

OXFORD TOWNSHIP MEETING JANUARY 21, 202

The meeting of the Township Committee of Oxford Township was held on January 21, 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, Robert Monaco, Township Engineer, Lee Geller, Municipal Clerk

Mayor Norton opened the meeting at 6:30 PM.

Meeting Minutes:

January 7, 2026 – Re-Organization Meeting Minutes

Georgette Miller moved to approve January 7, 2026, Meeting Minutes. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0.

January 7, 2026 – Executive Session Minutes

Georgette Miller moved to approve January 7, 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:

ORDINANCE NO. 2026-2

ORDINANCE OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY ADOPTING THE REDEVELOPMENT PLAN FOR THE PROPERTY REFERRED TO AS THE “BLOCK 25, LOT 57 REDEVELOPMENT ZONE”, CONSISTING OF BLOCK 25, LOT 57 AS IDENTIFIED ON THE TAX MAP OF THE TOWNSHIP

WHEREAS, the Township Committee of the Township of Oxford, in the County of Warren, State of New Jersey (the “**Township**”), a public body corporate and politic of the State of New Jersey (the “**State**”), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “**Redevelopment Law**”), to determine whether certain parcels of land within the Township constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, the Township previously identified and designated the property referred to as the **BLOCK 25, LOT 57 REDEVELOPMENT ZONE**, commonly known as Block 25, Lot 57 as identified on the tax map of the Township as an “area in need of redevelopment” (the “**Redevelopment Area**”); and

WHEREAS, the Township Committee must adopt a redevelopment plan (the “**Plan**”) for the Redevelopment Area, establishing permissible development uses within the Redevelopment Area and establishing bulk, design and other standards for said uses approved within the Redevelopment Area; and

WHEREAS, Plan must be implemented via ordinance (“**Plan Ordinance**”), with a referral to the Planning Board for statutory review to be performed after introduction and first reading of the Plan Ordinance and the Planning Board must review the Plan and transmit its recommendations relating to the same to the Township Committee in accordance with the provisions of N.J.S.A. 40A:12A-7 of the Redevelopment Law; and

WHEREAS, the Township Committee previously directed the Township Planner, Timothy O’Brien, P.E., P.P. to develop the attached Plan, which the Township Committee believes will enable the successful redevelopment of the Redevelopment Area and will result in a net benefit to the Township and its residents.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF
THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY AS
FOLLOWS:**

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Code of the Township of Oxford is hereby amended as follows:

- I. Chapter 340, Zoning, Article III, Zoning Districts, subsection 340-5, Zoning Map, is hereby amended and supplemented by designating Township of Oxford Block 25, Lot 57 the “Block 25, Lot 571 Redevelopment Zone” and adding the following designation to the legend on the Zoning Map: “Block 25, Lot 57”. This amendment will replace the prior zone designation and should not be interpreted as a zone overlay. This amendment does not change any Highlands classification of the property established NJ Statutes/polices/regulations.
- II. Chapter 340, Zoning, Article III, Zoning Districts, subsection 340-5, is hereby amended and supplemented by adding the zone Township of Oxford Block 25, Lot 57 the “Block 25, Lot 57 Redevelopment Zone.”
- III. Chapter 340, Zoning is amended to add Chapter 340-18.6 (or next available section number) to Article IV “Block 25, Lot 57 Redevelopment Zone” which will include the follow chapters:
 - a. Chapter 340-18.6.A – Purpose

It is the purpose of this zone to provide for the redevelopment of the property known as Block 25, Lot 57 as a zone. This zone is classified as a redevelopment zone subject to review by the Redevelopment Authority and Land Use Board of the Township of Oxford.

- b. Chapter 340-18.6.B Permitted Uses

No lot shall be used, and no structure shall be erected, altered or occupied for any purpose except the following:

1. Any business requiring a Class 1, 2, 3 or 4 cannabis license, as defined in “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act” and codified as P.L. 2021, c.16 (NJS 24:6I-31). Class 5 and Class 6 are not permitted.

1. More than one permitted business may operate/occupy the same property.
 2. More than one permitted principal use.
 3. Agricultural activities.

