

OXFORD TOWNSHIP MEETING AUGUST 6, 2025

The meeting of the Township Committee of Oxford Township was held on July 16, 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, Deputy Mayor, Linda Koufodontes, Township Committee, Rich Wenner, Township Attorney, Matt Hall, Township Administrator, Bob Monaco, Township Engineer, Lee Geller, Municipal Clerk

Mayor Norton opened the meeting at 6:31 PM.

Meeting Minutes:

July 2, 2025 – Meeting Minutes

Georgette Miller moved to approve July 2, 2025, Meeting Minutes. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

July 16, 2025 – Meeting Minutes

Georgette Miller moved to approve July 16, 2025, Meeting Minutes. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 2, Nays: 0, Abstain: 1, Absent: 0.

Presentation:

- No presentation

Public Comment on Agenda items: -

- No Public Comment

Ordinances: 1st Reading:

ORDINANCE NO. 2025-12

ORDINANCE OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY, TO VACATE AN UNNAMED ALLEY IN BLOCK 2 NOT NEEDED FOR A PUBLIC PURPOSE

WHEREAS there is a “paper street” in Block 2 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 August 6, 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 September 3, 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.

Georgette Miller moved to approve Ordinance 2025-12. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

ORDINANCE NO. 2025-11A

Rich Wenner stated that through the Land Use Board letter that there is a typo and we need to up date Section VI should read as follows This Plan is exempt from 340-27A except for single family home lots.

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

ORDINANCE NO. 2025-11A

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, the 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
 - ii. Accessory Apartments per 340-27.1
- 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 with in setbacks and buffers for all yards.
 6. This development shall be exempt from 340-30 requirements.
 - 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. **Fences**
 1. Height of fences for recreational facilities are exempt from maximum height restrictions and the height shall be based on insurance requirements, sport industry/regulatory/sport associations guidance for best practices for the intended uses or as need to address safety concerns. Fences would still be subject to applicable construction permit requirements.
 2. This plan is exempt from provision 340-26.7 when located on common lot that is open to members of the development. An exemption is not provided for lot containing single family homes.

3. This plan is exempt from 340-26.6 when located on common lot that is open to members of the development. An exemption is not provided for lots containing single family homes.

vi. Accessory Structures

1. This plan is exempt from 340-27A except for single family home lots.
2. Community pool house/club house buildings for use by members of development maximum height shall not be subject to maximum of 15' but shall be 2.5 stories and 30' when measured per the principal building height methods.

vii. Lot and yard Uses Exemptions from 340-23

1. This plan is exempt from 340-23.O – Slope modification factor.

viii. 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)	32
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)	45**
Maximum Building Height (Stories)	3***
Minimum Accessory Structure Setback (Feet)	5 from side or rear lot line

Maximum Accessory Structure Height (Feet)	15****
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 average 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 (mid point) 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. The average grade along the building shall be based on finished grade at each front corner of the structure and in case of common and/or abutting/joined slabs/foundation the grade shall be based on at corner of each individual townhouse unit width limit not at corner of the combined support structure. For irregular shaped foundations, it would be taken at the widest point.*

****Below grade and partially below grade stories shall not be counted as story towards maximum number of stories for structure*

*****Accessory structure height does not apply to fencing including fencing of recreational areas. Also, community pool house/club house buildings for use by members of development maximum height shall not be subject to maximum height of 15' but shall be 2.5 stories and 30' feet when measured per the principal building height methods.*

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 July 2, 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 August 6, 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.

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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 August 6, 2025.

Mayor Norton opened public comment:

No public comment

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

Resolution:

RESOLUTION #2025-94

Resolution Authorizing The Tax Collector To Hold An Electronic Tax Sale For Unpaid 2024 Taxes And Other Municipal Charges Through NJ Tax Lien Investors/RealAuction.com

WHEREAS, NJSA 54:5-19.1 authorizes electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Local Government Services; and

WHEREAS, the Director of the Division of Local Government Services has promulgated rules and regulations for electronic sales; and

WHEREAS, the Director of the Division of Local Government Services has approved NJ Tax Lien Investors/RealAuction.com to conduct electronic tax sales; and

WHEREAS, an electronic tax sale is innovative and provides a greater pool of potential lien buyers, thus creating the environment for a more complete tax sale process; and

WHEREAS, the Township of Oxford wishes to hold an electronic tax sale for unpaid 2024 taxes and other municipal charges.

