

**OXFORD TOWNSHIP MEETING
FEBRUARY 4, 2026**

The meeting of the Township Committee of Oxford Township was held on February 4, 2026, 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 Daily Record 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, Mr. Wenner, Township Attorney, Matt Hall, Township Administrator, Tim O'Brian, Township Planner, Lee Geller, Municipal Clerk

Mayor Norton opened the meeting at 6:31 PM.

Mayor Norton state the we have implemented the Owl Program after the last elections a few comments were made about the Township meetings be streamed.

Meeting Minutes:

January 21, 2026 –Meeting Minutes

Georgette Miller moved to approve January 21, 2026, Meeting Minutes. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

January 21, 2026 – Executive Session Minutes

Georgette Miller moved to approve January 21, 2026, Meeting 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:

- No 1st Read Ordinances

Ordinances: 2nd Reading:

- No 2nd Read Ordinances

Resolution:

Resolution 2026-33

**INTERLOCAL SERVICES AGREEMENT FOR SEWER CLEANING AND TV
INSPECTION SERVICES BETWEEN THE TOWNSHIP
OF OXFORD AND THE HACKETTSTOWN MUNICIPAL UTILITIES AUTHORITY.**

THIS AGREEMENT made this Feb. 4th, 2026 by and between:

THE TOWNSHIP OF OXFORD, having offices at the Oxford Township Municipal Building, 11 Green Street, Oxford, New Jersey 07863, hereinafter referred to as "Oxford",
And

THE HACKETTSTOWN MUNICIPAL UTILITIES AUTHORITY, having offices at 424 Hurley Dr., Hackettstown, NJ 07840, hereinafter referred to as "HMUA."
Oxford and HMUA are referred to collectively herein as the "Parties."

WITNESSETH:

WHEREAS, Oxford is a municipal corporation organized under the laws of the State of New Jersey; and

WHEREAS, HMUA is a municipal utilities authority organized under the laws of the State of New Jersey; and

WHEREAS, HMUA currently employs personnel with the skill and expertise, and has the requisite equipment and materials, to perform sewer cleaning and TV inspection of sewer pipes, and Oxford has a need for such services; and

WHEREAS, the Parties are "local units" permitted to enter into shared services agreements pursuant to the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1, *et seq.*

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, Oxford and HMUA hereby agree as follows:

1. HMUA shall be responsible for providing Sewer Cleaning and TV Inspection Services (the "Services") at the rates and as specified at Schedule A, attached hereto. The Services shall be provided as needed, and as requested in writing by Oxford. The Services shall be provided within one (1) week of the written request made by Oxford. All work is to be scheduled for performance during HMUA regular hours Monday through Friday, when requested equipment and personnel are not needed by the HMUA.
2. The parties acknowledge that the persons performing the Services shall not be employees of Oxford, but rather shall be employees of HMUA.
3. Oxford and HMUA shall indemnify and hold each other harmless and defend each other, their elected officials, employees, officers and agents, from and against all liability, claims, suits, losses, damages, costs and demands, on account of bodily injury, including death or property damage, arising out of or connected with the performance of the services under this Agreement.
4. Payment for services rendered hereunder shall be made within thirty (30) days of the date on which HMUA presents Oxford with an itemized invoice for same.
5. This Agreement shall be effective as of January 13, 2026 and remain in effect until December 31, 2026.
6. The following provisions shall apply to this Agreement:
 - A. Construction of this Agreement: The parties acknowledge that this Agreement was prepared under New Jersey law and shall therefore be interpreted under the laws of New Jersey.

B. Dispute Resolution:

(1) The Parties shall endeavor to settle all disputes by mediation. Either party may initiate the mediation process by making a written demand for mediation upon the other party and by providing the names of three acceptable mediators. Within twenty (20) days of the date of demand for mediation, the other party must either accept one of the mediators recommended or submit its own list of three (3) mediators. If no mediator is mutually agreed upon within thirty (30) days of the initial request for mediation, then the party initiating the mediation request shall make application to the Vicinage Assignment Judge for the appointment of the mediator. Each party shall be equally responsible for the mediator's fees. Any mediation shall be completed within sixty (60) days of the date of appointment of the mediator, unless the parties mutually agree to extend the time. Nothing herein shall be construed to prevent the Parties from mutually agreeing any other alternative dispute resolution procedure in lieu of or in addition to mediation.

