

## **OXFORD TOWNSHIP MEETING DECEMBER 3, 2025**

The meeting of the Township Committee of Oxford Township was held on December 3, 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, (arrived 6:35pm), Bob Monaco, Township Engineer, Tim O'Brian, Township Planner, (Arrived 6:32pm), Lee Geller, Municipal Clerk

Mayor Norton opened the meeting at 6:30 PM.

Mayor Norton had a moment of silence for a long-time resident in Oxford, NJ who owned OTI until 2003. Rest in Peace Mr. Mario Guarriello.

### **Meeting Minutes:**

November 12, 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.

Bid Opening – Rich Wenner opened the bids

Parcel 1 Block 25 Lot 85 – 2-year Lease      2 bids received

1. Mitchell Jones	\$1,480.00 annual
2. SueEd Farm (Alex Ferrie)	\$3,000.00 annual

Parcel 2 Block 25 Lot 86 – 5-year lease      4 bids received

1. SueEd Farms (Alex Ferrie)	\$4,000 annual
2. Mitchel Jones	\$2,220 annual
3. M.N.M Holdings	\$1,500 per acre
4. REC Processors NJ LLC	3% increase yearly \$121,500 written \$125,000 numeric 3% increase \$25,000 per year after first crop

Mr. Wenner concluded the bid opening. The Township committee and Rich Wenner will look over the bids and will have the answer at our next meeting on December 17, 2025.

**Presentation:**

- No presentation

**Public Comment on Agenda items:** -

- No Public Comment

**Ordinances: 1<sup>st</sup> Reading:**

- No 1st Reading

**Ordinances: 2<sup>nd</sup> 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, Loy 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.

### **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 December 3, 2025.

Mayor Norton opened public comment.

Peggy Hissim – EMS Chief

- Thank you

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

Mayor Norton said we are happy to give this to you and the squad.

### **Resolution:**

### **RESOLUTION # 2025-122 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 \$890.54 for taxes or other municipal liens assessed for the year 2024 in the name of RIVERA, KAYLA M as supposed owners, and in said assessment and sale were described as 77 BELVIDERE AVENUE, Block 13 Lot 2, which sale was evidenced by Certificate #25-00011, and

**WHEREAS,** the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 11/25/25 and before the right to redeem was cut off, as provided by law, PASSAIC VALLEY TITLE SERVICE INC 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 \$970.35 which is the amount necessary to redeem Tax Sale Certificate #25-00011.

**NOW THEREFORE BE IT RESOLVED,** on this 3<sup>rd</sup> day of December, 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 **\$2,070.35** (This consists of \$970.35 Certificate Amount redeemed + \$1,100.00 Premium).

**BE IT FURTHER RESOLVED**, that the Tax Collector is authorized to cancel this lien on Block 13 Lot 2 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 December 3, 2025.

Georgette Miller moved to approve Resolution 2025-122. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

**RESOLUTION # 2025-123**  
**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 \$471.00 for taxes or other municipal liens assessed for the year 2024 in the name of GREGUS, MICHAEL as supposed owners, and in said assessment and sale were described as 22 SPRUCE STREET, Block 24 Lot 21, which sale was evidenced by Certificate #25-00016, and

**WHEREAS**, the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 11/19/25 and before the right to redeem was cut off, as provided by law, MICHAEL GREGUS 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 \$542.42 which is the amount necessary to redeem Tax Sale Certificate #25-00016.

**NOW THEREFORE BE IT RESOLVED**, on this 3<sup>rd</sup> day of December, 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 **\$1,642.42** (This consists of \$542.42 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 21 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 December 3, 2025.

Georgette Miller moved to approve Resolution 2025-123. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

**RESOLUTION # 2025-124**  
**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 \$360.25 for taxes or other municipal liens assessed for the year 2024 in the name of SIMONE, FRANK & MARYBETH as supposed owners, and in said assessment and sale were described as 47 SCRANTON PARKWAY, Block 26 Lot 23, which sale was evidenced by Certificate #25-00023, and

**WHEREAS**, the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 11/6/25 and before the right to redeem was cut off, as provided by law, FRANK SIMONE 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 \$429.46 which is the amount necessary to redeem Tax Sale Certificate #25-00023.

**NOW THEREFORE BE IT RESOLVED**, on this 3<sup>rd</sup> day of December, 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 **\$1,729.46** (This consists of \$429.46 Certificate Amount redeemed + \$1,300.00 Premium).

