

OXFORD TOWNSHIP MEETING OCTOBER 15, 2025

The meeting of the Township Committee of Oxford Township was held on October 15, 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, (arrived 6:47pm) Tim O'Brian, Township Planner (arrived 6:37pm), Lee Geller, Municipal Clerk

Mayor Norton opened the meeting at 6:35 PM. Mayor Norton apologized for starting our Committee Meeting 5 minutes late.

Meeting Minutes:

October 1, 2025 – Meeting Minutes

Georgette Miller moved to approve October 1, 2025, Meeting Minutes. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

October 1, 2025 – Executive Session Minutes

Georgette Miller moved to approve October 1, 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:

ORDINANCE 2025-17

ORDINANCE OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY AMENDING CHAPTER 280, *SOLID WASTE; RECYCLING*, SECTION 3, *COLLECTION AND FEES*, OF THE CODE OF THE TOWNSHIP OF OXFORD TO CHANGE THE PAYMENT SCHEDULE FOR GARBAGE FEES

BE IT ORDAINED by the Township Committee of the Township of Oxford that Chapter 280, *Solid waste; Recycling*, Section 3, *Collection and Fees*, Subsection D, *Payment*, is hereby deleted in its entirety and replaced as follows:

§280-3(D) Payment. Quarterly payments shall be due on the first day of March, June, September and December of each year.

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 October 15, 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 November 12, 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 2025-17. 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 2025-14

ORDINANCE OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY AMENDING CHAPTER 91-43 *SCHEDULE XV: PARKING PROHIBITED DURING CERTAIN HOURS* OF THE TOWNSHIP CODE IN ORDER TO ADD NO PARKING DURING CERTAIN HOURS ALONG THE LENGTH OF KENT STREET

BE IT ORDAINED by the Township Committee of the Township of Oxford that Chapter 91-43, *Schedule XV: Parking Prohibited During Certain Hours* of the Code of the Township of Oxford is hereby amended to add the following:

<u>LOCATION</u>	<u>APPLICABILITY</u>	<u>REGULATION</u>
Kent Street (both sides)	All Vehicles	7:30a.m. –9: 30a.m. Monday-Friday 2:00p.m. – 4:00p.m. Monday-Friday

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 September 17, 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 15, 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.

Mayor Norton opened up public comment: NO public comment and signs have been ordered.

Georgette Miller moved to approve Ordinance 2025-14. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

ORDINANCE 2025-15

AN ORDINANCE FIXING THE SALARY RANGES FOR CERTAIN OFFICERS AND EMPLOYEES OF THE TOWNSHIP OF OXFORD

Be It Ordained by the Mayor and Committee of the Township of Oxford, County of Warren State of New Jersey as follows, until a subsequent salary ordinance is adopted:

Section 1. The salary ranges per annum for the following officers and employees of the Township of Oxford shall be as follows:

<u>Title</u>	<u>Salaries</u>	
Mayor	4,000.00- 6,500.00	per year
Deputy Mayor	3,000.00- 5,500.00	per year
Committee Person	3,000.00- 5,500.00	per year
Township Clerk	30,000.00-80,000.00	per year
Registrar	3,000.00-6,500.00	per year
Election Official	200.00-600.00	per election
Township Administrator	20,000.00-45,000.00	per year
Deputy Clerk	16.00-25.00	per hour
Deputy Clerk (Stipend)	1,500.00-2,500.00	per year
Chief Financial Officer	20,000.00-50,000.00	per year
Finance Clerk	5,000.00-11,000.00	per year
Office Clerk	16.00-25.00	per hour
Collector	20,000.00-50,000.00	per year
Collector Assistant	3,000.00-7,500.00	per year
Tax Assessor	14,000.00-30,000.00	per year
Public Workers Foreman	50,000.00-90,000.00	per year
Assistant Supervisor	16.00-35.00	per hour
Public Works Senior Laborer	16.00-40.00	per hour
Public Works Laborer	16.00-35.00	per hour
Public Works Temporary Laborer	16.00-30.00	per hour
Equipment Operators	16.00-40.00	per hour
Zoning Officer	5,000.00-11,000.00	per year
Zoning Officer Court Stipend	100.00	per hour
Land Use Bd. Secretary	5,000.00-25,000.00	per year
Board of Health Member	100.00-300.00	per year
Municipal Building Custodian	16.00-30.00	per hour
Emergency Management Coordinator	1,500.00-3,500.00	per year
Animal Control Officer	1,500.00-6,500.00	per year
Animal Control Deputy	30.00-65.00	per call-out
Animal Control Officer-Expenses	25.00-35.00	per month
Lake Director	16.00-40.00	per hour
Ass't Lake Director	16.00-35.00	per hour
Lifeguards	16.00-25.00	per hour