- c. Chapter 340-18.6.C Accessory Uses

Permitted accessory uses shall be as follows:

1. Detached Class 1, Division 1 (C1D1) extraction booths, including but not limited to C1D1 outdoor containers.
 1. Enclosed structures may be anchored to the ground or set on foundations
 2. Height of detached facilities shall not exceed the height of the principal use.
2. Enclosed outdoor storage structures or containers, including but not limited to both electrified/air conditioned containers and those without electrical or air conditioning.
 1. The ongoing utilization of storage structures shall not be a condition for acceptance as a permitted accessory use.
 2. Storage structures may be anchored to the ground or set on foundations.
 3. Height of outdoor storage structures shall not exceed the height of the principal use.
3. All other uses customarily incidental to the permitted use. As it relates to any use permitted under 340-18.5.B(i), such accessory uses shall specifically include, but not be limited to, the following:
 1. Other accessory uses customarily incident to the uses listed in §340-18.5.B including but not limited to Facilities and services which are essential to the operation of a permitted cannabis use, security/guard buildings and security circulation, gate houses, security lighting, security fencing, vehicular access and/or any other improvements required by NJ State Regulations for Cannabis in order for the use permitted under 340-18.5.B(i) to operate in compliance with

d. NJ State Chapter 340-18.6.E Zone Standards

This zone shall include the following standards that supersede other standards listed in zoning, site plan and subdivision standards and codes of the Township. If this section does not include a specific amendment for this zone, this zone is subject to established zoning, site plan, subdivision and other Township codes.

1. EV Parking Standards

1. The Zone shall adhere to N.J.S.A 40:55D EV parking schedule.
2. The zone shall permit reductions in required parking based on the number of EV spaces provided for per N.J.S.A 40:55D 40:55.
3. Accessible EV spaces shall be provided per N.J.S.A 40:55D.

2. Parking Standards

1. Accessible spaces shall be provided per federal regulation and state regulations.
2. The minimum number of spaces to be provided shall be 1 space for each 1,600 square feet of gross floor area for the principal use only, except where the NJ Residential Site Improvement Standards permits a lower minimum number of spaces to be provided.
3. Parking spaces sizes for non-ADA spaces would be 9' x 18'
4. Parking is permitted within setback and buffers for all yards.

3. Banked/Future Parking spaces.

1. Developers may at approval of the Land Use Board construct less parking spaces than required when the developer is able to submit a parking plan that depicts how the developer would be able to provide additional parking onsite in the future if demand warrants.

4. Fencing

1. This redevelopment plan shall be exempt from fence and wall standards list under Township code 340-26 Walls and Fences that conflict with NJAC 17:30. Such that fences are required for uses regulated pursuant to NJAC 17:30, design and materials shall comply with NJAC 17:30 requirements and are exempt from design and material requirements that conflict with NJAC 17:30. Further, fence heights for uses regulated pursuant to NJAC 17:30, shall be permitted to be heights to be eight (8') in height for all yards and transparency limits shall only apply if compliance with NJAC 17:30 can be achieved. Fence height may exceed 8' if the minimum height requirements for uses regulated under NJAC 17:30 require greater heights or outside state, local or federal agencies that have jurisdiction over safety plans require taller fences. Fences are exempt from any provisions that restrict measures such as barbed wire or razor wire if such features are required uses regulated under NJAC 17:30.

5. Site Lighting Requirements

1. Uses regulated pursuant to NJAC 17:30 shall be exempt from 265-12.B(2)(a) Site Lighting that prevents compliance with standards required under NJAC 17:30. The maximum lighting level shall only exceed 265-12.B(2)(a) if NJAC 17:30 specifically requires such lighting levels/intensities, except that light levels at the property line shall be zero except for at the intersection of the property driveway and a public road, where light may exceed standards from 265-12.B(2)(a) as determined to be appropriate for safe travel.

6. Buffers

Buffers shall comply with the standards established by §340-22 Buffer Strips, Screening and Landscaping of the Code of the Township of Oxford, except as amended by the following:

1. Access roads and driveways are permitted within buffer areas.
2. Buffer restrictions shall not prevent the installation of fences, security measures, or monitoring provisions.
3. Additional buffers may be required by the redevelopment authority and/or land use board based on the proposed site configuration and uses.

