

OXFORD TOWNSHIP MEETING
May 15, 2024

The meeting of the Township Committee of Oxford Township was held on May 15, 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, Bryce Good, Township Engineer, Tim O’Brien, Township Planner, Lee Geller Acting Municipal Clerk,

Mayor Norton opened the meeting at 6:30 PM.

Meeting Minutes:

May 1, 2024 – Committee Meeting Minutes

Georgette Miller moved to approve the May 1, 2024, Committee Meeting Minutes. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

May 1, 2024 – Executive Session Minutes

Georgette Miller moved to approve the May 1, 2024, Executive Session Minutes. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

Presentation:

Mayor Norton introduced Warren County Commissioner Lori Ciesla.

Mrs. Ciesla stated that she is going around to our Towns an introduce herself.to our Mayor and Committee. Mrs. Ciesla stated that the county is pushing for better cell service that there is \$350 Million dollars and Warren County is in the for front of this. Looking at have this done in 2026 with putting up more cell towers. She also brought up the county’s bicentennial in 2025 go to warren200.com to donate to the celebration. Also the New Jersey will be 250 years old in 2026 celebrations will happening. Mrs. Ciesla state that the county has a good standing with the Township of Oxford.

Public Comment on Agenda items: - NO Comment

Ordinances: 1st Reading:

**TOWNSHIP OF OXFORD
COUNTY OF WARREN**

ORDINANCE 2024-12

**AN ORDINANCE AMENDING CHAPTER 340-6-.A ZONING MAP;
INTERPRETATION OF BOUNDARIES OF THE CODE OF THE TOWNSHIP OF
OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY**

WHEREAS, the Township of Oxford desires to amend the chapter 340-6.A Zoning Map to correct zone changes that placed properties into a zone that was not intended to be changed.

WHEREAS, Block 34 Lot 3 will be changed from TC-2 zone to TC-4 zone.

WHEREAS, Block 34 Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 21.01, 21.02, 22, 23, 24, 25, 26, 27.02 and Block 35 Lots 1, 2, 3 and Block 36 Lots 1, 1.01, 2, 3 will be changed from TC-2 to R-10 zone.

NOW THEREFORE BE IT ORDAINED by the Mayor and Committee of the Township of Oxford, County of Warren, State of New Jersey, that Chapter 340-6.A will be amended per the Zoning Map dated November 2023 prepared by Heyer, Gruel & Associates.

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: May 15, 2024
Adopted: June 19, 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 June 19, 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.



Lee Geller, Acting Municipal Clerk

Witness my hand and seal of the Township of Oxford

This day 15th of May 2024



- Legend**
- CBO
 - AR-200
 - B
 - I
 - LI
 - O & LI
 - R-10
 - R-40
 - R-80
 - R-120
 - TC-1
 - TC-2
 - TC-3
 - TC-4
 - TC-HERS

0 2,500 5,000 Feet

Zoning Map
Oxford Township, New Jersey

HIGIA
INCORPORATED
PLANNING, DESIGN & ARCHITECTURE
November 2023

Georgette Miller moved to approve Ordinance 2024-12 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 REDEVELOPMENT 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-5; and

WHEREAS, the Township of Oxford Committee adopted Resolution No. R-2024-51- on 3/20/24 designating BLOCK 31, LOT 21.01, “An Area in Need of Redevelopment” in accordance with the provisions set forth at N.J.S.A. 40A:12A-14; and

WHEREAS, the State of New Jersey pursuant to 40A:12A-65(c) the Township transmitted a copy of resolution to Commissioner of Community Affairs and no response was received/transmitted within 30 calendar days of.