**BE IT FURTHER RESOLVED**, that the Tax Collector is authorized to cancel this lien on Block 26 Lot 23 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 December 3, 2025.

Georgette Miller moved to approve Resolution 2025-124. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

**RESOLUTION # 2025-125**  
**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 \$1,468.70 for taxes or other municipal liens assessed for the year 2024 in the name of CALECA, JOANNA & THOMAS as supposed owners, and in said assessment and sale were described as 34 CAMBRIDGE EAST, Block 31 Lot 21 C0034, which sale was evidenced by Certificate #25-00027, and

**WHEREAS**, the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 11/19/25 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 \$1,560.07 which is the amount necessary to redeem Tax Sale Certificate #25-00027.

**NOW THEREFORE BE IT RESOLVED**, on this 3<sup>rd</sup> day of December, 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 **\$3,360.07** (This consists of \$1,560.07 Certificate Amount redeemed + \$1,800.00 Premium).

**BE IT FURTHER RESOLVED**, that the Tax Collector is authorized to cancel this lien on Block 31 Lot 21 C0034 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 December 3, 2025.

Georgette Miller moved to approve Resolution 2025-125. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

**RESOLUTION # 2025-126**  
**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 \$477.20 for taxes or other municipal liens assessed for the year 2024 in the name of DANEKE, JESSICA & DANIELLE as supposed owners, and in said assessment and sale were described as 24 SHIPPEN RIDGE, Block 33 Lot 63, which sale was evidenced by Certificate #25-00031, and

**WHEREAS**, the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 11/19/25 and before the right to redeem was cut off, as provided by law, RAM FINANCIAL GROUP LLC 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 \$548.74 which is the amount necessary to redeem Tax Sale Certificate #25-00031.

**NOW THEREFORE BE IT RESOLVED**, on this 3<sup>rd</sup> day of December, 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 **\$1,648.74** (This consists of \$548.74 Certificate Amount redeemed + \$1,100.00 Premium).

**BE IT FURTHER RESOLVED**, that the Tax Collector is authorized to cancel this lien on Block 33 Lot 63 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 December 3, 2025.

Georgette Miller moved to approve Resolution 2025-126. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

**RESOLUTION # 2025-127**  
**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 \$1,192.16 for taxes or other municipal liens assessed for the year 2024 in the name of STERNFELS, JONATHAN & DAWN as supposed owners, and in said assessment and sale were described as 5 OLDE FORGE, Block 33.02 Lot 13, which sale was evidenced by Certificate #25-00034, and

**WHEREAS**, the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 11/13/25 and before the right to redeem was cut off, as provided by law, DAWN STERNFELS 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 \$1,278.00 which is the amount necessary to redeem Tax Sale Certificate #25-00034.

**NOW THEREFORE BE IT RESOLVED**, on this 3<sup>rd</sup> day of December, 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 **\$3,078.00** (This consists of \$1,278.00 Certificate Amount redeemed + \$1,800.00 Premium).

**BE IT FURTHER RESOLVED**, that the Tax Collector is authorized to cancel this lien on Block 33.02 Lot 13 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 December 3, 2025.

Georgette Miller moved to approve Resolution 2025-127. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

**RESOLUTION # 2025-128**  
**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 \$528.00 for taxes or other municipal liens assessed for the year 2024 in the name of TAITT, ADRIAN & LEWIS, EBONY as supposed owners, and in said assessment and sale were described as 55 SHIPPEN RIDGE, Block 33.04 Lot 20, which sale was evidenced by Certificate #25-00036, and

**WHEREAS**, the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 11/25/25 and before the right to redeem was cut off, as provided by law, ADRIAN TAITT 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 \$600.56 which is the amount necessary to redeem Tax Sale Certificate #25-00036.

**NOW THEREFORE BE IT RESOLVED**, on this 3<sup>rd</sup> day of December, 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 **\$2,400.56** (This consists of \$600.56 Certificate Amount redeemed + \$1,800.00 Premium).

**BE IT FURTHER RESOLVED**, that the Tax Collector is authorized to cancel this lien on Block 33.04 Lot 20 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 December 3, 2025.

Georgette Miller moved to approve Resolution 2025-128. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

**RESOLUTION # 2025-129**  
**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 \$620.15 for taxes

or other municipal liens assessed for the year 2024 in the name of WISEBURN, RICHARD J as supposed owners, and in said assessment and sale were described as 25 AXFORD AVENUE, Block 38 Lot 9.01, which sale was evidenced by Certificate #25-00041, and

**WHEREAS**, the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 11/13/25 and before the right to redeem was cut off, as provided by law, RICHARD J WISEBURN 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 \$694.55 which is the amount necessary to redeem Tax Sale Certificate #25-00041.

