

**OXFORD TOWNSHIP MEETING
OCTOBER 1, 2025**

The meeting of the Township Committee of Oxford Township was held on October 1, 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(arrived 6:31pm), Township Administrator, Bob Monaco, Township Engineer, Tim O'Brian, Township Planner (arrived 6:37pm), Lee Geller, Municipal Clerk

Mayor Norton opened the meeting at 6:30 PM.

Meeting Minutes:

September 17, 2025 – Meeting Minutes

Georgette Miller moved to approve September 17, 2025, Meeting Minutes. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

September 17, 2025 – Executive Session Minutes

Georgette Miller moved to approve September 17, 2025, Executive Session Minutes. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

Presentation:

- No presentation

Public Comment on Agenda items: -

- No Public Comment

Ordinances: 1st Reading:

**TOWNSHIP OF OXFORD
ORDINANCE NO. 2025-16**

**AN ORDINANCE AUTHORIZING PURCHASE OF THE DPW TRUCK F-350
FOR THE TOWNSHIP OF OXFORD AND APPROPRIATING \$55,000.00 THEREFOR FROM
THE "CAPITAL IMPROVEMENT FUND" OF THE SEWER AND GENERAL CAPITAL OF
SAID TOWNSHIP**

BE IT ORDAINED by the Township Council of the Township of Oxford in Warren County,
New Jersey as follows:

Section 1. The Township of Oxford in Warren County (hereinafter referred to as
"Municipality") is hereby authorized the following Capital Improvements for the Township of Oxford:

1. Purchase of the F-350 DPW truck

Section 2. The work and acquisitions, authorized by Section 1 of this Ordinance shall be undertaken as
a general improvement, the entire cost of which shall be contributed and borne by the municipality as a general
expense, and no part of said cost shall be specially assessed against any property. The estimated cost noted
of such project shall not exceed \$55,000.00 unless this Ordinance is amended.

Section 3. It is hereby determined and stated that the undertaking of the aforesaid projects (hereinafter
referred to as "purpose") is not a current expense of the municipality; and that the total estimated cost of said
purpose is \$55,000.00, the estimated cost for the projects having been noted in Section 1 above.

Section 4. The sum of \$55,000.00 is hereby appropriated for said purpose from the "Capital
Improvement Fund" of the municipality for said purpose as required by law and now available therefore under a
budget or budgets of the municipality previously adopted. The \$27,500.00 is hereby appropriated from the Capital
Improvement Fund, General Capital and the other \$27,500.00 is hereby appropriated from the Capital
Improvement Fund, Sewer Utility Capital.

Section 5. The Capital budget of the municipality is hereby amended to conform with the provisions of
this Ordinance to the extent of any inconsistency herewith.

Section 6. This Ordinance shall take effect upon its passage and publication as provided by law.

I HEREBY CERTIFY the above to be a true copy of an Ordinance introduced by the Township
Committee of the Township of Oxford at a duly convened meeting held on October 1, 2025 and adopted
on October 17, 2025.

Georgette Miller moved to approve Ordinance 2025-16. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

Ordinances: 2nd Reading:

ORDINANCE 2025-13

ORDINANCE OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY DECLARING CERTAIN REAL PROPERTY OWNED BY THE TOWNSHIP NO LONGER NEED FOR PUBLIC USE AND AUTHORIZING SAME FOR SALE TO ADJACENT PROPERTY OWNERS IN ACCORDANCE WITH NJSA 40A:12-13(B)(5)

WHEREAS, the Township is the owner of Block 3, Lot 34, which lot is a non-conforming lot; and

WHEREAS, the property is not needed for public use and the Township desires to authorize the sale of same, in accordance with NJSA 40A:12-13(b)(5), to the highest bidder of adjacent property owners that own property contiguous to the property; and

WHEREAS, the Township has determined the minimum required to be \$5,000.00.

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

1. Block 3, Lot 34 is no longer needed for public use
2. The property shall first be offered for purchase to the adjacent property owners of Block 3, Lot 34 with the minimum bid price of \$5,000.00
3. Sealed bids shall be submitted to the Municipal Clerk no later than October 14, 2025 at 10am, at which time bids shall be opened and read.

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 September 3, 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 October 1, 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 October 1, 2025.

Mayor Norton opened up Public Comment. No comments

Georgette Miller moved to approve Ordinance 2025-13. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

Resolution:

RESOLUTION NO. 2025-109

A RESOLUTION OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING IN REM FORECLOSURE PROCEEDINGS

WHEREAS, the Township of Oxford holds Tax Certificates more specifically set forth in the annexed Tax Foreclosure List, which pertains to properties within Oxford Township; and

WHEREAS, the Township Committee of Oxford Township has determined that said Tax Certificates shall be foreclosed by summary proceedings in rem.

