cell phone towers
 - vii. More than one permitted principal use

c. Chapter 340-19.C Accessory uses

Permitted accessory uses shall be as follows:

- i. Off-street parking in accordance with Article VII (§340-28, §340-29, §340-30).
- ii. Signs in accordance with Article VIII (§340-31, §340-32, §340-33, §340-34).
- iii. Other accessory uses customarily incident to the uses listed in §625-54 above.
- iv. Outdoor recreational spaces
- v. Common indoor private community centers
- vi. Ground mounted mechanical equipment residential use
- vii. Shared use parking lots/garages
- viii. ground mounted or roof
- ix. Community trash and recycling enclosures
- x. Recreational facilities for the benefit of the occupants of the project and their guests
- xi. Clubhouses and meeting rooms for the use of the occupants of the project and their guests
- xii. Cell phone towers
- xiii. Private roadways
- xiv. Private parking lots
- xv. decks
- xvi. Essential public utility and service facilities, including maintenance facilities and structures.
- xvii. Recreational non-motorized trails

d. Chapter 340-19.c Zone Standards

This zone shall include the following standards that supersede other standards listed in zoning, site plan and subdivision standards and codes of the Town. If this section does not include a specific amendment this zone is subject to established zoning, site plan, subdivision and other Town codes.

- i. EV Parking Standards
 1. The Zone shall adhere to N.J.S.A 40:55D EV parking schedule.
 2. The zone shall permit reductions in required parking based on number of EV spaces provided for per N.J.S.A 40:55D 40:55.
 3. Accessible EV spaces shall be provided per N.J.S.A 40:55D
- ii. Parking Standards
 1. Accessible spaces shall be provided per federal regulation and state regulations.
 2. The minimum number of spaces to be provided shall conform to §625-32, except where the NJ Residential Site Improvement Standards permits a lower minimum number of spaces to be provided.
 3. Parking spaces sizes for non-ada spaces would be 9' x 18'
 4. On-street parking would need to maintain safe egress through the site
- iii. Banked/Future Parking spaces.
 1. Developers may at approval of Redevelopment Authority and Land Use Board, construct less parking spaces than required when the developer is

able to submit a parking plan that depicts how the developer would be able to provide additional parking onsite in the future if demand warrants.

iv. Variances for Parking

1. Variances for parking up to 10% required may be considered and granted by the Land Use Board without review of redevelopment Authority.
2. Variance for loading zones may be considered and granted by the Land Use Board without review of the Redevelopment Authority.

4. Article V Bulk Schedule Chapter 340-19 Schedule of Area, lot and Bulk requirements and associated schedule attachment is amended to include the following standards for Block 31 Lot 21.01 Redevelopment Zone.

Requirements	Required
Minimum Lot Area (acres)	5
Maximum Density	6.5 dwelling units per acre
Maximum Density – Cell Towers	1 per 23.5 acres
Minimum Front Yard for Principal Use (Feet)	50
Minimum Side, Rear Yard Setback for Principal Use (Feet)	30
Minimum Side, Rear Yard Setback for Principal Use – Cell Tower (Feet)	100
Minimum Front Yard Setback for Principal Use – Cell Tower (Feet)	500
Minimum Side, Rear Yard for Accessory Uses (Feet)	15
Minimum Front Yard for Accessory Uses (Feet)	50
Maximum Height (Feet)	50
Maximum Height (Stories)	4 stories
Maximum Lot Coverage (Percentage)	25

a. Chapter 340-19.D – Bulk Standards

The following bulk standards shall also be listed in

- i. Maximum Density – 6.5 dwelling units per acre
- ii. Maximum Cell Towers – 1 per 23.5 acres
- iii. Maximum Lot Coverage – 25%
- iv. Minimum Front Yard Setback - 50
- v. Minimum Side Yard Setback - 30
- vi. Minimum Rear yard Setback - 50
- vii. Minimum Side Yard Accessory Setback - 15
- viii. Minimum Rear Yard Accessory setback - 15

Section 3. This section of the Block 31 Lot 21.01 Redevelopment Zone addresses the statutory requirements of N.J.S.A. 40A:12A-7. Adoption of redevelopment plan. Responses to N.J.S.A. 40A:12A-7.a are provided below

NJSA 40A:12A-7.a(1) - Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.

As identified in the previously completed area of need of redevelopment study for this property, the master plan promotes the development both new residential and non-residential development and redevelopment of underutilized properties within the township.

