

**OXFORD TOWNSHIP MEETING
MARCH 4, 2026**

The meeting of the Township Committee of Oxford Township was held on March 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, Robert Monaco, Township Engineer, Tim O’Brian, Township Planner, Lee Geller, Municipal Clerk

Meeting Minutes:

February 18, 2026 –Meeting Minutes

Georgette Miller moved to approve February 18, 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 2026-4

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

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

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

Title	Salaries	
Mayor	4,000.00- 6,500.00	per year
Deputy Mayor	3,000.00- 5,500.00	per year
Committee Person	3,000.00- 5,500.00	per year
Township Clerk	30,000.00-80,000.00	per year
Registrar	3,000.00-6,500.00	per year
Election Official	200.00-600.00	per election
Township Administrator	20,000.00-45,000.00	per year
Deputy Clerk	16.00-25.00	per hour
Deputy Clerk (Stipend)	1,500.00-2,500.00	per year
Chief Financial Officer	20,000.00-50,000.00	per year
Finance Clerk	5,000.00-11,000.00	per year
Office Clerk	16.00-25.00	per hour
Collector	20,000.00-50,000.00	per year
Collector Assistant	3,000.00-7,500.00	per year
Tax Assessor	14,000.00-30,000.00	per year
Public Workers Foreman	50,000.00-90,000.00	per year
Assistant Supervisor	16.00-35.00	per hour
Public Works Senior Laborer	16.00-40.00	per hour
Public Works Laborer	16.00-35.00	per hour
Public Works Temporary Laborer	16.00-30.00	per hour
Equipment Operators	16.00-40.00	per hour
Zoning Officer	5,000.00-11,000.00	per year
Zoning Officer Court (Stipend)	100.00	per hour
Land Use Bd. Secretary	5,000.00-25,000.00	per year
Board of Health Member	100.00-300.00	per year
Municipal Building Custodian	16.00-30.00	per hour
Emergency Management Coordinator	1,500.00-3,500.00	per year
Animal Control Officer	1,500.00-6,500.00	per year
Animal Control Deputy	30.00-65.00	per call-out
Animal Control Officer-Expenses	25.00-35.00	per month
Lake Director	16.00-40.00	per hour
Assistant Lake Director	16.00-35.00	per hour
Lifeguards	16.00-25.00	per hour
Concession Stand Operator	15-23-25.00	per hour
Lifeguard Referral Bonus (Stipend)	100.00	per referral
Security Officer	16.00-30.00	per hour
Recycling Coordinator	50.00-80.00	per month
Crossing Guard	16.00-25.00	per hour
Qualified Purchasing Agent	5,000-7,000	per year
Mileage Reimbursement	IRS Rate	per mile

Section 2. All salary ranges above shall be retroactive January 1, 2026

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

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 March 4, 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 April 1, 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 2026-4. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

**ORDINANCE 2026-5
CALENDAR YEAR 2026
MODEL ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION
LIMITS AND TO ESTABLISH A CAP BANK
(N.J.S.A. 40A: 4-45.14)**

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Township Council of the Township of Oxford in the County of Warren finds it advisable and necessary to increase its CY 2026 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Township Council hereby determines that a 1.5 % increase in the budget for said year, amounting to \$ 22,509.99 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS the Township Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Township Council of the Township of Oxford, in the County of Warren, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2026 budget year, the final appropriations of the Township of Oxford shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5 %, amounting to \$ 52,523.31, and that the CY 2026 municipal budget for the Township of Oxford be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

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 March 4, 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 April 1, 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 2026-5. 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 2026-40

RESOLUTION APPOINTING GASSIUS, LLC (“GASSIUS”) AS THE REDEVELOPER OF REDEVELOPMENT AREA BLOCK 25, LOT 57, AND AUTHORIZING THE EXECUTION OF A REDEVELOPEMENT AGREEMENT WITH GASSIUS FOR THE SALE AND REDEVELOPMENT OF BLOCK 25, LOT 57