(2) In the event that the dispute cannot be resolved by mediation, any litigation arising hereunder shall be commenced in the Superior Court of New Jersey, Warren County.

C. Amendments: This Agreement may not be amended, altered or modified in any manner except in writing signed by the parties hereto.

D. Headings: This section and any other headings contained in this Agreement are for reference only and shall not affect the meaning and interpretation of this contract.

- E. Invalid Clause: The validity of any clause contained herein shall not render any other provision invalid, and the balance of this Agreement shall be binding upon all parties herein.
- F. Entire Agreement: This Agreement shall consist of the entire Agreement of the parties and it is acknowledged that there are no side or oral Agreements relating to this undertaking set forth herein.
- G. Assignability: This Agreement and all rights, duties and obligations contained herein may not be assigned without prior written permission.
- H. Funding: In accordance with the provisions of N.J.S.A. 40A:11-15, this Agreement is subject to the availability and appropriation of sufficient funds in the year in which it is in effect.
- I. Waiver: It is understood and agreed by the parties that a failure or delay in the enforcement of any of the provisions of this Agreement by either of the parties shall not be construed as a waiver of those provisions.
- J. Termination for Convenience: It is understood and agreed by the parties that either party may terminate this contract at any time for any reason by giving at least thirty (30) days notice in writing to the other party. If the contract is terminated by either party herein, the HMUA will be paid for any and all work completed as of the date of termination.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have caused these presents to be signed by their corporate officers and their proper corporate seals to be affixed hereto the day and year as indicated in the acknowledgment attached hereto and made a part hereof.

ATTEST:

TOWNSHIP OF OXFORD

Municipal Clerk

Gerald Norton, Mayor

ATTEST:

HACKETTSTOWN MUNICIPAL
UTILITIES AUTHORITY

Nancy Lasch, Office Manager

Kathleen Corcoran, Executive Director

Georgette Miller moved to approve Resolution 2026-33. 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 2026-34**

**SUPPORTING THE ESTABLISHMENT AND OPERATION OF A FACILITY FOR
CLASS 1 CANNABIS CULTIVATOR AND CLASS 2 CANNABIS MANUFACTURER
OPERATIONS ON PREMISES OCCUPIED BY BEEFY GREENS, LLC. LOCATED AT
BLOCK 24 LOT 20 IN THE TOWNSHIP OF OXFORD**

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

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

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

WHEREAS, Ordinance 2021-10 permits the operation of Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer licensees within the Township of Oxford; and

WHEREAS, Ordinance 2021-10 does not limit the number of Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer licensees within the Township of Oxford; and

WHEREAS, certain property exists within the Township of Oxford that is suitable to be developed with facilities for the construction and operation of a Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer facility, as well as any other related or ancillary use (to the extent permitted by state law); and

WHEREAS, the Mayor and Committee of the Township of Oxford hereby join the CREAMM Act’s initiative, and support and endorse Beefy Greens, LLC’s application for state licensure by the State of New Jersey Cannabis Regulatory Commission (“CRC”) to operate a facility for Class 1 Cannabis Cultivator and Class 2 Manufacturer operations on premises located at Block 24 Lot 20 within the Township of Oxford.

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

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

2. As such, the Township of Oxford hereby supports the initiative taken by Beefy Greens, LLC. to operate a facility for Class 1 Cannabis Cultivator and Class 2 Cannabis

Manufacturer operations (to the extent permitted by state law) within the Township of Oxford’s boundaries, particularly at Block 24, Lot 20 subject to, and in accordance with, all applicable ordinances.

3. The Township of Oxford has authorized the operation of Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer licensees within the Township, and the Township of Oxford does not limit the number of licensed cannabis businesses that may operate within the Township—and therefore, the issuance of a Class 1 license and/or Class 2 license to Beefy Greens, LLC. will not exceed any limit imposed by the Township of Oxford on the number of licensed cannabis businesses

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 reorganization meeting held on February 4, 2026.

