

OXFORD TOWNSHIP MEETING SEPTEMBER 2, 2026

The meeting of the Township Committee of Oxford Township was held on September 2, 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, Rich Wenner, Township Attorney, Tim O'Brien, Township Planner/Special Engineer, Donna Becker, Township Engineer, Matt Hall, Township Administrator, Lee Geller, Municipal Clerk

Mayor Norton opened the meeting at 6:30pm

Mayor Norton stated that we had 2 last minutes additions to our agenda Ordinance 2026-10 will need to update some language and Resolution 2026-112.

Georgette Miller moved to add the last-minute Ordinance and Resolution. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent 0.

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 Personnel, no action will be taken

Georgette Miller moved to enter Executive Session at 6:32 PM. Seconded by Linda Koufodontes. Ayes: 3, Nays: 0, Abstain: 0, Absent: Motion passed.

Georgette Miller moved to return to Public Session at 6:45 PM. Seconded by Linda Koufodontes. Ayes: 3, Nays: 0, Abstain: 0, Absent: Motion passed.

Rich Wenner stated that we were in executive session for approximately 5 minutes for a personal issue. Action will be taken.

Georgette Miller moved to approve action taken in Executive Session. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent 0.

MEETING MINUTES:

August 19, 2026 –Meeting Minutes

Georgette Miller moved to approve August 19, 2026, Meeting Minutes. Seconded by Mayor Norton and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent 0.

August 19, 2026 – Executive Session Minutes

Georgette Miller moved to approve August 19, 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:

Mrs. Kovak asked about her son's notice and apologized for being late. She has some information to share. The committee stated that they would speak with the Kovaks later in the meeting and have another Executive Session.

PRESENTATION:

- No Presentations

ORDINANCES: 1st Reading:

ORDINANCE NO. 2026-9

ORDINANCE OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING THE OXFORD TOWNSHIP CODE BY CREATING CHAPTER 175 ENTITLED "EMERGENCY SERVICES" TO ESTABLISH CERTAIN RULES AND REGULATIONS RELATED TO THE PROVISION OF EMERGENCY SERVICES BY THE OXFORD EMERGENCY SQUAD

WHEREAS, the Township Committee of the Township of Oxford, County of Warren, State of New Jersey wishes to establish certain rules and regulations related to the provision(s) of emergency and rescue services provided by the Oxford Emergency Squad; and

WHEREAS, specifically, the Township Committee wishes to establish a process by which non-residents, receiving the aforementioned services provided by the Oxford Emergency Squad, may compensate the Squad for the receipt of such services; and

WHEREAS, the Township Committee believes that such amendment to the Oxford Township Code is in the best interest of the Oxford 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, that the Oxford Township Code is hereby

amended and supplemented by the creation of Chapter 175 entitled "Emergency Services," intended to establish certain rules and regulations related to the provision of emergency services by the Oxford Emergency Squad, as follows:

SECTION I:

CHAPTER 175. EMERGENCY SERVICES.

§ 175-1. Definitions.

As used in this Chapter, the following terms shall have the meaning indicated herein:

EMERGENCY SQUAD shall mean the Oxford Emergency Squad.

PERSON shall mean any natural person(s), partnership, corporation, association, firm, or other legal entity.

RESPONSIBLE PARTY shall mean the person having received emergency service(s) provided by the Emergency Squad.

§ 175-2. Purpose.

The purpose of this Chapter is to provide authority, procedures, and requirements to seek collection and reimbursement for the reasonable costs of responding to emergency service calls made by non-residents of the Township by the Oxford Emergency Squad for service calls, and safety and rescue incidents coordinated via the Warren County Communications System and 911.

§ 175-3. Authorization to Recover Costs and Expenses.

The governing body of the Township of Oxford authorizes the Oxford Emergency Squad to recover the real and reasonable costs incurred for the provision of emergency services or equipment used and expended; the costs of the use of the rescue vehicle, equipment, and other costs involved in the provision of emergency services.

§ 175-4. Policy for Billing.

- A. The Township of Oxford recognizes the Oxford Emergency Squad's need to bill for volunteer emergency and rescue services to aid in the provision of such emergency services.
- B. No person requiring emergency services shall be denied services due to lack of insurance or ability to pay.
- C. Any applicable charges for volunteer emergency services rendered shall be billed directly to the user of such services or the user's insurance company.
- D. The Squad is hereby authorized to bill and collect costs due to it under this Chapter through a third-party billing agent, provided such agreement with the third-party billing agent is subject to the approval of the Oxford Township Committee.
- E. The Emergency Squad may, either directly or through any third-party billing agency, make arrangements with users of such services and/or their financially responsible party for the installment payments of bills.

