

OXFORD TOWNSHIP MEETING NOVEMBER 12, 2025

The meeting of the Township Committee of Oxford Township was held on November 12, 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, Matt Hall, Township Administrator, (arrived 6:32pm) Lee Geller, Municipal Clerk

Mayor Norton opened the meeting at 6:30 PM.

Meeting Minutes:

October 15, 2025 – Meeting Minutes

Georgette Miller moved to approve October 15, 2025, Meeting Minutes. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

October 17, 2025 – Special Meeting Minutes

Georgette Miller moved to approve October 17, 2025, Special 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 2025-18

ORDINANCE OF THE TOWNSHIP OF OXFORD, -COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING THE CONVEYANCE OF REAL PROPERTY TO THE OXFORD TOWNSHIP EMERGENCY SQUAD, INC. TO BE USED TO CONSTRUCT AN EMERGENCY SERVICES SQUAD BUILDING

WHEREAS, the Township of Oxford is the owner of certain real property ("Property") known as Block 2, Lot 19.04; and

WHEREAS, same is no longer needed for public use and the Township Committee has determined to convey said property to the Oxford Emergency Squad, Inc. ("Grantee"), a duly incorporated non-profit of the State of New Jersey providing first aid and ambulatory services to the residents of Oxford; and

WHEREAS, the property is to be utilized for the construction of an emergency services building for the sole use and occupancy by the Oxford Emergency Squad, Inc.; and

WHEREAS as a condition of conveyance of the Property to the Grantee, the Township shall require deed restrictions to be contained in the deed of transfer that will cause the Property to revert to the Township if the Grantee:

1. Fails to construct the aforesaid building within three (3) years of the deed of transfer;
2. Ceases utilizing any building constructed thereon for emergency vehicles utilized by the Grantee to provide emergency services to the Township of Oxford;
3. Subleases the property or permits any other entity or persons to occupy or utilize the property, including any buildings; ceases providing emergency services to the Township of Oxford; or
4. Grantee dissolves or ceases to exist or operate. In the event of reversion to the Township of Oxford.

WHEREAS, as a further condition of conveyance, Grantee shall satisfy any liens, mortgages or other similar debt obligations encumbering the Property in the event said Property reverts to the Township; and

WHEREAS, if the Property reverts to the Township, the Township shall be entitled to ownership of the property as improved by Grantee with no remuneration to the Grantee; and

WHEREAS, the foregoing restrictions and conditions shall be set forth in the deed of transfer; and

WHEREAS, this conveyance is authorized pursuant to N.J.S.A. 40A:12-21.

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

1. The Township finds and declares that Block 2. Lot 19.04 is no longer needed for public use;

2. The Township authorizes the conveyance of Block 2, Lot 19.04 to the Oxford Emergency Squad, Inc. in accordance with N.J.S.A. 40A:12-21;
3. The deed of transfer shall contain the following restrictions that shall require the property to revert to the Township if the Emergency Squad:
 - a. Fails to construct the aforesaid building within three (3) years of the deed of transfer;
 - b. Ceases utilizing any building constructed thereon for emergency vehicles utilized by the Grantee to provide emergency services to the Township of Oxford;
 - c. Subleases the property or permits any other entity or persons to occupy or utilize the property, including any buildings; ceases providing emergency services to the Township of Oxford; or
 - d. Dissolves or ceases to exist or operate.
4. The Township conveys the Property for nominal consideration to the Emergency Squad.

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 November 12, 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 December 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 2025-18. 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 2025-17

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.

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 Ordinance adopted by the Township Committee of the Township of Oxford, at their regular meeting held on November 12, 2025.

Mayor Norton opened public comment. No public comment.