Georgette Miller moved to approve Resolution 2026-34. 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 2026-35**

**SUPPORTING THE ESTABLISHMENT AND OPERATION OF A FACILITY FOR
CLASS 1 CANNABIS CULTIVATOR AND CLASS 2 CANNABIS MANUFACTURER
OPERATIONS ON PREMISES OCCUPIED BY DEO’S GARDEN, LLC. LOCATED AT
BLOCK 24 LOT 20 IN THE TOWNSHIP OF OXFORD**

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

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

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

WHEREAS, Ordinance 2021-10 permits the operation of Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer licensees within the Township of Oxford; and

WHEREAS, Ordinance 2021-10 does not limit the number of Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer licensees within the Township of Oxford; and

WHEREAS, certain property exists within the Township of Oxford that is suitable to be developed with facilities for the construction and operation of a Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer facility, as well as any other related or ancillary use (to the extent permitted by state law); and

WHEREAS, the Mayor and Committee of the Township of Oxford hereby join the CREAMM Act's initiative, and support and endorse Deo's Garden, LLC's application for state licensure by the State of New Jersey Cannabis Regulatory Commission ("CRC") to operate a facility for Class 1 Cannabis Cultivator and Class 2 Manufacturer operations on premises located at Block 24 Lot 20 within the Township of Oxford.

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

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

5. As such, the Township of Oxford hereby supports the initiative taken by Deo's Garden, LLC. to operate a facility for Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer operations (to the extent permitted by state law) within the Township of Oxford's boundaries, particularly at Block 24, Lot 20 subject to, and in accordance with, all applicable ordinances.

6. The Township of Oxford has authorized the operation of Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer licensees within the Township, and the Township of Oxford does not limit the number of licensed cannabis businesses that may operate within the Township—and therefore, the issuance of a Class 1 license and/or Class 2 license to Deo's Garden, LLC. will not exceed any limit imposed by the Township of Oxford on the number of licensed cannabis businesses

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 reorganization meeting held on February 4, 2026.

Georgette Miller moved to approve Resolution 2026-35. 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 2026-36**

**SUPPORTING THE ESTABLISHMENT AND OPERATION OF A FACILITY FOR
CLASS 1 CANNABIS CULTIVATOR AND CLASS 2 CANNABIS MANUFACTURER
OPERATIONS ON PREMISES OCCUPIED BY LUCKEY BUDS, LLC. LOCATED AT
BLOCK 34 LOT 2 IN THE TOWNSHIP OF OXFORD**

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

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

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

WHEREAS, Ordinance 2021-10 permits the operation of Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer licensees within the Township of Oxford; and

WHEREAS, Ordinance 2021-10 does not limit the number of Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer licensees within the Township of Oxford; and

WHEREAS, certain property exists within the Township of Oxford that is suitable to be developed with facilities for the construction and operation of a Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer facility, as well as any other related or ancillary use (to the extent permitted by state law); and

WHEREAS, the Mayor and Committee of the Township of Oxford hereby join the CREAMM Act’s initiative, and support and endorse Luckey Buds, LLC’s application for state licensure by the State of New Jersey Cannabis Regulatory Commission (“CRC”) to operate a facility for Class 1 Cannabis Cultivator and Class 2 Manufacturer operations on premises located at Block 34 Lot 2 within the Township of Oxford.

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

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

8. As such, the Township of Oxford hereby supports the initiative taken by Luckey Buds, LLC. to operate a facility for Class 1 Cannabis Cultivator and Class 2 Cannabis

Manufacturer operations (to the extent permitted by state law) within the Township of Oxford's boundaries, particularly at Block 34, Lot 2 subject to, and in accordance with, all applicable ordinances.

9. The Township of Oxford has authorized the operation of Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer licensees within the Township, and the Township of Oxford does not limit the number of licensed cannabis businesses that may operate within the Township—and therefore, the issuance of a Class 1 license and/or Class 2 license to Luckey Buds, LLC. will not exceed any limit imposed by the Township of Oxford on the number of licensed cannabis businesses

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 reorganization meeting held on February 4, 2026.

