

OXFORD TOWNSHIP MEETING JUNE 4, 2025

The meeting of the Township Committee of Oxford Township was held on June 4, 2025, 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 and the Star Ledger online publication
- Posting on the Township website and Facebook page

In attendance were 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.

Mayor Norton stated that we had some last-minute items added to our agenda tonight Ordinance 2025-10, Resolution 2025-84 and 2025-85.

Georgette Miller moved to approve the amended Agenda to add the additional item. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

Meeting Minutes:

May 21, 2025 – Meeting Minutes

Georgette Miller moved to approve May 21, 2025, Meeting Minutes. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

May 21, 2025 – Executive Session

Georgette Miller moved to approve May 21, 2025, Meeting Minutes. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

Presentation:

- Rolling Hills Recovery Center, Chester, NJ

Michael Levy and Brenda Bailey discuss their business and resources they offer with addiction and mental health within their recovery center. They have many resources to help with outpatient & inpatient care and have 24hr admission line for help. They are in Chester, New Jersey.

Michael Leavy is asking if we can add the center on the township website. Mayor Norton and the Committee thank them for coming out and explaining your services for our community. Mayor Norton will have Lee Geller add your information on our website under resources as requested.

Public Comment on Agenda items: -

- No Public Comment

Ordinances: 1st Reading:

ORDINANCE NO. 2025-10

ORDINANCE OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY, TO VACATE AN UNNAMED ALLEY IN BLOCK 14 NOT NEEDED FOR A PUBLIC PURPOSE

WHEREAS there is a “paper street” in Block 14 which the Township Committee believes that it is not needed for a public purpose; and

WHEREAS the Municipal Engineer of the Township of Oxford has reviewed the proposed vacation and finds that same is consistent with the public interest, and that it is in the best interest of the municipality; and

WHEREAS, it appears that the interests of the public will be served by this vacation, since the vacation will lead to the improvement of the property in the surrounding areas without any detriment to the interests of the public.

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

Section 1:

The following described lands are hereby vacated and all the public rights, interests and title arising from the dedication or shown on any map filed or otherwise or any reference to same in any deed or instrument, recorded or otherwise, are hereby vacated, relinquished and extinguished. Those lands constituting of the following are hereby vacated and described as follows:

See Exhibit A, attached hereto.

Section 2:

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 3:

Repealer. **Any ordinance or parts thereof in conflict with the provisions of this Ordinance are hereby repealed as to their inconsistencies only.**

Section 4:

Effective Date. This Ordinance shall take effect upon final passage and publication as provided by law.

NOTICE

NOTICE is hereby given that the foregoing Ordinance was introduced to pass on first reading at a regular meeting of the Township Committee of the Township of Oxford held on June 4, 2025, at 6:30 PM 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 Committee to be held on July 2, 2025, at 6:30 PM, or as soon thereafter as the Township Committee may hear this Ordinance at the Municipal Building, 11 Green Street, Oxford, New Jersey, at which time all persons interested may appear for or against the passage of said Ordinance.

CERTIFICATON

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 an Ordinance adopted by the Township Committee of the Township of Oxford, at their regular meeting held on June 4, 2025.

Georgette Miller moved to approve Ordinance 2025-10. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

ORDINANCE NO. 2025-11

ORDINANCE OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY ADOPTING THE REDEVELOPMENT PLAN FOR THE PROPERTY REFERRED TO AS THE "BLOCK 26, LOT 83 REDEVELOPMENT ZONE", CONSISTING OF BLOCK 26, LOT 83 AS IDENTIFIED ON THE TAX MAP OF THE TOWNSHIP

Rich Wenner stated that we need to remove a Lot Size Requirement listed on the ordinance we will need to amend this Ordinance to reflect the change.

