

**OXFORD TOWNSHIP MEETING
MARCH 18, 2026**

The meeting of the Township Committee of Oxford Township was held on March 18, 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:

March 4, 2026 –Meeting Minutes

Georgette Miller moved to approve March 4, 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 2026-6

**AN ORDINANCE OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN AND
STATE OF NEW JERSEY AMENDING CHAPTER 118, *ANIMALS*, OF THE CODE OF
THE TOWNSHIP OF OXFORD TO AMEND SECTION 118-3(A) AND 118-17
REGARDING LICENSING OF DOGS**

Rich Wenner made a correction on Ordinance 2026-6 need to correct verbiage to added non-spayed and non-neutered in second half of paragraph A.

Georgette Miller moved to approve wording correction in Ordinance 2026-6. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

ORDINANCE 2026-6

AN ORDINANCE OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN AND STATE OF NEW JERSEY AMENDING CHAPTER 118, *ANIMALS*, OF THE CODE OF THE TOWNSHIP OF OXFORD TO AMEND SECTION 118-3(A) AND 118-17 REGARDING LICENSING OF DOGS

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF OXFORD that Chapter 118, *Animals*, Section 3, *Application for license and tag; exemption*, Subsection A and Chapter 118, *Animals*, Section 17, *Number of dogs on any one property restricted; kennel licenses*, are hereby amended as follows:

Additions indicated by underline
Deletions indicated by ~~striketrough~~

Section 1.

§118-3 Application for license and tag; exemption.

- A. A person applying for a license and registration tag shall pay a fee of \$11.80 for each dog, up to six, plus a New Jersey registration fee of \$1, plus a Pilot Clinic Fund fee of \$0.20, for each annual renewal for a spayed or neutered dog for a total of \$13. Proof of neutering or spaying must be presented at the time of licensing. For each dog seven (7) to thirteen (13) in number in the household, a person applying for a license and registration tag shall pay a fee of \$23.60 for each dog plus a New Jersey registration fee of \$1, plus a Pilot Clinic Fund fee of \$0.20, for each annual renewal for a spayed or neutered dog for a total of \$24.80. For each nonspayed or nonneutered dog, the license fee shall be \$13.80, up to six, plus a New Jersey registration fee of \$1, New Jersey Pilot Clinic Fund fee of \$0.20, and New Jersey pet population control fee of \$3 for a total of \$18. For each dog seven (7) to thirteen (13) in number in the household, a person applying for a license and registration tag shall pay a fee of \$27.60 for each dog plus a New Jersey registration fee of \$1, plus a Pilot Clinic Fund fee of \$0.20, for each annual renewal for a nonspayed or nonneutered dog for a total of \$28.80 All licenses, registration tags and renewals thereof shall expire on the last day of January each year.

§118-17 Number of dogs on any one property restricted; kennel licenses.

The ownership, harboring or keeping of any number of dogs in excess of ~~four~~ thirteen (13) on any one property within the Township may only be done by the procurement of a kennel license. Kennel licenses shall be issued in accordance with the procedures established in N.J.S.A. 4:19-15.8.

Section 2: Severability

Any article, section, paragraph, subsection, clause, or other provision of the Code of the Township of Oxford inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency

Section 3: Repealer

If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

Section 4: Effective Date

This ordinance shall take effect after final passage and publication as provided by law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced and passed by the Township Committee on the first reading at a meeting of the Township Committee of the Township of Oxford, held March 18, 2026, and will be considered for a second reading and final passage at a regular meeting of the Township Committee to be held on April 15, 2026 at 6:30 p.m., at the Municipal Building, located at 11 Green Street, Oxford, NJ, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.

Georgette Miller moved to approve Ordinance 2026-6 as amended. 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 NO. 2026-49

RESOLUTION OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY, APPOINTING VAN CLEEF ENGINEERING ASSOCIATES, LLC AS SPECIAL PROJECTS TOWNSHIP ENGINEERS

WHEREAS, the Township Committee of the Township of Oxford, County of Warren, State of New Jersey previously appointed Finelli Consulting Engineers as Township Engineer; and

WHEREAS, Universal Technical Resource Services, Inc. acquired Finelli Consulting Engineers and currently serves as Township Engineer; and

WHEREAS, the Township has decided to appoint Van Cleef Engineering Associates LLC as the Special Projects Township Engineer, which appointment is a professional services appointment and exempt from public bidding; and

WHEREAS, Van Cleef has submitted a proposal to perform the services of Special Projects Township Engineer.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Oxford that the Township hereby appoints Van Cleef Engineering Associates, LLC as Special Projects Township Engineer..