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

That the Tax Certificates, as shown on the annexed Tax Foreclosure List, now held by the Township of Oxford be foreclosed by summary process In Rem as described in N.J.S.A. 54:5-104.29, et. seq., as amended, and pursuant to the Rules of Civil Practice of the Superior Court of New Jersey.

I, Lee Geller, Registered Municipal Clerk of the Township of Oxford, County of Warren, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a Resolution adopted by the Township Committee of Oxford Township at a meeting held on October 1, 2025.

Georgette Miller moved to approve Resolution 2025-109. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

**TOWNSHIP OF OXFORD
RESOLUTION 2025 -110**

**SUPPORTING THE RENEWAL OF AN APPLICATION REQUEST FOR THE
ESTABLISHMENT AND OPERATION OF A FACILITY FOR EXPANDED ALTERNATIVE
TREATMENT CENTER CULTIVATOR OPERATIONS ON PREMISES OCCUPIED BY
GSCC MANAGEMENT LLC LOCATED AT BLOCK 26, LOT 87 IN THE TOWNSHIP OF
OXFORD**

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

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

WHEREAS, the Township of Oxford supports the safe and appropriate siting of cannabis businesses where such facilities are permitted pursuant to Ordinance 2021-10, to the extent consistent with applicable state and local statutes, rules, regulations, and ordinances; and

WHEREAS, Ordinance 2021-10 permits the operation of medical and adult-use licensees within the Township of Oxford; and

WHEREAS, Ordinance 2021-10 does not limit the number of medical and adult-use licensees within the Township of Oxford; and

WHEREAS, certain property exists within the Township of Oxford that is suitable to be developed with facilities for the operation of a Expanded Alternative Treatment Center ("ATC") Cultivator facility, as well as any other related or ancillary use (to the extent permitted by state law); and

WHEREAS, the Mayor and Committee of the Township of Oxford previously endorsed GSCC Management, LLC's initial application for state expanded ATC licensure by the State of New Jersey Cannabis Regulatory Commission ("CRC") to operate a facility for an expanded ATC Cultivator operations on premises located at Block 26, Lot 87 within the Township of Oxford; and

WHEREAS, the Mayor and Committee of the Township of Oxford hereby join the CREAMM Act's initiative, and support and endorse GSCC Management LLC's application for renewal for state expanded ATC licensure by the State of New Jersey Cannabis Regulatory Commission ("CRC") to operate a facility for an expanded ATC Cultivator operations on premises located at Block 26, Lot 87 within the Township of Oxford; and

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

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

2. As such, the Township of Oxford hereby supports the initiative taken by GSCC Management LLC to expand its facility to cultivate adult-use cannabis pursuant to an expanded ATC Cultivator license (to the extent permitted by state law) within the Township of Oxford's boundaries, particularly at Block 26, Lot 87, subject to, and in accordance with, all applicable ordinances and a redevelopment agreement.

3. The Township of Oxford has authorized the operation of both medical cannabis cultivator and Class 1 Cannabis Cultivator licensees within the Township, and the Township of Oxford does not limit the number of licensed cannabis businesses that may operate within the Township—and therefore, the issuance of an expanded ATC license to GSCC Management LLC will not exceed any limit imposed by the Township of Oxford on the number of licensed cannabis businesses.

CERTIFICATION

I, Lee Geller, Acting Municipal Clerk of the Township of Oxford, County of Warren and State of New Jersey do hereby certify the foregoing to be true and correct copy of a Resolution adopted by the Township Committee at a meeting held on October 1, 2025.

Georgette Miller moved to approve Resolution 2025-110. 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:

Gas Line on Port Colden. This road is under a moratorium since it was just paved. It is only about a 20ft section that will need to be opened up to connect the lines for Hill St. Mayor Norton expressed that they could open the road but will need to be replaced and paved curb to curb and inferred sealed.

Mayor Norton moved to approve the street opening permit for Port Colden Rd with the requirement stated above. Seconded by Georgette Miller and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

Farmland Lease Mayor Norton stated that we will need to go out for bid for the Quentzel and Hissim Track for farming for 2026.

Mayor Norton moved to have our Township Attorney's Office prepare for Bid process. Seconded by Georgette Miller and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

Tax Sale Garbage Bills – need to update our Ordinance for future tax sales for garbage. Will discuss further.

Georgette Miller

Aggressive dogs in Spring Meadows. I heard from residents in Spring Meadows that there is an issue with dogs biting people that are off leash. The dog residents are trying to tell the victim to not call the proper authorities about the incident, We need to inform residents that they need to contact the police and ACO about this. Our attorney will come up with a notice to post. Matt Hall to follow up with the ACO.