Georgette Miller moved to approve to amendment to Ordinance 2025-11. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

ORDINANCE NO. 2025-11

ORDINANCE OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY ADOPTING THE REDEVELOPMENT PLAN FOR THE PROPERTY REFERRED

**TO AS THE "BLOCK 26, LOT 83 REDEVELOPMENT ZONE", CONSISTING OF BLOCK 26,
LOT 83 AS IDENTIFIED ON THE TAX MAP OF THE TOWNSHIP**

WHEREAS, the Township Committee of the Township of Oxford, in the County of Warren, State of New Jersey (the "**Township**"), a public body corporate and politic of the State of New Jersey (the "**State**"), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the "**Redevelopment Law**"), to determine whether certain parcels of land within the Township constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, the Township previously identified and designated the property referred to as the **BLOCK 26, LOT 83 REDEVELOPMENT ZONE**, commonly known as Block 26, Lot 83 as identified on the tax map of the Township as an "area in need of redevelopment" (the "**Redevelopment Area**"); and

WHEREAS, the Township Committee must adopt a redevelopment plan (the "**Plan**") for the Redevelopment Area, establishing permissible development uses within the Redevelopment Area and establishing bulk, design and other standards for said uses approved within the Redevelopment Area; and

WHEREAS, Plan must be implemented via ordinance ("**Plan Ordinance**"), with a referral to the Planning Board for statutory review to be performed after introduction and first reading of the Plan Ordinance and the Planning Board must review the Plan and transmit its recommendations relating to the same to the Township Committee in accordance with the provisions of N.J.S.A. 40A:12A-7 of the Redevelopment Law; and

WHEREAS, the Township Committee previously directed the Township Planner, Timothy O'Brien, P.E., P.P. to develop the attached Plan, which the Township Committee believes will enable the successful redevelopment of the Redevelopment Area and will result in a net benefit to the Township and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Code of the Township of Oxford is hereby amended 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 26, Lot 83 the "Block 26, Lot 83 Redevelopment Zone" and adding the following designation to the legend on the Zoning Map: "Block 26, Lot 83"

2. Chapter 340, Zoning, Article III, Zoning Districts, subsection 340-5, is hereby amended and supplemented by adding the zone Township of Oxford Block 26, Lot 83 the “Block 26, Lot 83 Redevelopment Zone”

3. Chapter 340, Zoning is amended to add Chapter 340-20 (or next available number) to Article IV “Block 26, Lot 83 Redevelopment Zone” which will include the follow chapters:

a. Chapter 340-20.A – Purpose

It is the purpose of this zone to provide for the redevelopment of the property known as Block 26, Lot 83 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 340-20.B – Permitted Principal Uses Principal permitted uses shall be as follows:

- i. Single family detached dwellings
- ii. Attached townhomes
- iii. Multifamily apartments
- iv. More than one permitted principal use

c. Chapter 340-20.C – Permitted Accessory Uses Permitted accessory uses shall be as follows:

- i. All uses customarily incidental to the permitted principal uses. As it relates to any use permitted under §340-20.B, such accessory uses shall specifically include, but not be limited to, leasing, management and maintenance offices, model units, recreational and community facilities for the benefit of the occupants of the project and their guests, outdoor recreational spaces, and sheds.

d. Chapter 340-20.D – Prohibited Uses

Prohibited uses shall be as follows:

- i. All classes of cannabis facility

e. Chapter 340-20.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 shall maintain safe egress through the site
 5. Parking is permitted within setbacks and buffers for all yards.
- iii. **Fire Aisle Standards**
1. Fire aisles less than the required width pursuant to regulation may be approved without a waiver subject to the approval of the Fire Official.
- iv. **Banked/Future Parking spaces.**
1. Developers may at approval of the 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.
- v. **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.
- vi. **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.

4. Article V Schedule of Area, Yard and Bulk Regulations Chapter 340-19 Zoning Schedule and associated schedule attachment are amended to include the following standards for Block 26 Lot 83 Redevelopment Zone.