The provisions of this Section shall not apply to Oxford Township residents, and are, instead, directed at the non-residents of the Municipality.

SECTION II: 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 III: 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 IV: 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 September 2, 2026, and will be considered for a second reading and final passage at a regular meeting of the Township Committee to be held on October 7, 2026 at 6:30 p.m., at the Municipal Building, located at 11 Green Street, Oxford, New Jersey, 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 2026-9. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent 0.

ORDINANCE 2026-10

ORDINANCE OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY AMENDING CHAPTER 91-43 *SCHEDULE XV: PARKING PROHIBITED DURING CERTAIN HOURS OF THE TOWNSHIP CODE* IN ORDER TO ADD NO PARKING DURING CERTAIN HOURS ALONG THE NORTH SIDE OF KENT STREET AND AMENDING CHAPTER 91-33 *SCHEDULE V. PROHIBITED TURNS AT INTERSECTIONS* TO ADD NO LEFT TURN PROHIBITIONS AT CERTAIN CHURCH STREET INTERSECTIONS

BE IT ORDAINED by the Township Committee of the Township of Oxford that:

Chapter 91-43, *Schedule XV: Parking Prohibited During Certain Hours* of the Code of the Township of Oxford is hereby amended to delete the existing Kent Street parking prohibition and replace with the following:

<u>LOCATION</u>	<u>APPLICABILITY</u>	<u>REGULATION</u>
Kent Street (North Side)	All Vehicles	7:30a.m. – 9: 30a.m. Monday-Friday 2:00p.m. – 4:00p.m. Monday-Friday
Church Street at Kent (extending along the easterly curbline of Church for approximately 128 feet)	All Vehicles	7:30a.m. – 9: 30a.m. Monday-Friday 2:00p.m. – 4:00p.m. Monday-Friday

Chapter 91-33, *Schedule V; Prohibited Turns at Intersections* of the Code of the Township of Oxford is hereby amended to add the following prohibited turns at certain Church Street intersections:

LOCATION	APPLICABILITY	TURN PROHIBITED	HOURS
Church Street	All Vehicles	Left Turn on Kent Street	7:30a.m. –9: 30a.m. Mon-Fri 2:00p.m. – 4:00p.m. Mon-Fri
Municipal Lot (across from OCS)	All Vehicles	Left Turn on Kent Street	7:30a.m. -9:30 a.m. Mon-Fri 2:00p.m. – 4:00p.m. Mon-Fri

Section 2:

Severability. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

Section 3:

Repealer. Any ordinance or parts thereof in conflict with the provisions of this Ordinance are hereby repealed as to their inconsistencies only.

Section 4:

Effective Date. This Ordinance shall take effect upon final passage and publication as provided by law.

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 September 2, 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 October 7, 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 2026-10 with the updated language. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent 0.

ORDINANCES: 2nd Reading:

- No 2nd Read Ordinance

RESOLUTION:

RESOLUTION 2026-108

WHEREAS, the Township of Oxford desires to anticipate Local Aid Infrastructure 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 \$400,000.00 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:

Local Aid Infrastructure

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

Local Aid Infrastructure-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 via FAST system

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 September 2, 2026

Georgette Miller moved to approve Resolution 2026-108. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent 0.

**TOWNSHIP OF OXFORD
WARREN COUNTY, NEW JERSEY
RESOLUTION #2026-109**

**RESOLUTION IMPOSING A HALLOWEEN CURFEW
AND ESTABLISHING OBSERVANCE OF TRICK-OR-TREAT
WITHIN THE TOWNSHIP OF OXFORD**

Changed the hours from 4pm to 7pm.

Georgette Miller moved to approve Resolution 2026-109 with amended Hours. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent 0.