NJSA 40A:12A-7.a(2) - Proposed land uses and building requirements in the project area.

Within this plan, land uses and building requirements have been identified as required by Statute.

NJSA 40A:12A-7.a(3) – Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.

The property is currently does not contain any residential uses or dwelling units, as such no person will be displaced.

NJSA 40A:12A-7.a(4) – An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.

This redevelopment plan does not propose to acquire land by redevelopment authority of the Township of Oxford and is limited to Block 31 Lot 21.01.

NJSA 40A:12A-7.a(5) – Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L.1985, c.398 (C.52:18A-196 et al.).

As identified in the area of need of redevelopment study for this property, the redevelopment plan encourages cluster development and notes a goal to provide design flexibility to promote conservation techniques. The proposed zoning standards are model from the existing R-80 cluster zoning standards with modifications.

NJSA 40A:12A-7.a(6) – As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.

No residential units are proposed to be removed, but new residential units will become a permitted use under this redevelopment plan.

NJSA 40A:12A-7.a(7) – A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.

This project does not include removal of residential properties and as such this requirement is not applicable to this redevelopment plan.

NJSA 40A:12A-7.a(8) – Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

This redevelopment plan will incorporate the current electric vehicle parking standards/guidelines of state and will permit reduction in required parking onsite should electric vehicle parking be provided.

NJSA 40A:12A-7b – A redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan.

This redevelopment plan does not include provisions to alter or change any state required affordable housing obligations for development at this site nor does this plan require such units unless required by state regulations.

NJSA 40A:12A-7c - The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.) or of other law, no notice

beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.

This redevelopment plan includes provisions for zoning and design standards that will amend existing zoning standards and design standards under section 2.

Section 4.

RENUMBERING. This ordinance may be renumbered for codification purposes.

Section 5.

SEVERABILITY. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

Section 6.

REPEALER. Any Ordinances or parts thereof in conflict with the provisions of these Ordinance are hereby repealed as to their inconsistencies only.

Section 7.

EFFECTIVE DATE. This Ordinance shall not take effect until any statutory requirements are addressed. NOTICE is hereby given that the foregoing Ordinance was introduced to pass on first reading at a regular meeting of the Township of Oxford Committee held on **April 3, 2024** and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a regular meeting of the Township of Oxford Committee to be held on **May 1, 2024, 2024** at **6:30 p.m.** or as soon thereafter as the Town Committee may hear this Ordinance at the Township of Oxford 11 Green St, Oxford NJ, at which time all persons interested may appear for or against the passage of said Ordinance.

Georgette Miller moved to approve Ordinance 2024-10 Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

**TOWNSHIP OF OXFORD
WARREN COUNTY, NEW JERSEY
ORDINANCE NO. 2024-11**

AN ORDINANCE AMENDING CHAPTER 340, ENTITLED “ZONING”

WHEREAS, the Township Committee desires to amend the permitted uses listed under 340-16 O & LI Office and Light Industrial Zone and 340-17 LI Light Industrial Zone to expand the permitted uses within those zones; and

WHEREAS, the Township Committee subject to 40:55D-62.a by affirmative majority vote may amend a zoning ordinance; and

WHEREAS, pursuant to the Master Plan reexam dated January 28, 2014 identifies objectives to develop non-residential develop that provides for sustainable economic development plan for the Township, which

through expanding the permitted uses may result in additional economic development of non-residential nature;

WHEREAS, pursuant to the Master Plan reexam dated January 28, 2014 identifies objectives to develop non-residential develop that provides for non-residential development to be compatible with and not adversely impact residential development, which zones in question limit impacts by having access to Route 31 to limit impacts to residential zones within the Township;

WHEREAS, the zone amendments will permit uses permitted by site plan review listed under §340-18.B to be added to permitted uses permitted by site plan review listed under §340-16.B and §340-17.B;

WHEREAS, the zone amendments will reduce the parking requirements for warehouse and distribution centers from 1 space per 800 square feet gross floor area to 1 space per 1,400 square feet gross floor area;

NOW THEREFORE BE IT ORDAINED, by the Township of Oxford Committee:

1. § 340-16.B – is amended to add:
(5) Use Pursuant to 340-18.B
2. § 340-17.B – is amended to add:
(5) Use Pursuant to 340-18.B
3. § 340-29 B – is amended for the use warehousing and distribution center to be as follows:
Warehousing and distribution center:
1 space for each 1,400 square feet of gross floor area

BE IT FURTHER ORDAINED, that this ordinance shall take effect immediately after final approval and publication according to law.