NOW, THEREFORE, BE IT RESOLVED, by the Committee of the Township of Oxford, County of Warren, State of New Jersey authorizing the Tax Collector to hold an electronic tax sale for unpaid 2024 taxes and other municipal charges through NJ Tax Lien Investors/RealAuction.com on October 15, 2025.

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 Town Committee of the Township of Oxford on August 6, 2025.

Georgette Miller moved to approve Resolution 2025-94. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passe

Mayor Norton tabled Resolution 2025-95 & 2025-96 until our next meeting on August 20, 2025

RESOLUTUION 2025-97

RESOLUTION OF THE TOWNSHIP OF OXFORD AUTHORIZING THE EXECUTION OF JURSDICTION AGREEMENTS WITH THE NJDOT FOR IMPROVEMENTS AT FURNACE BROOK AND ROUTE 31

WHEREAS, the State of New Jersey Department of Transportation has requested that an agreement be entered between the Township and the State of New Jersey, which would allocate the jurisdictional responsibilities for highway maintenance and control between the Township and the State of New Jersey with reference to certain intersections of Route 31 and streets within the Township; and

WHEREAS, maps outlining the jurisdictional limits of each have been reviewed and approved by the Township.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of Oxford that the Mayor, Gerald Norton, and Clerk, Lee Geller, are herby authorized to execute the Agreement between Township and the State of New Jersey.

Georgette Miller moved to approve Resolution 2025-97. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

Resolution 2025-98

OXFORD TOWNSHIP
WARREN COUNTY/STATE OF NEW JERSEY

A RESOLUTION OF AWARD, WALL STREET SIDEWALK IMPROMVENTS PROJECT

Be it resolved, that on August 6, 2025 the Township Committee of the Township of Oxford adopted this resolution to award unit bid prices for individual construction items to perform the necessary construction to complete the Wall Street Sidewalk Improvements Project, a New Jersey Department of Transportation Local Aid Infrastructure fund project with a total project grant award in the amount of \$400,000.00.

Be it further resolved, that the Township Committee of the Township of Oxford does hereby award unit prices for individual construction items to Portofino Builders, LLC. with a total cost of \$126,923.27.

ATTEST:

Lee Geller
Municipal Clerk

Gerald Norton
Mayor

I, Lee Geller, Municipal Clerk of the Township of Oxford, do hereby certify that the foregoing resolution is a true and exact copy adopted by the Township Committee of the Township of Oxford on August 6, 2025.

Lee Geller, Rmc

Georgette Miller moved to approve Resolution 2025-98. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

RESOLUTION 2025-99

RESOLUTION APPOINTING THE ASSET ENHANCEMENT PROJECT, LLC (“TAEP”) AS THE REDEVELOPER OF THE CAMBRIDGE WEST REDEVELOPMENT AREA, BLOCK 26, LOT 83, AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH TAEP FOR THE SALE AND REDEVELOPMENT OF BLOCK 26, LOT 83

WHEREAS, the Township Committee and Township Land Use Board have engaged in an investigation and study pursuant to the requirements of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (“Redevelopment Law”) and other Applicable Law, as defined hereinafter, relating to the designation of certain property known Block 26, Lot 83 and (the “Property” or “Township Lot”), consisting of approximately 35.13 acres, as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-3 and 5, specifically, and the terms and requirements of the Redevelopment Law (the “Redevelopment Area”); and

WHEREAS, the Mayor and the Committee of the Township has a Redevelopment Plan for the Redevelopment Area dated March 3, 2020, as amended (the “Redevelopment Plan”); and

WHEREAS, pursuant to Ordinance 2025-11A, the Township Committee has amended the Redevelopment Plan for the Property in order to, among other things, add new permitted uses of development for the Property and remove other previously permitted uses for the Property; and

WHEREAS, the Township Committee has been engaged in negotiations with a prospective redeveloper of the Property, which redevelopment would include the sale of the Property by the Township to the Redeveloper and the subsequent redevelopment of the Property by the Redeveloper in accordance with the Redevelopment Plan and the redevelopment agreement entered into by and between the Township and the Redeveloper; and

WHEREAS, the Township and the Redeveloper have negotiated the terms of a prospective redevelopment agreement (“Redevelopment Agreement”), which details the terms and conditions of the sale of the property to the Redeveloper and the subsequent redevelopment of the property by the Redeveloper; and

WHEREAS, The Asset Enhancement Project, LLC (“TAEP”) is a Limited Liability Company of the State of New Jersey, validly formed and authorized to do business in the State and has demonstrated the requisite ability and resources to carry out the redevelopment of the Property; and

WHEREAS, the Township desires to designate TAEP as the redeveloper of the Property and to authorize the execution of the Redevelopment Agreement in the form attached hereto.