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

Resolution:

RESOLUTION 2025-117

RESOLUTION OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING THE EXECUTION OF AN ESCROW AGREEMENT WITH GASSIUS, LLC

WHEREAS, the Township is the owner of certain real property located on Block – 25, Lot – 57 as identified on the tax maps of the Township (the “Property”); and

WHEREAS, the Township has, in accordance with the Local Housing and Redevelopment Law of the State of New Jersey, designated the Property an area in need of redevelopment; and

WHEREAS, the Township has determined that the Property is not needed for public use; and

WHEREAS, Gassius, LLC, is a limited liability company duly authorized to conduct business within the State of New Jersey and expressed interest in purchasing the Property and developing same in accordance with the Redevelopment Plan, as may be amended; and

WHEREAS, the Township designated Gassius, LLC as the Redeveloper of the Property, subject to the negotiation and execution of certain redevelopment documents, including a redevelopment agreement and a financial agreement, as well as costs associated with the obtaining of planning approvals; and

WHEREAS, the Township will incur costs as a result of its professionals’ involvement in the foregoing matters, including legal, engineering/planning and costs associated with the retention of a financial advisor vis-à-vis the financial agreement; and

WHEREAS, the Parties have negotiated an Escrow Agreement (the “Agreement”), in the form attached hereto, which will govern the deposit of monies in an escrow account held by the Township to be used for the payment of financial advisor services in connection with the negotiation of a financial agreement; and

WHEREAS, the Agreement is attached hereto; and

WHEREAS, the Township desires to authorize the execution of the Agreement with Gassius, LLC.

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Oxford that the Escrow Agreement in the form attached hereto is hereby approved and that the Mayor is authorized and directed to execute same on behalf of the Township.

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 November 12, 2025.

Georgette Miller moved to approve Resolution 2025-117. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

RESOLUTION 2025-118

**RESOLUTION TRANSFERRING A PERSON TO PERSON & PLACE TO PLACE PLENARY
RETAIL CONSUMPTION LICENSE NUMBER #2117-33-003-004 KATHRYN OCCHIPINTI
TO ROYAL RESORT LLC**

WHEREAS, application has been made to the Township Clerk, Lee Geller, for the transfer of Liquor License #2117-33-003-004 in which license holder was held by Kathryn Occhipinti; and

WHEREAS, Kathryn Occhipinti, has submitted their consent to the transfer of Plenary Retail Consumption License ##2117-33-003-004 (*by proof of Bill of Sale*) to Royal Resort LLC; and

WHEREAS, the necessary background investigations have been done by the Washington Township Police Department, and are in order to proceed with the transfer of this Retail Consumption License; and

WHEREAS, the application for transfer is in order and the required newspaper publications have been submitted as further proof of compliance with Local Alcoholic Beverages Laws; and

THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Oxford, Warren County, New Jersey do hereby consent and approve of this transfer of liquor license for a Plenary Retail Consumption License #2117-33-003-004 a which license holder was held by Kathryn Occhipinti to Royal Resort LLC.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Oxford, County of Warren does hereby approve, effective November 12, 2025 the Place-to-Place transfer of the aforesaid Plenary Retail Consumption licensed premises from its current status of pocket license to its new location at 369 Hazen Oxford Road, Township of Oxford, New Jersey and does hereby direct the Township Clerk to endorse the license certificate as follows: "This license, subject to all of its terms and conditions, is hereby transferred to the premises located at 369 Hazen Oxford Road, Township of Oxford, New Jersey".

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 November 12, 2025.

Georgette Miller moved to approve Resolution 2025-118. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

RESOLUTION # 2025-119

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 October 15, 2025 to CHANGSHENG LU, 628 N. BUTRICK ST, WAUKEGAN, IL 60085, in the amount of \$711.87 for taxes or other municipal liens assessed for the year 2024 in the name of DARCHE, TRAVIS/EHASZ, KELLEE as supposed owners, and in said assessment and sale were described as 115 BELVIDERE AVENUE, Block 24 Lot 63.01, which sale was evidenced by Certificate #25-00019, and

WHEREAS, the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 11/4/2025 and before the right to redeem was cut off, as provided by law, KELLEE DARCHE 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 \$788.11 which is the amount necessary to redeem Tax Sale Certificate #25-00019.

NOW THEREFORE BE IT RESOLVED, on this 12th day of November, 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 **\$1,888.11** (This consists of \$788.11 Certificate Amount redeemed + \$1,100.00 Premium).

BE IT FURTHER RESOLVED, that the Tax Collector is authorized to cancel this lien on Block 24 Lot 63.01 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 November 12, 2025.