7. Fire Lanes

Fire lanes shall conform to (section) of the Township code, unless an exemption is granted by the Fire Department with jurisdiction on the property. As an condition of the exemption, at least two sides of the principal structure must be accessible by fire truck.

8. Accessory Building Coverage

1. 340-27.A shall not apply to this redevelopment zone.

9. Variances for Parking

1. Variances for parking up to 10% required may be considered and granted by the Land Use Board without review of redevelopment Authority.
2. Variance for loading zones may be considered and granted by the Land Use Board without review of the Redevelopment Authority.

10. Variances

1. The Land Use Board shall be permitted to grant variances classified as "c" variance pursuant to 40:55D-70.C, but are not permitted to grant variances classified as "d" pursuant to 40:55D-70.D.

IV. Article V Bulk Schedule Chapter 340-19 Schedule of Area, lot and Bulk requirements and associated schedule attachment is amended to include the following standards for Block 25 Lot 57 Redevelopment Zone.

Requirements	Required
Minimum Lot Area (acres)	3
Minimum Lot Width (feet)	250
Minimum Front Yard Setback for Principal Use (Feet)	75
Minimum Side Yard Setback – One Side for Principal Use (Feet)	35
Minimum Side Yard Setback – Both for Principal Use (Feet)	70
Minimum Rear Yard Setback – for Principal Use (Feet)	75

Minimum Front Yard Setback for Accessory Uses (Feet)	20
Minimum Side Yard Setback for Accessory Uses (Feet)	20
Minimum Rear Yard Setback for Accessory Uses (Feet)	20
Minimum Front, Yard, and Rear Yard Setback for Access Roads and Driveways (Feet)	0
Minimum Front, Yard, and Rear Yard Setback for Fences, Security Measures, and Monitoring Provisions (Feet)	0
Maximum Height (Feet)	50
Maximum Height (Stories)	3
Maximum Lot Coverage (Percent)	35

Development Standards

This redevelopment plan shall adhere to current Township of Oxford code unless amended in this study.

Section 3. The Zoning District Map in the zoning ordinance of the Township shall be amended to depict a zone called “Block 25 Lot 57 Redevelopment Zone” with a boundary of Block 25 Lot 57 only..

Section 4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 5. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Municipal Clerk during regular business hours.

Section 6. This Ordinance shall take effect in accordance with all applicable laws.

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 January 21, 2026, 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 February 18, 2026, 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 2026-2. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

ORDINANCE NO. 2026-3

**ORDINANCE OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF
NEW JERSEY MODIFYING SITE PLAN REVIEW REQUIREMENTS .**

WHEREAS, The Township of Oxford desires to amend sections of Chapter 265 of the Township Code to exempt small-scale expansions of permitted primary and accessory uses from site plan review.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF
THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY AS
FOLLOWS:**

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Code of the Township of Oxford is hereby amended as follows:

V. Chapter 265-4 repealed as replaced in entirety as follows

265-4.A Site Plan review required; exemption

Site plan review and approval shall be required as a condition for the issuance of a permit for any development, except for the following development scenarios:

1. Individual lot applications for detached one-dwelling or two-dwelling-unit buildings and/or expansion/rehabilitation/reconstruction, regardless of whether part of a minor subdivision or not, shall be exempt from site plan approval (there is no limit on square foot expansion).
2. Reconstruction and/or rehabilitation of permitted principal uses other than detached one-dwelling or two-dwelling-unit buildings, shall be exempt subject that expansions are less than 500 square since adoption of this ordinance, shall be exempt from the site plan approval.
3. Expansion of conforming permitted principal uses less than 500 square feet since adoption of this ordinance, shall be exempt from site plan approval
4. Development and Expansion of conforming permitted accessory uses, shall be exempt from site plan approval.
5. Further, agricultural developments that are limited to expansion or change of use or conversion of land for growing agricultural crops are also exempt along with installation, reconstruction, expansion of utilities

or structures/accessory improvements to protect crops such as fencing or hoop houses, shall be exempt.

6. Change of Use from a permitted or non-conforming use to a permitted principal use, shall be exempt.

Section 3. Ordinance 2026-1 is hereby repealed in its entirety.

Section 4. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 5. A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Municipal Clerk during regular business hours.