Add public hearing schedule on May 1, 2024

Georgette Miller moved to approve Ordinance 2024-11 Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

Ordinances: 2nd Reading/Public Hearing – for 2nd Reading

ORDINANCE NO. 2024-06

**ORDINANCE OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF
NEW JERSEY RENAMING CERTAIN STREETS WITHIN THE TOWNSHIP,
PURSUANT TO N.J.S.A. 40:67-1(k)**

WHEREAS, the Township of Oxford wishes to rename certain streets within the municipality located along Axford Avenue, near the Highlander Hills Estates; and

WHEREAS, the subject streets are currently referred to as Valley View Estates; and

WHEREAS, the Township Committee of the Township of Oxford wishes to amend rename these streets, located along Axford Avenue within the Township to Front Street, Back Street, and New Street; and

WHEREAS, as a matter of public safety, the Township Committee believes it is in the best interest of the residents of the Township to rename these roads, so that drivers and emergency responders may more easily identify the exact location in need of aid in the Highlander Hill Estates community; and

WHEREAS, pursuant to N.J.S.A. 40:67-1(k) the governing body has the power and authority to provide for the naming and the changing of the names of streets and highways as well as the erection of signs thereon.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Oxford, County of Warren, State of New Jersey that the subject streets, collectively referred to as Valley View Estates as follows:

1. The road closest to Axford Avenue shall be renamed as Front Street;
2. The road farthest away from Axford Avenue shall be renamed as Back Street;
3. The road used as an entrance into the community shall be renamed as New Street, which shall extend to the farthest point from Axford Avenue, and connecting to the newly-renamed Back Street.
4. For clarity purposes, Exhibit A, attached hereto and made part hereof, reflects the changes to the street names.
5. This Ordinance shall take effect ninety (90) days from the date of final adoption and publication.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced and passed by the Township Committee on the first reading at a meeting of the Township Committee of the Township of Oxford, held 3/6, 2024, and will be considered for a second reading and final passage at a regular meeting of the Township Committee to be held on 4/3, 2024 at 7:00 p.m., at the Municipal Building, located at 11 Green Street, Oxford, NJ, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.