WHEREAS, the Township Committee and Township Land Use Board have engaged in an investigation and study pursuant to the requirements of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (“Redevelopment Law”) and other Applicable Law,

as defined hereinafter, relating to the designation of certain property known Block 25, Lot 57 and (the "Property" or "Township Lot"), as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-3 and 5, specifically, and the terms and requirements of the Redevelopment Law (the "Redevelopment Area"); and

WHEREAS, the Mayor and the Committee of the Township has adopted a Redevelopment Plan for the Redevelopment Area via Ordinance 2026-02 (the "Redevelopment Plan"); and

WHEREAS, the Township Committee has been engaged in negotiations with a prospective redeveloper of the Property, which redevelopment would include the sale of the Property by the Township to the Redeveloper and the subsequent redevelopment of the Property by the Redeveloper in accordance with the Redevelopment Plan and the redevelopment agreement entered into by and between the Township and the Redeveloper; and

WHEREAS, the Township and the Redeveloper have negotiated the terms of a prospective redevelopment agreement ("Redevelopment Agreement"), which details the terms and conditions of the sale of the property to the Redeveloper and the subsequent redevelopment of the property by the Redeveloper; and

WHEREAS, Gassius, LLC ("Gassius") is a Limited Liability Company of the State of New Jersey, validly formed and authorized to do business in the State and has demonstrated the requisite ability and resources to carry out the redevelopment of the Property; and

WHEREAS, the Township desires to designate Gassius as the redeveloper of the Property and to authorize the execution of the Redevelopment Agreement in the form attached hereto.

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Oxford as follows:

1. Gassius, LLC is hereby designated, in accordance with the Redevelopment Law, as the Redeveloper of the Property.
2. The Township Committee hereby authorizes the execution of the Redevelopment Agreement in the form attached hereto and directs the Mayor and Clerk to execute and attest to same, respectively.

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 March 4, 2026.

Georgette Miller moved to approve Resolution 2026-40. 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 2026-41**

WHEREAS, the Governor’s Council on Substance Use Disorder (GCSUD) established the Municipal Alliances for the Prevention of Substance Use Disorder in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent substance use disorder in communities throughout New Jersey.

WHEREAS, The Township Council of the Township of Oxford, County of Warren, State of New Jersey recognizes that substance use disorder is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and,

WHEREAS, the Township Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent substance use disorder in our community; and,

WHEREAS, the Township Council has applied for funding to the Governor’s Council on Substance Use Disorder through the County of Warren.

NOW, THEREFORE, BE IT RESOLVED by the Township of Oxford, County of Warren of State of New Jersey hereby recognizes the following:

1. The Township Council does hereby authorize submission of a strategic plan for the Oxford Municipal Alliance grant for fiscal year 2027 in the amount of:

GCSUD GRANT	\$1,516.00
Cash Match	\$ 379.00
In-Kind	\$1,137.00

2. The Township Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

CERTIFICATION

I, Lee Geller, Municipal Clerk of the Township of Oxford, County of Warren, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Township Council on this 4th of March, 2026.

Georgette Miller moved to approve Resolution 2026-41. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

RESOLUTION # 2026-42

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 \$1,447.59 for taxes or other municipal liens assessed for the year 2024 in the name of GROGAARD, BRIAN as supposed owners, and in said assessment and sale were described as 60 BUCKLEY AVENUE, Block 9 Lot 10, which sale was evidenced by Certificate #25-00010, and

WHEREAS, the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 2/25/26 and before the right to redeem was cut off, as provided by law, CORELOGIC/COMERICA 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 \$1,538.54 which is the amount necessary to redeem Tax Sale Certificate #25-00010.

NOW THEREFORE BE IT RESOLVED, on this 4th day of March, 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 **\$3,338.54** (This consists of \$1,538.54 Certificate Amount redeemed + \$1,800.00 Premium).

BE IT FURTHER RESOLVED, that the Tax Collector is authorized to cancel this lien on Block 9 Lot 10 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 March 4, 2026.