CERTIFICATION

I, Lee Geller, 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 18, 2026..

Georgette Miller moved to approve Resolution 2026-49. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

RESOLUTION NO. 2026-50

RESOLUTION OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY, AWARDING A PROFESSIONAL SERVICES CONTRACT TO O'BRIEN ARCHITECTS, INC. FOR DESIGN SERVICES FOR DPW GARAGE

WHEREAS, the Township Committee of the Township of Oxford, County of Warren, State of New Jersey has a need to retain architectural services for the design of its new DPW garage; and

WHEREAS, O'Brien Architects, Inc., submitted a proposal to perform the design work;
and

WHEREAS, the cost shall not exceed \$6,600 and the appointment is a professional services appointment and exempt from public bidding.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Oxford that the Township hereby awards a contract for the design of the DPW garage to O'Brien Architects, Inc. in accordance with the design proposal and not to exceed the above amount.

CERTIFICATION

I, Lee Geller, 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 18, 2026..

Georgette Miller moved to approve Resolution 2026-50. 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 2026-51

SUPPORTING THE ESTABLISHMENT AND OPERATION OF A FACILITY FOR CLASS 1 CANNABIS CULTIVATOR ON PREMISES OCCUPIED BY BIG GREEN FARM, LLC. BLOCK 26 LOT 86 COMMONLY KNOWN AS 70 MT. PISGAH AVE OXFORD, NEW JERSEY 07863 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 licensees within the Township of Oxford; and

WHEREAS, Ordinance 2021-10 does not limit the number of Class 1 Cannabis Cultivator 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 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 Big Green Farm, 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 on premises located at Block 26 Lot 86 commonly known as 70 Mt. Pisgah Avee Oxford, New Jersey 07863, 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 Big Green Farm, LLC. to operate a facility for Class 1 Cannabis Cultivator operations (to the extent permitted by state law) within the Township of Oxford's boundaries, particularly at Block 26 Lot 86 commonly known as 70 Mt. Pisgah Ave, Oxford, New Jersey 078863, subject to, and in accordance with, all applicable ordinances.

3. The Township of Oxford has authorized the operation of Class 1 Cannabis Cultivator 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 to Big Green Farm, LLC., will not exceed any limit imposed by the Township of Oxford on the number of licensed cannabis businesses

CERTIFICATION

I, Lee Geller, 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 18, 2026..

Georgette Miller moved to approve Resolution 2026-51. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion Passed

New Business:

Mayor Norton

- Designation as redevelopment liquor license transfer. The committee and our professionals discuss this in detail. Decision is to do a redevelopment study on Block 6 Lot 6, 31 Wal St.

RESOLUTION 2026-52

RESOLUTION OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN AND STATE OF NEW JERSEY, DIRECTING THE TOWNSHIP OF OXFORD PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER THE PROPOSED STUDY AREA, 31 WALL STREET, BLOCK 6 LOT 6, QUALIFIES AS AN AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A ET SEQ.

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“Redevelopment Law”), provides a mechanism to assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Redevelopment Law sets forth the procedures for the Town to declare an area in need of redevelopment, along with the development and effectuation of a redevelopment plan; and

WHEREAS, pursuant to the required redevelopment procedures, specifically set forth in N.J.S.A. 40A:12A-6, no area of a municipality shall be deemed a redevelopment area unless the governing body of the municipality shall, by Resolution, authorize the Planning Board to undertake a preliminary investigation to determine whether a proposed area is a redevelopment area meeting the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the New Jersey Legislature adopted, and the Governor signed, P.L. 2013, Chapter 159, which amended the Redevelopment Law, including the procedural requirements of N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-6; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, “[t]he resolution authorizing the planning board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (hereinafter referred to as a “Non-Condemnation Redevelopment Area”) or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a “Condemnation Redevelopment Area”)”; and

