

LAVERY, SELVAGGI, & COHEN, P.C.
A Professional Corporation
1001 Route 517
Hackettstown, New Jersey 07840
(908) 852-2600
Attorneys for Plaintiff

TOWNSHIP OF OXFORD,

Plaintiff,

v.

HARRY O. FOX AND
HEIRS OF HARRY O. FOX

Defendant.

ORDER

The Township Committee of the Township of Oxford, pursuant to its authority under N.J.S.A. 40:48-2.5 and § 139, et seq. of the Oxford Township Code, says:

1. The property known as:

Block 24 Lot 55
with a street address of
295 BELVIDERE AVENUE
Oxford, Warren County, New Jersey

was investigated for purposes of determining its fitness; and

2. The Township Committee scheduled a hearing to commence on **JULY 15, 2026**; and

3. At the **JULY 15, 2026**, hearing, the Township Committee
ORDERED:

THAT the property owner of the property must, within 30 days of the date of this Order:

- a. Secure the recreational vehicle located on the property;

- b. Repair the gutter down spout and soffit;
- c. Repair the soffit and roof per code standards by a license contractor to ensure water is not entering the structure further compromising the structural integrity of the building;
- d. Retain a licensed arborist to inspect and evaluate the structural integrity of the trees overhanging or in close proximity to the structure and, if recommended by the arborist, prune trees accordingly;
- e. Retain a licensed professional to evaluate the structural integrity of the outdoor oil tank located on the property and follow any recommendation from such professional regarding the same;

4. The property owner shall contact the Township to arrange for the Township to gain access to the interior of the property for purposes of inspection within two (2) weeks of the date of this Order.

5. The property owner shall contact the inspection office of the Township and permit access to the exterior and interior of the property for the purpose of confirming that the repairs as required by this Order have been completed in accordance with the building code.

6. If the property owner does not undertake the above required repairs within the prescribed 30 days, the Town reserves the right to undertake such repairs and impose the cost of same as a first possessory municipal lien against the property.

7. The Habitability Hearing for **295 BELVIDERE AVENUE** is continued to **September 16, 2026**, at **6:30 p.m.** at the Township Committee meeting at Oxford Township Municipal Office, 11 Green Street, Oxford, NJ 07863.

LAVERY, SELVAGGI & COHEN, P.C.
Attorneys for Plaintiff

Date: 7/20/26

By: 

RICHARD W. WENNER, ESQ.