Requirements	Required
Minimum Lot Size – Single-Family Detached Dwellings (Square Feet)	10,000
Maximum Density – Townhomes (Units per Acre on Common Lot)	35
Minimum Lot Width – Except Townhomes (Feet)	75*
Minimum Lot Width – Townhomes (Feet)	18
Minimum Lot Depth – Except Townhomes (Feet)	100
Minimum Lot Depth – Townhomes (Feet)	75
Minimum Front Yard Setback – Except Townhomes (Feet)	15
Minimum Front Yard Setback – Townhomes (Feet)	10
Minimum Side Yard Setback – Except Townhome Common Walls (Feet)	10
Minimum Rear Yard Setback (Feet)	25
Maximum Building Height (Feet)	35**
Maximum Building Height (Stories)	2.5
Minimum Accessory Structure Setback (Feet)	5 from side or rear lot line
Maximum Accessory Structure Height (Feet)	12
Maximum Impervious Coverage (Percent)	80

**Lots for single-family detached dwellings fronting cul-de-sacs are exempt from minimum lot width requirements along the frontage. All other bulk schedule requirements pertaining to lot size, setbacks, etc., shall still apply.*

***Building height shall be measured from the mean elevation of the finished grade along the front of the building to the highest point of the roof adjacent to the front of the building for flat roofs, to the deck level along the front of the building on a mansard roof, and to the mean height between the eaves and the ridge level at the front of the building for gable, hip, and gambrel roofs. Architectural embellishments that add visual interest to the building or roof design shall not be included in the height of the building.*

Section 3. The zoning district map in the zoning ordinance of the Township is hereby amended to depict a zone called “Block 26 Lot 83 Redevelopment Zone” with a boundary of just Block 26 Lot 83.

Section 4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 5. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Municipal Clerk during regular business hours.

Section 6. This Ordinance shall take effect in accordance with all applicable laws.

NOTICE

NOTICE is hereby given that the foregoing Ordinance was introduced to pass on first reading at a regular meeting of the Township Committee of the Township of Oxford held on June 4, 2025, at 6:30 PM 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 Committee to be held on July 2, 2025, at 6:30 PM, or as soon thereafter as the Township Committee may hear this Ordinance at the Municipal Building, 11 Green Street, Oxford, New Jersey, at which time all persons interested may appear for or against the passage of said Ordinance.

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 an Ordinance adopted by the Township Committee of the Township of Oxford, at their regular meeting held on June 4, 2025.

Georgette Miller moved to approve as amend Ordinance 2025-11. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

Ordinances: 2nd Reading: No 2nd Read Ordinances

Resolution:

RESOLUTION 2025-79

RESOLUTION REQUESTING APPROVAL FOR AN INCREASE

IN THE CHANGE FUND FOR THE OXFORD FURNACE LAKE

WHEREAS, N.J.S.A. 40A:5-21 authorizes the establishment of a Change Fund for the Oxford Furnace Lake of the Township of Oxford; and

WHEREAS, it is the desire of the Committee to increase the petty cash fund for the Oxford Furnace Lake \$450.00,

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

1. Meredith Ferris, Oxford Furnace Lake, be and is hereby appointed custodian of the Change Fund and is authorized and permitted to establish a Change Fund in the amount not to exceed \$450.00 pursuant to the provision of N.J.S.A. 40A:5-21.

BE IT FURTHER RESOLVED, that this resolution shall be retroactive to May 22, 2025,

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 June 4, 2025.

Georgette Miller moved to approve Resolution 2025-79. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

RESOLUTION 2025-80

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF
THE TOWNSHIP OF OXFORD APPROVING LIQUOR
LICENSES FOR THE PERIOD OF JULY 1, 2025 TO
JUNE 30, 2026 FOR THE FOLLOWING LICENSES**

WHEREAS, the liquor licenses noted below require approval for the period July 1, 2025 to June 30, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Oxford that the following liquor licenses be and hereby are approved for the period July 1, 2025 to June 30, 2026.