**TOWNSHIP OF OXFORD
WARREN COUNTY, NEW JERSEY
RESOLUTION #2026-109**

**RESOLUTION IMPOSING A HALLOWEEN CURFEW
AND ESTABLISHING OBSERVANCE OF TRICK-OR-TREAT
WITHIN THE TOWNSHIP OF OXFORD**

WHEREAS, Halloween Night and several nights before and after have historically been nights when acts of criminal mischief and vandalism have increased throughout the Township; and

WHEREAS, the Township of Oxford desires to take some action to help reduce the likelihood of such incidents by establishing a **suggested curfew** to assist parents and lawful guardians of minor children; and

WHEREAS, said curfew is viewed as an important part of maintaining the peace and order of the community and all persons are strongly urged to cooperate with the Washington Township Police Department by abiding by the curfew; and

WHEREAS, the door to door solicitation of treats is a tradition enjoyed by many as well as an annoyance and inconvenience to others and, therefore, needs to be regulated to provide for the safety, health, and welfare of all persons within the community.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Oxford, County of Warren has established a suggested curfew for all persons seventeen (17) years of age or younger of 9:00 pm Thursday, October 29, 2026 until 6:00 am Monday, November 2, 2026. The curfew shall be extended for school sponsored events to one (1) hour after the conclusion of the event.

BE IT FURTHER RESOLVED that Trick-or-Treat Night shall be observed within the Township of Oxford on **Saturday, October 31, 2026 from 5:00 pm to 7:00 pm.**

Adopted: September 2, 2026

Certification:

I, Lee Geller, Clerk of the Township of Oxford, Warren County do hereby certify that the foregoing resolution is a true and exact copy adopted by the Township Committee of the Township of Oxford on September 2, 2026.

Georgette Miller moved to approve Resolution 2026-109 as amended. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent 0.

RESOLUTION 2026-110

RESOLUTION OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN AND STATE OF NEW JERSEY, AUTHORIZING THE ASSIGNMENT OF A TAX SALE CERTIFICATE FOR FULL VALUE VIA PRIVATE SALE.

BE IT RESOLVED, by the Township Committee of the Township of Oxford, in the County of Warren, and State of New Jersey, that Tax Sale Certificate No. 25-00026 is hereby authorized to be assigned via private sale to Imperial Tax Lien, LLC, in the full amount due and owing of \$2,723.62.

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 September 2, 2026

WITNESS, my hand and seal of the Township of Oxford, on this 2nd day of September 2026.

Georgette Miller moved to approve Resolution 2026-110. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent 0.

RESOLUTION NO. 2026-111

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

Georgette Miller moved to approve Resolution 2026-111 amended with the ad Bid Date. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent 0.

RESOLUTION NO. 2026-111

A RESOLUTION OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY, AUTHORIZING THE HUNTING LEASE OF CERTAIN PROPERTIES 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 properties 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 October 6, 2026 at 10:00 am at the Municipal Building, located at 11 Green St. Oxford, New Jersey 07863. All sealed bids are required to be submitted prior to the bid opening.

BE IT FURTHER RESOLVED that the subject Properties 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 respective 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 has 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 908-453-3098 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 IV 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 September 2, 2026.

Georgette Miller moved to approve Resolution 2026-111 as amended. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent 0.

RESOLUTION 2026-112

RESOLUTION OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN AND STATE OF NEW JERSEY, DECLARING AND DESIGNATING BLOCK 6, LOTS 1, 2.01, 2.02, 2.03, 3, 4, 4.01, 5, 6, 7, 8, 9, 10, 11 AND BLOCK 7, LOTS 1 AND 2 AS AN AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A-1 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, 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, pursuant to the Redevelopment Law, the Township Committee directed the Planning Board to undertake a preliminary investigation to determine if Block 6, Lots 1, 2.01, 2.02, 2.03, 3, 4, 4.01, 5, 6, 7, 8, 9, 10, 11 and Block 7, Lots 1 and 2 on the Oxford Township Tax Map (which property is owned by the Township) satisfied the criteria of an Area in Need of Redevelopment (Non-Condemnation); and

WHEREAS, the Township Planning Board directed the preparation of a report entitled “PRELIMINARY INVESTIGATION BLOCK 6, LOTS 1, 2.01, 2.02, 2.03, 3, 4, 4.01, 5, 6, 7, 8, 9, 10, 11 AND BLOCK 7, LOTS 1 AND 2 (“WALL STREET STUDY AREA”)” (“O’Brien Report”) which was prepared by Timothy M. O’Brien, P.E., P.P., C.M.E., of VanCleaf Engineering Associates, dated April 7, 2026; and

WHEREAS, the Land Use Board complied with the notice provisions of N.J.S.A. 40A:12A-6 by providing a copy of the notice in a newspaper of general circulation once each week for two consecutive weeks, with a copy of the last notice provided ten days prior to the public hearing date of May 26, 2026, to the record owners of the subject properties; and

WHEREAS, a public hearing, in accordance with statutory notice requirements, was held by the Land Use Board on May 26, 2026, at which time the Land Use Board considered the testimony of Timothy M. O’Brien, P.E., P.P., C.M.E.; and

WHEREAS, based on the O'Brien Report and testimony presented by Mr. O'Brien, the Land Use Board made the following findings of fact and conclusions of Law:

1. The O'Brien Report outlines the applicable statutory processes for determining whether a study area qualifies in need of redevelopment. As reflected in the foregoing recitals, the Township Committee has authorized the Land Use Board to conduct such an investigation in accordance with the statutory criteria.