Georgette Miller moved to approve Resolution 2026-42. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

RESOLUTION # 2026-43

A RESOLUTION FOR REDEMPTION OF TAX CERTIFICATE

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

KNOW ALL PERSONS BY THESE PRESENTS THAT, WHEREAS, lands in the taxing district of Oxford Township, County of Warren, State of New Jersey, were sold on October 15, 2025 to CHANGSHENG LU, 628 N. BUTRICK ST, WAUKEGAN, IL 60085, in the amount of \$711.87 for taxes or other municipal liens assessed for the year 2024 in the name of BRENNAN, MICHAEL as supposed owners, and in said assessment and sale were described as 1 UPPER DENMARK ROAD, Block 26 Lot 72, which sale was evidenced by Certificate #25-00024, and

WHEREAS, the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 2/25/26 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 \$788.11 which is the amount necessary to redeem Tax Sale Certificate #25-00024.

NOW THEREFORE BE IT RESOLVED, on this 4th day of March, 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 **\$1,888.11** (This consists of \$788.11 Certificate Amount redeemed + \$1,100.00 Premium).

BE IT FURTHER RESOLVED, that the Tax Collector is authorized to cancel this lien on Block 26 Lot 72 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 March 4, 2026.

Georgette Miller moved to approve Resolution 2026-43. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

RESOLUTION # 2026-44

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 \$465.12 for taxes or other municipal liens assessed for the year 2023 & 2024 in the name of FERREIRA, LUIS & ARIANE VILELA as supposed owners, and in said assessment and sale were described as 72 PEQUEST ROAD, Block 33 Lot 18.04, which sale was evidenced by Certificate #25-00030, and

WHEREAS, the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 2/25/26 and before the right to redeem was cut off, as provided by law, LUIS FERREIRA 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 \$536.42 which is the amount necessary to redeem Tax Sale Certificate #25-00030.

NOW THEREFORE BE IT RESOLVED, on this 4th day of March, 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 **\$1,636.42** (This consists of \$536.42 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 18.04 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 March 4, 2026.

Georgette Miller moved to approve Resolution 2026-44. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

RESOLUTION # 2026-45

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 \$1,250.42 for taxes or other municipal liens assessed for the year 2024 in the name of BORISOW, MICHAEL as supposed owners, and in said assessment and sale were described as 126 AXFORD AVENUE, Block 34 Lot 7, which sale was evidenced by Certificate #25-00037, and

WHEREAS, the Collector of Taxes of said taxing district of the Township of Oxford, do certify that on 2/25/26 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 \$1,337.43 which is the amount necessary to redeem Tax Sale Certificate #25-00037.

NOW THEREFORE BE IT RESOLVED, on this 4th day of March, 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 **\$3,137.43** (This consists of \$1,337.43 Certificate Amount redeemed + \$1,800.00 Premium).

BE IT FURTHER RESOLVED, that the Tax Collector is authorized to cancel this lien on Block 34 Lot 7 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 March 4, 2026.

Georgette Miller moved to approve Resolution 2026-45. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

RESOLUTION NO. 2026-46

**A RESOLUTION OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN,
STATE OF NEW JERSEY, AUTHORIZING THE HUNTING LEASE OF
CERTAIN PROPERTY OWNED BY THE TOWNSHIP AND NOT REQUIRED
FOR PUBLIC PURPOSES, PURSUANT TO N.J.S.A. 40A:12-14 ET SEQ.**

WHEREAS, the Local Lands and Buildings Law, N.J.S.A. 40A:12-14 authorizes the lease by municipalities of any real property, capital improvements or personal property or interests therein, not needed for public use to the highest bidder by open public bidding at auction or by submission of sealed bids after the required newspaper advertisements; and,

WHEREAS, the Township of Oxford is the owner of certain real property not needed for public use and the Township Committee has determined that it is in the best interest of the Township to lease the property for hunting.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY, that the properties listed on Exhibit A attached shall be offered for lease to the highest bidder by submission of sealed bids, pursuant to N.J.S.A. 40A:12-14. Opening of the sealed bid submissions will be conducted on April 15, 2026 at 10 am at the Municipal Building, 11 Green Street, Oxford, NJ 07863. All sealed bids are required to be submitted prior to the bid opening.