Old Business:

Georgette Miller

- Trunk or Treat date has been set for October 25, 2025, will need to have DPW close the road for the event.

Township Committee Reports and Correspondence:

Linda Koufodontes

- No Report next BOE meeting in October 16, 2025

Georgette Miller

- We were contacted to ask about donations for 2 school events.
- At Re-org meeting we will put together a resolution for what Oxford Lake will donate to, to set up a standard and will be good for 2026
- Will be attending the next EMS meeting on October 11, 2025

Township Administrator:

Matt Hall

- Worked with the CFO on the Ordinance for the new truck. Will work on the resolution for the 2nd reading on the Ordinance.
- 2026 has a 27 pay periods will have to adjust our budget and let staff know of the pay change.

Township Engineer Report:

Bob Monaco

- Donna is working the revised plans for Wall St sidewalk project and will submit to DOT

Township Planner's Report

Tim O'Brien

- No Report

Township Attorney's Report:

Rich Wenner

- Escrow for the DPW Building
- Has an item for Executive Session
- 40 Chestnut has been Demoed – looking into the unsafe structure appeal.

Washington Police Department:

Capt. Smith

- Enforcement Detail dates

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:

Peggy Hissim, Oxford, NJ

- Can we change the Trunk or Treat Date
- Asked about the land for the new EMS building

Meeting Recap:

- Matt – Resolution for truck, and Payroll 2026
- Rich – Resolution for Bid farm land, posting for dogs, Dana deed
- Bob – Wall St sidewalk update

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 Contractual obligations action may or may not be taken

Georgette Miller moved to enter Executive Session at 7:13 PM. Seconded by Linda Koufodontes. Ayes: 3, Nays: 0, Abstain: 0, Absent: Motion passed.

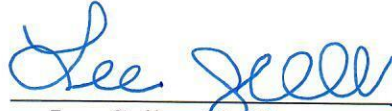
Georgette Miller moved to return to Public Session at 7:21 PM. Seconded by Linda Koufodontes action will be taken during the Executive Session.

Rich Wenner stated that in our executive meeting for 5 minutes to discuss a contract with a

Professional. No Action Taken during Executive Session

Adjourn:

Georgette Miller moved to adjourn the meeting at 7:21PM. 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: 10/01/2025 For bills from 09/18/2025 to 09/29/2025

Vendor	Description	Payment	Check Total
CURRENT FUND			
144 - A & S HYDRAULICS, INC.	PO 17400 Blanket - A & S	661.99	661.99
897 - COMCAST	PO 17285 Blanket - Comcast - Mt. Pisgah	9.97	9.97
897 - COMCAST	PO 17307 Blanket - 11 Green St	301.64	301.64
529 - ELIZABETHTOWN GAS	PO 17286 Blanket - 153 Mt. Pisgah	46.90	46.90
529 - ELIZABETHTOWN GAS	PO 17287 Blanket - ELiz Gas - 11 Green St	63.82	63.82
680 - FRA TECHNOLOGIES	PO 17481 Dog Lic - Program	675.00	675.00
1047 - GARDEN STATE LABORATORIES, INC	PO 17335 Blanket - Garden State Lab - Lake	110.00	110.00
183 - GENERAL CODE PUBLISHERS	PO 17316 Blanket - General Code	1,195.00	1,195.00
1068 - GOVERNMENT FORMS & SUPPLIES	PO 17449 Blanket - Dog Lic	405.60	405.60
724 - Griffith-Llied Trucking, LLC	PO 17253 Blanket - Griffith Allied	783.78	783.78
51 - JCP&L	PO 17346 Blanket - 12 Renners	4.65	4.65
1124 - John Kirkhum	PO 17257 Blanket - John Kirkhum	185.00	185.00
113 - KATHRYN BECKER	PO 17258 Blanket - Kathryn Becker	185.00	185.00
949 - NJ ADVANCE MEDIA, LLC	PO 17264 Blanket - NJ Advance Media Clerk	569.06	569.06
731 - OXFORD CENTRAL SCHOOL	PO 17482 TREPS Workbooks	440.00	440.00
175 - Oxford Twp. Payroll Account	PO 17483 Sept 26 25 payroll	21,144.12	
	PO 17483 Sept 26 25 payroll	528.00	21,672.12
222 - PITNEY BOWES	PO 17320 Blanket - Pitney Bowes Lease	495.39	495.39
1111 - Prudential DCRP	PO 17484 9-26-25 DCRP Payroll	321.15	321.15
1263 - Quigley and Son Pest Solutions, LLC	PO 17265 Blanket - Quigley and Son	125.00	125.00
1209 - Universal Technical Resource Services, I	PO 17274 Blanket - Universal Tech.	2,188.75	2,188.75
92 - VERIZON	PO 17276 Blanket - Verizon	94.86	94.86
1075 - Washington Borough	PO 17332 Blanket - ACO 2025 Contract	2,502.00	2,502.00
SEWER OPERATING			
1012 - MICHAEL BRADY	PO 17260 Blanket - Michael Brady	200.00	200.00
175 - Oxford Twp. Payroll Account	PO 17483 Sept 26 25 payroll	480.77	480.77
852 - TOM BARTHA & SON EXCAVATING, INC.	PO 17486 Mine Hill Road Sewer Repair	7,083.94	7,083.94
ANIMAL - TRUST			
1120 - Common Sense for Animals	PO 17407 Blanket - Common Sense	295.00	295.00
118 - NJ DEPT OF HEALTH & SR SERV	PO 17359 Blanket - Dog Lic	6.60	6.60
DEVELOPERS ESCROW			
908 - LAVERY SELVAGGI & COHEN PC	PO 17369 Blanket - Lavery Escrow	2,337.50	2,337.50
1209 - Universal Technical Resource Services, I	PO 17415 Escrow - 7 Axford Ave - Gonzalez	67.50	67.50
TOTAL			43,507.99