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Oxford as follows:

1. The Asset Enhancement Project, LLC is hereby designated, in accordance with the Redevelopment Law, as the Redeveloper of the Property.
2. The Township Committee hereby authorizes the execution of the Redevelopment Agreement in the form attached hereto and directs the Mayor and Clerk to execute and attest to same, respectively.

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 Town Committee of the Township of Oxford on August 6, 2025.

Mayor Norton stated that this redevelopment plan for Cambridge West will be 55+ community and 25 single family homes. The sale of this property will bring Township of Oxford 1 million dollars - \$750,000 for the sale and \$250,000 for an off-site recreation area at the lake.

Georgette Miller moved to approve Resolution 2025-99. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

New Business:

Mayor Norton

- PRUMA Budget 2026 – Mayor Norton stated that good news that our flow rate is down 24%. Zero percent increase to Oxford but there are other factors at PRUMA that will increase costs. Benefit that PRUME collects \$7,000 per new hook up and Oxford gets \$1,025.00 this does help with the budget.
- NJ State legal Publications for 2026. Lee Geller went over what that state has done for legal publication moving forward into 2026 and what changes will be made.
- 40 Chestnut St. this home is not in good shaped and there is someone living here that the owner allows to stay. There have been a few violation tickets sent from our code enforcer and the construction office. We are asking to start the process of a Habitability hearing.

Linda Koufodontes moved to authorize Rich Wenner Township Attorney to start the process of the Habitability hearing for 40 Chestnut. Seconded by Georgette Miller and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

Old Business:

Mayor Norton

- Triangle Property, the Township of Oxford, has been applying for grants to clean up this DEP site. Deputy Miller and I have been looking into what we can do with this site and/or selling the property. We have great news that we have a buyer after speaking to 4 different developers. This developer will purchase this property “AS IS”. John Zsilavetz who is a part of the Cambridge West Redevelopment project, the township is looking forward to the new projects and growth he and his company will bring to our town.

Township Committee Reports and Correspondence:

Linda Koufodontes

- I did not attend the last BOE meeting on July 31, 2025, as I was on vacation. Mayor Norton attended the meeting. There are 2 open seats on the board. There are 26 preschool students, and they may need to add another classroom. Next meeting August 14, 2025
- Linda said she spoke to Mr. Nittolo about parking issues. Asking for no parking signs or painting the curbs yellow. Mayor Norton and our DPW supervisor will go over and look at what they can do.

Georgette Miller

- Lake
 - o Lake is doing well. Getting some great feedback
 - o We learned that 12 Jonestown Rd is the address for the lake per Peggy.
 - o We are looking to put together a date for the end of year Luncheon for the staff
 - o Received a quote of \$18,000 to treat the water chestnut.
- Attended the EMS meeting and that are asking for help with their sewer bill or gas for the vehicles

Mayor Norton

- Mine Hill sewer repairs went as well as is expected. This was the best-case scenario.
- Our Tax collector received the township tax rate and there is a \$.01 reduction of taxes.

Township Administrator:

Matt Hall

- No report

Township Engineer Report:

Bob Monaco

- Wall St – Bid awarded to Portofino. The award letter will go out tomorrow.
- Dam still working on the report
- DPW Dam press fill was off and needs to be fixed.

Township Planner's Report

- No Report

Township Attorney's Report:

Rich Wenner

- No Report

Washington Police Department:

Sgt. Smith

- National Night was a great night. We raffled off a bike and a stay at Great Wolf Lodge. There were about 1500 people in attendance

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:

John Zsilavetz – Liberty Township

- Thank you for the opportunity to help with making Oxford Township thrive moving forward.

Meeting Recap:

- Matt – 49 Chestnut
- Rich – Habitability Hearing and School Parking
- Bob – Donna/ Lou work in the DAM Crest, Furnace Lake DEP, Wall St side walk award letter.

Executive Session:

- No Executive Session

Adjourn:

Georgette Miller moved to adjourn the meeting at 7:24 PM. Seconded by Linda Koufodontes Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion passed.