BE IT FURTHER RESOLVED that the subject property shall be offered for public bidding as set forth below and shall be leased pursuant to the further expressed conditions enumerated below:

1. Each bid is subject to the rejection or acceptance by the Township Committee which shall occur no later than at its second regular meeting following the bid opening. The Township Committee reserves the right to reject all bids. If no action is taken by the Township Committee by the second regular meeting, then the bid shall be deemed to be rejected. The Township also reserves the right to postpone the date of sale and to withdraw the real property from bidding all together.
2. The minimum bid for each property is listed in Exhibit A. Each bidder shall submit his bid in terms set forth in the proposed Lease.
3. Each bidder shall be required to submit an executed lease with his bid.
4. The successful bidder shall be required to submit payment in accordance with the lease.

5. The lease is made subject to all applicable laws and ordinances of the State of New Jersey and the Township of Oxford. The lease is further made subject to all deed restrictions including but not limited to any applicable Green Acres restrictions (N.J.A.C. 7:36-25.13).
6. Any descriptions of the property published by the Township are intended as a general guide only and may not be accurate. No representations of any kind are made by the Township of Oxford as to the conditions of the property or its suitability for hunting.
7. It is conclusively presumed that the bidder prior to making his bid as done the following:
 - a. Checked the exact location, including street address and lot size of the property.
 - b. Made a personal inspection of the property prior to bidding on the lease. Potential bidders should contact the Township Clerk at 908-435-3098 to schedule an inspection.
 - c. Bidder has thoroughly and completely read the proposed lease and agrees to every provision contained therein.
 - d. Bidder is familiar the Green Acres restrictions contained in N.J.A.C. 7:36-25.13 and all other deed restriction on the property.
8. Successful bidder is required to provide a certificate of insurance in the amounts detailed in Section V of the Lease.

CERTIFICATION

I, Lee Geller, Township Clerk of the Township of Oxford, County of Warren, do hereby certify the foregoing to be a true and accurate copy of a Resolution adopted by the Oxford Township Committee at a meeting of said Committee held on March 4, 2026.

Committee discussed the fees for the 2 lots up for BID at a \$5,000 minimum for each lot.

Georgette Miller moved to approve Resolution 2026-46. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

RESOLUITION 2026-47
RESOLUTION INTRODUCING THE 2026 MUNICIPAL BUDGET AND
AUTHORIZING PUBLICATION OF NOTICE THEREOF

BE IT RESOLVED that the following statement of revenues and appropriations shall constitute the Municipal Budget for year 2026;

BE IT FURTHER RESOLVED that said budget shall be published in the Express Times and that the Governing Body of the Township of Oxford does hereby approve the budget as presented to be introduced;

BE IT FURTHER RESOLVED that a public hearing on the budget will be held on Wednesday, April 1, 2026 at 6:30 p.m.

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 March 4, 2026.

2026 Municipal Budget

of the TOWNSHIP of OXFORD County of
 WARREN for the fiscal year 2026.

Revenue and Appropriations Summaries

Summary of Revenues	Anticipated	
	2026	2025
1. Surplus	400,382.00	380,000.00
2. Total Miscellaneous Revenues	1,389,671.32	1,472,358.21
3. Receipts from Delinquent Taxes	160,000.00	140,000.00
4. a) Local Tax for Municipal Purposes	1,122,566.36	1,169,678.13
b) Addition to Local School District Tax		
c) Minimum Library Tax		
Tot Amt to be Rsd by Taxes for Sup of Muni Bnd	1,122,566.36	1,169,678.13
Total General Revenues	3,072,619.68	3,162,036.34

Summary of Appropriations	2026 Budget	Final 2025 Budget
1. Operating Expenses: Salaries & Wages	608,600.00	588,300.00
Other Expenses	1,638,426.68	1,785,370.34
2. Deferred Charges & Other Appropriations	115,000.00	95,366.00
3. Capital Improvements	50,000.00	30,000.00
4. Debt Service (Include for School Purposes)	195,593.00	213,000.00
5. Reserve for Uncollected Taxes	465,000.00	450,000.00
Total General Appropriations	3,072,619.68	3,162,036.34
Total Number of Employees	4FT 12PT	4FT 12 PT