**NOW THEREFORE BE IT RESOLVED**, on this 3<sup>rd</sup> day of December, 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 **\$1,794.55** (This consists of \$694.55 Certificate Amount redeemed + \$1,100.00 Premium).

**BE IT FURTHER RESOLVED**, that the Tax Collector is authorized to cancel this lien on Block 38 Lot 9.01 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 December 3, 2025.

Georgette Miller moved to approve Resolution 2025-129. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

**RESOLUTION # 2025-130**  
**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 \$715.00 for taxes or other municipal liens assessed for the year 2024 in the name of PASCHOAL, HEART ADORN/PRETA, DOMENI as supposed owners, and in said assessment and sale were described as 59 ACADEMY STREET, Block 3 Lot 24, which sale was evidenced by Certificate #25-00008, and

**WHEREAS**, the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 11/13/25 and before the right to redeem was cut off, as provided by law, HEART ADORN PASCHOAL 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 \$791.30 which is the amount necessary to redeem Tax Sale Certificate #25-00008.

**NOW THEREFORE BE IT RESOLVED**, on this 3<sup>rd</sup> day of December, 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 **\$1,891.30** (This consists of \$791.30 Certificate Amount redeemed + \$1,100.00 Premium).

**BE IT FURTHER RESOLVED**, that the Tax Collector is authorized to cancel this lien on Block 3 Lot 24 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 December 3, 2025.

Georgette Miller moved to approve Resolution 2025-130. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

**RESOLUTION # 2025-131**  
**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 RTLF-NJ II LLC, PO BOX 71054, CHICAGO, IL 60694-1054, in the amount of \$359.08 for taxes or other municipal liens assessed for the year 2024 in the name of WILLIAMS, JR, DAVID as supposed owners, and in said assessment and sale were described as 18 BUSH STREET, Block 25 Lot 38, which sale was evidenced by Certificate #25-00021, and

**WHEREAS**, the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 11/18/2025 and before the right to redeem was cut off, as provided by law, DAVID WILLIAMS did redeem said lands claimed by RTLF-NJ II LLC by paying the Collector of Taxes of said taxing district of Oxford Township the amount of \$5,607.81 which is the amount necessary to redeem Tax Sale Certificate #25-00021.

**NOW THEREFORE BE IT RESOLVED**, on this 3<sup>rd</sup> day of December, 2025 by the Township Committee of the Township of Oxford, County of Warren to authorize the Treasurer to issue a check payable to RTLF-NJ II LLC, PO BOX 71054, CHICAGO, IL 60694-1054 in the amount of **\$16,707.81** (This consists of \$5,607.81 Certificate Amount redeemed + \$11,100.00 Premium).

**BE IT FURTHER RESOLVED**, that the Tax Collector is authorized to cancel this lien on Block 25 Lot 38 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 December 3, 2025.

Georgette Miller moved to approve Resolution 2025-131. 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 – 132**

**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:

<b><u>DEPARTMENTS</u></b>	<b><u>CATEGORY</u></b>	<b><u>TO</u></b>	<b><u>FROM</u></b>
Municipal Clerk	Salaries & Wages	\$2,800	
Finance	Other Expense	\$1,300	
Tax Collector	Other Expenses	\$2,000	
Street Light	Other Expenses	\$1,810	
Natural Gas	Other Expenses	\$800	
Employee Health Insurance	Other Expenses		\$8,710
<b><u>TOTALS</u></b>		<b><u>\$8,710</u></b>	<b><u>\$8,710</u></b>

**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 December 3, 2025

Georgette Miller moved to approve Resolution 2025-132. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

**New Business:**

Oxford FD – Red and Blue light application approvals

Georgette Miller moved to approve Red and Blue Light Application Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

## Mayor Norton

- We received our Bear Cans last week and they are at the DPW Building. This is a program through the State of New Jersey. With this program the resident will have to be apart of the survey process. This will be on a first come first serve. We will get a notice out on Facebook and our website to sign up for the program.
- Community Hope program for veterans and they reach out to me about properties to build homes. We will have our engineer, planner and our assessor to find properties within their guild lines. Let's revisit this at our next meeting.

## Old Business:

### OYA Request

- Mayor Norton stated once again that they are looking for us to take care of lining of the fields for spring and fall games. Georgette Miller asked are they doing work bonds for the parents? And have the DPW as back up. Mayor Norton to reach out to the president for more information.

