

**OXFORD TOWNSHIP MEETING
JULY 15, 2026**

The meeting of the Township Committee of Oxford Township was held on July 15, 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 Mayor Norton, Georgette Miller, Deputy Mayor, Linda Koufodontes, Township Committee, Mr. Wenner, Township Attorney, Tim O'Brian, Township Special Engineer and Township Planner, Lee Geller, Municipal Clerk

Mayor Norton opened the meeting at 6:30pm

MEETING MINUTES:

July 1, 2026 –Meeting Minutes

Georgette Miller moved to approve July 1, 2026, Meeting Minutes. Seconded by Mayor Norton and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent 0.

PUBLIC COMMENT ON AGENDA ITEMS:

- No Public Comment

PRESENTATION:

Commissioner Lori Ciesla presented a plaque to the Township of Oxford. The plaque says:

Presented to
Township of Oxford
in celebration
Warren County's Bicentennial and the
Semiquincentennial of the
United States of America
given by the
Warren County
Board of County Commissioners

Commissioner Ciesla stated that they will be hosting fireworks at the county fair on July 26,

2026 rain date July 27, 2026.

HABITABILITY HEARING:

Rich Wenner motioned to open up the Habitability hearing for Block 24 Lot 55 – 295 Belvidere Ave

Georgette Miller moved to open the hearing. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent 0.

Rich Wenner stated that Notice of this hear for Block 24 Lot 55 – 295 Belvidere Ave where sent to Owner Harry O Fox and Heirs of Harry O Fox, and additional interested parties: Changshen Lu (Lein Holder), Warren County Housing Program, State Dept. Agriculture, Township Committee and Township Clerk.

This hearing is for the Fitness of the Structure(s).

Rich swore in Tim O'Brian Township Engineer.

Mr. O'Brian inspected the property before the meeting and has a few items of concern

- Overgrown grass
- Abandoned Camper/RV with the door not secure
- Gutter detached form the house
- Oil Tank – has some distress on the tank
- Large Trees over the house
- Secure the building

Recommendations from Mr. O'Brian

- Have the grass cut and cleanup around the house so that a better inspection of the building can be done.
- Secure the Camper/RV and structure
- Have the construction department inspect the building for structural integrity.

Mr. Wenner will notice the interested parties and give them 30 days to clean up the property and secure any building or camper. After 30 days the township DPW can go and clean up. The Township can foreclose on the property

Mayor Norton moved to close the hearing. Seconded by Georgette Miller and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent 0.

ORDINANCES: 1st Reading:

- No 1st Read Ordinances

ORDINANCES: 2nd Reading:

- No 2nd Read Ordinance

RESOLUTION:

RESOLUTION 2026-94

WHEREAS, the Township of Oxford desires to anticipate Recycling Tonnage grant as an item of general revenue and current appropriation with prior written consent of the Director of Local Government Services in the amount of \$863.93 and

THEREFORE, BE IT RESOLVED by the Governing Body of the Township of Oxford that the prior written consent of the Director of Local Government Services be requested to include as an item of general revenue in the 2026 Budget under the following caption:

Recycling Tonnage
and item of current appropriations in 2026 Budget under the following caption:

Recycling Tonnage-Other Expenses

BE IT FURTHER RESOLVED that the certified copy of this Resolution be forwarded to the Office of the Director of Local Government Services

CERTIFICATION

I, Lee Geller, Municipal Clerk of the Township of Oxford, County of Warren and State of New Jersey, **DO HEREBY CERTIFY** that this is a true and correct copy of a resolution adopted by the Township Committee of the Township of Oxford, at their regularly scheduled township meeting held on July 15, 2026

WITNESS, my hand and seal of the Township of Oxford, on this July 15, 2026

Georgette Miller moved to approve Resolution 2026-94. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent 0.