2026 Dedicated SEWER		Utility Budget	
Summary of Revenues	Anticipated		
	2026	2025	
1. Surplus	150,002.00	105,502.00	
2. Miscellaneous Revenues	1,350,000.00	1,331,500.00	
3. Deficit (General Budget)			
Total Revenues	1,500,002.00	1,437,002.00	
Summary of Appropriations		2026 Budget	Final 2025 Budget
1. Operating Expenses: Salaries & Wages	20,000.00	13,000.00	
Other Expenses	1,380,000.00	1,324,000.00	
2. Capital Improvements			
3. Debt Service			
4. Deferred Charges & Other Appropriations	2.00	2.00	
5. Surplus (General Budget)	100,000.00	100,000.00	
Total Appropriations	1,500,002.00	1,437,002.00	
Total Number of Employees			

Balance of Outstanding Debt			
	General	SEWER	
Interest	45,598.62		
Principal	1,042,117.00		
Outstanding Balance	1,087,715.62		

Mayor Norton stated that we introduced our budget with a 2-point reduction in municipal taxes.

Georgette Miller moved to approve Resolution 2026-47. 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

- Hillside Cemetery is looking for a board member. Meeting date is March 9, 2026, and asked to use the municipal building.
- March 28, 2026 Bonfire at the lake for EMS there are levels of donations for Peggy to jump into the lake and if the EMS raises \$25,000 the Township Committee will join Peggy in jumping into the lake. Will need Police presents at this event.

Mayor Norton

- 6 Renners Road – owner contacted me about the property it is vacant and under construction and asking to waive garbage fees.

RESOLUTION NO. 2026-48

RESOLUTION OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING THE CREDIT OF GARBAGE FEES FOR 6 RENNERS ROAD DUE TO UNINHABITABILITY OF STRUCTURE

WHEREAS, the Township Committee of the Township of Oxford, County of Warren, State of New Jersey operates a solid waste collection facility; and

WHEREAS, the property owner of 6 Renners Road has advised the Township that the structure is uninhabited but has already paid the 2026 garbage fees for said property; and

WHEREAS, the Township has considered the owner’s request for a credit against future fees in an amount equal to the time until a CO is issued for the property as compared to the amount of time paid; and

WHEREAS, the Township Committee has the authority to credit garbage collection fees pursuant to §280-13.1 of the Town Code.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Oxford that the Township hereby authorizes a credit against future garbage fees in the amount equal to a period of three (3) months from the date of this resolution.

BE IT FURTHER RESOLVED that the homeowner shall provide the Township with a status update on the issuance of a CO for the property three (3) months from the date of the this resolution in order to gain the benefit of any additional extension.

CERTIFICATION

I, Lee Geller, Registered Municipal Clerk of the Township of Oxford, County of Warren and State of New Jersey do hereby certify the foregoing to be true and correct copy of a Resolution adopted by the Township Committee at a meeting held on March 4, 2026..

Georgette Miller moved to approve Resolution 2026-48. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

- Oxford fire Department – application

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

Sussex - Warren Area Energy Cooperative - (SWAEC)

- is up for renewal. Mayor Norton stated he would like the residents to comment on this to aid in the township decision. Lee Geller will post a notice.

Old Business:

Veteran's request

- We will carry over to our next meeting.

Bear Cans

- Mayor Norton provided the Ad and Lee Geller came up with the Application. Will put out on all platforms this week.

Kennel

- Rich stated that the best option would be to update our ordinance to change fees for more than 7 dogs to 13 dogs only. Will prepare to have our update ordinance for our next meeting for 1st read.

MMY Paddleboarding

- Miss Melany Yoga LLC will use the lake from May 1 through Nov1 only Friday thru Sunday
- \$4,000 Rental fee for this year – Rich will draft the contract.
- Will get shed to store their items
- Will have lifeguards for there outside of hour events

Township Committee Reports and Correspondence:

Linda Koufodontes

- BOE meeting on 2/19/26 – they are still looking t fill the vacant seat. Next meeting is March 26, 2026

Georgette Miller

Lake

- Started lake staff interviews
- Warren Tech asking for aa donation
- WH youth baseball asking for a donation
- Pavillion rentals already started
- Field trips already booked
- Will have food trucks at a few events this summer
- lake director will need to get re-certified in First aid/CPR
- New pricing for 2026

- Updated the Field trip contract with cancelation policy – will need to update the fees on the ordinance.