Section 6. This Ordinance shall take effect in accordance with all applicable laws.

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 January 21, 2026, 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 February 18, 2026, 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.

Tim O'Brien stated that this Ordinance is a correction from Ordinance 2026-1. After a review from engineer we need to clean up a few items. So, this ordinance 2026-3 replaces Ordinance 2026-1.

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

Ordinances: 2nd Reading:

- No 2nd Read Ordinances

Resolution:

RESOLUTION # 2026-27
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 RTL-NJ II LLC, PO BOX 71054, CHICAGO, IL 60694-1054, in the amount of \$1,075.97 for taxes or other municipal liens assessed for the year 2024 in the name of 14 GREEN STREET, LLC as supposed owners, and in said assessment and sale were described as 14 GREEN STREET, Block 39 Lot 3, which sale was evidenced by Certificate #25-00042, and

WHEREAS, the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 1/13/2026 and before the right to redeem was cut off, as provided by law, 14 GREEN STREET, LLC did redeem said lands claimed by RTL-NJ II LLC by paying the Collector of Taxes of said taxing district of Oxford Township the amount of \$4,843.29 which is the amount necessary to redeem Tax Sale Certificate #25-00042.

NOW THEREFORE BE IT RESOLVED, on this 21st day of January, 2026 by the Township Committee of the Township of Oxford, County of Warren to authorize the Treasurer to issue a check payable to RTL-NJ II LLC, PO BOX 71054, CHICAGO, IL 60694-1054 in the amount of **\$10,143.29** (This consists of \$4,843.29 Certificate Amount redeemed + \$5,300.00 Premium).

BE IT FURTHER RESOLVED, that the Tax Collector is authorized to cancel this lien on Block 39 Lot 3 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 January 21, 2026.

Georgette Miller moved to approve Resolution 2026-27. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

RESOLUTION # 2026-28
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 PRO CAP 8 FBO FIRSTTRUST BANK, PRO CAP 8, LLC, PO BOX 774, FORT WASHINGTON, PA 19034, in the amount of \$3,240.65 for taxes or other municipal liens assessed for the year 2023-2024 in the name of ARAB, SHAKIR, KAMIL,ANAS,ADEL as supposed owners, and in said assessment and sale were described as 400 ROUTE 31, Block 31 Lot 27, which sale was evidenced by Certificate #25-00028, and

WHEREAS, the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 12/23/25 and before the right to redeem was cut off, as provided by law, ADEL FARAG FOR ARAB claiming to have an interest in said lands, did redeem said lands claimed by PRO CAP 8 FBO FIRSTTRUST BANK by paying the Collector of Taxes of said taxing district of Oxford Township the amount of \$13,721.43 which is the amount necessary to redeem Tax Sale Certificate #25-00028.

NOW THEREFORE BE IT RESOLVED, on this 21st day of January, 2026 by the Township Committee of the Township of Oxford, County of Warren to authorize the Treasurer to issue a check payable to PRO CAP 8 FBO FIRSTTRUST BANK, PRO CAP 8, LLC, PO BOX 774, FORT WASHINGTON, PA 19034 in the amount of **\$58,821.43** (This consists of \$13,721.43 Certificate Amount redeemed + \$45,100.00 Premium).

BE IT FURTHER RESOLVED, that the Tax Collector is authorized to cancel this lien on Block 31 Lot 27 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 January 21, 2026.

Georgette Miller moved to approve Resolution 2026-28. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

RESOLUTION # 2026-29
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 \$468.88 for taxes or other municipal liens assessed for the year 2023 & 2024 in the name of AMORIM, PAULO R as supposed owners, and in said assessment and sale were described as 104-106 MINE HILL ROAD, Block 1.01 Lot 50, which sale was evidenced by Certificate #25-00002, and

WHEREAS, the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 12/17/25 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 \$540.26 which is the amount necessary to redeem Tax Sale Certificate #25-00002.

NOW THEREFORE BE IT RESOLVED, on this 21st day of January, 2026 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 **\$1,640.26** (This consists of \$540.26 Certificate Amount redeemed + \$1,100.00 Premium).

BE IT FURTHER RESOLVED, that the Tax Collector is authorized to cancel this lien on Block 1.01 Lot 50 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 January 21, 2026.