WHEREAS, in accordance with the provisions of N.J.S.A. 40A:12A-7, 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 redevelopment 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 340-4-.C the following definitions are added:
 - a. Townhome – One or a series of contiguous one-family dwelling units, each attached on either or both sides to another one-family dwelling unit. Each one-family dwelling unit shall extend from the ground to the roof and be serviced by individual front and either side or rear yards integral to each unit.
 - b. Multi-unit residential buildings - An enclosed space consisting of one or more rooms occupying all or part of a floor or floors in a building of one or more floors or stories, but not the entire building, and notwithstanding whether the apartment be designed for residence, for office, for the operation of any industry or business, or for any other type of independent use, provided it has a direct exit to a thoroughfare or to a given common space leading to a thoroughfare. Each unit within a multi-unit building shall count as separate dwelling unit for density purposes.
4. 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 detached dwelling
 - ii. Townhome
 - iii. Multi-unit residential buildings
 - iv. Farms
 - v. Cell phone towers
 - vi. 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) except as modified by 340-19.e.
- 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 §340-19.B including but not limited to leasing, management and maintenance offices and model units
- iv. Outdoor recreational spaces for private or public use
- v. Playgrounds for public or private use
- vi. Common indoor private community centers
- vii. Rooftop or Ground mounted mechanical equipment for residential uses
- viii. Shared use parking lots/garages
- ix. ground mounted or roof mount solar arrays for onsite use
- x. Community trash and recycling enclosures
- xi. Recreational facilities for the benefit of the occupants of the project and their guests
- xii. Clubhouses and meeting rooms for the use of the occupants of the project and their guests
- xiii. Cell phone towers
- xiv. Private roadways
- xv. Private parking lots
- xvi. Decks/patios
- xvii. Essential public utility and service facilities, including maintenance facilities and structures.
- xviii. Recreational non-motorized trails
- xix. Private garages
- xx. Wayfinding signs
- xxi. Development monument sign

d. Chapter 340-19.e 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 Township. If this section does not include a specific amendment for this zone, this zone is subject to established zoning, site plan, subdivision and other Township 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 §340-29, 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
- 5. Parking is permitted with in setback and buffers for all yards.

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.

v. Variances

1. The Land Use Board shall be permitted to grant variances classified as “c” variance pursuant to 40:55D-70.C, but are not permitted to grant variances pursuant classified as “d” pursuant to 40:55D-70.d except for “d” variances related to density or height.

5. 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)	35
Maximum Height (Stories)	3 stories
Maximum Lot Coverage (Percentage)	40

- a. Chapter 340-19.D – Bulk Standards shall include all of the following bulk standards in list form

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)	35
Maximum Height (Stories)	3 stories
Maximum Lot Coverage (Percentage)	40

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 (this ordinance). Responses to N.J.S.A. 40A:12A7.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. In the 2018 reexam report and 2014 Rexam report notes this goal.

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

Within this plan/ordinance, 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 modeled 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 the 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 **May 15, 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 **June 19, 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 Street, Oxford, NJ in the Committee Meeting Room, 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.

Ordinances: 2nd Reading/ Public Hearing

**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 15, 2024

Mayor Norton opened up Public Comment: No comments

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.

Resolutions:

Resolution 2024.63

TOWNSHIP OF OXFORD

RESOLUTION TO AMEND BUDGET

WHEREAS, the local municipal budget for the year 2024 was introduced and approved on the 20th of March , 2024 and
WHEREAS, the public hearing on said budget has been held as advertised, and
WHEREAS, it is desired to amend said approved budget, now
THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Oxford, County of Warren, that the following amendments to the
approved budget of 2024 be made:

<u>RECORDED VOTE</u> (INSERT LAST NAMES)	(<u>Ayes</u> (((<u>Nays</u> (((<u>Abstained</u> (((<u>Absent</u> ((
			<u>FROM</u>	<u>TO</u>
Anticipated Revenues:				
1. Surplus Anticipated			495,000.00	329,753.16
Total Surplus Anticipated			495,000.00	329,753.16
Summary of Revenues:				
3. Miscellaneous Revenues				
Total Section A: Local Revenues			0.00	0.00
Total Section D: Interlocal Agreements			0.00	0.00
Total Section F: Public and Private Revenues			0.00	0.00
Total Section G: Special Items of General Revenue			0.00	0.00
Total Miscellaneous Revenues			0.00	0.00
Subtotal General Revenues			1,936,876.79	1,771,629.95
6. Amount to Be Raised By Taxes for Support of Municipal Budget				0.00
a) Local Tax for Municipal Purposes Including Reserve for Uncollected Taxes			1,020,463.00	1,185,709.84
Total Amount to be Raised by Taxes for Support of Municipal Budget			0.00	0.00
7. Total General Revenues			2,957,339.79	2,957,339.79

BE IT FURTHER RESOLVED, that two certified copies of this resolution be filed forthwith in the Office of the Director of Local Government Services for her certification of the local municipal budget so amended.