Township Administrator:

Matt Hall

- Working with the CFO on the budget
- Highlander Hills update spoke to them they are looking to have NJ American water buy the system or connect into their water system. also, the boil water has been lifted.

Township Engineer Report:

Bob Monaco

- Wall St Sidewalks – bid Date set for April 2, 2026
- MS4 DEP reviewed mapping and revised them. Will have to update our Ordinance in 2026. To update cost will be \$4,000.00
- Lower Denmark – will update this to 2 phases to complete this project,

Township Planner's Report

Tim O'Brien

- Moving forward with township redevelopment projects

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:

Emily Cartagena, Oxford, NJ

- Asked about parking in front of the school
- Pequests Fields Development when will they be done
- Water Tower Project
- Status of Gas line for my road.

Meeting Recap:

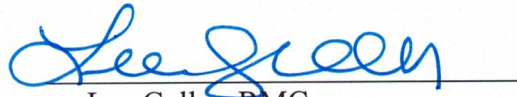
Rich Wenner – 2 ordinance updates, resolution, Contract

Executive Session:

- No Executive Session

Adjourn:

Linda Koufodontes moved to adjourn the meeting at 7:33 PM. Seconded by Georgette Miller
Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion passed.



Lee Geller, RMC
Township Clerk



List of Bills - (All Funds)

Meeting Date: 03/04/2026 For bills from 02/19/2026 to 03/03/2026

Vendor	Description	Payment	Check	Total
CURRENT FUND				
1159 - Changshen Lu	PO 17653 TSC #25-00010 Bl 9 L 10	10,000.50		10,000.50
956 - DONALD J. FARINO	PO 17622 Donald Farino	200.00		200.00
1301 - Gannett New York-New Jersey LocaliQ	PO 17623 Daily Record -Ad	94.80		
	PO 17651 LUB Legal Ads	205.44		300.24
1243 - GOGO V	PO 17654 GONotify Notification program	4,044.00		4,044.00
656 - HOME DEPOT CREDIT SERVICES	PO 17579 Home Depot - DPW	387.88		387.88
51 - JCP&L	PO 17581 JCPL - Master Bill	5,454.96		5,454.96
1124 - John Kirkhum	PO 17584 John Kirkhum	202.90		202.90
601 - NEW JERSEY PLANNING OFFICIALS	PO 17655 Membership 2026	425.00		425.00
949 - NJ ADVANCE MEDIA, LLC	PO 17591 NJ Advanced Media - Ads	142.40		142.40
140 - NJ STATE HEALTH BENEFITS	PO 17646 February 26 Health Benefits	19,578.07		19,578.07
134 - NJ STATE LEAGUE OF MUNICIPALITIES	PO 17649 Membershipp Dues	393.00		393.00
175 - Oxford Twp. Payroll Account	PO 17648 02-27-26 payroll	26,944.85		
	PO 17648 02-27-26 payroll	477.45		27,422.30
160 - PITNEY BOWES BANK INC- PURCHASE POWER	PO 17650 Postage Machine	1,014.39		1,014.39
1275 - Primo Brands	PO 17626 Primo	90.32		90.32
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	93.95		93.95
1103 - Rocky's Hardware Inc	PO 17600 Rockys	90.25		90.25
1286 - ROSE WITT	PO 17656 QPA	225.00		225.00
1127 - Statewide Insurance Fund	PO 17604 Statewide - Insurance	21,134.75		21,134.75
1209 - Universal Technical Resource Services, I	PO 17631 UTRS - General	4,176.25		
	PO 17652 LUB meetings	140.00		4,316.25
1239 - Van Cleef Engineering Associates LLC	PO 17657 Van Cleef - Planning	1,144.00		1,144.00
92 - VERIZON	PO 17610 Verizon	94.00		94.00
SEWER OPERATING				
1012 - MICHAEL BRADY	PO 17588 Mlchael Brady - Sewer	200.00		200.00
175 - Oxford Twp. Payroll Account	PO 17648 02-27-26 payroll	510.05		510.05
160 - PITNEY BOWES BANK INC- PURCHASE POWER	PO 17650 Postage Machine	38.13		38.13
79 - SECOND CHANCE INC.	PO 17638 Second Chance - Recycling	1,501.67		1,501.67
PAYROLL - TRUST				
178 - DIVISION OF PENSION AND BENFITS	PO 17647 January 26 PERS Payment	1,833.85		1,833.85
DEVELOPERS ESCROW				
1209 - Universal Technical Resource Services, I	PO 17608 UTRS - Escrow	2,975.00		2,975.00
TOTAL				103,937.86