Georgette Miller moved to approve Resolution 2026-36. 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 2026-37

SUPPORTING THE ESTABLISHMENT AND OPERATION OF A FACILITY FOR CLASS 1 CANNABIS CULTIVATOR AND CLASS 2 CANNABIS MANUFACTURER OPERATIONS ON PREMISES OCCUPIED BY GASSIUS, LLC. LOCATED AT BLOCK 34 LOT 2 IN THE TOWNSHIP OF OXFORD

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

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

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

WHEREAS, Ordinance 2021-10 permits the operation of Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer licensees within the Township of Oxford; and

WHEREAS, Ordinance 2021-10 does not limit the number of Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer licensees within the Township of Oxford; and

WHEREAS, certain property exists within the Township of Oxford that is suitable to be developed with facilities for the construction and operation of a Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer facility, as well as any other related or ancillary use (to the extent permitted by state law); and

WHEREAS, the Mayor and Committee of the Township of Oxford hereby join the CREAMM Act's initiative, and support and endorse Gassius, LLC's application for state licensure by the State of New Jersey Cannabis Regulatory Commission ("CRC") to operate a facility for Class 1 Cannabis Cultivator and Class 2 Manufacturer operations on premises located at Block 34 Lot 2 within the Township of Oxford.

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

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

11. As such, the Township of Oxford hereby supports the initiative taken by Gassius, LLC. to operate a facility for Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer operations (to the extent permitted by state law) within the Township of Oxford's boundaries, particularly at Block 34, Lot 2 subject to, and in accordance with, all applicable ordinances.

12. The Township of Oxford has authorized the operation of Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer licensees within the Township, and the Township of Oxford does not limit the number of licensed cannabis businesses that may operate within the Township—and therefore, the issuance of a Class 1 license and/or Class 2 license to Gassius, LLC. will not exceed any limit imposed by the Township of Oxford on the number of licensed cannabis businesses

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 reorganization meeting held on February 4, 2026.

Georgette Miller moved to approve Resolution 2026-37. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

RESOLUTION 2026-38

RESOLUTION AUTHORIZING LEASE OF KYOCERA COPIER UNDER NJ STATE CONTRACT # R 241203

WHEREAS, the Township of Oxford has a need to contract the services of a leased copier; and

WHEREAS, a suitable lease has been identified with a copy of the aforesaid lease made a part hereof an attached hereto;

NOW THEREFORE, BE IT RESOLVED that the Township of Oxford authorizes the Mayor to enter into a contract with ADS American;; and

BE IT FURTHER RESOLVED that the contract be filed with a copy of this resolution.

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 reorganization meeting held on February 4, 2026.

Georgette Miller moved to approve Resolution 2026-38. 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

- MMY Paddle Boarding – this is the paddle board company Meredith has been working with. They will work Friday through Sunday at the lake during this season. Company has a question about workman comp.

Mayor Norton

- 321 Rt 31 – Received an email requesting some relief with his garbage account. The committee discussed and they will waive the interest of \$1.25 for 2025 and waive 1st quarter 2026 billing only.

Georgette Miller moved to approve the request for 321 Rt 31. Seconded by Georgette Miller and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

Old Business:

Veteran’s request

- We will carry over to our next meeting.

Township Committee Reports and Correspondence:

Mayor Norton

- We received correspondence from Suplee and Clooney lets us know they will be starting our audit soon.
- This past snowstorm we made every effort to have cars off the streets. There were few tickets issued and possible towing of cars. Thank you to the residents that did clear the roads
- DPW made it through the storm with a few issues that they were able to repair.

Linda Koufodontes

- BOE meeting on January 22, 2026, I was not at the meeting, but the school is looking into paving a few areas on the school property. Next meeting is February 19, 2026

Georgette Miller

- The Lake received a request from Knowlton Fire Company and PTA for a donation for their tricky tray.

Georgette Miller moved to approve a donation of a season pass and 2 tickets for the inflatables. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

- Garden State lab sent there cost for the 2026 season. Will need to investigate getting another quote. Will hold until next meeting.