## Township Committee Reports and Correspondence:

### Linda Koufodontes

- Attended the last BOE meeting school going well. They received a letter of resignation and now looking for a replacement. Next meeting December 11, 2025

### Georgette Miller

- Christmas tree lighting went well. All the lights are up and look great.
- Jr Streaks is looking for a donation. Will give lake passes.

### Mayor Norton

- We had our first snow all went well with the DPW. There was a minor issue with the new truck that will have to go back to the dealership

## Township Administrator:

### Matt Hall

- At the League I met with a representative from clean committees to get ideas on the program and go over our funds to better utilize them
- Goose Permit – was submitted and approved. We are all set until next year.

## Township Engineer Report:

### Bob Monaco

- Donna spoke to JCPL about putting the lines underground on Wall St. per JCPL it costs 1 million dollars per mile. We are waiting on cost since ours is much smaller with our grant.

## **Township Planner's Report**

Tim O'Brien

- Working on the redevelopment plan for the DPW Track should be ready in the next 2 weeks.

## **Township Attorney's Report:**

Rich Wenner

- No Report

## **Washington Police Department:**

Lt. Pappalardo

- 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:**

Kyle Millheiser, Oxford NJ

- After the first snow I have concerns about the maintenance of my section of road on Bush Street and who takes care of the section of road where the Arc building is at the end of this road. The mayor asked Mr. Millheiser to reach out to him to set up an appointment to take look at the issue.