Lee Geller
Acting Municipal Clerk



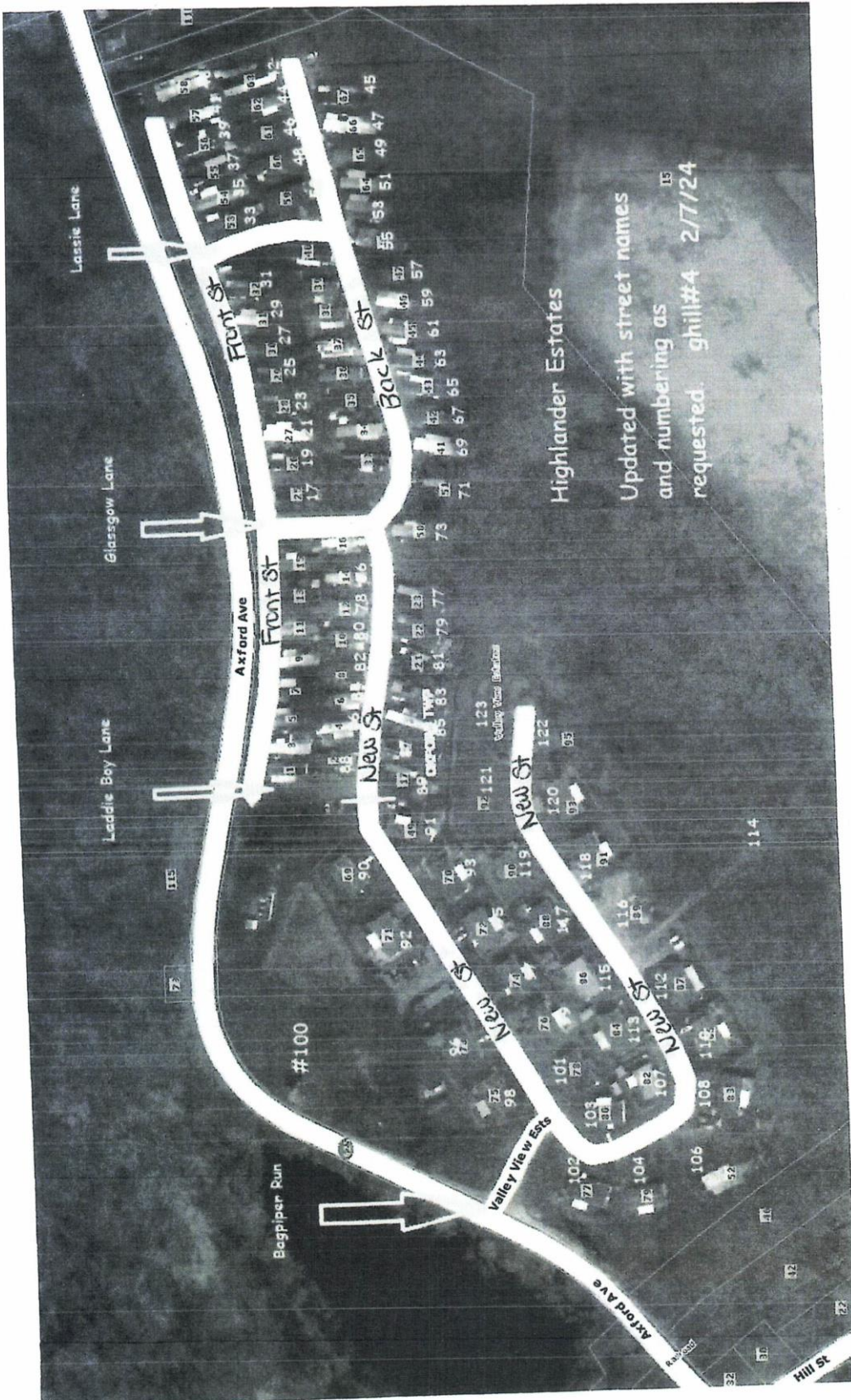


Exhibit A

Mayor Norton stated that this is a 2nd reading of this Ordinance 2024-06 to rename streets in Highlander Hills.

The mayor opened Public Comment.

There was no public comment at this time.

Georgette Miller moved to approve Ordinance 2024-06 Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

Mayor Norton asked Matt Hall to please get the letter to Ms. Hissim to be send to the effected homeowners.

Resolutions:

RESOLUTION # 2024-53
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 19, 2019 to PRO CAP 8 FBO FIRSTRUST BANK, PRO CAP 8, LLC, PO BOX 774, FORT WASHINGTON, PA 19034, in the amount of \$241.32 for taxes or other municipal liens assessed for the year 2018 in the name of MCGUIRE, KEVIN & LEE ANN as supposed owners, and in said assessment and sale were described as 1 ELM STREET, Block 19 Lot 5, which sale was evidenced by Certificate #19-00005 and

WHEREAS, the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 3/26/2024 and before the right to redeem was cut off, as provided by law, FULTON BANK 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 \$7,576.13 which is the amount necessary to redeem Tax Sale Certificate #19-00005.

NOW THEREFORE BE IT RESOLVED, on this 3rd day of April, 2024 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 **\$7,576.13**.

BE IT FURTHER RESOLVED, that the Tax Collector is authorized to cancel this lien on Block 19 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 April 3, 2024.

Georgette Miller moved to approve Resolution 2024-53 Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

RESOLUTION # 2024-54
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 WSFS AS CUST LVTLOPS/FIRSTRUST, LVTL OPERATIONS LLC, PO BOX 815, FORT WASHINGTON, PA 19034, in the amount of \$460.80 for taxes or other municipal liens assessed for the year 2022 in the name of DENDA, AKEMI as supposed owners, and in said assessment and sale were described as 53 WASHINGTON AVENUE, Block 5 Lot 2, which sale was evidenced by Certificate #23-00004, and

WHEREAS, the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 3/26/2024 and before the right to redeem was cut off, as provided by law, DENDA, AKEMI claiming to have an interest in said lands, did redeem said lands claimed by WSFS AS CUST LVTLOPS/FIRSTRUST, LVTL OPERATIONS LLC, by paying the Collector of Taxes of said taxing district of Oxford Township the amount of \$532.02 which is the amount necessary to redeem Tax Sale Certificate #23-00004.