Township Administrator:

Matt Hall

- Executive Session matter.

Township Engineer Report:

- Report sent to committee to review – no comments

Township Planner's Report

Tim O'Brien

- Working on Redevelopment plans and projects for the township
- Working on a grant of the township

Township Attorney's Report:

Rich Wenner

- No Report

Washington Police Department:

Capt. Smith

- No Report

Motion To Pay Bills:

Georgette Miller moved to pay all bills presented and approved by the Committee. Seconded by Linda Koufodontes Ayes: 3, Nays: 0, Abstain: 0, Absent 0. Motion passed.

Public Comment:

No comment.

Meeting Recap:

No Recaps

Executive Session:

EXECUTIVE SESSION

WHEREAS, Section 8 of the Open Public Meeting Act, Chapter 231, P.L. 1975, permits the exclusion of the public from a meeting in certain circumstances, and

WHEREAS, this public body is of the opinion that such circumstances presently exist. The public shall be excluded from the discussion of any action upon the hereinafter-specific subject matter.

The general nature of the subject matter to be discussed litigation not be taken will be taken

Georgette Miller moved to enter Executive Session at 6:53 PM. Seconded by Linda Koufodontes. Ayes: 3, Nays: 0, Abstain: 0, Absent: Motion passed.

Georgette Miller moved to return to Public Session at 7:00 PM. Seconded by Linda Koufodontes
action will be taken during the Executive Session.

Rich Wenner stated that we were in executive session for approximately 10 minutes. We discussed 1 matter involving litigation. No action was taken in executive session,

Adjourn:

Georgette Miller moved to adjourn the meeting at 7:01PM. 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: 02/04/2026 For bills from 01/22/2026 to 02/04/2026

Vendor	Description	Payment	Check Total
CURRENT FUND			
897 - COMCAST	PO 17569 Comcast Mt Pisgah -	9.97	9.97
130 - COUNTY OF WARREN-TREASURER'S OFFICE	PO 17632 County Taxes	391,796.48	391,796.48
956 - DONALD J. FARINO	PO 17622 Donald Farino	200.00	200.00
75 - FRANK RYMON & SONS	PO 17630 Rymon - DPW	591.65	591.65
1301 - Gannett New York-New Jersey LocaliQ	PO 17623 Daily Record -Ad	1,195.84	1,195.84
1047 - GARDEN STATE LABORATORIES, INC	PO 17624 Garden State - Lake	2,845.00	2,845.00
656 - HOME DEPOT CREDIT SERVICES	PO 17579 Home Depot - DPW	647.29	647.29
1124 - John Kirkhum	PO 17584 Johnn Kirkhum	202.90	202.90
111 - LOUIS ACCETTURO	PO 17625 DPW Supplies	77.29	77.29
949 - NJ ADVANCE MEDIA, LLC	PO 17591 NJ Advanced Media - Ads	820.15	820.15
140 - NJ STATE HEALTH BENEFITS	PO 17621 2026 Health Benefits for Active and Reti	215,358.77	215,358.77
175 - Oxford Twp. Payroll Account	PO 17619 January 30 2026 payroll	437.66	
	PO 17619 January 30 2026 payroll	30,421.13	30,858.79
1275 - Primo Brands	PO 17626 Primo	43.97	43.97
1111 - Prudential DCRP	PO 17620 1-30-26 payroll dcrp	124.98	124.98
1263 - Quigley and Son Pest Solutions, LLC	PO 17599 Quigley & Son - Pest Control	125.00	125.00
165 - QUILL CORPORATION	PO 17598 Quill - Office Supply	216.12	216.12
1103 - Rocky's Hardware Inc	PO 17600 Rockys	96.57	96.57
1286 - ROSE WITT	PO 17628 Membership	75.00	75.00
664 - SCOTT M. WILHELM, ESQ.	PO 17627 Scott Wilhelm	200.00	200.00
968 - T.G.M. Electric Company, Inc.	PO 17635 TGM	332.00	332.00
1209 - Universal Technical Resource Services, I	PO 17631 UTRS - General	1,593.75	1,593.75
92 - VERIZON	PO 17610 Verizon	94.86	94.86
129 - ZEP SALES & SERVICE	PO 17633 Zep	124.93	124.93
SEWER OPERATING			
1012 - MICHAEL BRADY	PO 17588 Mlchael Brady - Sewer	200.00	200.00
175 - Oxford Twp. Payroll Account	PO 17619 January 30 2026 payroll	510.05	510.05
ANIMAL - TRUST			
118 - NJ DEPT OF HEALTH & SR SERV	PO 17629 NJ - Dog Lic	215.40	215.40
DEVELOPERS ESCROW			
1209 - Universal Technical Resource Services, I	PO 17608 UTRS - Escrow	33.75	33.75
910 - VOGEL, CHAIT, COLLINS, AND SCHNEIDE	PO 17634	51.00	51.00
TOTAL			648,641.51