<u>License No.</u>	<u>License</u>	<u>Type of License</u>
2117-31-006-002	Oxford Volunteer Fire Dept.	Club License

Certification:

I, Lee Geller, Acting Municipal Clerk of Oxford Township 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 Oxford Township on June 4, 2025

Georgette Miller moved to approve Resolution 2025-80. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

RESOLUTION 2025 -81

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF
THE TOWNSHIP OF OXFORD APPROVING LIQUOR
LICENSE FOR THE PERIOD OF JULY 1, 2025 TO
JUNE 30, 2026 FOR THE FOLLOWING LICENSE**

WHEREAS, the liquor licenses noted below require approval for the period July 1, 2025 to June 30, 2026; and

WHEREAS, Licensee has received a special ruling from the Director of ABC pursuant to N.J.S.A 33:1-12.39 for 2025-2026 license term.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Oxford that the following liquor licenses be and hereby are approved for the period July 1, 2025 to June 30, 2026.

<u>License No.</u>	<u>License</u>	<u>Type of License</u>
2117-33-005-012	Alpeshkumar N Patel	Plenary Retail Consumption

Certification:

I, Lee Geller, Acting Municipal Clerk of Oxford Township 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 Oxford Township on June 4, 2025

Georgette Miller moved to approve Resolution 2025-81. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

RESOLUTION 2024 -82

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF
THE TOWNSHIP OF OXFORD APPROVING LIQUOR
LICENSE FOR THE PERIOD OF JULY 1, 2025 TO
JUNE 30, 2026 FOR THE FOLLOWING LICENSE**

WHEREAS, the liquor licenses noted below require approval for the period July 1, 2025 to June 30, 2026; and

WHEREAS, Licensee has received a special ruling from the Director of ABC pursuant to N.J.S.A 33:1-12.39 for 2025-2026 license term.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Oxford that the following liquor licenses be and hereby are approved for the period July 1, 2025 to June 30, 2026.

<u>License No.</u>	<u>License</u>	<u>Type of License</u>
2117-33-003-004	Kathryn Occhipinti	Plenary Retail Consumption

Certification:

I, Lee Geller, Acting Municipal Clerk of Oxford Township 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 Oxford Township on June 4, 2025

Georgette Miller moved to approve Resolution 2025-82. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

RESOLUTION 2025-83

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF
THE TOWNSHIP OF OXFORD APPROVING LIQUOR
LICENSE FOR THE PERIOD OF JULY 1, 2025 TO
JUNE 30, 2026 FOR THE FOLLOWING LICENSE**

WHEREAS, the liquor licenses noted below require approval for the period July 1, 2025 to June 30, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Oxford that the following liquor licenses be and hereby are approved for the period July 1, 2025 to June 30, 2026.

<u>License No.</u>	<u>Licenses</u>	<u>Type of License</u>
2117-44-004-008	Mountain Valley Fine Wines & Liquors LLC	Plenary Retail Distribution

Certification:

I, Lee Geller, Acting Municipal Clerk of Oxford Township 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 Oxford Township on June 4, 2025

Georgette Miller moved to approve Resolution 2025-83. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

R 2025-84
RESOLUTION ESTABLISHING PROTOCOL FOR CANADA GEESE MITIGATION
EFFORTS AUTHORIZED UNDER U.S. FISH AND WILDLIFE SERVICE PERMIT #
MBPER17850391

WHEREAS, it is well established that Canada Geese present a clear and present threat to human health and water quality in recreational bathing lakes including Oxford Furnace Lake; and

WHEREAS, the Township has obtained authorization from the U.S. Fish and Wildlife Service under the aforementioned permit to utilize lethal means to mitigate Canada Geese at Oxford Furnace Lake; and

WHEREAS, this resolution shall establish policies and procedures with regard to the determination of need for, scheduling and notification of culling activities associated with the aforementioned permit;

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Oxford, County of Warren, State of New Jersey that culling activities be authorized conducted as follows:

- The Mayor, in consultation with the DPW Supervisor shall monitor the Canada Geese population and shall have ultimate discretion with regard to initiating culling activities.
- Upon establishing a date and time the Mayor shall contact the local New Jersey Division of Fish and Wildlife Conservation Officer as well as the Washington Township Police Department of the culling activities not less than three (3) days prior.
- The Mayor shall further cause notice to be given on the Township social media page as well as the Township app.