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-101-01-000-001	Cash - Treasurer				
01-201-20-100-100	Governing Body - Salaries and Wages			0.00	31,958.68
01-201-20-100-200	Administrative & Executive - Other Expen	1,832.18			
01-201-20-120-100	Municipal Clerk - Salaries and Wages	2,934.45			
01-201-20-130-100	Finance - Salaries and Wages	2,211.54			
01-201-20-145-100	Tax Collector - Salaries and Wages	1,394.23			
01-201-20-165-200	Engineering Services - Other Expenses	1,465.77			
01-201-21-180-100	Planning Board - Salaries and Wages	2,188.75			
01-201-23-230-200	Employee Group Health Insurance	571.44			
01-201-23-472-200	Social Security System (OASI)	370.00			
01-201-23-474-200	Unemployment Compensation	1,504.14			
01-201-25-240-100	Police - Salaries and Wages	13.32			
01-201-26-290-100	Buildings and Grounds - Salaries and Wag	247.84			
01-201-26-290-200	Buildings and Grounds - Other Expenses	133.28			
01-201-26-292-100	Streets and Roads - Salaries and Wages	125.00			
01-201-26-315-200	Vehicle Maintenance - Other Expenses	11,770.38			
01-201-27-340-200	Animal Control - Other Expenses	661.99			
01-201-31-430-200	Electricity	2,907.60			
01-201-31-440-200	Telephone	4.65			
01-201-31-446-200	Natural Gas/Propane	406.47			
01-201-31-460-200	Gasoline	110.72			
01-201-36-472-200	DCRP	783.78			
		321.15			

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
TOTALS FOR	CURRENT FUND	31,958.68	0.00	0.00	31,958.68
02-161-05-000-001	Interfund - Current				
02-213-40-000-020	MUNICIPAL ALLIANCE GRANT			0.00	440.00
				440.00	
TOTALS FOR	GRANT FUND	0.00	0.00	440.00	440.00
07-101-01-000-001	Cash - Treasurer				
07-201-20-100-200	Other Expenses - Miscellaneous	7,283.94		0.00	7,764.71
07-201-26-220-100	Salaries and Wages	480.77			
TOTALS FOR	SEWER OPERATING	7,764.71	0.00	0.00	7,764.71
12-101-01-000-001	Cash - Treasurer				
12-299-56-840-100	Reserve for Animal Control Expenses			0.00	301.60
12-865-60-000-01	Due State of New Jersey			295.00	
				6.60	
TOTALS FOR	ANIMAL - TRUST	0.00	0.00	301.60	301.60
21-161-05-000-001	INTERFUND - CURRENT				
21-286-56-850-800	RESERVE FOR LAKE EXPENSES			0.00	638.00
				638.00	
TOTALS FOR	OXFORD LAKE TRUST	0.00	0.00	638.00	638.00
22-101-01-000-001	CASH - DEVELOPER'S ESCROW ACCOUNT				
22-225-55-084-000	7 Axford			0.00	2,405.00
22-225-55-088-000	SHRI Properties			67.50	
				2,337.50	
TOTALS FOR	DEVELOPERS ESCROW	0.00	0.00	2,405.00	2,405.00

Total to be paid from Fund 01 CURRENT FUND	31,958.68
Total to be paid from Fund 02 GRANT FUND	440.00
Total to be paid from Fund 07 SEWER OPERATING	7,764.71
Total to be paid from Fund 12 ANIMAL - TRUST	301.60
Total to be paid from Fund 21 OXFORD LAKE TRUST	638.00
Total to be paid from Fund 22 DEVELOPERS ESCROW	2,405.00
	=====
	43,507.99