Georgette Miller moved to approve Resolution 2025-119. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 2, Nays: 0, Abstain: 1, Absent: 0. Motion Passed

**TOWNSHIP OF OXFORD
RESOLUTION 2025 -120**

WHEREAS, N.J.S.A. 40A:4-58 provides that Budget transfers may be made during the last two months of the fiscal year; and

WHEREAS, there has been determined a need for such transfers;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Oxford, County of Warren, State of New Jersey that the following transfers be made:

<u>DEPARTMENTS</u>	<u>CATEGORY</u>	<u>TO</u>	<u>FROM</u>
<u>Governing Boday</u>	<u>Salaries & Wages</u>	<u>\$11,300</u>	
<u>Municipal Clerk</u>	<u>Salaries & Wages</u>	<u>\$4,350</u>	
<u>Finance</u>	<u>Salaries & Wages</u>	<u>\$5,100</u>	
<u>Tax Collector</u>	<u>Salaries & Wages</u>	<u>\$7,200</u>	
<u>Tax Collector</u>	<u>Other Expenses</u>		<u>\$12,000</u>
<u>Legal</u>	<u>Other Expenses</u>		<u>\$20,000</u>
<u>Engineering</u>	<u>Other Expenses</u>	<u>\$7,500</u>	
<u>Planning</u>	<u>Salaries & Wages</u>		<u>\$1,000</u>
<u>Planning</u>	<u>Other Expenses</u>	<u>\$12,000</u>	
<u>Planning – Legal</u>	<u>Other Expenses</u>		<u>\$10,000</u>
<u>Zoning</u>	<u>Salaries & Wages</u>	<u>\$100</u>	
<u>Employee Health Insurance</u>	<u>Other Expenses</u>		<u>\$10,000</u>
<u>Social Security Tax</u>	<u>Other Expenses</u>	<u>\$4,700</u>	
<u>Police Services</u>	<u>Other Expenses</u>	<u>\$3,000</u>	
<u>Fire Hydrants</u>	<u>Other Expenses</u>	<u>\$8,000</u>	
<u>Electricity</u>	<u>Other Expenses</u>	<u>\$2,500</u>	
<u>DCRP</u>	<u>Other Expenses</u>	<u>\$1,000</u>	
<u>Vehicle Maintenance</u>	<u>Other Expenses</u>	<u>\$30,000</u>	
<u>Streets & Roads</u>	<u>Salaries & Wages</u>		<u>\$43,750</u>
<u>TOTALS</u>		<u>\$96,750</u>	<u>\$96,750</u>

CERTIFICATION

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 a resolution adopted by the Township Committee of the Township of Oxford, at their regularly scheduled township meeting held on November 12, 2025

Georgette Miller moved to approve Resolution 2025-120. 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 2025-121**

**RESOLUTION AUTHORIZING THE SALE OF PROPERTY OWNED BY THE TOWNSHIP
OF OXFORD KNOWN AS BLOCK 3 LOT 34 WITH A STREET ADDRESS OF 15 ROUTE 31
IN THE TOWNSHIP AND AUTHORIZING THE EXECUTION OF A QUITCLAIM DEED TO
ADJACENT PROPERTY OWNER DAVID COMPANIONI**

WHEREAS, the Mayor and the Committee of the Township of Oxford (“Committee”) passed a Resolution 2025-13 on September 3, 2025, declaring the Township of Oxford (“Township”) as the owner of Block 3 Lot 34, a non-conforming lot, was no longer needed for public use by the Township, authorized the same to be offered for sale to adjacent property owners with a required minimum bid of \$5,000, in accordance with N.J.S.A. 40A:12-13(B)(5); and

WHEREAS, adjacent property owners were given notice to provide written bids to the Township no later than October 14, 2025; and

WHEREAS, the Township received a single bid from adjacent property owner, David Companioni, who is the owner of 11 Route 31 in the Township, for the sum of \$7,000.00; and

WHEREAS, the governing body desires to accept the bid of David Companioni and authorize sale of the aforesaid property designated as Block 3 Lot 34 also known as 15 Route 31, in the Township, to David Companioni by means of a Quitclaim Deed.

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 recitals are herein incorporated as if set forth in full herein.
2. The Mayor of the Township of Oxford is authorized and directed to execute a Quitclaim Deed, Seller’s Residency Certification and Affidavit of Consideration, conveying Block 3 Lot 34 in the Township to David Companioni.
3. 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 November 12, 2025.

Georgette Miller moved to approve Resolution 2025-121. 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

Owl/TV Meeting Room: Mayor Norton Stated that this is something we have been looking at and there has been a need for the public to be able to view our meetings live. Lee Geller to follow up with our IT with questions the committee has.