2. The Study Area is currently located within the TC-1 Town Center Redevelopment Zone. It contains 2.6 acres in size. The front portion of the Study Area comprises all properties along approximately 550 feet of frontage along Wall Street from the intersection with Route 31 to the east to the convergence of Wall Street, Washington Ave., and Belvedere Ave., to the west. The rear of the Study Area consists of a number of lots accessed via Keps Road, an alley way behind the front portion of the Study Area.

3. The opinion of the Township Planner, as reflected in the O'Brien Report, was that the Study Area meets the statutory criteria under Subparagraphs "a", "d", and "h", for all parcels and meets the criteria under subparagraph "c" for Block 6, Lots 11 and 12 as an Area in Need of Redevelopment. Mr. O'Brien testified comprehensively at the public hearing as to why each of the subparagraphs cited above was met, which conclusions are set forth in detail in Pages 11 through 13 of the O'Brien Report. It was the conclusion of Mr. O'Brien at the public hearing and as set forth in the O'Brien Report that the Study Area meets the redevelopment criteria as a non-condemnation redevelopment.

4. At the conclusion of the public hearing, the Board voted unanimously to make a recommendation to the Township Committee that, in accordance with N.J.S.A. 40A:12A-6, the Land Use Board does recommend that the delineated Study Area qualifies as an Area in Need of Redevelopment.

WHEREAS, the Planning Board determined that Block 31, Lot 21.01 qualified as a non-condemnation area in need of 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 as follows:

1. The Township Committee hereby designates Block 6, Lots 1, 2.01, 2.02, 2.03, 3, 4, 4.01, 5, 6, 7, 8, 9, 10, 11 and Block 7, Lots 1 and 2 as shown on the Tax Map of the Township of Oxford consisting of approximately 2.6 acres, as an "area in need of redevelopment" (the "Determination") pursuant to the LRHL.

2. The Determination shall authorize the Township Committee to use all of the powers provided by the Legislature for use in a redevelopment area except the use of eminent domain, thus designating it a "Non-Condensation Redevelopment Area".

3. The Township Clerk is hereby directed to transmit a certified copy of this Resolution by regular and certified mail to the Commissioner of Community Affairs (the "Commissioner") for review. The Determination of the Study Area as an "area in need of redevelopment" shall not take effect without first receiving the review and approval of the Commissioner. If the Commissioner does not issue an approval or disapproval within thirty (30) calendar days of transmittal, the Determination shall be deemed to be approved.

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

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 September 2, 2026.

Georgette Miller moved to approve Resolution 2026-112. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent 0.

New Business:

Watershed Report:

Donna Becker this is a public information session of the report. This is a part of Phase One improvements for the MS4 Permit. Next step is to submit to the DEP for there review.

Mayor Norton opened public comment. No comment.

Georgette Miller moved to send the Watershed Report t the DEP Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent 0.

Boy Scouts Pack 145

- Mayor Norton stated that the Boy Scouts submitted there insurance to me and the committee. They still haven't added the items on the insurance as we have requested.

Mayor Norton moved to Deny the Request of Pack 145. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent 0.

Old Business:

- No Old Business

Township Committee Reports and Correspondence:

Linda Koufodontes

- BOE meeting was on August 20, 2026. They are getting the school ready for students. First school was today. Next meeting September 17, 2026

Georgette Miller

- Garden State Lab sent there letter for next year. No price will follow up on that.

Township Administrator:

Matt Hall

- Worked on workman's comp this week for the EMS.
- The County approved the Hill St to install the main in the fall.

Township Engineer

Donna Becker

- Met with JCPL about the decorative power down on Wal St. had a few choices of where to put it. Ultimate choice is to have it on the property across the street and run the power underground. The unit is 5ft high and 4ft wide and 2 poles. The grant should cover the cost.
- Bright Speed is holding up the project on Wall St. Matt Hall to reach out to Senator Steinhardt

Township Planner and Special Engineer's Report

Tim O'Brian

- Working on the Redevelopment of the Triangle
- Working on consistency reviews for the Land Use Board
- New DPW site – will need another round of Testing. RT Environmental has a proposal for \$28,000 dated September 1, 2026

Mayor Norton moved to approve the professional proposal of RT Environmental for additional testing on DPW site with the approval of certification of fund by the CFO. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent 0.