WHEREAS, the Township Committee desires to commission a study to determine if the Block 6, Lot 2.01 on the Oxford Township Tax Map satisfies the criteria of an Area in Need of Redevelopment (Non-Condemnation); and

WHEREAS, the Township Committee finds it to be in the best interest of the Township and its residents to authorize and direct the Township’s Planning Board pursuant to N.J.S.A. 40A:12A-4 and N.J.S.A. 40A:12A-6 to undertake such preliminary investigation of the study area which includes properties Block 6, Lot 6 (the “Study Area”);

WHEREAS, the Township of Oxford wishes to direct the Planning Board to undertake a preliminary investigation and to prepare the preliminary investigation to determine whether the proposed Study Areas qualifies as an area in need of Non-Condemnation Redevelopment pursuant to N.J.S.A. 40A:12A-5.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Oxford, in the County of Warren, and State of New Jersey, that the Planning Board is hereby directed to undertake a preliminary investigation and to prepare the preliminary

investigation, pursuant to the notice, conduct a hearing and comply with other requirements of the Redevelopment Law, N.J.S.A. 40A:12A-1 et seq., as amended, in order to recommend to the Township Committee whether the area comprising the study area is an area in need of **Non-Condemnation Redevelopment** according to the criteria set forth in N.J.S.A. 4A:12A-5.

BE IT FURTHER RESOLVED, that the Planning Board shall submit its findings and recommendations to the Township Committee in the form of a Resolution with supporting documentation.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution is to be forwarded to the Planning Board of the Township of Oxford.

BE IT FURTHER RESOLVED, that this Resolution shall take effect pursuant to law.

CERTIFICATION

I, Lee Geller, Acting 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 18, 2026.

Georgette Miller moved to approve Resolution 2026-52. Seconded by Linda Koufodontes 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.

SWAEC

- There have been no questions the committee has decided to carry this over to our next meeting and make their decision on the contract for SWAEC. Lee Geller to send out another notice

Bear Cans

- Mayor Norton asked Lee Geller how many people we have 21 residents on this we will be delivering them next week

Township Committee Reports and Correspondence:

Linda Koufodontes

- BOE no meeting to report on

Georgette Miller

Lake

- June will be a week of half days until school is out.
- We have 4 or so Lifeguards coming back and aa few staff members interested in being a lifeguard.
- Will have to have some training classes and re-certified in First aid/CPR
- Working on MY Paddleboard Contract
- EMS Bonfire is set for March 28, 2026

Township Administrator:

Matt Hall

- No Report

Township Engineer Report:

Bob Monaco

- Sent a report to the committee to review

Township Planner's Report

Tim O'Brien

- Working on the new application that will be before the land use board next week.

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 Public comment

Meeting Recap:

- Rich Wenner – Ordinance 2026-6 update, resolution 2026-52

Executive Session:

- No Executive Session

Adjourn:

Linda Koufodontes moved to adjourn the meeting at 7:00 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: 03/18/2026 For bills from 03/05/2026 to 03/16/2026