Concession Stand Operator	16.00-25.00	per hour
Security Officer	16.00-30.00	per hour
Recycling Coordinator	50.00-80.00	per month
Crossing Guard	16.00-25.00	per hour
Qualified Purchasing Agent	5,000-7,000	per year
Mileage Reimbursement	IRS Rate	per mile

Section 2. All salary ranges above shall be retroactive to August 11th, 2025.

Section 3. Any ordinance of part of ordinance inconsistent herewith is hereby repealed.

NOTICE

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Georgette Miller moved to approve Ordinance 2025-15. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

Resolution:

RESOLUTION # 2025-111

A RESOLUTION FOR REDEMPTION OF TAX CERTIFICATE

As per N.J.S.A.54:5

KNOW ALL PERSONS BY THESE PRESENTS THAT, WHEREAS, lands in the taxing district of Oxford Township, County of Warren, State of New Jersey, were sold on November 5, 2024 to ATCF II NJ LLC, PO BOX 69239, BALTIMORE, MD 21264-9239, in the amount of \$8,258.84 for taxes or other municipal liens assessed for the year 2023 in the name of ECOLOGIC MITIGATION OXFORD, LLC as supposed owners, and in said assessment and sale were described as 115 AXFORD AVENUE, Block 33 Lot 4, which sale was evidenced by Certificate #24-00026, and

WHEREAS, the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on

10/8/25 and before the right to redeem was cut off, as provided by law, ECOLOGIC MITIGATION OXFORD, LLC claiming to have an interest in said lands, did redeem said lands claimed by ATCF II NJ LLC by paying the Collector of Taxes of said taxing district of Oxford Township the amount of \$108,736.83 which is the amount necessary to redeem Tax Sale Certificate #24-00026.

NOW THEREFORE BE IT RESOLVED, on this 15th day of October, 2025 by the Township Committee of the Township of Oxford, County of Warren to authorize CFO to issue a check payable to ATCF II NJ LLC, PO BOX 69239, BALTIMORE, MD 21264-9239 in the amount of **\$136,036.83** (This consists of \$108,736.83 Certificate Amount redeemed + \$27,300.00 Premium).

BE IT FURTHER RESOLVED, that the Tax Collector is authorized to cancel this lien on Block 33 Lot 4 from the tax office records.

Certification:

I, Lee Geller, Clerk of the Township of Oxford, County of Warren, State of New Jersey, do hereby certify that the foregoing Resolution is a true and exact copy of a Resolution adopted by the Township Committee of the Township of Oxford on October 15, 2025.

Georgette Miller moved to approve Resolution 2025-111. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

RESOLUTION # 2025-112

A RESOLUTION FOR REDEMPTION OF TAX CERTIFICATE

As per N.J.S.A.54:5

KNOW ALL PERSONS BY THESE PRESENTS THAT, WHEREAS, lands in the taxing district of Oxford Township, County of Warren, State of New Jersey, were sold on November 5, 2024 to CHANGSHENG LU, 628 N. BUTRICK ST, WAUKEGAN, IL 60085, in the amount of \$860.29 for taxes or other municipal liens assessed for the year 2023 in the name of GREGOR, MICHAEL & AMANDA CARLEY as supposed owners, and in said assessment and sale were described as 80 MINE HILL ROAD, Block 1.01 Lot 45, which sale was evidenced by Certificate #24-00001, and

WHEREAS, the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 9/24/25 and before the right to redeem was cut off, as provided by law, CORELOGIC claiming to have an interest in said lands, did redeem said lands claimed by CHANGSHENG LU by paying the Collector of Taxes of said taxing district of Oxford Township the amount of \$2,707.66 which is the amount necessary to redeem Tax Sale Certificate #24-00001.