Public hearing on this amendment will be held on May 15th at 6:30 p.m. at the municipal building located at 11 Green Street, Oxford, NJ 07863

It is hereby certified that this is a true copy of a resolution amending the budget, was introduced by the governing body on the 1 day of May, 2024.

Certified by me

5/11, 2024

Lee Green
Municipal Clerk



Mayor Norton opened up public comment: No Comment

Georgette Miller moved to approve Resolution 2024-63 Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

RESOLUTION 2024-67 2024 Municipal Budget

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

Revenue and Appropriations Summaries

Summary of Revenues	Anticipated		
	2024		2023
1 Surplus	495,000.0 0		515,903.94
2 Total Miscellaneous Revenues	1,201,876. 79		914,190.30
3 Receipts from Delinquent Taxes	240,000.0 0		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	562,505.0 0		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)	170,000.0 0		162,750.00

5		400,000.0		
.	Reserve for Uncollected Taxes	#	0	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		105,501.00	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)		100,000.00	
	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 WARREN 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 at the Municipal Building, 11 Green Street New Jersey, 7863 during the 9:00 AM to 4:00 PM hours of _____.

Georgette Miller moved to approve Resolution 2024-67 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
STATE OF NEW JERSEY**

RESOLUTION #2024-68

**A RESOLUTION IN SUPPORT OF SENATE NO. 725 CONCERNING UNLAWFUL
OCCUPANCY OF DWELLINGS AND SUPPLEMENTING TITLE 2C
OF THE NEW JERSEY STATUTES OF THE STATE OF NEW JERSEY**

WHEREAS, the occupancy of a dwelling without the permission of the property owner, also known as "squatting" is an increasing occurrence throughout the State of New Jersey and the Country; and

WHEREAS, persons engaging in squatting often do so with the express intention of depriving the lawful property owners of the use and possession of their own property for as long as possible, with the express knowledge that squatting is not a criminal offense, thus requiring a property owner to undertake expensive, time-consuming civil litigation to recover their property, which said litigation can be subject to delay tactics including, but not limited to, bankruptcy applications, resulting in squatters successfully depriving lawful owners of the use and benefit of their own property for extended periods of time; and

WHEREAS, Senators Steinhardt, Testa and Polistina have introduced and are sponsoring Senate No. 725, which said legislation would establish squatting in various contexts as criminal offenses and crimes of the fourth degree, thus permitting property owners to avail themselves of filing criminal complaints with local law enforcement that can be duly investigated, and, when appropriate, permit police officers to arrest and remove persons found to be engaged in said criminal squatting activities.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee that it hereby adopts this Resolution to memorialize its support for Senate No. 725 and certified copies of this Resolution shall be forwarded by the Township Clerk/Administrator to the Office of the Governor and Lieutenant Governor, the Township's elected Representatives in the State Legislature, and the New Jersey League of Municipalities.

Georgette Miller moved to approve Resolution 2024-68 Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

**TOWNSHIP OF OXFORD
WARREN COUNTY
STATE OF NEW JERSEY**

RESOLUTION 2024-69

**CALLING FOR THE MODERNIZATION OF THE OPEN PUBLIC RECORDS ACT (OPRA)
AND THE SWIFT PASSAGE OF S-2930/A-4045**

WHEREAS, in the 2002 "lame duck" session the Open Public Records Act (OPRA) was approved to make government records, "readily accessible for inspection, copying, or examination by the citizens of this State, with certain exceptions, for the protection of the public interest" while protecting "a citizen's right to a reasonable expectation of privacy"; and

WHEREAS, as local leaders we reaffirm our support and commitment to open and transparent government and public access to records, at the same time, we strongly support necessary reforms; and

WHEREAS, in the twenty years since the enactment of OPRA and with the advent of new technologies, we have witnessed unintended consequences and, in some cases, abuses of OPRA that place an unfair burden on local governments and taxpayers; and

WHEREAS, municipal staff and budgets are increasingly utilized to accommodate the requestors and commercial entities who inundate municipalities with public records requests to the extent that in some instances, additional personnel are hired primarily to handle such requests; and