RESOLUTION 2026-95

WHEREAS, the Township of Oxford desires to anticipate Alcohol Education Rehab grant as an item of general revenue and current appropriation with prior written consent of the Director of Local Government Services in the amount of \$198.34 and

THEREFORE, BE IT RESOLVED by the Governing Body of the Township of Oxford that the prior written consent of the Director of Local Government Services be requested to include as an item of general revenue in the 2026 Budget under the following caption:

Alcohol Education Rehab

and item of current appropriations in 2026 Budget under the following caption:

Alcohol Education Rehab
-Other Expenses

BE IT FURTHER RESOLVED that TWO certified copies of this Resolution be forwarded to the Office of the Director of Local Government Services

CERTIFICATION

I, Lee Geller, Municipal Clerk of the Township of Oxford, County of Warren and State of New Jersey, **DO HEREBY CERTIFY** that this is a true and correct copy of a resolution adopted by the Township Committee of the Township of Oxford, at their regularly scheduled township meeting held on July 15, 2026

WITNESS, my hand and seal of the Township of Oxford, on this July 15, 2026

Georgette Miller moved to approve Resolution 2026-95. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent 0.

RESOLUTION 2026-96

**A RESOLUTION ACCEPTING A GRANT FROM THE HAZARDOUS DISCHARGE
SITE REMEDIATION FUND PUBLIC ENTITY PROGRAM THROUGH THE NEW
JERSEY ECONOMIC DEVELOPMENT AUTHORITY AND THE NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION**

WHEREAS, Oxford Township has applied for and has been awarded a grant in the amount of up to \$2,576,416.00 from the Hazardous Discharge Site Remediation Fund Municipal Grant Program through the New Jersey Department of Environmental Protection and the New Jersey Economic Development Authority for Site Investigation of the Oxford Textile, Inc., property;

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Oxford Township that the above referenced grant is hereby accepted and the (Mayor, Administrator, etc.) is hereby authorized to execute grant documents as an authorized representative thereunder, as the representative for the Oxford Township.

BE IT FURTHER RESOLVED that a comprehensive plan exists specifically for the development or redevelopment of suspected or confirmed discharge of a hazardous substance or hazardous waste in the host municipality or can otherwise demonstrate its commitment to the Authority that the Project Site will be developed or redeveloped within a three-year period from the completion of the remediation.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the

New Jersey Economic Development Authority.

Date Adopted by (Council/Committee): July 15, 2026

Georgette Miller moved to approve Resolution 2026-96. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent 0.

RESOLUTION NO. 2026-97

RESOLUTION OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING THE WAIVER OF FEES AND INTEREST OTHERWISE DUE AND OWING FOR ACCOUNT ID 3379-0

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

WHEREAS, Account ID 3379-0 (Apple Mountain Golf Club) was not utilizing garbage service or producing waste in 2025 or the first two quarters of 2026 and the Township desires to waive fees and interest for said property, retroactive to January 1, 2025 through the second quarter of 2026.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Oxford that the Township hereby authorizes that the fees and interest for garbage collection for Account ID 3379-0 (Apple Mountain Golf Club) are hereby retroactive to January 1, 2025 through the second quarter of 2026.

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 July 15, 2026.

Georgette Miller moved to approve Resolution 2026-97. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent 0.

New Business:

Oxford Emergency Squad

1. Squad vehicle – we are down one needs engine repair it will cost around \$35,000 to repair.
2. The squad is looking to bill insurance companies will need to do an ordinance about billing.
3. Will need to meet with township attorney and Mayor to discuss in detail

Townwide Yard Sale:

- A resident asked Ms. Miller about having one. In the past the Fire department or squad did this per Mayor Norton. Will advise the resident to contact the Emergency Squad about having one.

Goose Hunt

- Mayor Norton stated that a goose hunt is scheduled for this Friday evening at the lake. All appropriate authorities have been contacted, and the lake will close early.

Georgette Miller moved to host a goose hunt on 7/17/2026 at Oxford Lake. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent 0.

Old Business:

- 34 Axford Ave – No update as of now
- Bear proof cans - Ms. Miller asked if we had heard from the state or about any surveys. No updates on our end.