## **Meeting Recap:**

- Rich – Bids

## **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: 12/03/2025 For bills from 11/14/2025 to 12/02/2025

Vendor	Description	Payment	Check Total
<b>CURRENT FUND</b>			
438 - ADVANCE AUTO PARTS	PO 17284 Blanket - Advanced Auto	140.89	140.89
374 - ARAE NETWORK SOLUTIONS, LLC	PO 17485 Windows Upgrade	900.00	900.00
1164 - Bay One Truck & Equipment Repair, Inc	PO 17420 Blanket - Bay One	2,250.76	2,250.76
1188 - Brightspeed	PO 17250 Blanket - Brightspeed - Oxford Twp	156.64	156.64
1213 - BRT Technologies, LLC	PO 17384 Blanket - BRT - Software	891.00	891.00
21 - C&M AUTO PARTS	PO 17293 Blanket - Napa Auto	859.27	859.27
1043 - CENTRAL JERSEY EQUIPMENT	PO 17518 Blade, Screws & Nuts	113.00	113.00
1159 - Changshen Lu	PO 17525 TSC # 25-00011 Bl 13 L 2	2,070.35	
	PO 17527 TSC #25-00016 BL 24 L 21.01	1,642.42	
	PO 17528 TSC # 25-00023 BL 26 L 23	1,729.46	
	PO 17529 TSC # 25-00027 Bl 32 L 21	3,360.07	
	PO 17530 TSC # 25-00031 Bl 33 L 63	1,648.74	
	PO 17531 TSC #25-00034 Bl 33.02 L 13	3,078.00	13,529.04
1159 - Changshen Lu	PO 17533 TSC # 25-00036 BL 33.04 L 20	2,400.56	
	PO 17534 TSC # 25-00041 Bl 38 L 9.01	1,794.55	
	PO 17535 TSC # 25-00008 Bl 3 L 24	1,891.30	6,086.41
897 - COMCAST	PO 17307 Blanket - 11 Green St	149.18	149.18
130 - COUNTY OF WARREN-TREASURER'S OFFICE	PO 17519 Added Assessments 2024 & 2025	6,356.03	6,356.03
529 - ELIZABETHTOWN GAS	PO 17286 Blanket - 153 Mt. Pisgah	611.50	611.50
529 - ELIZABETHTOWN GAS	PO 17287 Blanket - ELiz Gas - 11 Green St	261.73	261.73
529 - ELIZABETHTOWN GAS	PO 17288 Blanket - Eliz Gas - Vista Rossi	45.50	45.50
75 - FRANK RYMON & SONS	PO 17344 Blanket - Frank Rymon	459.95	459.95
183 - GENERAL CODE PUBLISHERS	PO 17316 Blanket - General Code	573.00	573.00
1107 - Georgette Miller	PO 17536 Items for Christmas Tree Lighting 11/29/	155.41	155.41
39 - GOOD IMPRESSIONS	PO 17521 Business card reprint	36.00	36.00
42 - GREAT BLUE INC.	PO 17522 May 2025 Aquatic Herbicide application	1,800.00	1,800.00
656 - HOME DEPOT CREDIT SERVICES	PO 17254 Blanket - Home Depot	596.75	596.75
51 - JCP&L	PO 17256 Blanket - JCP&L Master Bill	4,226.07	4,226.07
51 - JCP&L	PO 17289 Blanket - JCPL Rt 31 & Wall	1.82	1.82
51 - JCP&L	PO 17346 Blanket - 12 Renners	6.05	6.05
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
113 - KATHRYN BECKER	PO 17258 Blanket - Kathryn Becker	185.00	185.00
715 - KEVIN MURRAY	PO 17539 2025 Professional Service	1,237.98	1,237.98
908 - LAVERY SELVAGGI & COHEN PC	PO 17291 Blanket - Lavery, Selvaggi & Cohen, PC	1,371.51	1,371.51
949 - NJ ADVANCE MEDIA, LLC	PO 17264 Blanket - NJ Advance Media Clerk	1,039.53	1,039.53
62 - NJ AMERICAN WATER COMPANY	PO 17294 Blanket - NJ American Water	3,168.99	3,168.99
140 - NJ STATE HEALTH BENEFITS	PO 17517 November Health Benefits	14,519.91	14,519.91
175 - Oxford Twp. Payroll Account	PO 17515 11-21-25 payroll	20,634.34	20,634.34
175 - Oxford Twp. Payroll Account	PO 17526 12-5-25 payroll	25,833.19	25,833.19
943 - PHOENIX ADVISORS, LLC	PO 17537 Continuing Disclosure 12/31/25	1,600.00	1,600.00
1253 - Primepoint LLC	PO 17302 Blanket - Primepoint	200.00	200.00
1275 - Primo Brands	PO 17309 Blanket - Ready ReFresh	185.23	185.23
1111 - Prudential DCRP	PO 17516 11-21-25 payroll dcrp	111.80	
	PO 17532 12/05/25 payroll	133.03	244.83
1263 - Quigley and Son Pest Solutions, LLC	PO 17265 Blanket - Quigley and Son	125.00	125.00
165 - QUILL CORPORATION	PO 17495 Blanket - Quill	534.86	534.86
1103 - Rocky's Hardware Inc	PO 17278 Blanket - Rocky's	539.56	539.56
1267 - RTLF-NJ II LLC	PO 17538 TSC# 25-00021 BL 25 L 38	16,707.81	16,707.81
332 - SMITH TRACTOR & EQUIPMENT INC	PO 17396 Blanket - Smith Tractor	1,192.43	1,192.43
695 - TOWNSHIP OF MANSFIELD	PO 17321 Blanket - Mansfield Shared Service Court	12,469.25	12,469.25
705 - TOWNSHIP OF WASHINGTON	PO 17273 Blanket - Wash, Twp Police Contract	175,791.26	175,791.26
554 - TRACTOR SUPPLY CREDIT PLAN	PO 17271 Blanket - Tractor Supply	766.10	766.10
1209 - Universal Technical Resource Services, I	PO 17274 Blanket - Universal Tech.	1,871.25	1,871.25
92 - VERIZON	PO 17276 Blanket - Verizon	94.43	94.43
<b>SEWER OPERATING</b>			
1188 - Brightspeed	PO 17249 Blanket - Brightspeed - Pump Station	41.58	41.58
1012 - MICHAEL BRADY	PO 17260 Blanket - Michael Brady	200.00	200.00
175 - Oxford Twp. Payroll Account	PO 17515 11-21-25 payroll	495.19	495.19
175 - Oxford Twp. Payroll Account	PO 17526 12-5-25 payroll	495.19	495.19
<b>DEVELOPERS ESCROW</b>			
908 - LAVERY SELVAGGI & COHEN PC	PO 17369 Blanket - Lavery Escrow	2,475.00	2,475.00
1209 - Universal Technical Resource Services, I	PO 17363 UTRS - Escrows	343.75	343.75
TOTAL			324,922.24