Vendor	Description	Payment	Check Total
CURRENT FUND			
144 - A & S HYDRAULICS, INC.	PO 17658 A & S Hydraulics Inc.	365.00	365.00
438 - ADVANCE AUTO PARTS	PO 17618 Advance Auto	337.65	337.65
374 - ARAE NETWORK SOLUTIONS, LLC	PO 17565 ARAE Network	2,123.63	2,123.63
1188 - Brightspeed	PO 17567 Brightspeed - Oxford Twp	156.77	156.77
21 - C&M AUTO PARTS	PO 17566 C & M - Napa	578.47	578.47
938 - DEPENDABLE FIRE EQUIPMENT CO., INC.	PO 17659 Dependable Fire	385.00	385.00
1131 - Edmunds GovTech	PO 17660 Edmunds - Tax	135.00	135.00
529 - ELIZABETHTOWN GAS	PO 17573 ELiz Gas - Vista Rossi	44.03	44.03
529 - ELIZABETHTOWN GAS	PO 17574 Eliz Gas - Mt Pisgah	1,281.34	1,281.34
529 - ELIZABETHTOWN GAS	PO 17575 Eliz Gas - Green St	514.18	514.18
1301 - Gannett New York-New Jersey LocaliQ	PO 17623 Daily Record -Ad	139.52	139.52
183 - GENERAL CODE PUBLISHERS	PO 17661 Clerk Renewal Study Guide	52.25	52.25
656 - HOME DEPOT CREDIT SERVICES	PO 17579 Home Depot - DPW	85.27	85.27
908 - LAVERY SELVAGGI & COHEN PC	PO 17586 Lavery - Twp Attorney	3,399.50	3,399.50
1252 - Meredith Ferris	PO 17662 Meredith - Lake	5.32	5.32
62 - NJ AMERICAN WATER COMPANY	PO 17590 American Water - 40 Wall St	3,169.22	3,169.22
141 - OXFORD TOWNSHIP BOARD OF EDUCATION	PO 17595	407,561.00	407,561.00
849 - PRECAST MANUFACTURING COMPANY	PO 17664 Precast	573.00	573.00
1253 - Primepoint LLC	PO 17597 Primepoint - payroll	205.00	205.00
1272 - PRINTGLOBE LLC	PO 17663 Lake badges	491.10	491.10
165 - QUILL CORPORATION	PO 17598 Quill - Office Supply	235.91	235.91
264 - WEX BANK	PO 17613 Wex Bank -	1,884.86	1,884.86
SEWER OPERATING			
1188 - Brightspeed	PO 17568 brightspeed - Pump Station	83.06	83.06
DEVELOPERS ESCROW			
908 - LAVERY SELVAGGI & COHEN PC	PO 17665 Lavery - Escrow	2,007.50	2,007.50
TOTAL			425,813.58

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-101-01-000-001	Cash - Treasurer			0.00	423,226.60
01-201-20-100-200	Administrative & Executive - Other Expen	2,386.30			
01-201-20-130-200	Finance - Other Expenses	269.97			
01-201-20-145-200	Tax Collector - Other Expenses	135.00			
01-201-20-155-200	Legal - Other Expenses	3,399.50			
01-201-21-180-263	Planning Board - Legal Services	100.04			
01-201-25-265-273	Fire Hydrants	3,169.22			
01-201-26-290-200	Buildings and Grounds - Other Expenses	1,043.27			
01-201-26-292-200	Streets and Roads - Other Expenses	156.77			
01-201-26-315-200	Vehicle Maintenance - Other Expenses	1,281.12			
01-201-31-460-200	Gasoline	3,724.41			
01-299-55-000-065	Local School Taxes Payable			407,561.00	
TOTALS FOR	CURRENT FUND	15,665.60	0.00	407,561.00	423,226.60

07-101-01-000-001	Cash - Treasurer			0.00	83.06
07-201-20-100-200	Other Expenses - Miscellaneous	83.06			
TOTALS FOR	SEWER OPERATING	83.06	0.00	0.00	83.06

21-161-05-000-001	INTERFUND - CURRENT			0.00	496.42
21-286-56-850-800	RESERVE FOR LAKE EXPENSES			496.42	
TOTALS FOR	OXFORD LAKE TRUST	0.00	0.00	496.42	496.42

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
22-101-01-000-001	CASH - DEVELOPER'S ESCROW ACCOUNT			0.00	2,007.50
22-225-55-088-000	SHRI Properties			110.00	
22-225-55-095-000	Block 1.01 Lot 3.03			357.50	
22-225-55-096-000	Asset Enhancement Project			852.50	
22-225-55-097-000	Lion's Creative/Gassius Block 25 Lot 7			687.50	
TOTALS FOR	DEVELOPERS ESCROW	0.00	0.00	2,007.50	2,007.50

Total to be paid from Fund 01 CURRENT FUND	423,226.60
Total to be paid from Fund 07 SEWER OPERATING	83.06
Total to be paid from Fund 21 OXFORD LAKE TRUST	496.42
Total to be paid from Fund 22 DEVELOPERS ESCROW	2,007.50
	=====
	425,813.58