Mayor Norton moved to approve moving forward with the OWL/TV proposal. Seconded by Georgette Miller and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

OYA – Mayor Norton was contacted by OYA asking for help with lining the soccer fields for Spring 2026. The committee discussed. Please add it to the next agenda.

Georgette Miller

I was asked about a streetlight out on Belvidere Ave that is not on. Need to get pole and we will contact JCPL.

Old Business:

- No Old Business

Township Committee Reports and Correspondence:

Linda Koufodontes

- No Report next BOE meeting on October 16, 2025

Georgette Miller

- The townships Christmas tree lighting will be November 29, 2025, 3:30-5:15pm. Santa will be escorted by the EMS and the fire department
- Attended the Squads meeting and we discussed options for fund raising looking to do a blood drive/silent auction 2026 and maybe a casino night.
- Meridith Ferris hours can she continue with the 5 hours a week for off season

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

- Goose Permit – with the Federal Shutdown I haven't been able to move forward with the permit process.

Township Engineer Report:

Donna Becker

- Email a report on Wall St. sidewalk improvements. We need to go forward with the original sidewalk improvements and looking to get this out to bid in January 2026. Georgette to follow up Donna.

Township Planner's Report

Tim O'Brien

- No Report

Township Attorney's Report:

Rich Wenner

- No Report

Washington Police Department:

Captain Smith

- 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:

- No Public comment

Meeting Recap:

- Matt – Goose Permit

Executive Session:

- No Executive Session

Adjourn:

Linda Koufodontes moved to adjourn the meeting at 6:59PM. Seconded by Georgette Miller Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion passed.



Lee Geller, RMC
Township Clerk

List of Bills - (All Funds)

Meeting Date: 11/12/2025 For bills from 10/16/2025 to 10/28/2025

Vendor	Description	Payment	Check Total
CAPITAL FUND			
1294 - Ciocca Ford Lincoln of Flemington	PO 17497 DEP Truck	31,793.25	31,793.25
SEWER OPERATING			
1294 - Ciocca Ford Lincoln of Flemington	PO 17497 DEP Truck	27,500.00	27,500.00
TOTAL			59,293.25

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
04-101-01-000-001	CASH			0.00	31,793.25
04-215-55-021-010	Ordinance 2021-05 Various Improvements			4,293.25	
04-225-55-000-000	CAPITAL IMPROVEMENT FUND			27,500.00	
TOTALS FOR	CAPITAL FUND	0.00	0.00	31,793.25	31,793.25
07-101-01-000-001	Cash - Treasurer			0.00	27,500.00
07-201-20-100-200	Other Expenses - Miscellaneous	27,500.00			
TOTALS FOR	SEWER OPERATING	27,500.00	0.00	0.00	27,500.00

Total to be paid from Fund 04 CAPITAL FUND	31,793.25
Total to be paid from Fund 07 SEWER OPERATING	27,500.00
	=====
	59,293.25

List of Bills - (All Funds) Meeting Date: 11/12/2025 For bills from 11/06/2025 to 11/06/2025