Georgette Miller moved to approve Resolution 2026-29. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

RESOLUTION # 2026-30
A RESOLUTION TO REFUND OVERPAYMENT OF PROPERTY TAXES

WHEREAS, according to the Tax Collector's records, there is an overpayment of \$1,584.28 on property taxes paid on property located at 288 BELVIDERE AVENUE, also known as Block 25 Lot 56, and in the name of PAWLYSHYN, MATTHEW; and

WHEREAS, the Tax Collector has received a written request from MATTHEW PAWLISHYN that the overpayment be refunded to them.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Oxford, in the County of Warren, State of New Jersey, to hereby authorize the Tax Collector and Treasurer to refund the amount of \$1,584.28 payable to:

PAWLISHYN, MATTHEW
288 BELVIDERE AVENUE
OXFORD, NJ 07863

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 January 21, 2026.

Georgette Miller moved to approve Resolution 2026-30. 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 2026-31**

WHEREAS, various 2025 bills have been presented for payment this year, which bills represent obligations of the prior fiscal year, and were not covered at the time of transfers between the 2025 budget in the last two months of 2025; and

WHEREAS, N.J.S.A. 40A:4-59 provides that all unexpended balances carried forward after close of the fiscal year are available, until lapsed at the close of the succeeding year, to meet specific claims, commitments or contracts incurred during the preceding fiscal year, and all transfers to be made from unexpended balances to those which are expected to be insufficient during the first three months of the succeeding year:

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Township of Oxford, County of Warren, and State of New Jersey that the transfer in the amount of \$29,941.77 be made between the 2025 Budget Appropriation Reserves as follows:

Description	Category	From	To
General Government:			
Computerization	Other Expenses		\$14.15
Municipal Clerk	Salaries and Wages		\$2,767.58
Finance	Other Expenses		\$32.59
Employee Health Insurance	Other Expenses		\$2,912.96
Police	Other Expenses		\$2,706.54
Street Lighting	Other Expenses		\$1,809.24
Natural Gas	Other Expenses		\$698.71
Streets and Roads	Other Expenses	\$10,941.77	

Sewer Operating:			
Other Expenses	Miscellaneous		\$19,000.00
Salaries & Wages	Salaries and Wages	\$19,000.00	
Total:		\$29,941.77	\$29,941.77

CERTIFICATION

I, Lee Geller Acting Municipal Clerk of the Township of Oxford, County of Warren and State of New Jersey, **DO HEREBY CERTIFY** that this is a true and correct copy of a Resolution adopted by the Township Committee of the Township of Oxford, at their meeting held on January 21, 2026.

Georgette Miller moved to approve Resolution 2026-31. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

RESOLUTION 2026-32

RESOLUTION AUTHORIZING 2026 PROFESSIONAL SERVICES CONTRACT PHOENIX ADVISORS PROFESSIONAL SERVICE FOR FINANCIAL ADVISOR

WHEREAS, the Township of Oxford has a need to contract the services of a Financial Advisor as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 or 20.5 as appropriate; and

WHEREAS, the Purchasing Agent has certified that the costs of this contract may or will exceed \$17,500; and

WHEREAS, the anticipated term of this contract is one (1) year or at the discretion of the Township Committee; and

WHEREAS, for budgetary purposes, the Township of Oxford would like to have this contract reflect a not to exceed amount of the 2026 adopted budget amount and;

WHEREAS, Phoenix Advisors has completed and submitted a Business Entity Disclosure Certification which certifies that has not made any reportable contributions to a political or candidate committee in the Township of Oxford in the previous one year, and that the contract prohibit will Phoenix Advisors from making any reportable contributions through the term of the contract, and

WHEREAS, the Chief Financial Officer will certify to the Township Clerk the availability of funds on an as-needed basis at the time when the Township needs the services provided by Phoenix Advisors.

NOW THEREFORE, BE IT RESOLVED that the Township of Oxford authorizes the Mayor to enter into a contract with Phoenix Advisors as described herein; and,

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution; and

BE IT FURTHER RESOLVED that notice of this appointment will be published as required by law within ten days of the passage of this resolution; and

BE IT FURTHER RESOLVED, that copies of this resolution be forwarded to the Chief Financial Officer and Phoenix Advisors;

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 January 21, 2026.