Certification:

I, Lee Geller, Acting Municipal Clerk of Oxford Township 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 Oxford Township on June 4, 2025

Georgette Miller moved to approve Resolution 2025-84. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

RESOLUTION NO. 2025-85
RESOLUTION OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY,
AUTHORIZING THE CANCELLATION OF UTILITY INTEREST ON 132 AXFORD AVE

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 of 132 Axford Ave has advised that he acquired the property through a foreclosure and it was vacant prior to the purchase and requested an adjustment of the charges; and

WHEREAS, the Township Committee discussed the property at the May 21, 2025 meeting and agreed to waive interest through May 21, 2025, totaling \$20.64 for solid waste, and \$216.57 for sewer; and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Oxford that the Township hereby authorizes the Tax Collector to waive the interest as identified above.

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 June 4, 2025.

Georgette Miller moved to approve Resolution 2025-85. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

New Business:

Furnace St – Vacate Alley

Mayor Norton stated that we need to vacate the alley and find out what property the tree is on between the township and the County property.

Mayor Norton moved to authorize UTRS(Finellis) office to prepare the description to vacate the alley. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

Old Business:

EACR Inc. Contract

Mayor Norton stated that we have tabled this from our last meeting hoping that everyone would look over the contract. Matt Hall stated that he did this in his previous Borough he worked in.

Georgette Miller moved to approve the contract for EACR Inc Contract. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

Township Committee Reports and Correspondence:

Linda Koufodontes

- The BOE special meeting on May 27, 2025, they have a new president and vice president. Next BOE meeting is on June 12, 2025.

Georgette Miller

- Lake is open
 - o Will be open fulltime starting June 6, 2025
 - o There is a diver coming Saturday to locate the anchor for the inflatables. Must make sure they have insurance.
 - o Trees – there are about 4 trees and 12 stumps to be removed we received a quote from Total Lawn & Tree Service. We do not need to get any more quotes being that this is under the threshold per Matt Hall and Rich Wenner.
 - o We got 4/6 more lifeguard applications so as long all pass the training.
 - o Added the lap Lane
 - o The Weeds need to be treated.

Township Administrator:

Matt Hall

- Spoke t the QPA and our Auditor about Kayak Rentals putting together a RFP.
- We are cleared with geese permit
- Paving – the ordinance for the paving we introduced at our last meeting we cannot do anything until after the final passage.

Township Engineer Report:

Bryce Good

- Wall St. we got DOT approval. We are working on the bid package and looking to be able to award a contract at our July 16th or August 6th Township Meeting
- Port Colden we are addressing the comments from DOT about the gap in the curb/inlet this is a part of the close out process.
- DOT 2026 we are finalizing them and have a resolution for the July 2nd meeting.
- Pot Colden striping was done today
- DCA Lake Grant no information

Township Planner's Report

Tim O'Brien

- The redevelopment plan introduced tonight will have to go to the Land Use Board for a consistency hearing for any additional comments and the 2nd Read will be next month

Township Attorney's Report:

Rich Wenner

- No Report

Mayor Norton stated that he did have some good news to share, we closed on the Pequest Fields on May 23, 2025, for 1 million dollars. This has been a 2-year process, and our fiscal outlook for the township looks good.

Washington Police Department:

- No Report

Motion To Pay Bills:

Georgette Miller moved to pay all bills presented and approved by the Committee. Seconded Linda Koufodontes Ayes: 3, Nays: 0, Abstain: 0, Absent 0. Motion passed.

Public Comment:

Meeting Recap:

- Matt – Lake RFP
- Bryce – Legal Description to Vacate Alley on Furnace St and the Tree designation

Adjourn:

Mayor Norton moved to adjourn the meeting at 7:13 PM. Seconded by Linda Koufodontes Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion passed.