Vendor	Description	Payment	Check Total
CURRENT FUND			
374 - ARAE NETWORK SOLUTIONS, LLC	PO 17248 Blanket - Arae Network Solutions, LLC	1,904.13	1,904.13
1164 - Bay One Truck & Equipment Repair, Inc	PO 17420 Blanket - Bay One	1,116.49	1,116.49
1213 - BRT Technologies, LLC	PO 17503 Postcards	842.40	842.40
1159 - Changshen Lu	PO 17514 TSC #25-00019 Bl 24 L 63.01	1,888.11	1,888.11
1264 - Continental Fire & Safety Service, LLC	PO 17504 Firrre Alarm Monitoring/wireless monitor	864.00	864.00
130 - COUNTY OF WARREN-TREASURER'S OFFICE	PO 17251 Blanket - WC Tax Bill 2025	382,617.34	382,617.34
1295 - Elite Overhead Doors, LLC	PO 17505 Garage Door - Fix	725.00	725.00
529 - ELIZABETHTOWN GAS	PO 17286 Blanket - 153 Mt. Pisgah	49.48	49.48
529 - ELIZABETHTOWN GAS	PO 17287 Blanket - ELiz Gas - 11 Green St	63.92	63.92
529 - ELIZABETHTOWN GAS	PO 17288 Blanket - Eliz Gas - Vista Rossi	38.82	38.82
638 - FRANK BLANCE SIGNS	PO 17506 Lettering of new DPW truck	287.00	287.00
39 - GOOD IMPRESSIONS	PO 17507 Business Cards - accetturo	133.00	133.00
724 - Griffith-Llied Trucking, LLC	PO 17253 Blanket - Griffith Allied	895.12	895.12
51 - JCP&L	PO 17256 Blanket - JCP&L Master Bill	4,125.11	4,125.11
1155 - Jersey Mail Systems	PO 17290 Blanket - Jersey Mail Systems	168.07	168.07
831 - JOHN L. DORSCH Electrical Contractor LLC	PO 17508 Vista Rossi Generator Service	310.00	310.00
1296 - Lake Management Sciences	PO 17509 Treatment of water chestnut	1,986.00	1,986.00
1297 - Municipal Clerks Assoc. of NJ	PO 17510 2025-2026 Membership Municipal Clerk -	100.00	100.00
949 - NJ ADVANCE MEDIA, LLC	PO 17264 Blanket - NJ Advance Media Clerk	811.07	811.07
62 - NJ AMERICAN WATER COMPANY	PO 17294 Blanket - NJ American Water	3,168.99	3,168.99
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 17498 10-24-25 payroll	24,201.61	24,201.61
175 - Oxford Twp. Payroll Account	PO 17500 11-7-25 payroll with adjustments from 10	24,064.71	24,064.71
175 - Oxford Twp. Payroll Account	PO 17501 11-7-25 payroll tax true up from 10-24-2	1,734.77	1,734.77
160 - PITNEY BOWES BANK INC- PURCHASE POWER	PO 17333 Blanket - Pitney Bowes Power Purchase	1,200.00	1,200.00
1275 - Primo Brands	PO 17309 Blanket - Ready ReFresh	115.69	115.69
1111 - Prudential DCRP	PO 17499 10-24-25 payroll	114.29	
	PO 17502 11-7-25 payroll dcrp	125.66	
	PO 17513 2025 DCRP funding adjustments	156.79	396.74
1263 - Quigley and Son Pest Solutions, LLC	PO 17265 Blanket - Quigley and Son	125.00	125.00
165 - QUILL CORPORATION	PO 17495 Blanket - Quill	87.57	87.57
929 - ROK INDUSTRIES	PO 17511 Online tax sale 2025	1,350.00	1,350.00
664 - SCOTT M. WILHELM, ESQ.	PO 17310 Blanket - Scott Wilhelm	400.00	400.00
332 - SMITH TRACTOR & EQUIPMENT INC	PO 17396 Blanket - Smith Tractor	1,192.43	1,192.43
977 - STATE OF NEW JERSEY	PO 17512 Fire Registration 2117-071186-001-002 &	286.50	286.50
1239 - Van Cleef Engineering Associates LLC	PO 17275 Blanket - Van Cleef	231.00	231.00
92 - VERIZON	PO 17276 Blanket - Verizon	94.43	94.43
910 - VOGEL, CHAIT, COLLINS, AND SCHNEIDE	PO 17277 Blanket - Vogel, Chait, Collins, & Schne	568.00	568.00
SEWER OPERATING			
831 - JOHN L. DORSCH Electrical Contractor LLC	PO 17508 Vista Rossi Generator Service	458.00	458.00
175 - Oxford Twp. Payroll Account	PO 17498 10-24-25 payroll	552.88	552.88
175 - Oxford Twp. Payroll Account	PO 17500 11-7-25 payroll with adjustments from 10	495.19	495.19
160 - PITNEY BOWES BANK INC- PURCHASE POWER	PO 17333 Blanket - Pitney Bowes Power Purchase	600.00	600.00
ANIMAL - TRUST			
118 - NJ DEPT OF HEALTH & SR SERV	PO 17359 Blanket - Dog Lic	1.20	1.20
DEVELOPERS ESCROW			
1209 - Universal Technical Resource Services, I	PO 17363 UTRS - Escrows	813.75	813.75
1239 - Van Cleef Engineering Associates LLC	PO 17364 Van Cleef - Escrows	1,196.00	1,196.00
910 - VOGEL, CHAIT, COLLINS, AND SCHNEIDE	PO 17277 Blanket - Vogel, Chait, Collins, & Schne	493.00	493.00
TOTAL			870,313.52