Georgette Miller moved to approve Resolution 2026-27. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

New Business:

Copier

- Lee Geller stated that our current copier contract is up this August 2026. Lee explained the 2 bids and needed to verify if the one proposal is under a state contract company. Will discuss at our next meeting for final decision.

Old Business:

Veteran's request

- Mayor Norton did look quickly over the list and said there may be 1 or 2 lots in Oxford. We will carry over to our next meeting.

Township Committee Reports and Correspondence:

Linda Koufodontes

- BOE meeting on January 7, 2026, the meeting was 22 minutes. One of the new board members decided not to take to position. Next meeting January 22, 2026

Mayor Norton

- The DPW is getting ready for this weekend's big storm with some repairs to the vehicles.
- Cars parked on the roads and not removed will be ticket and towed.

Township Administrator:

Matt Hall

- We received our Tax Clearance so we can now close out the HDRFS Grant.
- This passed snowstorm we had a few issues – Property damage waiting on report and workman's comp injury
- Working on putting a budget meeting together.

Township Engineer Report:

Robert Monaco

- Street Opening Permit 2025-03 – decision is to keep it open until spring.
- 2026 State grant applications – the committee discussed multiple areas to apply for the grant.
- Wall St sidewalks – Had a meeting with JCPL to move the lines will need to contact comcast and bright speed

Township Planner's Report

Tim O'Brien

- Working on Redevelopment plans and getting ready for township Land Use board meeting.

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:

E. Cartagena – Oxford, TWP

- Asking about the Elizabethtown gas and any update on the permit.

Meeting Recap:

- Matt Hall – HDRFS and Budget

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 Personal action may or may not be taken
Georgette Miller moved to enter Executive Session at 7:00 PM. Seconded by Linda Koufodontes. Ayes: 3, Nays: 0, Abstain: 0, Absent: Motion passed.

Georgette Miller moved to return to Public Session at 7:13 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 2 matters regarding Elizabethtown Gas and Personnel matters with DPW. No action was taken in executive session,

Georgette Miller moved to approve authorizing action discussed in executive session regarding certain department heads in the township healthcare premium contribution rate to conditions outlined in our executive session. Seconded by Linda Koufodontes Ayes: 3, Nays: 0, Abstain: 0, Absent 0. Motion passed.

Adjourn:

Georgette Miller moved to adjourn the meeting at 7:14PM. 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: 01/21/2026 For bills from 12/23/2025 to 01/21/2026