Township Committee Reports and Correspondence:

Georgette Miller Lake

- It has been busy at the lake
- Fixed the railings
- Handicap accessible mats will be set up.

Linda Koufodontes

- No update as the BOE meeting is July 16, 2026. Will have an update next meeting

Mayor Norton

- DPW the summer heat has started the staff is starting early and leaving early. Also taking extra precautions to stay cool with extra breaks.
- Purchased a use zero turn mover

Township Administrator:

Matt Hall

- No Report

Township Engineer and Planner's Report

Tim O'Brian

- DEP submitting application for the DPW building

UTRS Engineer Report

- The report was emailed to the committee, and they are moving along with the projects they are still working on for the Township.

Township Attorney:

Rich Wenner

- No report
- Will need to go into Executive Session

Washington Police Department:

Officer Pappalardo

- Hosted a Jr Police academy with 9 students graduating
- July 4th was successful day
- The department is setting up testing for hiring process- not looking to hiring just being proactive for the future
- Setting up meetings with the school districts for the upcoming school year's needs
- August 4 is national night out at Meadow Breeze Park from 6pm-9pm
- Capt. Smith posted hours to work Oxford Lake for this weekend Saturday and Sunday.

Motion To Pay Bills:

by Georgette Miller moved to pay bills presented to the committee. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent 0.

Public Comment:

No public Comment

Meeting Recap:

- No Reap

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 Attorney-Client Privilege no action will be taken

Georgette Miller moved to enter Executive Session at 7:11 PM. Seconded by Linda Koufodontes. Ayes: 3, Nays: 0, Abstain: 0, Absent: Motion passed.

Georgette Miller moved to return to Public Session at 7:44 PM. Seconded by Linda

Rich Wenner stated that we were in executive session for approximately 30 minutes. We discussed 2 matters about the lake. No action was taken in executive session.

Adjourn:

Linda Koufodontes moved to adjourn the meeting at 7:45 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: 07/15/2026 For bills from 07/02/2026 to 07/13/2026

Vendor	Description	Payment	Check Total
CURRENT FUND			
374 - ARAE NETWORK SOLUTIONS, LLC	PO 17565 ARAE Network	937.50	937.50
1170 - Association of Municipal Assessors of NJ	PO 17760 Annual Dues - Rich Motyka	75.00	75.00
1188 - Brightspeed	PO 17567 Brightspeed - Oxford Twp	156.66	156.66
1213 - BRT Technologies, LLC	PO 17743 BRT - Assessor	1,639.00	1,639.00
21 - C&M AUTO PARTS	PO 17566 C & M - Napa	18.51	18.51
1175 - Dingman's Dairy	PO 17724 Dingmans - Lake	264.25	264.25
39 - GOOD IMPRESSIONS	PO 17762 name plate - Mr. Lewis-Lahey	21.60	21.60
656 - HOME DEPOT CREDIT SERVICES	PO 17579 Home Depot - DPW	313.63	313.63
51 - JCP&L	PO 17717 JCPL - Renners Rd	4.65	4.65
1155 - Jersey Mail Systems	PO 17583 Jersey Mail - Copier	168.07	168.07
908 - LAVERY SELVAGGI & COHEN PC	PO 17586 Lavery - Twp Attorney	1,847.46	1,847.46
1317 - Meaghan Jane O'Leary	PO 17763 Lale Supplies	69.04	69.04
1297 - Municipal Clerks Assoc. of NJ	PO 17764 Association Dues - Lee Geller	100.00	100.00
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	429,249.00	429,249.00
1305 - PEAC Solutions	PO 17690 New Copier	219.31	219.31
1130 - Prestige Scrollworks	PO 17765 lake repairs	1,620.00	1,620.00
1253 - Primepoint LLC	PO 17597 Primepoint - payroll	328.25	328.25
165 - QUILL CORPORATION	PO 17598 Quill - Office Supply	518.89	518.89
1103 - Rocky's Hardware Inc	PO 17600 Rockys	209.47	209.47
695 - TOWNSHIP OF MANSFIELD	PO 17720 Mansfield Court	8,480.25	8,480.25
554 - TRACTOR SUPPLY CREDIT PLAN	PO 17606 Tractor Supply	159.99	159.99
785 - TREASURER, STATE OF NEW JERSEY	PO 17766 HAD 4 Application	750.00	750.00
269 - WARREN COUNTY TREASURER	PO 17761 Primary Elections	1,508.32	1,508.32
1075 - Washington Borough	PO 17612 Wash. Boro - ACO	2,601.00	2,601.00
264 - WEX BANK	PO 17613 Wex Bank -	3,377.89	3,377.89
SEWER OPERATING			
1188 - Brightspeed	PO 17568 brightspeed - Pump Station	41.49	41.49
176 - WCPRMUA	PO 17611 PRUMA	309,367.75	309,367.75
ANIMAL - TRUST			
118 - NJ DEPT OF HEALTH & SR SERV	PO 17629 NJ - Dog Lic	2.40	2.40
DEVELOPERS ESCROW			
908 - LAVERY SELVAGGI & COHEN PC	PO 17665 Lavery - Escrow	2,007.50	2,007.50
TOTAL			769,226.10