WHEREAS, OPRA has become broadly construed in favor of access and the requestor who prevails in any proceeding in appealing a denial of access of records is permitted to collect exorbitant attorney's fees, which impacts the taxpayers and municipalities who must pay these fees; and

WHEREAS, municipalities have seen outside businesses and interests who abuse OPRA for marketing and commercial gains while utilizing municipal employees paid by the taxpayers for this benefit; and

WHEREAS, due to court decisions over the years, reasonable expectations of privacy have been diminished when it comes to the balance of transparency and OPRA perpetuates for-profit data-mining, unsolicited marketing, and uncontrolled publications of records on internet search engines specifically designed to circumvent and bypass what few protective measures currently exist under OPRA, all while allowing the requestor to remain cloaked in anonymity, should they choose to exercise that option; and

WHEREAS, when commercial entities are constantly emailing OPRA requests looking for the latest lists of dogs licensed that month, inground pool permits issued, solar roof permits issued, etc., it causes our residents to not want to license their dogs, comply with permits, or interact with the municipality because they don't want to lose their privacy and/or have their information tracked and monetized for commercial purposes; and

WHEREAS, reforms to modernize OPRA are long overdue, among them: the need to address requests by commercial entities that utilize public records and the services of local government employees to generate profits, mandatory prevailing attorney fees, which created a cottage industry, and to add language so that such fees are based on facts and circumstances and not an automatic granting; and

WHEREAS, Senators Sarlo and Bucco and Assemblyman Danielsen and Assemblywoman Flynn have introduced S-2930/A-4045, which makes commonsense reforms that do not hinder residents or journalists from using OPRA to access public records, but will protect citizens' personal information from disclosure, addresses the burdensome commercial requests and provide discretion when awarding prevailing attorney fees;

NOW, THEREFORE, BE IT RESOLVED, the governing body of the (*insert name of municipality*) in the County of (*insert name of County*) respectfully request the adoption of much-needed reforms to modernize and strengthen the legislative intent of the Open Public Records Act (OPRA) and urges the swift passage of S-2930/A-4045; and

BE IT FURTHER RESOLVED, as local leaders, we reaffirm our support and commitment to open and transparent government and public access to records but at the same time, we strongly support necessary reforms; and

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to Senate President Scutari, Assembly Speaker Coughlin, State Senator Steinhardt, Assembly representatives DiMaio and Peterson, Governor Murphy, and the New Jersey League of Municipalities.

Linda Koufodontes moved to approve Resolution 2024-69 Seconded by Georgette Miller and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

RESOLUTION 2024-70

RESOLUTION OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN AND STATE OF NEW JERSEY, AUTHORIZING THE TOWNSHIP OF OXFORD PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER THE PROPOSED STUDY AREA, BLOCK 1.01 LOT 3.03 QUALIFIES AS AN AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A 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, the Redevelopment Law sets forth the procedures for the Town to declare an area in need of redevelopment, along with the development and effectuation of a redevelopment plan; and

WHEREAS, pursuant to the required redevelopment procedures, specifically set forth in N.J.S.A. 40A:12A-6, no area of a municipality shall be deemed a redevelopment area unless the governing body of the municipality shall, by Resolution, authorize the Planning Board to undertake a preliminary investigation to determine whether a proposed area is a redevelopment area meeting the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the New Jersey Legislature adopted, and the Governor signed, P.L. 2013, Chapter 159, which amended the Redevelopment Law, including the procedural requirements of N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-6; 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-Condensation 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 “Condensation Redevelopment Area”); and

WHEREAS, the Township Committee desires to commission a study to determine if the Block 1.01, Lot 3.03 on the Oxford Township Tax Map satisfies the criteria of an Area in Need of Redevelopment (Non-Condensation); and

WHEREAS, the Township Committee finds it to be in the best interest of the Township and its residents to authorize the Township’s Planning Board pursuant to N.J.S.A. 40A:12A-4 and N.J.S.A. 40A:12A-6 to undertake such preliminary investigation of the study area which includes properties Block 1.01, Lot 3.03 (the “Study Area”);

WHEREAS, the Township of Oxford wishes to direct the Planning Board to undertake a preliminary investigation and to prepare the preliminary investigation to determine whether the proposed Study Areas qualifies as an area in need of Non-Condensation 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, that the Planning Board is hereby authorized to undertake a preliminary investigation and to prepare the preliminary investigation, pursuant to the notice, conduct a hearing and comply with other requirements of the Redevelopment Law, N.J.S.A. 40A:12A-1 et seq., as amended, in order to recommend to the Township Committee whether the area

comprising the study area is an area in need of **Non-Condemnation Redevelopment** according to the criteria set forth in N.J.S.A. 4A:12A-5.