Vendor	Description	Payment	Check Total
CURRENT FUND			
438 - ADVANCE AUTO PARTS	PO 17618 Advance Auto	952.53	952.53
374 - ARAE NETWORK SOLUTIONS, LLC	PO 17565 ARAE Network	2,085.13	2,085.13
1188 - Brightspeed	PO 17567 Brightspeed - Oxford Twp	156.64	156.64
21 - CGM AUTO PARTS	PO 17566 C & M - Napa	75.21	75.21
1159 - Changshen Lu	PO 17614 TSC 25-00002 Bl 1.01 L 50	1,640.26	1,640.26
897 - COMCAST	PO 17569 Comcast Mt Pisgah -	29.91	29.91
897 - COMCAST	PO 17570 Comcast - Green St	158.83	158.83
244 - COUNTY OF WARREN	PO 17571 salt	45,424.63	45,424.63
1138 - Department of Children and Families Divi	PO 17572 Marriage Lic Report	25.00	25.00
1131 - Edmunds GovTech	PO 17576 MSI Accounting	4,549.47	4,549.47
529 - ELIZABETHTOWN GAS	PO 17573 ELiz Gas - Vista Rossi	45.26	45.26
529 - ELIZABETHTOWN GAS	PO 17574 Eliz Gas - Mt Pisgah	999.57	999.57
529 - ELIZABETHTOWN GAS	PO 17575 Eliz Gas - Green St	352.63	352.63
39 - GOOD IMPRESSIONS	PO 17577 Business Cards Miller, Nme Plate Clerk &	223.60	223.60
724 - Griffith-Llied Trucking, LLC	PO 17578	739.95	739.95
656 - HOME DEPOT CREDIT SERVICES	PO 17579 Home Depot - DPW	184.45	184.45
301 - INSTITUTE FOR PROFESSIONAL DEVELOP	PO 17580 IPD - Training	100.00	100.00
51 - JCP&L	PO 17581 JCPL - Master Bill	4,687.84	4,687.84
51 - JCP&L	PO 17582 JCPL - Rt 31 & Wall	44.26	44.26
1155 - Jersey Mail Systems	PO 17583 Jersey Mail - Copier	168.07	168.07
1124 - John Kirkhum	PO 17584 Johnn Kirkhum	202.90	202.90
1296 - Lake Management Sciences	PO 17585 Lake Management - Lake	8,390.50	8,390.50
908 - LAVERY SELVAGGI & COHEN PC	PO 17586 Lavery - Twp Attorney	1,830.50	1,830.50
1300 - Matthew Pawlyshyn	PO 17615 Bl 25 L 56	1,584.28	1,584.28
541 - MGL PRINTING SOLUTIONS	PO 17589 MGL - Office Supplies	574.00	574.00
902 - NEW JERSEY CONFERENCE OF MAYORS	PO 17592 2026 Mayors Membership Dues	400.00	400.00
949 - NJ ADVANCE MEDIA, LLC	PO 17591 NJ Advanced Media - Ads	2,870.35	2,870.35
62 - NJ AMERICAN WATER COMPANY	PO 17590 American Water - 40 Wall St	3,168.99	3,168.99
525 - NJ STATE LEAGUE OF MUNICIPALITIES	PO 17593 NJLOM - Magizine Subscription	75.00	75.00
141 - OXFORD TOWNSHIP BOARD OF EDUCATION	PO 17595	815,122.00	815,122.00
1253 - Primepoint LLC	PO 17597 Primepoint - payroll	205.00	205.00
1206 - Pro Cap 8 FBO First Trust Bank	PO 17616 TSC #25-00028 Bl 31 L 27	58,821.43	58,821.43
233 - PUBLIC WORKS ASSOCIATION OF NJ	PO 17596 Membership 2026	75.00	75.00
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	553.18	553.18
190 - REGISTRARS' ASSOCIATION OF NJ	PO 17598 Quill - Office Supply	12.46	565.64
1103 - Rocky's Hardware Inc	PO 17594 Registrars Membership Dues 2026	25.00	25.00
1286 - ROSE WITT	PO 17600 Rockys	183.30	183.30
1267 - RTLF-NJ II LLC	PO 17601 Holiday Dinner	35.00	35.00
1022 - SINT'S LANDSCAPING	PO 17617 TSC 25-0042 Bl 39 L 3	10,143.29	10,143.29
1127 - Statewide Insurance Fund	PO 17603 Christmas Decor	2,400.00	2,400.00
905 - STEPHANIE SEIDEL-KOPESKI	PO 17604 Statewide - Insurance	21,134.75	21,134.75
554 - TRACTOR SUPPLY CREDIT PLAN	PO 17605 Gloves	17.79	17.79
1029 - UniFIRST	PO 17606 Tractor Supply	139.99	139.99
92 - VERIZON	PO 17607 UniFirst	401.29	401.29
1075 - Washington Borough	PO 17610 Verizon	96.00	96.00
264 - WEX BANK	PO 17612 Wash. Boro - ACO	2,601.00	2,601.00
	PO 17613 Wex Bank -	3,500.00	3,500.00
SEWER OPERATING			
1188 - Brightspeed	PO 17568 brightspeed - Pump Station	41.58	41.58
541 - MGL PRINTING SOLUTIONS	PO 17589 MGL - Office Supplies	574.00	574.00
1012 - MICHAEL BRADY	PO 17588 Michael Brady - Sewer	200.00	200.00
165 - QUILL CORPORATION	PO 17598 Quill - Office Supply	12.46	12.46
79 - SECOND CHANCE INC.	PO 17602 Second Chance - Recycling	1,819.66	1,819.66
176 - WCPMUA	PO 17611 PRUMA	309,367.75	309,367.75
DEVELOPERS ESCROW			
908 - LAVERY SELVAGGI & COHEN PC	PO 17587 Lavery - Escrow	120.00	120.00
1209 - Universal Technical Resource Services, I	PO 17608 UTRS - Escrow	4,626.25	4,626.25
1239 - Van Cleef Engineering Associates LLC	PO 17609 Van Cleef - Escrow	503.75	503.75
TOTAL			1,314,596.69