Lee Geller, RMC
Township Clerk



List of Bills - (All Funds)

Meeting Date: 08/06/2025 For bills from 07/17/2025 to 08/04/2025

Vendor	Description	Payment	Check Total
CURRENT FUND			
374 - ARAE NETWORK SOLUTIONS, LLC	PO 17248 Blanket - Arae Network Solutions, LLC	2,246.75	2,246.75
897 - COMCAST	PO 17285 Blanket - Comcast - Mt. Pisgah	9.97	9.97
897 - COMCAST	PO 17307 Blanket - 11 Green St	150.82	150.82
1264 - Continental Fire & Safety Service, LLC	PO 17408 Blanket - Confires	799.00	799.00
1175 - Dingman's Dairy	PO 17375 Blanket - Dingman Dairy	364.52	364.52
529 - ELIZABETHTOWN GAS	PO 17286 Blanket - 153 Mt. Pisgah	46.20	46.20
529 - ELIZABETHTOWN GAS	PO 17287 Blanket - ELiz Gas - 11 Green St	62.98	62.98
529 - ELIZABETHTOWN GAS	PO 17288 Blanket - ELiz Gas - Vista Rossi	53.00	53.00
1283 - Enviroprobe Services Inc.	PO 17435 Blanket - Mine Hill Radar	975.00	975.00
1284 - Fanwood-Scotch Plains YMCA	PO 17441 Camps on 7/8/25 & 7/15/25	264.00	264.00
537 - GIBBONS P.C.	PO 17442 Bond	1,572.76	1,572.76
656 - HOME DEPOT CREDIT SERVICES	PO 17254 Blanket - Home Depot	582.24	582.24
656 - HOME DEPOT CREDIT SERVICES	PO 17385 Blanket - Home Depot Lake	153.53	153.53
1155 - Jersey Mail Systems	PO 17290 Blanket - Jersey Mail Systems	168.07	168.07
1124 - John Kirkhum	PO 17257 Blanket - John Kirkhum	185.00	185.00
1285 - Julia M. Katstra	PO 17443 Suplies for the lake	25.99	25.99
113 - KATHRYN BECKER	PO 17258 Blanket - Kathryn Becker	185.00	185.00
1252 - Meredith Ferris	PO 17378 Blanket - Meredith - Lake	848.79	848.79
249 - NEW JERSEY DIVISION OF ABC	PO 17436 Blanket - ABC Lic	12.00	12.00
949 - NJ ADVANCE MEDIA, LLC	PO 17264 Blanket - NJ Advance Media Clerk	169.42	169.42
141 - OXFORD TOWNSHIP BOARD OF EDUCATION	PO 17319 Blanket - Oxford Board of Ed	407,561.00	407,561.00
175 - Oxford Twp. Payroll Account	PO 17432 07-18-25 payroll	18,703.07	
	PO 17432 07-18-25 payroll	14,639.71	33,342.78
175 - Oxford Twp. Payroll Account	PO 17433 payroll 07-18-2025 taxes	2,542.77	2,542.77
175 - Oxford Twp. Payroll Account	PO 17438 8-1-25 Payroll	11,546.61	
	PO 17438 8-1-25 Payroll	21,821.15	33,367.76
175 - Oxford Twp. Payroll Account	PO 17440 8-1-2025 payroll taxes	2,542.71	2,542.71
160 - PITNEY BOWES BANK INC- PURCHASE POWER	PO 17333 Blanket - Pitney Bowes Power Purchase	650.00	650.00
1253 - Primepoint LLC	PO 17302 Blanket - Primepoint	305.00	305.00
1275 - Primo Brands	PO 17309 Blanket - Ready ReFresh	36.68	36.68
1111 - Prudential DCRP	PO 17434 DCRP contributions for 7-18-25 payroll	195.41	195.41
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	36.01	
	PO 17267 Blanket - Quill office Supplies	254.49	290.50
1286 - ROSE WITT	PO 17444 Rose Witt - Membership Dues	50.00	50.00
1254 - Sysco Metro New York, LLC	PO 17376 Blanket - Sysco	987.55	987.55
1209 - Universal Technical Resource Services, I	PO 17274 Blanket - Universal Tech.	3,507.50	3,507.50
1239 - Van Cleef Engineering Associates LLC	PO 17275 Blanket - Van Cleef	154.00	154.00
92 - VERIZON	PO 17276 Blanket - Verizon	96.58	96.58
910 - VOGEL, CHAIT, COLLINS, AND SCHNEIDE	PO 17277 Blanket - Vogel, Chait, Collins, & Schne	1,044.00	1,044.00
106 - WARREN MATERIALS	PO 17437 Blanket - Warren Materials	75.00	75.00
SEWER OPERATING			
1228 - Hackettstown Municipal Utilities Authori	PO 17345 Blanket - HMUA	364.67	364.67
1012 - MICHAEL BRADY	PO 17260 Blanket - Michael Brady	200.00	200.00
175 - Oxford Twp. Payroll Account	PO 17432 07-18-25 payroll	480.77	480.77
175 - Oxford Twp. Payroll Account	PO 17438 8-1-25 Payroll	480.77	480.77
160 - PITNEY BOWES BANK INC- PURCHASE POWER	PO 17333 Blanket - Pitney Bowes Power Purchase	350.00	350.00
165 - QUILL CORPORATION	PO 17267 Blanket - Quill office Supplies	66.10	66.10
DEVELOPERS ESCROW			
1209 - Universal Technical Resource Services, I	PO 17363 UTRS - Escrows	613.75	613.75
1239 - Van Cleef Engineering Associates LLC	PO 17364 Van Cleef - Escrows	4,719.50	4,719.50
910 - VOGEL, CHAIT, COLLINS, AND SCHNEIDE	PO 17277 Blanket - Vogel, Chait, Collins, & Schne	493.00	493.00
TOTAL			503,517.84