Township Attorney:

Rich Wenner

- No report

Washington Police Department:

Capt. Smith

- No Report

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:

Lynn Katz – Oxford, NJ

- Asked about the Resolution for the Data Center
- Asked if the committee saw Commissioners Kerns Resolution

Sarah Hare – Hope, NJ

- Stated that 17 Townships have adopted Commissioners Kerns resolution of prohibiting Data Centers.

Meeting Recap:

Rich	Redevelopment plan
Matt	Contact Senator Steinhardt and Bright speed
Donna	Report to the DEP
Tim	DPW and Reexam

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 Personnel, no action may be taken

Georgette Miller moved to enter Executive Session at 7:41 PM. Seconded by Linda Koufodontes. Ayes: 3, Nays: 0, Abstain: 0, Absent: Motion passed.

Georgette Miller moved to return to Public Session at 8:07 PM. Seconded by Linda Koufodontes. Ayes: 3, Nays: 0, Abstain: 0, Absent: Motion passed.

Rich Wenner stated that we were in executive session for approximately 20 minutes. We discussed 1 item involving personnel. No action was taken in executive session.

Georgette Miller moved to rescind actions taken at earlier Executive Session. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent 0.

Adjourn:

Linda Koufodontes moved to adjourn the meeting at 8:08 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: 09/02/2026 For bills from 08/20/2026 to 08/31/2026

Vendor	Description	Payment	Check Total
CURRENT FUND			
1323 - Amy Alder	PO 17794 Reimbursement	305.00	305.00
374 - ARAE NETWORK SOLUTIONS, LLC	PO 17565 ARAE Network	437.50	437.50
1324 - Beckett Nevins	PO 17797 Lake Employee refund	475.00	475.00
897 - COMCAST	PO 17570 Comcast - Green St	146.84	146.84
1175 - Dingman's Dairy	PO 17724 Dingmans - Lake	209.15	209.15
841 - ECONO SIGNS	PO 17795 DPW Signs	1,514.46	1,514.46
1131 - Edmunds GovTech	PO 17660 Edmunds - Tax	7,538.17	7,538.17
529 - ELIZABETHTOWN GAS	PO 17574 Eliz Gas - Mt Pisgah	47.73	47.73
1325 - Evelyn Wenner	PO 17798 Lake Employee Refund	405.00	405.00
656 - HOME DEPOT CREDIT SERVICES	PO 17579 Home Depot - DPW	181.80	181.80
656 - HOME DEPOT CREDIT SERVICES	PO 17695 Lake Home Depot	25.99	25.99
1124 - John Kirkhum	PO 17584 John Kirkhum	202.90	202.90
113 - KATHRYN BECKER	PO 17685 Medical Reembursement	202.90	202.90
1252 - Meredith Ferris	PO 17662 Meredith - Lake	1,262.34	1,262.34
743 - MONTAGE ENTERPRISES, INC.	PO 17796 Flail Mower kit & Hanger	993.40	993.40
175 - Oxford Twp. Payroll Account	PO 17792 08/28/2026 payroll	22,082.30	
	PO 17792 08/28/2026 payroll	14,745.52	36,827.82
160 - PITNEY BOWES BANK INC- PURCHASE POWER	PO 17650 Postage Machine	750.00	750.00
1304 - Price, Meese, Shulman & D'Arminio, P.C.	PO 17676 Price Meese - LUB	660.00	660.00
1275 - Primo Brands	PO 17626 Primo	152.88	152.88
1111 - Prudential DCRP	PO 17793 0828 DCRP	250.67	250.67
1263 - Quigley and Son Pest Solutions, LLC	PO 17599 Quigley & Son - Pest Control	125.00	125.00
705 - TOWNSHIP OF WASHINGTON	PO 17723 Police	177,895.22	177,895.22
400 - TROPICANA HOTEL	PO 17780 NJLM Conference - November 2026	2,025.00	2,025.00
1029 - UniFIRST	PO 17696 Unifirst -medical supplies	43.30	43.30
1209 - Universal Technical Resource Services, I	PO 17631 UTRS - General	1,110.00	
	PO 17721 UTRS Stormwater	2,052.50	3,162.50
92 - VERIZON	PO 17610 Verizon	95.58	95.58
SEWER OPERATING			
1131 - Edmunds GovTech	PO 17660 Edmunds - Tax	7,538.17	7,538.17
1012 - MICHAEL BRADY	PO 17588 Michael Brady - Sewer	200.00	200.00
175 - Oxford Twp. Payroll Account	PO 17792 08/28/2026 payroll	510.05	510.05
160 - PITNEY BOWES BANK INC- PURCHASE POWER	PO 17650 Postage Machine	250.00	250.00
DEVELOPERS ESCROW			
908 - LAVERY SELVAGGI & COHEN PC	PO 17665 Lavery - Escrow	852.50	852.50
1304 - Price, Meese, Shulman & D'Arminio, P.C.	PO 17677 Price Meese - Escrows	60.00	60.00
TOTAL			245,346.87

