

OXFORD TOWNSHIP MEETING
September 4, 2024

The meeting of the Township Committee of Oxford Township was held on September 4, 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 website 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 6:32 PM.

Meeting Minutes:

August 21, 2024 – Committee Meeting Minutes

Georgette Miller moved to approve the August 21, 2024, Committee Meeting Minutes with corrections. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

August 21, 2024 – Executive Session

Georgette Miller moved to approve the August 21, 2024, Committee Meeting Minutes correction on a clerical error. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

Public Comment on Agenda items: - No Comment

Ordinances: 1st Reading: No 1st Readings

Ordinances: 2nd Reading/ Public Hearing No 2nd Readings

Resolutions:

New Business:

Mayor Norton:

- Stated that he had a meeting with our professionals to discuss current and old projects. Tim O'Brien stated that we should visit our Master plan and make any adjustments to the zoning map and plan new goal and objective for future projects. Rich Wenner state that is a governing document to the development of the town.

R-2024-108

RESOLUTION OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN AND STATE OF NEW JERSEY, DIRECTING THE PLANNING BOARD TO UNDERTAKE A REEXAMINATION OF THE TOWNSHIP'S MASTER PLAN AND TO PREPARE A REPORT DETAILING ITS FINDINGS AND RECOMMENDATIONS IN ACCORDANCE WITH N.J.S.A. 40:55D-89

WHEREAS, the Township of Oxford has experienced a significant loss of revenue since 2018 when its Master Plan was last reexamined; and

WHEREAS, the Governing Body believes that the goals and objectives of the Master Plan, as amended through previous reexaminations, should be adjusted in order to account for the dramatic change in the Township's financial position since 2018; and

WHEREAS, the Governing Body has made an effort to attract new businesses and industry to the Township in order to replenish the Township's financial reserves and strengthen its financial position, including among other things, attempting to capitalize on the nascent cannabis market by attracting cannabis cultivators and manufacturers to the Township; and

WHEREAS, the Governing Body believes it to be in the best interest of the residents of the Township to direct the Planning Board to undertake a reexamination of the Master Plan, with the foregoing focus in mind in order to ensure that the goals and objectives of the Master Plan are centered on addressing and alleviating the aforementioned financial hardships and to correspondingly capitalize on the development opportunities which create revenue for the Township, such as the cannabis industry.

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 directed, pursuant to N.J.S.A. 40:55D-89, to undertake a reexamination of the Master Plan and submit its findings and recommendations to the Governing Body without delay.

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 September 4, 2024.

Mayor Norton moved to approve Resolution 2024-108 LUB to undertake Reexamination of the Townships Master Plan. Seconded by Georgette Miller Ayes: 3, Nays: 0, Abstain: 0, Absent 0: Motion passed.

- Stated that the Pedestrian Bridge is complete, and we had a suggestion to add some fencing to the bridge for the protection of the children and families that cross the bridge. There are small spots of concern. Our DPW supervisor got a few quotes as did Finelli's office for the contractor. The contractor came in at \$7,765 for goat fencing. Our DPW supervisor got 1 quote and 2 that did not respond. The quote is from Prestige for \$2,300.00 to add guide rails to the open spaces.

Mayor Norton moved to approve Prestige to add the guide rails to the Pedestrian Bridge. Seconded by Georgette Miller Ayes: 3, Nays: 0, Abstain: 0, Absent 0: Motion passed.

- Mayor Norton stated that he has received complaints about dumpsters in the township business area. Also, there are 9 to 10 cans on Keps Road, Allen Road cans are in the street. Rich Wenner will discuss this with Mike Finelli and Rich Schneider about options.

Georgette Miller

- Asked if we can have some else to handle the Christmas Lighting for the township. Matt Hall Will follow up with our CFO to see what we have in funds for this.

Old Business:

No Old Business to discuss

Township Committee Reports and Correspondence:

Mayor Norton

- We got the report back from Finellis office about the tree in the unmanned alley 40% of it is on township property and 60% on private property. We have gotten a price to have it remove from Suyker Tree Care
- Asked to have Finelli's office start the process to vacate the unnamed alley.

Mayor Norton moved to approve Finellis Office to undertake the vacation of the unnamed alley. Seconded by Georgette Miller Ayes: 3, Nays: 0, Abstain: 0, Absent 0: Motion passed.

- We found out yesterday that we received a grant for \$400K to update the business District. Thank to Deputy Miller for asking if we can update Wall Street and all the letter so of support Deputy Miller received from businesses in town. Also a special thankyou to Donna Becker at Finelli's office for all her hard work to get this grant.