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-101-01-000-001	Cash - Treasurer			0.00	466,882.57
01-201-20-100-100	Governing Body - Salaries and Wages	4,350.49			
01-201-20-100-200	Administrative & Executive - Other Expen	740.46			
01-201-20-110-200	Computerization	2,246.75			
01-201-20-120-100	Municipal Clerk - Salaries and Wages	4,988.85			

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-130-100	Finance - Salaries and Wages	2,788.46			
01-201-20-130-200	Finance - Other Expenses	2,187.76			
01-201-20-145-100	Tax Collector - Salaries and Wages	1,711.54			
01-201-20-145-200	Tax Collector - Other Expenses	215.95			
01-201-20-150-100	Tax Assessment - Salaries and Wages	1,505.61			
01-201-20-165-200	Engineering Services - Other Expenses	3,507.50			
01-201-21-180-100	Planning Board - Salaries and Wages	1,142.88			
01-201-21-180-200	Planning Board - Other Expenses	170.53			
01-201-21-180-263	Planning Board - Legal Services	1,044.00			
01-201-21-185-100	Zoning Costs - Salaries and Wages	625.00			
01-201-23-230-200	Employee Group Health Insurance	370.00			
01-201-23-472-200	Social Security System (OASI)	5,027.95			
01-201-23-474-200	Unemployment Compensation	57.53			
01-201-26-290-100	Buildings and Grounds - Salaries and Wag	314.16			
01-201-26-290-200	Buildings and Grounds - Other Expenses	1,527.28			
01-201-26-292-100	Streets and Roads - Salaries and Wages	23,097.23			
01-201-26-292-200	Streets and Roads - Other Expenses	1,086.68			
01-201-31-440-200	Telephone	257.37			
01-201-31-446-200	Natural Gas/Propane	162.18			
01-201-36-472-200	DCRP	195.41			
01-299-55-000-065	Local School Taxes Payable			407,561.00	
TOTALS FOR	CURRENT FUND	59,321.57	0.00	407,561.00	466,882.57
07-101-01-000-001	Cash - Treasurer			0.00	1,942.31
07-201-20-100-200	Other Expenses - Miscellaneous	980.77			
07-201-26-220-100	Salaries and Wages	961.54			
TOTALS FOR	SEWER OPERATING	1,942.31	0.00	0.00	1,942.31
21-161-05-000-001	INTERFUND - CURRENT			0.00	28,866.71
21-286-56-850-800	RESERVE FOR LAKE EXPENSES			28,866.71	
TOTALS FOR	OXFORD LAKE TRUST	0.00	0.00	28,866.71	28,866.71
22-101-01-000-001	CASH - DEVELOPER'S ESCROW ACCOUNT			0.00	5,826.25
22-225-55-050-000	ELIZABETHTOWN GAS (AGL)			377.50	
22-225-55-088-000	SHRI Properties			490.75	
22-225-55-095-000	Block 1.01 Lot 3.03			4,958.00	
TOTALS FOR	DEVELOPERS ESCROW	0.00	0.00	5,826.25	5,826.25
Total to be paid from Fund 01 CURRENT FUND		466,882.57			
Total to be paid from Fund 07 SEWER OPERATING		1,942.31			
Total to be paid from Fund 21 OXFORD LAKE TRUST		28,866.71			
Total to be paid from Fund 22 DEVELOPERS ESCROW		5,826.25			
		503,517.84			