NOW THEREFORE BE IT RESOLVED, on this 3rd day of April, 2024 by the Township Committee of the Township of Oxford, County of Warren to authorize the Treasurer to issue a check payable to WSFS AS CUST LVTLOPS/FIRSTRUST, LVTL OPERATIONS LLC, PO BOX 815, FORT WASHINGTON, PA 19034 in the amount of **\$3,132.02** (This consists of \$532.02 Certificate Amount redeemed + \$2,600.00 Premium).

BE IT FURTHER RESOLVED, that the Tax Collector is authorized to cancel this lien on Block 5 Lot 2 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 April 3, 2024.

Georgette Miller moved to approve Resolution 2024-54 Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

TOWNSHIP OF OXFORD
RESOLUTION 2024-55

RESOLUTION SETTING VARIOUS RATES AND FEES FOR OXFORD FURNACE LAKE
WHEREAS, pursuant to § 234-4.A of the Code of the Township of Oxford, “The Township of Oxford shall establish a fee schedule, which may be amended by resolution from year to year, for the use of the recreation area at Oxford Furnace Lake. Said fee schedule shall include but not be limited to fees for daily and seasonal swimming for residents and nonresidents, reservation and use of gas grills,

reservation and use of the pavilion, and reservation and use of picnic tables at the recreation area, and/or any combination thereof”; and

WHEREAS, the following fee changes have been recommended by the Lake Director;

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Oxford, County of Warren, State of Jersey that the following fees be established/changed as enumerated below:

Daily Admission Non-resident	Adult	\$15
	Child	\$10
Season Pass Non-resident	Family	\$185
	Individual	\$85
Grill & Picnic Table Rentals		\$30
Picnic Table Only Rental		\$20
Propane Gas Grill Rental		\$35
Pavilion & Grove Rental Guests		50% of regular daily admission (per guest)
Pavilion Rental is		\$230
Grove Rental		\$150
Pavilion Weekday Rental (M-TH)		\$200
Late Pavilion Rental Cancellation Fee *		\$25
Late Grove Rental Cancellation Fee *		\$20

* Cancellation fee assessed for any rental cancelled with less than seven days’ notice for any reason other than inclement weather

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 April 3, 2024.

Georgette Miller moved to approve Resolution 2024-55 Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

**TOWNSHIP OF OXFORD
RESOLUTION 2024-56**

SUPPORTING THE ESTABLISHMENT AND OPERATION OF A FACILITY FOR CLASS 1 CANNABIS CULTIVATOR AND CLASS 2 CANNABIS MANUFACTURER OPERATIONS ON PREMISES OCCUPIED BY QUEEN BEE CULTIVATION, LLC. LOCATED AT BLOCK 24 LOT 20 IN THE TOWNSHIP OF OXFORD

WHEREAS, on November 3, 2020, the Marijuana Legalization Amendment was approved by voters in New Jersey, which legalized the possession and use of cannabis for residents twenty-one years of age or older; and

WHEREAS, on February 22, 2021, Governor Phil Murphy signed into law the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (“CREAMM Act”), which established the personal-use cannabis program in the State of New Jersey; and

WHEREAS, the Township of Oxford supports the safe and appropriate siting 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 and Class 2 Cannabis Manufacturer licensees within the Township of Oxford; and

WHEREAS, Ordinance 2021-10 does not limit the number of Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer licensees within the Township of Oxford; and

WHEREAS, certain 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 and Class 2 Cannabis Manufacturer facility, as well as any other related or ancillary use (to the extent permitted by state law); and

WHEREAS, the Mayor and Committee of the Township of Oxford hereby join the CREAMM Act's initiative, and support and endorse Queen Bee Cultivation, LLC, LLC's application for state licensure by the State of New Jersey Cannabis Regulatory Commission ("CRC") to operate a facility for Class 1 Cannabis Cultivator and Class 2 Manufacturer operations on premises located at Block 24 Lot 20 within the Township of Oxford.

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 Township of Oxford finds that it is important to provide for and protect the health and welfare of the citizens of the Township of Oxford, County of Warren, State of New Jersey, consistent with the CREAMM Act, N.J.S.A. § 24:6I-31 et seq.

2. As such, the Township of Oxford hereby supports the initiative taken by Queen Bee Cultivation, LLC, LLC. to operate a facility for Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer operations (to the extent permitted by state law) within the Township of Oxford's boundaries, particularly at Block 24, Lot 20 subject to, and in accordance with, all applicable ordinances.