Linda Koufodontes

- BOE special meeting I did not attend will reach out to find out the status of this meeting
- I will be at the next BOE meeting on September 12, 2024
- Library meeting is tomorrow night not sure if I will be able to attend.

Georgette Miller

- The lake is closed and we had a great last day on Monday.
- We have taken down the inflatables and they have been put into storage.
- We had a thank you dinner with the staff on Sunday night. The staff enjoyed their time on the inflatables.
- Thank you to Meredith and Stephanie for a great job of ordering supplies there not much left at the end of the season. We disbursed some of the left-over items to the EMS Squad and DPW.
- We got a nice review from someone about the lap lane and that they did not feel the weeds in the water until the end of the season
- Meredith is working on another catherine McCall event for the end of September or October.
- Will have final season numbers at our next meeting
- A lifeguard has qualified for the \$150.00 referral for bringing on a lifeguard that finished the season.

R-2024-109

RESOLUTION OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN AND STATE OF NEW JERSEY, APPROVING THE PAYMENT OF \$150 REFERRAL FEE TO JOSEPH TOMARO

WHEREAS, the Township implanted a lifeguard referral incentive policy in order to attract lifeguards to work at the Oxford Furnace Lake; and

WHEREAS, Joseph Tomaro qualifies for the referral fee of \$150.00.

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 Joseph Tomaro be paid \$150 as a referral fee for recruiting a lifeguard to work at Oxford Furnace Lake.

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 September 4, 2024.

Georgette Miller moved to approve the referral fee to Joseph Tomaro for \$150.00. Seconded by Linda Koufodontes Ayes: 3, Nays: 0, Abstain: 0, Absent 0: Motion passed.

Township Administrator:

Matt Hall

- Has Business for Executive Session

Township Engineer Report:

Bryce Good

- Grant approval for \$400K once DOT give notice and then we can start the survey.

Mayor Norton moved to approve Finellis Office to start their survey once they get notice from DOT. Seconded by Georgette Miller Ayes: 3, Nays: 0, Abstain: 0, Absent 0: Motion passed.

- Port Colden Rd – we got historical approval and now we are waiting on DOT then we can go out to bid.
- Pedestrian Bridge – we submitted the bill to the township and held 10% until DOT does there final inspection. Have be towel that the bill be in the Bill list for the next meeting.
- DOT Rt 31 – we are working on the conveniences of this project. Rich Wenner stated he got a call about a property too and it is not owned by the township.
-

Township Attorney's Report:

Rich Wenner

- Reviewed the Furnace Brook Project – still reviewing the contract
- Solar Stone - have not heard back on any comments of the agreement
- Need to go into an Executive Session

Washington Police Department:

Lt. Smith

- No report

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:

No Public Comment

Meeting Recap:

Rich Wenner

- Memorialize the Resolution 2024-108 & 2024-109
- Will work on Ordinance review about dumpsters with Rich Schneider

Matt Hall

- CFO Community Events

Mike Finelli

- Alley
- Wall St

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 redevelopment and Contractual items.

Georgette Miller moved to enter Executive Session at 7:02 PM. Seconded by Linda Koufodontes. Ayes: 3, Nays: 0, Abstain: 0, Absent: Motion passed.

Georgette Miller moved to return to Public Session at 7:42 PM. Seconded by Linda Koufodontes. No action was taken during the Executive Session.

Rich Wenner stated that we were in executive session for proximately 35 minutes to discussed

- Asking the LUB to undertake a study of Bl 25 L 57 153 Mt. Pisgah Ave
- SHRI Properties
- Cambridge West
- Mine property
- Hissim/Quenzel Property
- Pequest Fields
- Disposition of Property
- LUB investigation
- Kayaks

R-2024-110

RESOLUTION OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN AND STATE OF NEW JERSEY, DIRECTING THE TOWNSHIP OF OXFORD PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER THE PROPOSED STUDY AREA, BLOCK 25 LOT 57, 153 MT. PISGAGH

AVENUE, 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 25, Lot 57 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 and direct 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 25, Lot 57 (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 directed 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-Condensation Redevelopment** according to the criteria set forth in N.J.S.A. 40A: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.

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 September 4, 2024

Mayor Norton moved to approve Resolution 2024-110. Seconded by Georgette Miller Ayes: 3, Nays: 0, Abstain: 0, Absent 0: Motion passed.

Adjourn:

Linda Koufodontes moved to adjourn the meeting at 7:44PM. Seconded by Georgette Miller Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion passed.

Lee Geller, Acting Municipal Clerk