NOW THEREFORE BE IT RESOLVED, on this 15th day of October, 2025 by the Township Committee of the Township of Oxford, County of Warren to authorize CFO to issue a check payable to CHANGSHENG LU, 628 N. BUTRICK ST, WAUKEGAN, IL 60085 in the amount of **\$4,107.66** (This consists of \$2,707.66 Certificate Amount

redeemed + \$1,400.00 Premium).

BE IT FURTHER RESOLVED, that the Tax Collector is authorized to cancel this lien on Block 1.01 Lot 45 from the tax office records.

Certification:

I, Lee Geller, Clerk of the Township of Oxford, County of Warren, State of New Jersey, do hereby certify that the foregoing Resolution is a true and exact copy of a Resolution adopted by the Township Committee of the Township of Oxford on October 15, 2025.

Georgette Miller moved to approve Resolution 2025-112. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

R2025-113

RESOLUTION FIXING THE SALARIES OF CERTAIN MUNICIPAL OFFICERS AND EMPLOYEES

WHEREAS, The Township of Oxford has authorized an increase of 3% for all full-time bargaining unit employees; and

WHEREAS, N.J.S.A. 40A:9-165 provides that these increases shall also be applied to part-time and/or non-bargaining union employees by resolution of the governing body; and

WHEREAS, the aforesaid increase shall be applied to all stipends and stipend compensated positions, exclusive of any stipends associated with seasonal positions; and

WHEREAS, the aforesaid increase shall not be applied to seasonal employees and positions, nor to the position of Township Administrator;

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Oxford, County of Warren, State of New Jersey that all part time and/or non-bargaining unit positions with the exception of those specifically excluded herein, receive an increase of 3% retroactive to August 11th, 2025.

CERTIFICATON

I, Lee Geller, Registered 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 Resolution adopted by the Township Committee of the Township of Oxford, at their regular meeting held on October 15, 2025.

Mayor Norton apologizes to our Municipal Officers and Employees that we overlooked for 2 years for their raises.

Georgette Miller moved to approve Resolution 2025-113. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

RESOLUTION 2025-114

RESOLUTION OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN AND STATE OF NEW JERSEY AUTHORIZING THE ADVERTISEMENT FOR THE SOLICITATION OF BIDS FOR THE RIGHT TO LEASE PROPERTY NO LONGER NEEDED FOR PUBLIC USE-2025

WHEREAS, the Township of Oxford ("Township") is the owner of certain real property identified as Block 26, Lot 85 on the tax maps of the Township located on Mt. Pisgah Road and consisting of +/- 45 acres ("Parcel 1") and Block 26, Lot 86 on the tax maps of the Township located on 70 Mt. Pisgah Road and consisting of +/- 78 acres ("Parcel 2") (collectively, "The Parcels"); and

WHEREAS, Parcel 1 and Parcel 2 are unimproved farmland; and

WHEREAS, the governing body of the Township of Oxford determined that The Parcels are no longer needed for public use and that the interests of the public would best be served by leasing The Parcels at public auction pursuant to N.J.S.A. 40A:12-14 **to be used for agricultural and/or horticultural purposes only**; and

WHEREAS, the Township has determined that the term of the leases shall be as follows:

1. Parcel 1 shall be for approximately two (2) years, commencing on January 1, 2026 and expiring on February 25, 2028;
2. Parcel 2 shall be for 5 years commencing on January 1, 2026, and expiring on December 31, 2030; and