3. The Township of Oxford has authorized the operation of Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer licensees within the Township, and the Township of Oxford does not limit the number of licensed cannabis businesses that may operate within the Township—and therefore, the issuance of a Class 1 license and/or Class 2 license to Queen Bee Cultivation, LLC, LLC. will not exceed any limit imposed by the Township of Oxford on the number of licensed cannabis businesses

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 reorganization meeting held on April 3, 2024.

Georgette Miller moved to approve Resolution 2024-56 Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

**TOWNSHIP OF OXFORD
RESOLUTION 2024-57**

SUPPORTING THE ESTABLISHMENT AND OPERATION OF A FACILITY FOR CLASS 1 CANNABIS CULTIVATOR AND CLASS 2 CANNABIS MANUFACTURER OPERATIONS ON PREMISES OCCUPIED BY BIG GREEN FARM, LLC. LOCATED AT BLOCK 24 LOT 20 IN THE TOWNSHIP OF OXFORD

WHEREAS, on November 3, 2020, the Marijuana Legalization Amendment was approved by voters in New Jersey, which legalized the possession and use of cannabis for residents twenty-one years of age or older; and

WHEREAS, on February 22, 2021, Governor Phil Murphy signed into law the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (“CREAMM Act”), which established the personal-use cannabis program in the State of New Jersey; and

WHEREAS, the Township of Oxford supports the safe and appropriate siting 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 and Class 2 Cannabis Manufacturer licensees within the Township of Oxford; and

WHEREAS, Ordinance 2021-10 does not limit the number of Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer licensees within the Township of Oxford; and

WHEREAS, certain 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 and Class 2 Cannabis Manufacturer facility, as well as any other related or ancillary use (to the extent permitted by state law); and

WHEREAS, the Mayor and Committee of the Township of Oxford hereby join the CREAMM Act’s initiative, and support and endorse Big Green Farm, LLC’s application for state licensure by the State of New Jersey Cannabis Regulatory Commission (“CRC”) to operate a facility for Class 1 Cannabis Cultivator and Class 2 Manufacturer operations on premises located at Block 24 Lot 20 within the Township of Oxford.

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

4. The Township of Oxford finds that it is important to provide for and protect the health and welfare of the citizens of the Township of Oxford, County of Warren, State of New Jersey, consistent with the CREAMM Act, N.J.S.A. § 24:6I-31 et seq.

5. As such, the Township of Oxford hereby supports the initiative taken by Big Green Farm, LLC. to operate a facility for Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer operations (to the extent permitted by state law) within the Township of Oxford’s boundaries, particularly at Block 24, Lot 20 subject to, and in accordance with, all applicable ordinances.

6. The Township of Oxford has authorized the operation of Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer licensees within the Township, and the Township of Oxford does not limit the number of licensed cannabis businesses that may operate within the Township—and therefore, the issuance of a Class 1 license and/or Class 2 license to Big Green Farm, LLC. will not exceed any limit imposed by the Township of Oxford on the number of licensed cannabis businesses

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 reorganization meeting held on April 3, 2024.

Georgette Miller moved to approve Resolution 2024-57 Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

**TOWNSHIP OF OXFORD
RESOLUTION 2024-58**

SUPPORTING THE ESTABLISHMENT AND OPERATION OF A FACILITY FOR CLASS 1 CANNABIS CULTIVATOR AND CLASS 2 CANNABIS MANUFACTURER OPERATIONS ON PREMISES OCCUPIED BY PURA INDUSTRIES NJ, LLC. LOCATED AT BLOCK 24 LOT 20 IN THE TOWNSHIP OF OXFORD

WHEREAS, on November 3, 2020, the Marijuana Legalization Amendment was approved by voters in New Jersey, which legalized the possession and use of cannabis for residents twenty-one years of age or older; and

WHEREAS, on February 22, 2021, Governor Phil Murphy signed into law the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (“CREAMM Act”), which established the personal-use cannabis program in the State of New Jersey; and

WHEREAS, the Township of Oxford supports the safe and appropriate siting 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 and Class 2 Cannabis Manufacturer licensees within the Township of Oxford; and

WHEREAS, Ordinance 2021-10 does not limit the number of Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer licensees within the Township of Oxford; and

WHEREAS, certain 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 and Class 2 Cannabis Manufacturer facility, as well as any other related or ancillary use (to the extent permitted by state law); and

WHEREAS, the Mayor and Committee of the Township of Oxford hereby join the CREAMM Act’s initiative, and support and endorse Pura Industries NJ, LLC’s application for state licensure by the State of New Jersey Cannabis Regulatory Commission (“CRC”) to operate a facility for Class 1 Cannabis Cultivator and Class 2 Manufacturer operations on premises located at Block 24 Lot 20 within the Township of Oxford.