**List of Bills - (All Funds)**  
 Meeting Date: 12/03/2025 For bills from 11/14/2025 to 12/02/2025

Vendor	Description	Payment	Check Total		
<b>Summary By Account</b>					
ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR		
		NON-BUDGETARY	CREDIT		
01-101-01-000-001	Cash - Treasurer		0.00		
01-201-20-100-100	Governing Body - Salaries and Wages	4,385.25	317,833.55		
01-201-20-100-200	Administrative & Executive - Other Expen	2,239.44			
01-201-20-110-200	Computerization	900.00			
01-201-20-120-100	Municipal Clerk - Salaries and Wages	4,555.78			
01-201-20-130-100	Finance - Salaries and Wages	2,872.12			
01-201-20-130-200	Finance - Other Expenses	1,800.00			
01-201-20-145-100	Tax Collector - Salaries and Wages	2,705.33			
01-201-20-150-100	Tax Assessment - Salaries and Wages	1,550.78			
01-201-20-150-200	Tax Assessment - Other Expenses	891.00			
01-201-20-155-200	Legal - Other Expenses	1,371.51			
01-201-20-165-200	Engineering Services - Other Expenses	1,871.25			
01-201-21-180-100	Planning Board - Salaries and Wages	1,177.16			
01-201-21-185-100	Zoning Costs - Salaries and Wages	643.75			
01-201-23-230-200	Employee Group Health Insurance	14,889.91			
01-201-23-472-200	Social Security System (OASI)	3,224.49			
01-201-23-474-200	Unemployment Compensation	22.75			
01-201-25-240-100	Police - Salaries and Wages	414.70			
01-201-25-240-200	Police - Other Expenses	175,791.26			
01-201-25-265-273	Fire Hydrants	3,168.99			
01-201-26-290-100	Buildings and Grounds - Salaries and Wag	352.98			
01-201-26-290-200	Buildings and Grounds - Other Expenses	2,911.43			
01-201-26-292-100	Streets and Roads - Salaries and Wages	24,562.44			
01-201-26-292-200	Streets and Roads - Other Expenses	185.23			
01-201-26-315-200	Vehicle Maintenance - Other Expenses	4,556.35			
01-201-31-430-200	Electricity	4,233.94			
01-201-31-440-200	Telephone	243.61			
01-201-31-446-200	Natural Gas/Propane	918.73			
01-201-36-472-200	DCRP	244.83			
01-201-43-490-200	Municipal Court - Other Expenses	12,469.25			
01-299-55-000-067	County Taxes Payable		6,356.03		
01-300-55-000-079	Reserve for Third Party Liens		13,023.26		
01-300-55-000-081	Reserve for Tax Sale Premiums		23,300.00		
<b>TOTALS FOR</b>	<b>CURRENT FUND</b>	<b>275,154.26</b>	<b>0.00</b>	<b>42,679.29</b>	<b>317,833.55</b>
02-161-05-000-001	Interfund - Current		0.00		1,237.98
02-213-40-000-007	RECYCLING TONNAGE GRANT			1,237.98	
<b>TOTALS FOR</b>	<b>GRANT FUND</b>	<b>0.00</b>	<b>0.00</b>	<b>1,237.98</b>	<b>1,237.98</b>
07-101-01-000-001	Cash - Treasurer		0.00		1,231.96
07-201-20-100-200	Other Expenses - Miscellaneous	241.58			
07-201-26-220-100	Salaries and Wages	990.38			
<b>TOTALS FOR</b>	<b>SEWER OPERATING</b>	<b>1,231.96</b>	<b>0.00</b>	<b>0.00</b>	<b>1,231.96</b>
21-161-05-000-001	INTERFUND - CURRENT		0.00		1,800.00
21-286-56-850-800	RESERVE FOR LAKE EXPENSES			1,800.00	
<b>TOTALS FOR</b>	<b>OXFORD LAKE TRUST</b>	<b>0.00</b>	<b>0.00</b>	<b>1,800.00</b>	<b>1,800.00</b>
22-101-01-000-001	CASH - DEVELOPER'S ESCROW ACCOUNT		0.00		2,818.75
22-225-55-050-000	ELIZABETHTOWN GAS (AGL)			343.75	
22-225-55-088-000	SHRI Properties			2,227.50	
22-225-55-096-000	Asset Enhancement Project			247.50	
<b>TOTALS FOR</b>	<b>DEVELOPERS ESCROW</b>	<b>0.00</b>	<b>0.00</b>	<b>2,818.75</b>	<b>2,818.75</b>

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
Total to be paid from Fund 01 CURRENT FUND		317,833.55			
Total to be paid from Fund 02 GRANT FUND		1,237.98			
Total to be paid from Fund 07 SEWER OPERATING		1,231.96			
Total to be paid from Fund 21 OXFORD LAKE TRUST		1,800.00			
Total to be paid from Fund 22 DEVELOPERS ESCROW		2,818.75			
		=====			
		324,922.24			