WHEREAS, the Township has determined to accept individual bids for Parcel 1 & 2.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The governing body of the Township of Oxford does hereby find and declares that Block 26 Lot 85 and Block 26, Lot 86 are no longer needed for public use and authorizes the lease thereof upon the following terms and conditions.
2.
 - a. All bidders shall submit a proposal to farm, **for agricultural and/or horticultural purposes only, AND SHALL SPECIFY WHETHER FOR PARCEL 1 OR PARCEL 2..**
 - b. **Parcel 1 agricultural and horticultural purposes shall be restricted to the cultivation of traditionally recognized food crops such as corn or soybean or similar recognized food crops or the cultivation of traditionally recognized horticultural products.**

- c. **Parcel 2 agricultural and horticultural purposes shall not be restricted to the cultivation of traditionally recognized food crops such as corn or soybean or similar recognized food crops or the cultivation of traditionally recognized horticultural products and any agricultural or horticultural use recognized by the State of New Jersey as such shall be considered.**
- d. The bidders shall identify whether any sub-leases will be entered into it, same being acceptable provided that the subleases are consistent with the limitations identified in Section 1(b) & (c).
- e. The bidders shall identify the amount to be paid to the Township on an annual basis.
- f. All lease payments shall be made:
 - i. First year lease payment to be paid in full, up front and upon the execution of the lease ;
 - ii. Each succeeding year's lease payment shall be made within five (5) days of the succeeding year's commencement.
- g. The Bidder must provide proof of insurance at customary limits naming the Township as an additional insured.
- h. **Each bidder shall identify the crop to be grown and any crop rotation schedule to be implemented.**
- i. The successful Bidder shall be required to execute a lease or leases with the Township.
- 3. This Resolution shall serve as the official advertisement as required by N.J.S.A. 40A:12-14 and shall be published in a newspaper circulating in the Township, by two insertions at least once a week during two consecutive weeks, the last publication to be not earlier than seven days prior to such auction.
- 4. The auction of this Property shall be conducted via sealed bid, which bids shall be opened at 06:30 p.m. on December 3, 2025, at the Township Municipal Building with an award or rejection of all bids occurring at the regular Committee Meeting.
- 5. All persons wishing to bid on the Property must submit proposals by 12:00 pm on December 3, 2025, addressed to the Municipal Clerk of the Township at 11 Green Street, Oxford, New Jersey 07863 and reference Sealed Bid Proposal for Block 26, Lot 85 **OR** Block 26, Lot 86, as applicable.
- 6. Upon the completion of the bidding, the highest bid may be accepted or all of the bids may be rejected by the Governing Body.

CERTIFICATON

I, Lee Geller, Registered 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 Resolution adopted by the Township Committee of the Township of Oxford, at their regular meeting held on October 15, 2025.

Georgette Miller moved to approve Resolution 2025-114. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

RESOLUTION 2025-115

RESOLUTION OF THE TOWNSHIP OF OXFORD AUTHORIZING THE EXECUTION OF THE SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH SHRI PROPERTIES, LLC

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.*, as amended and supplemented (the “**Redevelopment Law**”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the Township of Oxford (the “**Township**”) identified and designated the Block 31, Lot 21.01 as set forth on the tax map of the Township as an “area in need of redevelopment” (the “**Redevelopment Area**”) and is the process of adopting a redevelopment plan for the Redevelopment Area (the “**Redevelopment Plan**”); and

WHEREAS, the Township has determined to act as the “redevelopment entity” for the Redevelopment Area in accordance with the provisions of the Redevelopment Law which also authorizes the redevelopment entity to arrange or contract for the planning, construction or undertaking of any development project or redevelopment work in an area designated as an “area in need of redevelopment” pursuant to N.J.S.A. 40A:12A-8; and

WHEREAS, SHRI Properties Liability Company, or its affiliate (the “**Redeveloper**”) is a developer with resources and a team of experts in planning, redevelopment, law, engineering, environmental issues, architecture, design, finance, and real estate development with experience suitable for the proposed redevelopment of the Redevelopment Area; and

WHEREAS, the Township previously designated SHRI Properties as the Redeveloper and executed a Redevelopment Agreement with Redeveloper; and

WHEREAS, the Township desires to amend Redevelopment Agreement and has negotiated a Second Amendment to the Redevelopment Agreement as attached hereto; and

WHEREAS, the Township desires to authorize the execution of same.