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

7. The Township of Oxford finds that it is important to provide for and protect the health and welfare of the citizens of the Township of Oxford, County of Warren, State of New Jersey, consistent with the CREAMM Act, N.J.S.A. § 24:6I-31 et seq.

8. As such, the Township of Oxford hereby supports the initiative taken by Pura Industries NJ, LLC. to operate a facility for Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer operations (to the extent permitted by state law) within the Township of Oxford’s boundaries, particularly at Block 24, Lot 20 subject to, and in accordance with, all applicable ordinances.

9. The Township of Oxford has authorized the operation of Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer licensees within the Township, and the Township of Oxford does not limit the number of licensed cannabis businesses that may operate within the Township—and therefore, the issuance of a Class 1 license and/or Class 2 license to Pura Industries NJ, LLC. will not exceed any limit imposed by the Township of Oxford on the number of licensed cannabis businesses

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 reorganization meeting held on April 3, 2024.

Mayor Norton Stated that this resolution 2024-58 has been previously approved they hand to amend there name.

Georgette Miller moved to approve Resolution 2024-58 Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

**TOWNSHIP OF OXFORD
RESOLUITON 2024-59**

**RESOLUTION OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN AND
STATE OF NEW JERSEY, APPOINTING LEE GELLER TO AN ADDITIONAL ONE
YEAR TERM AS ACTING MUNICIPAL CLERK.**

WHEREAS, the Township appointed Lee Geller as Acting Municipal Clerk for a one (1) year term; and

WHEREAS, said term needs to be renewed; and

WHEREAS, the State of New Jersey has approved Lee Geller being reappointed as Acting Municipal Clerk for an additional year; and

WHEREAS, the Governing Body desires to reappoint Lee Geller for an additional year and also to increase her compensation by \$2,500 per annum.

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. Lee Geller is reappointed as Acting Municipal Clerk for the Township for a one (1) year term.
2. Lee Geller shall be given a raise \$2,500, which shall be effective as of the date of this Resolution.

CERTIFICATION

I, Amber Brady, Deputy 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 April 3, 2024.

Rich Wenner stated for the record that this is valid until 4/8/2025.

Georgette Miller moved to approve Resolution 2024-59 Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

New Business:

Mayor Norton stated we have 45 Bush St under new business for a hearing tonight but there have been some changes. Mike Finelli had some pictures that they took today to share with the committee. We are going to table this hearing indefinitely.

Old Business:

Surfs Up Contract – Table to next meeting

Rich Wenner stated he is still working on the outside dining.

Township Committee Reports and Correspondence.

Linda Koufodontes – I have nothing new to report the next BEO meeting is April 25, 2024 will have an update on May 1, 2024

Georgette Miller

- stated we have 6 lifeguards for the lake season. Also, we need to set up a Risk Management meeting with the lake staff.

-

Township Administrator:

Matt Hall

- Need to set up The Risk Management meeting
- Will get the letter to Peggy
- Asbury Farms grant

Township Engineer Report:

Mike Finelli

- Alley Vacations I sent the descriptions over to Lee and Rich for our 2nd reading.
- Pedestrian Bridge we submitted the comments back to DOT and waiting for response and then we can go out to bid.
- DAM we need to do a formal inspection on the dam. A division of my company has a dam inspection company we met with Donna and Lou. We need to get a diver to for this inspection, and the costs will be \$7,000 - \$8,000. This could cost nearly \$20,000 for this inspection.

Township Attorney's Report:

Rich Wenner

- Met with the Lake Direct Meredith Ferris and we went over items to protect the lake and have a smooth season. Need more signs and will implement waiver forms for the lake guests at sign in.

Washington Police Department:

Lt. Smith - no report at this time

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.

Mayor Norton spoke to Mr. Wenner earlier today about his office's billing with the Valley Wellness appeal and OPRA requests and he will try to minimum.

Public Comment:

Meeting Recap:

Executive Session: no executive session

Adjourn:

Mayor Norton moved to adjourn the meeting at 7:30 PM. Seconded by Linda Koufodontes
Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion passed.

Lee Geller, Acting Municipal Clerk