BE IT FURTHER RESOLVED, that the Planning Board shall submit its findings and recommendations to the Township Committee in the form of a Resolution with supporting documentation.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution is to be forwarded to the Planning Board of the Township of Oxford.

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

Mayor Norton moved to approve Resolution 2024-70 Seconded by Georgette Miller and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

RESOLUTION # 2024-71
RESOLUTION AUTHORIZING THE TOWNSHIP OF OXFORD
TAX COLLECTOR TO PREPARE AND MAIL ESTIMATED
TAX BILLS IN ACCORDANCE WITH P.L. 1994, c.72

WHEREAS, the Warren County Board of Taxation has not adopted the Warren County Budget for 2024, and the Township of Oxford Tax Collector will be unable to mail the Township’s 2024 tax bills on a timely basis,

WHEREAS, the Township of Oxford Tax Collector/Chief Finance Officer has computed an estimated tax levy in accordance with N.J.S.A. 54:4-66.3, and has signed a certification showing the tax levies for the previous year, the tax range and the range of permitted estimated tax levies:

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIPTOW COUNCIL OF THE TOWNSHIP OF OXFORD, IN THE COUNTY OF WARREN, AND STATE OF NEW JERSEY ON THE 15TH OF MAY, 2024, AS FOLLOWS:

1. The Oxford Township Tax Collector is hereby authorized and directed to prepare and issue estimated bills for the Township for the third installment of 2024 taxes. The Tax Collector shall proceed on May 16, 2024 and take such actions as are permitted and required by P.L. 1994, c.72 (N.J.S.A. 54:4-66.2 and 54:4-66.3).
2. The entire regular estimated tax levy for 2024 is hereby set at \$7,280,555.22.
3. In accordance with law the third installment of 2024 taxes shall not be subject to interest until the later of August 10 or the twenty-fifth calendar day after the estimated tax bills were mailed. The estimated tax bills shall contain a notice specifying the date on which interest may begin to accrue.

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 Council of the Township of Oxford on May 15, 2024.

Mayor Norton moved to approve Resolution 2024-71 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 he received a call from the minister at Ministries of Salvation. He stated that they received a garbage bill stating that we removed the garbage bill, and they are only responsible for sewer. Also, he received the bill and there was interest and he said they never received the bill asking to waive the fees. Mayor Norton asked Matt Hall and Holly to investigate this.

Mayor Norton stated that we received a letter from the owner of 341 RT. 31 which is the house that had a fire a few months ago and we approved a suspension of garbage and sewer, and the owner is asking for another extension.

RESOLUTION NO. 2024-72

RESOLUTION OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING THE SUSPENSION OF SEWER AND GARBAGE FEES FOR 341 ROUTE 31 DUE TO UNINHABITABILITY OF STRUCTURE DUE TO FIRE DAMAGE

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

WHEREAS, the Township also operates a solid waste collection facility; and

WHEREAS, the property owner or 341 Route 31 has advised the Township that the structure is uninhabited due to fire damage and has requested the suspension of sewer and garbage fees until such time as the structure is inhabited; and

WHEREAS, the Township Committee has the authority to suspend garbage collection fees pursuant to §280-13.1 of the Town Code and also sewer service fees pursuant to §260-17(E).

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Oxford that the Township hereby authorizes the suspension of sewer and garbage service fees until such time as the property at 341 Route 31 is habitable.

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 May 15, 2024.

Mayor Norton moved to approve Resolution 2024-72 for 3 more months Seconded by Georgette Miller and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

Old Business:

Solitude – Georgette Miller stated that the quote for the racking was more that what they told us at the lake. Was asked to speak to last year’s company. There are staff that can do the clean up at the lake. Georgette Miller stated that she was at the lake and the water chestnut is out and they have a 12-year span. We will have Solitude treat the lake and get another quote for racking of the lake.