NOW, THEREFORE, BE IT RESOLVED, BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF OXFORD AS FOLLOWS:

Section 1. The recitals are hereby incorporated as if set forth in full herein.

Section 2. The Mayor is authorized to execute the Second Amendment to the Redevelopment Agreement, in substantially the form attached hereto, by and between the Township of Oxford and the redeveloper.

Section 5. This resolution shall take effect immediately.

CERTIFICATION

I, Lee Geller, Registered 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 Committee at a meeting held on October 15, 2025.

Mayor Norton stated that this is an amendment to the Redevelopment agreement with SHRI. The new amendment plan has been given to the Land Use Board for review at their next meeting.

Georgette Miller moved to approve Resolution 2025-115. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

New Business:

Georgette Miller:

A resident from Highlander Hills came in and asked about property behind his home which is the canal the goes to the Tunnel. This canal has a lot of garbage in it and is looking to see if it can be cleaned up. Asked the EMS to see if they would clean it up for a donation. We will provide 2 dumpsters.

Georgette Miller moved to approve the Oxford EMS Squad to d the cleanup. Seconded by Mayor Norton and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

Street Sweeper - I spoke to our DPW Supervisor about a street sweeper and there is an attachment the can be put on the skid steer to do this. Matt Hall will investigate the Clean Communities account to see if this can be purchased.

Senior Freeze – Looking to see if we can provide information to our seniors in town that do not know about this program. Need to revamp the information on our webpage.

Common Sense for Animals – I am wondering if the CSSA is not taking any more animals what are we paying a fee. Matt Hall to investigate this with our ACO.

Old Business:

Rich Wenner

We received a BID for O-2025-13 for Block 3 Lot 34 to 2 adjacent owners. 1 owner Warren County sent an email that they are not interested in the land, and the other sent us a BID for \$7,000.00 for the non-conforming lot.

Mayor Norton moved to approve the BID for the non-conforming lot and for Township Attorney to notify the bidder and start the process of the closing. Seconded by Georgette Miller and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

Township Committee Reports and Correspondence:

Linda Koufodontes

- No Report next BOE meeting on October 16, 2025

Georgette Miller

- Trunk or treat we have about 10 people signed up and there will be Halloween music for Saturday October 24, 2025

Mayor Norton

- We received a phone call about the lot by the school and the mess around the clothing bins. The lot is township property, and we will have the area cleaned up. The school will be notified about the bins.

Township Administrator:

Matt Hall

- Worked with the QPA on the Resolution for the special meeting on Friday.
- Will check in to the clean community's grant
- Working on the goose permit for the next season
- Everyone received the Best Practices questionnaire. This is a state requirement for each town. The score of the questionnaire helps with state funding. We have received and reviewed the Best Practices Questionnaire.
- ACO – Stated that the health department shut CSA down do high numbers of animals.

Township Engineer Report:

Bob Monaco

- Donna is working on the quality insurance for the Wall St project and then will submit to the DOT.

Township Planner's Report

Tim O'Brien

- Working on the LUB Application for their next meeting.
- Mayor Norton informed Tim we did receive escrow funds for the DPW building.

Township Attorney's Report:

Rich Wenner

- No Report

Washington Police Department:

Lt. Pappalardo

- No Report
- The Committee would like you to send our congratulations to Caption Smith on his promotion

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

- Asked about the BID for the Farmlands
- Also stated during the CSA shut down the ACO was not allowed to bring dogs

Meeting Recap:

- Matt - Resolution for truck, clean communities, and follow up with ACO
- Rich - O 2025-17 transaction for BI 3 L 3
- Bob - Wall St., LUB application
- Tim - Redevelopment plan for DPW, Review for LUB

Executive Session:

- No Executive Session

Adjourn:

Georgette Miller moved to adjourn the meeting at 7:11PM. 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: 10/15/2025 For bills from 10/02/2025 to 10/14/2025