Lee Geller, Acting Municipal Clerk



List of Bills - (All Funds)

Vendor	Description	Payment	Check Total
CURRENT FUND			
311 - TOWNSHIP OF OXFORD	PO 17383 Lake Change Fund Season 2025	450.00	450.00
SEWER OPERATING			
1188 - Brightspeed	PO 17249 Blanket - Brightspeed - Pump Station	41.45	41.45
175 - Oxford Twp. Payroll Account	PO 17351 Payroll 04/25/2024	480.77	480.77
175 - Oxford Twp. Payroll Account	PO 17365 May 9 2025 Payroll	480.77	480.77
TOTAL			1,452.99

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
07-101-01-000-001	Cash - Treasurer			0.00	1,002.99
07-201-20-100-200	Other Expenses - Miscellaneous	41.45			
07-201-26-220-100	Salaries and Wages	961.54			
TOTALS FOR	SEWER OPERATING	1,002.99	0.00	0.00	1,002.99
21-161-05-000-001	INTERFUND - CURRENT			0.00	450.00
21-286-56-850-800	RESERVE FOR LAKE EXPENSES			450.00	
TOTALS FOR	OXFORD LAKE TRUST	0.00	0.00	450.00	450.00

Total to be paid from Fund 07 SEWER OPERATING	1,002.99
Total to be paid from Fund 21 OXFORD LAKE TRUST	450.00
	=====
	1,452.99

List of Bills - (All Funds) Meeting Date: 06/04/2025 For bills from 05/22/2025 to 05/30/2025

Vendor	Description	Payment	Check Total
CURRENT FUND			
1213 - BRT Technologies, LLC	PO 17384 Blanket - BRT - Software	60.00	60.00
897 - COMCAST	PO 17285 Blanket - Comcast - Mt. Pisgah	9.97	9.97
1047 - GARDEN STATE LABORATORIES, INC	PO 17335 Blanket - Garden State Lab - Lake	150.00	150.00
183 - GENERAL CODE PUBLISHERS	PO 17316 Blanket - General Code	1,015.00	1,015.00
724 - Griffith-Llied Trucking, LLC	PO 17253 Blanket - Griffith Allied	403.58	403.58
656 - HOME DEPOT CREDIT SERVICES	PO 17385 Blanket - Home Depot Lake	414.02	414.02
51 - JCP&L	PO 17256 Blanket - JCP&L Master Bill	3,296.20	3,296.20
1277 - Jessica Bartelloni	PO 17386 Municipal Alliance - Oxford Twp	226.00	226.00
1124 - John Kirkhum	PO 17257 Blanket - John Kirkhum	185.00	185.00
113 - KATHRYN BECKER	PO 17258 Blanket - Kathryn Becker	185.00	185.00
54 - LIN SUPPLY COMPANY	PO 17317 Blanket - Lin Supply Lake	10.79	10.79
743 - MONTAGE ENTERPRISES, INC.	PO 17387 Blanket - Montage Enterprises	869.38	869.38
949 - NJ ADVANCE MEDIA, LLC	PO 17264 Blanket - NJ Advance Media Clerk	591.78	591.78
731 - OXFORD CENTRAL SCHOOL	PO 17388 Municipal Alliance	590.70	590.70
175 - Oxford Twp. Payroll Account	PO 17380 May 23 2025 Payroll (Updated)	19,057.39	
	PO 17380 May 23 2025 Payroll (Updated)	3,074.53	22,131.92
175 - Oxford Twp. Payroll Account	PO 17382 May 23 2025 Payroll Employer Taxes Updat	1,680.72	1,680.72
1275 - Primo Brands	PO 17309 Blanket - Ready ReFresh	99.91	99.91
1263 - Quigley and Son Pest Solutions, LLC	PO 17265 Blanket - Quigley and Son	125.00	125.00
165 - QUILL CORPORATION	PO 17267 Blanket - Quill office Supplies	216.11	216.11
1103 - Rocky's Hardware Inc	PO 17389 Blanket - Rockys Lake	121.39	121.39
905 - STEPHANIE SEIDEL-KOPESKI	PO 17390 Lake Supplies	117.46	117.46
1278 - Stephen Pappalardo	PO 17391 Municipal Alliance	411.45	411.45
1279 - Total Lawn and Tree Service	PO 17392 Blanket - Total Lawn Lake	1,000.00	1,000.00
705 - TOWNSHIP OF WASHINGTON	PO 17273 Blanket - Wash, Twp Police Contract	174,431.58	174,431.58
1029 - UniFIRST	PO 17312 Blanket - Unifirst	213.95	213.95
92 - VERIZON	PO 17276 Blanket - Verizon	83.15	83.15
SEWER OPERATING			
1012 - MICHAEL BRADY	PO 17260 Blanket - Michael Brady	200.00	200.00
175 - Oxford Twp. Payroll Account	PO 17380 May 23 2025 Payroll (Updated)	480.77	480.77
DEVELOPERS ESCROW			
1209 - Universal Technical Resource Services, I	PO 17363 UTRS - Escrows	62.50	62.50
TOTAL			209,383.33