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	4,385.25		0.00	863,717.50
01-201-20-100-200	Administrative & Executive - Other Expen	2,891.26			
01-201-20-110-200	Computerization	1,904.13			
01-201-20-120-100	Municipal Clerk - Salaries and Wages	4,814.24			
01-201-20-130-100	Finance - Salaries and Wages	3,039.42			
01-201-20-130-200	Finance - Other Expenses	600.00			

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-145-100	Tax Collector - Salaries and Wages	2,925.93			
01-201-20-145-200	Tax Collector - Other Expenses	270.88			
01-201-20-150-100	Tax Assessment - Salaries and Wages	1,550.78			
01-201-20-150-200	Tax Assessment - Other Expenses	842.40			
01-201-21-180-100	Planning Board - Salaries and Wages	1,177.16			
01-201-21-180-200	Planning Board - Other Expenses	231.00			
01-201-21-180-263	Planning Board - Legal Services	568.00			
01-201-21-185-100	Zoning Costs - Salaries and Wages	643.75			
01-201-23-472-200	Social Security System (OASI)	3,426.33			
01-201-23-474-200	Unemployment Compensation	26.29			
01-201-25-240-100	Police - Salaries and Wages	907.14			
01-201-25-265-273	Fire Hydrants	3,168.99			
01-201-26-290-100	Buildings and Grounds - Salaries and Wag	636.94			
01-201-26-290-200	Buildings and Grounds - Other Expenses	2,398.07			
01-201-26-292-100	Streets and Roads - Salaries and Wages	26,467.86			
01-201-26-292-200	Streets and Roads - Other Expenses	115.69			
01-201-26-315-200	Vehicle Maintenance - Other Expenses	2,595.92			
01-201-31-430-200	Electricity	4,125.11			
01-201-31-440-200	Telephone	94.43			
01-201-31-446-200	Natural Gas/Propane	152.22			
01-201-31-460-200	Gasoline	895.12			
01-201-36-472-200	DCRP	396.74			
01-201-43-495-200	PUBLIC DEFENDER - OTHER EXPENSES	400.00			
01-299-55-000-065	Local School Taxes Payable			407,561.00	
01-299-55-000-067	County Taxes Payable			382,617.34	
01-300-55-000-079	Reserve for Third Party Liens			788.11	
01-300-55-000-081	Reserve for Tax Sale Premiums			1,100.00	
TOTALS FOR	CURRENT FUND	71,651.05	0.00	792,066.45	863,717.50
07-101-01-000-001	Cash - Treasurer			0.00	2,106.07
07-201-20-100-200	Other Expenses - Miscellaneous	1,058.00			
07-201-26-220-100	Salaries and Wages	1,048.07			
TOTALS FOR	SEWER OPERATING	2,106.07	0.00	0.00	2,106.07
12-101-01-000-001	Cash - Treasurer			0.00	1.20
12-865-60-000-01	Due State of New Jersey			1.20	
TOTALS FOR	ANIMAL - TRUST	0.00	0.00	1.20	1.20
21-161-05-000-001	INTERFUND - CURRENT			0.00	1,986.00
21-286-56-850-800	RESERVE FOR LAKE EXPENSES			1,986.00	
TOTALS FOR	OXFORD LAKE TRUST	0.00	0.00	1,986.00	1,986.00
22-101-01-000-001	CASH - DEVELOPER'S ESCROW ACCOUNT			0.00	2,502.75
22-225-55-084-000	7 Axford			813.75	
22-225-55-088-000	SHRI Properties			472.00	
22-225-55-096-000	Asset Enhancement Project			1,217.00	
TOTALS FOR	DEVELOPERS ESCROW	0.00	0.00	2,502.75	2,502.75

Total to be paid from Fund 01 CURRENT FUND	863,717.50
Total to be paid from Fund 07 SEWER OPERATING	2,106.07
Total to be paid from Fund 12 ANIMAL - TRUST	1.20
Total to be paid from Fund 21 OXFORD LAKE TRUST	1,986.00
Total to be paid from Fund 22 DEVELOPERS ESCROW	2,502.75
	870,313.52