List of Bills - (All Funds)
 Meeting Date: 01/21/2026 For bills from 12/23/2025 to 01/21/2026

Vendor	Description	Payment	Check Total
Summary By Account			
ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR
			NON-BUDGETARY
			CREDIT
01-101-01-000-001	Cash - Treasurer		0.00
01-201-20-100-200	Administrative & Executive - Other Expen	6,144.45	988,928.28
01-201-20-130-200	Finance - Other Expenses	4,816.93	
01-201-20-145-200	Tax Collector - Other Expenses	601.42	
01-201-21-180-263	Planning Board - Legal Services	12.48	
01-201-23-210-200	General Liability Insurance	7,423.00	
01-201-23-215-200	Worker's Compensation Insurance	13,711.75	
01-201-23-230-200	Employee Group Health Insurance	202.90	
01-201-25-265-273	Fire Hydrants	3,168.99	
01-201-26-290-200	Buildings and Grounds - Other Expenses	1,156.74	
01-201-26-292-200	Streets and Roads - Other Expenses	4,881.27	
01-201-26-315-200	Vehicle Maintenance - Other Expenses	1,027.74	
01-201-27-340-200	Animal Control - Other Expenses	2,601.00	
01-201-31-440-200	Telephone	4,858.01	
01-201-31-460-200	Gasoline	3,500.00	
01-203-20-100-200	(2025) Administrative & Executive - Other Expen	2,658.60	
01-203-20-155-200	(2025) Legal - Other Expenses	1,830.50	
01-203-26-290-200	(2025) Buildings and Grounds - Other Expenses	8,200.00	
01-203-26-292-200	(2025) Streets and Roads - Other Expenses	22,000.00	
01-203-26-315-200	(2025) Vehicle Maintenance - Other Expenses	10,500.00	
01-203-31-440-200	(2025) Telephone	158.83	
01-203-31-460-200	(2025) Gasoline	2,137.41	
01-299-55-000-063	Tax Overpayments		1,584.28
01-299-55-000-065	Local School Taxes Payable		815,122.00
01-300-55-000-077	Fees Due State of New Jersey		25.00
01-300-55-000-079	Reserve for Third Party Liens		19,104.98
01-300-55-000-081	Reserve for Tax Sale Premiums		51,500.00
TOTALS FOR	CURRENT FUND	54,106.68	47,485.34
			887,336.26
			988,928.28
07-101-01-000-001	Cash - Treasurer		0.00
07-201-20-100-200	Other Expenses - Miscellaneous	828.04	312,015.45
07-201-20-100-210	Other Expenses - Sewer Treatment Costs	309,367.75	
07-203-20-100-200	(2025) Other Expenses - Miscellaneous	1,819.66	
TOTALS FOR	SEWER OPERATING	310,195.79	1,819.66
			0.00
			312,015.45
21-161-05-000-001	INTERFUND - CURRENT		0.00
21-286-56-850-800	RESERVE FOR LAKE EXPENSES		8,402.96
TOTALS FOR	OXFORD LAKE TRUST	0.00	8,402.96
			8,402.96
22-101-01-000-001	CASH - DEVELOPER'S ESCROW ACCOUNT		0.00
22-225-55-050-000	ELIZABETHTOWN GAS (AGL)		5,250.00
22-225-55-080-000	OTI B33 Lot 4.02 4.02 14		4,626.25
22-225-55-097-000	Lion's Creative/Gassius Block 25 Lot 7		120.00
TOTALS FOR	DEVELOPERS ESCROW	0.00	5,250.00
			5,250.00

Total to be paid from Fund 01 CURRENT FUND 988,928.28
 Total to be paid from Fund 07 SEWER OPERATING 312,015.45
 Total to be paid from Fund 21 OXFORD LAKE TRUST 8,402.96
 Total to be paid from Fund 22 DEVELOPERS ESCROW 5,250.00
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 1,314,596.69