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-101-01-000-001	Cash - Treasurer			0.00	216,412.35
01-201-20-100-100	Governing Body - Salaries and Wages	1,346.15			
01-201-20-100-200	Administrative & Executive - Other Expen	2,427.88			
01-201-20-110-200	Computerization	437.50			
01-201-20-120-100	Municipal Clerk - Salaries and Wages	2,346.22			
01-201-20-130-100	Finance - Salaries and Wages	1,491.65			
01-201-20-130-200	Finance - Other Expenses	250.00			
01-201-20-145-100	Tax Collector - Salaries and Wages	785.91			
01-201-20-145-200	Tax Collector - Other Expenses	7,788.17			
01-201-20-165-200	Engineering Services - Other Expenses	1,110.00			
01-201-21-180-100	Planning Board - Salaries and Wages	606.22			
01-201-21-180-263	Planning Board - Legal Services	660.00			
01-201-23-230-200	Employee Group Health Insurance	405.80			
01-201-23-472-200	Social Security System (OASI)	2,575.89			
01-201-23-474-200	Unemployment Compensation	23.60			
01-201-25-240-100	Police - Salaries and Wages	82.15			
01-201-25-240-200	Police - Other Expenses	177,895.22			
01-201-26-290-100	Buildings and Grounds - Salaries and Wag	90.90			
01-201-26-290-200	Buildings and Grounds - Other Expenses	306.80			
01-201-26-292-100	Streets and Roads - Salaries and Wages	12,733.61			
01-201-26-292-200	Streets and Roads - Other Expenses	1,514.46			

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-26-315-200	Vehicle Maintenance - Other Expenses	993.40			
01-201-31-440-200	Telephone	95.58			
01-201-31-446-200	Natural Gas/Propane	47.73			
01-201-36-472-200	DCRP	250.67			
01-203-31-440-200	(2025) Telephone		146.84		
TOTALS FOR	CURRENT FUND	216,265.51	146.84	0.00	216,412.35
02-161-05-000-001	Interfund - Current			0.00	2,052.50
02-213-40-000-052	STORMWATER ASSISTANCE			2,052.50	
TOTALS FOR	GRANT FUND	0.00	0.00	2,052.50	2,052.50
07-101-01-000-001	Cash - Treasurer			0.00	8,498.22
07-201-20-100-200	Other Expenses - Miscellaneous	7,988.17			
07-201-26-220-100	Salaries and Wages	510.05			
TOTALS FOR	SEWER OPERATING	8,498.22	0.00	0.00	8,498.22
21-161-05-000-001	INTERFUND - CURRENT			0.00	17,471.30
21-286-56-850-800	RESERVE FOR LAKE EXPENSES			17,471.30	
TOTALS FOR	OXFORD LAKE TRUST	0.00	0.00	17,471.30	17,471.30
22-101-01-000-001	CASH - DEVELOPER'S ESCROW ACCOUNT			0.00	912.50
22-225-55-096-000	Asset Enhancement Project			60.00	
22-225-55-097-000	Lion's Creative/Gassius Block 25 Lot 7			852.50	
TOTALS FOR	DEVELOPERS ESCROW	0.00	0.00	912.50	912.50
Total to be paid from Fund 01 CURRENT FUND		216,412.35			
Total to be paid from Fund 02 GRANT FUND		2,052.50			
Total to be paid from Fund 07 SEWER OPERATING		8,498.22			
Total to be paid from Fund 21 OXFORD LAKE TRUST		17,471.30			
Total to be paid from Fund 22 DEVELOPERS ESCROW		912.50			
		245,346.87			