Vendor	Description	Payment	Check Total
CURRENT FUND			
438 - ADVANCE AUTO PARTS	PO 17284 Blanket - Advanced Auto	1,662.07	1,662.07
374 - ARAE NETWORK SOLUTIONS, LLC	PO 17248 Blanket - Arae Network Solutions, LLC	3,236.63	3,236.63
1269 - ATCF II NEW JERSEY, LLC	PO 17491 TSC #24-00026 Bl 33 L 4	136,036.83	136,036.83
1188 - Brightspeed	PO 17250 Blanket - Brightspeed - Oxford Twp	156.58	156.58
21 - C&M AUTO PARTS	PO 17293 Blanket - Napa Auto	363.76	363.76
1043 - CENTRAL JERSEY EQUIPMENT	PO 17492 Fuel Tank	782.40	782.40
1159 - Changshen Lu	PO 17493 TSC # 24-0001 Bl 1.01 L 45	4,107.66	4,107.66
1138 - Department of Children and Families Divi	PO 17362 Blanket - Dept children & Families - Mar	125.00	125.00
1047 - GARDEN STATE LABORATORIES, INC	PO 17494 Lake- Shorten Invoices Total	121.63	121.63
724 - Griffith-Llied Trucking, LLC	PO 17253 Blanket - Griffith Allied	350.62	350.62
656 - HOME DEPOT CREDIT SERVICES	PO 17254 Blanket - Home Depot	149.82	149.82
51 - JCP&L	PO 17256 Blanket - JCP&L Master Bill	3,648.27	3,648.27
51 - JCP&L	PO 17346 Blanket - 12 Renner's	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
908 - LAVERY SELVAGGI & COHEN PC	PO 17291 Blanket - Lavery, Selvaggi & Cohen, PC	1,844.75	1,844.75
743 - MONTAGE ENTERPRISES, INC.	PO 17387 Blanket - Montage Enterprises	192.90	192.90
949 - NJ ADVANCE MEDIA, LLC	PO 17264 Blanket - NJ Advance Media Clerk	830.31	830.31
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 17490 10-10-2025 Payroll	24,014.37	24,014.37
222 - PITNEY BOWES	PO 17320 Blanket - Pitney Bowes Lease	165.98	165.98
1253 - Primepoint LLC	PO 17302 Blanket - Primepoint	285.00	285.00
1275 - Primo Brands	PO 17309 Blanket - Ready ReFresh	75.73	75.73
1111 - Prudential DCRP	PO 17488 10-10-2025 payroll	309.16	309.16
165 - QUILL CORPORATION	PO 17495 Blanket - Quill	3.19	3.19
554 - TRACTOR SUPPLY CREDIT PLAN	PO 17271 Blanket - Tractor Supply	628.37	628.37
1209 - Universal Technical Resource Services, I	PO 17274 Blanket - Universal Tech.	5,108.75	5,108.75
264 - WEX BANK	PO 17301 Blanket - Wex Bank	736.41	736.41
129 - ZEP SALES & SERVICE	PO 17322 Blanket - Zep	959.91	959.91
SEWER OPERATING			
1188 - Brightspeed	PO 17249 Blanket - Brightspeed - Pump Station	38.88	38.88
1012 - MICHAEL BRADY	PO 17260 Blanket - Michael Brady	200.00	200.00
175 - Oxford Twp. Payroll Account	PO 17490 10-10-2025 Payroll	480.77	480.77
176 - WCPRMUA	PO 17339 Blanket - PRUMA - Sewer	317,303.25	317,303.25
DEVELOPERS ESCROW			
908 - LAVERY SELVAGGI & COHEN PC	PO 17369 Blanket - Lavery Escrow	1,292.50	1,292.50
1209 - Universal Technical Resource Services, I	PO 17363 UTRS - Escrows	1,982.50	1,982.50
TOTAL			915,129.65