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-101-01-000-001	Cash - Treasurer			0.00	644,348.65
01-201-20-100-100	Governing Body - Salaries and Wages	1,346.15			
01-201-20-100-200	Administrative & Executive - Other Expen	2,173.74			
01-201-20-120-100	Municipal Clerk - Salaries and Wages	2,346.22			
01-201-20-130-100	Finance - Salaries and Wages	1,479.14			
01-201-20-130-200	Finance - Other Expenses	85.99			
01-201-20-145-100	Tax Collector - Salaries and Wages	1,470.26			
01-201-20-165-200	Engineering Services - Other Expenses	1,593.75			
01-201-21-180-100	Planning Board - Salaries and Wages	606.22			
01-201-23-230-200	Employee Group Health Insurance	215,561.67			
01-201-23-472-200	Social Security System (OASI)	2,227.12			
01-201-23-474-200	Unemployment Compensation	29.13			
01-201-25-240-100	Police - Salaries and Wages	279.31			
01-201-26-290-100	Buildings and Grounds - Salaries and Wag	222.20			
01-201-26-290-200	Buildings and Grounds - Other Expenses	2,008.79			
01-201-26-292-100	Streets and Roads - Salaries and Wages	20,415.38			
01-201-26-315-200	Vehicle Maintenance - Other Expenses	77.29			
01-201-31-440-200	Telephone	104.83			
01-201-36-472-200	DCRP	124.98			
01-201-43-495-200	PUBLIC DEFENDER - OTHER EXPENSES	400.00			
01-299-55-000-067	County Taxes Payable			391,796.48	
TOTALS FOR	CURRENT FUND	252,552.17	0.00	391,796.48	644,348.65

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
07-101-01-000-001	Cash - Treasurer			0.00	710.05
07-201-20-100-200	Other Expenses - Miscellaneous	200.00			
07-201-26-220-100	Salaries and Wages	510.05			
TOTALS FOR	SEWER OPERATING	710.05	0.00	0.00	710.05
12-101-01-000-001	Cash - Treasurer			0.00	215.40
12-865-60-000-01	Due State of New Jersey			215.40	
TOTALS FOR	ANIMAL - TRUST	0.00	0.00	215.40	215.40
21-161-05-000-001	INTERFUND - CURRENT			0.00	3,282.66
21-286-56-850-800	RESERVE FOR LAKE EXPENSES			3,282.66	
TOTALS FOR	OXFORD LAKE TRUST	0.00	0.00	3,282.66	3,282.66
22-101-01-000-001	CASH - DEVELOPER'S ESCROW ACCOUNT			0.00	84.75
22-225-55-088-000	SHRI Properties			51.00	
22-225-55-094-000	SHRI			33.75	
TOTALS FOR	DEVELOPERS ESCROW	0.00	0.00	84.75	84.75

Total to be paid from Fund 01 CURRENT FUND	644,348.65
Total to be paid from Fund 07 SEWER OPERATING	710.05
Total to be paid from Fund 12 ANIMAL - TRUST	215.40
Total to be paid from Fund 21 OXFORD LAKE TRUST	3,282.66
Total to be paid from Fund 22 DEVELOPERS ESCROW	84.75
	<hr/>
	648,641.51