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-101-01-000-001	Cash - Treasurer				
01-201-20-100-200	Administrative & Executive - Other Expen	2,514.59		0.00	455,853.67
01-201-20-110-200	Computerization	937.50			
01-201-20-130-200	Finance - Other Expenses	328.25			
01-201-20-150-200	Tax Assessment - Other Expenses	1,714.00			
01-201-20-155-200	Legal - Other Expenses	1,847.46			
01-201-20-165-200	Engineering Services - Other Expenses	750.00			
01-201-21-180-200	Planning Board - Other Expenses	21.60			
01-201-25-265-273	Fire Hydrants	3,169.22			
01-201-26-290-200	Buildings and Grounds - Other Expenses	683.09			
01-201-26-292-200	Streets and Roads - Other Expenses	156.66			
01-201-26-315-200	Vehicle Maintenance - Other Expenses	18.51			
01-201-27-340-200	Animal Control - Other Expenses	2,601.00			
01-201-31-430-200	Electricity	4.65			
01-201-31-460-200	Gasoline	3,377.89			
01-201-43-490-200	Municipal Court - Other Expenses	8,480.25			
01-299-55-000-065	Local School Taxes Payable			429,249.00	
TOTALS FOR	CURRENT FUND	26,604.67	0.00	429,249.00	455,853.67

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
07-101-01-000-001	Cash - Treasurer				
07-201-20-100-200	Other Expenses - Miscellaneous	41.49		0.00	309,409.24
07-201-20-100-210	Other Expenses - Sewer Treatment Costs	309,367.75			
TOTALS FOR	SEWER OPERATING	309,409.24	0.00	0.00	309,409.24
12-101-01-000-001	Cash - Treasurer				
12-865-60-000-01	Due State of New Jersey			0.00	2.40
TOTALS FOR	ANIMAL - TRUST	0.00	0.00	2.40	2.40
21-161-05-000-001	INTERFUND - CURRENT				
21-286-56-850-800	RESERVE FOR LAKE EXPENSES			0.00	1,953.29
TOTALS FOR	OXFORD LAKE TRUST	0.00	0.00	1,953.29	1,953.29
22-101-01-000-001	CASH - DEVELOPER'S ESCROW ACCOUNT				
22-225-55-080-000	OTI B33 Lot 4.02 4.02 14			0.00	2,007.50
22-225-55-088-000	SHRI Properties			907.50	
TOTALS FOR	DEVELOPERS ESCROW	0.00	0.00	2,007.50	2,007.50

Total to be paid from Fund 01 CURRENT FUND	455,853.67
Total to be paid from Fund 07 SEWER OPERATING	309,409.24
Total to be paid from Fund 12 ANIMAL - TRUST	2.40
Total to be paid from Fund 21 OXFORD LAKE TRUST	1,953.29
Total to be paid from Fund 22 DEVELOPERS ESCROW	2,007.50
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	769,226.10