Georgette Miller moved to approve Solitude to treat the lake for water chestnut. Seconded by Georgette Miller and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

Surfs up: Georgette Miller stated that we received the required documentation W-9 and Business Registration Certificates. Rich Wenner will finalize the contract.

Georgette Miller moved to approve the Surfs up contract. Seconded by Mayor Norton and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

Township Committee Reports and Correspondence:

Georgette Miller – The lake will be opening May 24, 2024. We need to hire 2 more people.

RESOLUTION 2024-73

ROUND 3 HIRING 5/15/2024

Employee Name	Years in Service @ OFL	2022 Rate	2023 Rate	2024 Rate	Job Title
Mackenzie Ferris	1st Year	N/A	N/A	\$14.25	ALT: Ticket Booth/Concessions
Tyler Michalski	1st Year	N/A	N/A	\$15.00	Water Chestnut maintenance

Georgette Miller moved to approve Resolution 2024-73 Seconded by Mayor Norton and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

Georgette Miller: Lake information

- We will use Taylor Rental for the slushy mix for our machine.
- We ordered new walkie talkies. The old ones didn’t work
- Will have t-shirts for sale at the lake
- Pavilion Rentals are going great.
- AED/CPR Training for Our Lake Director she will join the life Guard staff on Saturday additional cast of \$50.00
- C Mcall – Matt will get back to them tomorrow about the BYOB.

Linda Koufodontes no report will have BOE at our next meeting in June.

Township Administrator:

Matt Hall

- Spoke to NJ American Water about the contaminated water asking NJ Water and DEP to run water lines.
- Sent the Letter to Peggy Hissim for Highlander Hills.
- Will get the sewer letter ready for the estimated tax bills mailing.
- FEMA looking at \$95,000 reimbursement funds may be used to pave a few streets in the township/

Township Engineer Report:

Bryce Good

- Pedestrian Bridge went out to BID will be in the newspaper tomorrow and the BIDs are due June 13, 2024 so we should have more information on June 19, 2024
- Wall St we are still on target for June 30th.
- Port Colden DOT Plans second grant 2025
- Port Colden 2024 grant no eta to start sidewalks
- Dam inspection – signed proposal for the diver.

Township Attorney's Report:

Rich Wenner

- Nothing to report at this time
- Georgette Miller waiting for COI for the scouts – Rich will discuss

Washington Police Department:

Captain Kaufmann –

- Read the April Report
- Stated that Officer Pantuso is working on the dog feces at the triangle
- Chief Jones and Mr. Nitolo the parking at the school on Church St. seems to be working. Mayor Norton asked Sgt. Smith to give us a report at the end of the school year.

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 0: Motion passed.

Public Comment:

Peggy Hissim – the siren is not working. Is there money in the OEM Budget. The last time it was fixed is was \$2500.00 5 years ago. Will get an estimate on how much it will cost to fix. Matt Hall, please check funds.

Mayor Norton addressed Peggy Hissim (EMS) and Chief Weiss (Fire Dept) and stated that their 2024 budget will not be cut.

Meeting Recap:

Matt Hall –

- Letter for Sewer
- NJ American Water
- OEM

Rich Wenner

- Will work with Lee Geller on Zoning Ordinance

Bryce Good

- Port Colden
- Dam Updates

Executive Session:

EXECUTIVE SESSION

WHEREAS, Section 8 of the Open Public Meeting Act, Chapter 231, P.L. 1975, permits the exclusion of the public from a meeting in certain circumstances, and

WHEREAS, this public body is of the opinion that such circumstances presently exist. The public shall be excluded from the discussion of any action upon the hereinafter-specific subject matter.

The general nature of the subject matter to be discussed was a Lake Director/Personnel.

Linda Koufodontes moved to enter Executive Session at 7:09 PM. Seconded by Georgette Miller. Ayes: 3, Nays: 0, Abstain: 0, Absent: Motion passed.

Georgette Miller moved to return to Public Session at 7:20 PM. Seconded by Linda Koufodontes. No action was taken during the Executive Session.

Rich Wenner stated that we were in executive session for proximately 10 minutes to discuss two potential litigations. No Action was taken during this time

Adjourn:

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

Lee Geller, Acting Municipal Clerk