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-101-01-000-001	Cash - Treasurer			0.00	96,401.71
01-201-20-100-100	Governing Body - Salaries and Wages	1,346.15			
01-201-20-100-200	Administrative & Executive - Other Expen	1,377.60			
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	338.13			
01-201-20-145-100	Tax Collector - Salaries and Wages	1,486.17			
01-201-20-145-200	Tax Collector - Other Expenses	338.13			
01-201-20-165-200	Engineering Services - Other Expenses	4,176.25			
01-201-21-180-100	Planning Board - Salaries and Wages	606.22			
01-201-21-180-200	Planning Board - Other Expenses	1,774.44			
01-201-21-180-263	Planning Board - Legal Services	140.00			
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	19,780.97			
01-201-23-472-200	Social Security System (OASI)	1,916.25			
01-201-23-474-200	Unemployment Compensation	26.01			
01-201-25-240-100	Police - Salaries and Wages	427.18			
01-201-26-290-100	Buildings and Grounds - Salaries and Wag	181.80			
01-201-26-290-200	Buildings and Grounds - Other Expenses	603.13			
01-201-26-292-100	Streets and Roads - Salaries and Wages	17,129.71			
01-201-31-440-200	Telephone	5,548.96			

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-43-495-200	PUBLIC DEFENDER - OTHER EXPENSES	200.00			
01-203-20-100-200	(2025) Administrative & Executive - Other Expen		4,044.00		
01-300-55-000-079	Reserve for Third Party Liens			4,200.50	
01-300-55-000-081	Reserve for Tax Sale Premiums			5,800.00	
TOTALS FOR	CURRENT FUND	82,357.21	4,044.00	10,000.50	96,401.71
07-101-01-000-001	Cash - Treasurer			0.00	2,249.85
07-201-20-100-200	Other Expenses - Miscellaneous	1,739.80			
07-201-26-220-100	Salaries and Wages	510.05			
TOTALS FOR	SEWER OPERATING	2,249.85	0.00	0.00	2,249.85
19-101-01-000-001	CASH			0.00	1,833.85
19-286-00-008-000	PERS			1,833.85	
TOTALS FOR	PAYROLL - TRUST	0.00	0.00	1,833.85	1,833.85
21-161-05-000-001	INTERFUND - CURRENT			0.00	477.45
21-286-56-850-800	RESERVE FOR LAKE EXPENSES			477.45	
TOTALS FOR	OXFORD LAKE TRUST	0.00	0.00	477.45	477.45
22-101-01-000-001	CASH - DEVELOPER'S ESCROW ACCOUNT			0.00	2,975.00
22-225-55-044-000	NJ AMERICAN WATER			150.00	
22-225-55-050-000	ELIZABETHTOWN GAS (AGL)			360.00	
22-225-55-094-000	SHRI			2,465.00	
TOTALS FOR	DEVELOPERS ESCROW	0.00	0.00	2,975.00	2,975.00

Total to be paid from Fund 01 CURRENT FUND	96,401.71
Total to be paid from Fund 07 SEWER OPERATING	2,249.85
Total to be paid from Fund 19 PAYROLL - TRUST	1,833.85
Total to be paid from Fund 21 OXFORD LAKE TRUST	477.45
Total to be paid from Fund 22 DEVELOPERS ESCROW	2,975.00
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	103,937.86