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-101-01-000-001	Cash - Treasurer			0.00	593,710.12
01-201-20-100-100	Governing Body - Salaries and Wages	3,004.34			
01-201-20-100-200	Administrative & Executive - Other Expen	996.29			
01-201-20-110-200	Computerization	3,236.63			
01-201-20-120-100	Municipal Clerk - Salaries and Wages	2,211.54			
01-201-20-130-100	Finance - Salaries and Wages	1,394.23			
01-201-20-130-200	Finance - Other Expenses	285.00			
01-201-20-145-100	Tax Collector - Salaries and Wages	1,545.77			
01-201-20-150-100	Tax Assessment - Salaries and Wages	1,505.61			
01-201-20-155-200	Legal - Other Expenses	1,844.75			
01-201-20-165-200	Engineering Services - Other Expenses	5,108.75			
01-201-21-180-100	Planning Board - Salaries and Wages	571.44			
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)	1,670.57			
01-201-23-474-200	Unemployment Compensation	13.49			
01-201-26-290-200	Buildings and Grounds - Other Expenses	1,897.87			
01-201-26-292-100	Streets and Roads - Salaries and Wages	11,472.38			
01-201-26-292-200	Streets and Roads - Other Expenses	75.73			
01-201-26-315-200	Vehicle Maintenance - Other Expenses	3,001.13			

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-31-430-200	Electricity	3,652.92			
01-201-31-446-200	Natural Gas/Propane	736.41			
01-201-31-460-200	Gasoline	350.62			
01-201-36-472-200	DCRP	309.16			
01-299-55-000-065	Local School Taxes Payable			407,561.00	
01-300-55-000-077	Fees Due State of New Jersey			125.00	
01-300-55-000-079	Reserve for Third Party Liens			111,444.49	
01-300-55-000-081	Reserve for Tax Sale Premiums			28,700.00	
TOTALS FOR	CURRENT FUND	45,879.63	0.00	547,830.49	593,710.12
07-101-01-000-001	Cash - Treasurer			0.00	318,022.90
07-201-20-100-200	Other Expenses - Miscellaneous	238.88			
07-201-20-100-210	Other Expenses - Sewer Treatment Costs	317,303.25			
07-201-26-220-100	Salaries and Wages	480.77			
TOTALS FOR	SEWER OPERATING	318,022.90	0.00	0.00	318,022.90
21-161-05-000-001	INTERFUND - CURRENT			0.00	121.63
21-286-56-850-800	RESERVE FOR LAKE EXPENSES			121.63	
TOTALS FOR	OXFORD LAKE TRUST	0.00	0.00	121.63	121.63
22-101-01-000-001	CASH - DEVELOPER'S ESCROW ACCOUNT			0.00	3,275.00
22-225-55-050-000	ELIZABETHTOWN GAS (AGL)			1,982.50	
22-225-55-096-000	Asset Enhancement Project			1,292.50	
TOTALS FOR	DEVELOPERS ESCROW	0.00	0.00	3,275.00	3,275.00

Total to be paid from Fund 01 CURRENT FUND	593,710.12
Total to be paid from Fund 07 SEWER OPERATING	318,022.90
Total to be paid from Fund 21 OXFORD LAKE TRUST	121.63
Total to be paid from Fund 22 DEVELOPERS ESCROW	3,275.00
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	915,129.65

List of Bills - (0110101000001) Cash - Treasurer
CURRENT FUND
Meeting Date: 10/15/2025 For bills from 10/15/2025 to 10/15/2025

Check#	Vendor	Description	Payment	Check Total
17066	374 - ARAE NETWORK SOLUTIONS, LLC	PO 17496 Re issued Checks	8,219.49	8,219.49
17067	1103 - Rocky's Hardware Inc	PO 17278 Blanket - Rocky's	425.52	425.52
TOTAL				8,645.01

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-101-01-000-001	Cash - Treasurer				
01-201-20-100-200	Administrative & Executive - Other Expen	3,078.34		0.00	8,645.01
01-201-20-130-200	Finance - Other Expenses	1,668.99			
01-201-21-180-200	Planning Board - Other Expenses	1,539.16			
01-201-26-290-200	Buildings and Grounds - Other Expenses	2,250.63			
01-201-26-292-200	Streets and Roads - Other Expenses	107.89			
TOTALS FOR	CURRENT FUND	8,645.01	0.00	0.00	8,645.01

Total to be paid from Fund 01 CURRENT FUND

8,645.01

8,645.01