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-101-01-000-001	Cash - Treasurer			0.00	202,523.72
01-201-20-100-100	Governing Body - Salaries and Wages	1,346.15			
01-201-20-100-200	Administrative & Executive - Other Expen	1,653.57			
01-201-20-120-100	Municipal Clerk - Salaries and Wages	1,923.08			
01-201-20-130-100	Finance - Salaries and Wages	1,394.23			
01-201-20-130-200	Finance - Other Expenses	46.79			
01-201-20-145-100	Tax Collector - Salaries and Wages	1,200.77			
01-201-20-145-200	Tax Collector - Other Expenses	46.78			
01-201-20-150-200	Tax Assessment - Other Expenses	60.00			
01-201-21-180-100	Planning Board - Salaries and Wages	571.44			
01-201-21-180-200	Planning Board - Other Expenses	46.79			
01-201-23-230-200	Employee Group Health Insurance	370.00			
01-201-23-472-200	Social Security System (OASI)	1,680.72			
01-201-25-240-100	Police - Salaries and Wages	294.31			
01-201-25-240-200	Police - Other Expenses	174,431.58			
01-201-26-290-100	Buildings and Grounds - Salaries and Wag	199.92			
01-201-26-290-200	Buildings and Grounds - Other Expenses	367.91			
01-201-26-292-100	Streets and Roads - Salaries and Wages	12,127.49			
01-201-26-292-200	Streets and Roads - Other Expenses	99.91			
01-201-26-315-200	Vehicle Maintenance - Other Expenses	869.38			
01-201-31-430-200	Electricity	3,296.20			
01-201-31-440-200	Telephone	93.12			
01-201-31-460-200	Gasoline	403.58			
TOTALS FOR	CURRENT FUND	202,523.72	0.00	0.00	202,523.72

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
02-161-05-000-001	Interfund - Current			0.00	1,228.15
02-213-40-000-020	MUNICIPAL ALLIANCE GRANT			1,228.15	
TOTALS FOR	GRANT FUND	0.00	0.00	1,228.15	1,228.15
07-101-01-000-001	Cash - Treasurer			0.00	680.77
07-201-20-100-200	Other Expenses - Miscellaneous	200.00			
07-201-26-220-100	Salaries and Wages	480.77			
TOTALS FOR	SEWER OPERATING	680.77	0.00	0.00	680.77
21-161-05-000-001	INTERFUND - CURRENT			0.00	4,888.19
21-286-56-850-800	RESERVE FOR LAKE EXPENSES			4,888.19	
TOTALS FOR	OXFORD LAKE TRUST	0.00	0.00	4,888.19	4,888.19
22-101-01-000-001	CASH - DEVELOPER'S ESCROW ACCOUNT			0.00	62.50
22-225-55-044-000	NJ AMERICAN WATER			62.50	
TOTALS FOR	DEVELOPERS ESCROW	0.00	0.00	62.50	62.50

Total to be paid from Fund 01 CURRENT FUND	202,523.72
Total to be paid from Fund 02 GRANT FUND	1,228.15
Total to be paid from Fund 07 SEWER OPERATING	680.77
Total to be paid from Fund 21 OXFORD LAKE TRUST	4,888.19
Total to be paid from Fund 22 DEVELOPERS ESCROW	62.50
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	209,383.33