

OXFORD TOWNSHIP MEETING SEPTEMBER 16, 2026

The meeting of the Township Committee of Oxford Township was held on September 16, 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, Matt Hall, Township Administrator/Clerk,

Mayor Norton opened the meeting at 6:30pm

MEETING MINUTES:

September 2, 2026 –Meeting Minutes

Georgette Miller moved to approve September 2, 2026, Meeting Minutes. Seconded by Mayor Norton and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent 0.

September 2, 2026 – Executive Session Minutes

Georgette Miller moved to approve September 2, 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

HABITABILITY HEARING:

Rich Wenner stated that this is a continuation from our July 15, 2026, hearing for 295 Belvidere Ave.

The owners where notice after this hearing to have these items taken care to clear and secure the property.

- Have the grass cut and cleanup around the house so that a better inspection of the building can be done. Have the tree looked at by an arborist
- Secure the Camper/RV and structure

- Have the construction department inspect the building for structural integrity.

Tim O'Brian has not been contacted there have been no improvements to the property

Matt Hall has not heard from the property owner

Capt. Smith stated Officer Pantuso has been at the property and will do a recheck as well.

The Committee will direct the DPW department to clean the property up and remove the camper/RV. Also have the DP take pictures as they move along. Keep all records of cost to place lien on the property.

No one from the property was in attendance at the hearing.

ORDINANCES: 1st Reading:

**ORDINANCE 2026-11
TOWNSHIP OF OXFORD
COUNTY OF WARREN**

A REDEVELOPMENT PLAN ORDINANCE OF TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY, PERTAINING TO BLOCK 45 LOT 1 AND DESIGNATED AN AREA IN NEED OF REDEVELOPMENT BY THE TOWNSHIP OF OXFORD, IN ACCORDANCE WITH N.J.S.A. 40A:12A-7 ENTITLED "40A:12A-7. ADOPTION OF REDEVELOPMENT PLAN"

WHEREAS, the Township of Oxford Committee adopted Resolution No. Resolution No. 2024-136 on November 13, 2024 designating Block 45, Lot 1, "An Area in Need of Redevelopment" in accordance with the provisions set forth at N.J.S.A. 40A:12A-14; and

WHEREAS, the State of New Jersey pursuant to 40A:12A-65(c) the Township transmitted a copy of resolution to Commissioner of Community Affairs and no response was received/transmitted within 30 calendar days of.

WHEREAS, in accordance with the provisions of N.J.S.A. 40A:12A-7, the Township of Oxford Committee prepared a Redevelopment Plan consistent with the provisions of Town Master Plan and previously completed in need of redevelopment study for the subject property including design and development standards for development, and addressing site plan requirements and details, for referral to the Land Use Board for consistency Review; and

WHEREAS, N.J.S.A. 40A:12A-7.a., provides that "No redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, ..."; and sets forth statutory requirements for the contents of a Redevelopment Plan; and

WHEREAS, the Township of Oxford Council is desirous of enacting a redevelopment plan to guide the future use, development and redevelopment of Block 45, Lot 1 heretofore designated an area in need of redevelopment with provisions to enable redevelopment of the property; and

WHEREAS, N.J.S.A. 40A:12A-15 provides that "In accordance with the provisions of a redevelopment plan adopted pursuant to section 7 of P.L. 1992, c.79 (C.40A:12A-7), a

municipality or redevelopment entity may proceed with ... development, redevelopment and rehabilitation of an area in need of rehabilitation. ...”;

NOW, THEREFORE, BE IT ORDAINED,

Section 1. This Ordinance shall be known as the “Block 45 Lot 1 Redevelopment Zone”.

Section 2. The Code of the Township of Oxford is hereby amended and supplemented, as follows:

- I. Chapter 340, Zoning, Article III, Zoning Districts, subsection 340-5, Zoning Map, is hereby amended and supplemented by designating Township of Oxford Block 45, Lot 1 the “Block 45 Lot 1 Redevelopment Zone” and adding the following designation to the legend on the Zoning Map: Block 45 Lot 1”. This amendment will replace the prior zone designation and should not be interpreted as a zone overlay. This amendment does not change any Highlands classification of the property established NJ Statutes/polices/regulations.
- II. Chapter 340, Zoning, Article III, Zoning Districts, subsection 340-5, is hereby amended and supplemented by adding the zone “Block 45 Lot 1 Redevelopment Zone.”
- III. Chapter 340, Zoning is amended to add Chapter 340-20.8 (or next available section number) to Article IV “Block 45 Lot 1 Redevelopment Zone” which will include the follow chapters (or next available section number(s):
 - a. Chapter 340-20.8.A – Purpose
It is the purpose of this zone to provide for the redevelopment of the designated property as a zone. This zone is classified as a redevelopment zone subject to review by the Redevelopment Authority and Land Use Board of the Township of Oxford.
 - b. Chapter 340-20.8.B – Permitted Uses
Permitted Use as listed under TC-1 Town Center Redevelopment zone 340-14.D.2.A
 - c. Chapter 340-20.9.C – Permitted Accessory Uses
Permitted Use as listed under TC-1 Town Center Redevelopment zone 340-14.D.2.B
 - d. Chapter 340-20.8.D – Zone Standards
This zone shall include the following standards that supersede other standards listed in zoning, site plan and subdivision standards and codes of the Township of Oxford. If this section does not include a specific amendment for this zone, this zone is subject to established zoning, site plan, subdivision and other Township codes.
 1. EV Parking Standards
 1. The Zone shall adhere to N.J.S.A 40:55D EV parking schedule.
 2. The zone shall permit reductions in required parking based on number of EV spaces provided for per N.J.S.A 40:55D 40:55.
 3. Accessible EV spaces shall be provided per N.J.S.A 40:55D
 2. Parking Standards

1. Accessible spaces shall be provided per federal regulation and state regulations.
2. The minimum number of spaces to be provided shall conform to §625, Article VII, except where the NJ Residential Site Improvement Standards permits a lower minimum number of spaces to be provided.
3. Parking spaces sizes for non-ADA spaces would be 9' x 18'
4. On-street parking shall maintain safe egress through the site
5. Parking is permitted within setbacks and buffers for all yards.
6. Offsite shared parking may be provided subject to submission of parking agreement and map depicting offsite parking location.
3. Banked/Future Parking spaces.
 1. Developers may at approval of the Redevelopment Authority and Land Use Board, construct less parking spaces than required when the developer is able to submit a parking plan that depicts how the developer would be able to provide additional parking onsite in the future if demand warrants.
4. Variances for Parking
 1. Variances for parking up to 10% required may be considered and granted by the Land Use Board without review of redevelopment Authority.
 2. Variance for loading zones may be considered and granted by the Land Use Board without review of the Redevelopment Authority.
5. Monument Signage
 1. Development monument signage shall be exempt from front, side, and rear setback requirements for accessory structures, provided they are not placed in the right of way or within a sight triangle of an access point.
6. Fire Aisle Standards
 1. Fire aisles less than the required width pursuant to regulation may be approved without a waiver subject to the approval of the Fire Official.
7. Variances
 1. The Land Use Board shall be permitted to grant variances classified as "c" variance pursuant to 40:55D-70.C, but are not permitted to grant variances pursuant classified as "d" pursuant to 40:55D-70.d.
8. Article V Bulk Schedule, Chapter 340-19 Schedule of Area, lot and Bulk requirements and associated schedule attachment is amended to include the following standards for the Block 45 Lot 1:

1. Redevelopment Plan shall match the bulk schedule for Town Center 1 zone bulk schedule.

IV. Development Standards

This redevelopment plan shall adhere to current Township of Oxford code standards unless amended in this study including standards listed under 340-14.

Section 3. This section of the Wall Street Redevelopment Zone addresses the statutory requirements of N.J.S.A. 40A:12A-7. Adoption of redevelopment plan (this ordinance). Responses to N.J.S.A. 40A:12A-7.a are provided below:

1. NJSA 40A:12A-7.a(1) - Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
 - As identified in the previously completed area of need of redevelopment study for this property, the master plan promotes the development both new residential and non-residential development and redevelopment of underutilized properties within the township. The 2024 Master Plan Reexamination Report notes this goal.
2. NJSA 40A:12A-7.a(2) - Proposed land uses and building requirements in the project area.
 - Within this plan/ordinance, land uses and building requirements have been identified as required by Statute.
3. NJSA 40A:12A-7.a(3) – Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
 - The property currently does not contain any residential uses or dwelling units, as such no person will be displaced.
4. NJSA 40A:12A-7.a(4) – An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
 - No property is proposed to be acquired by the Township in accordance with the redevelopment plan.
5. NJSA 40A:12A-7.a(5) – Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L.1985, c.398 (C.52:18A-196 et al.).
 - As identified in the area of need of redevelopment study for this property, the redevelopment plan encourages cluster development and notes a goal to provide design flexibility to promote conservation techniques. The proposed zoning standards are modeled from the existing Town Center 1 zoning standards with modifications.

6. NJSA 40A:12A-7.a(6) – As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
 - No residential units are proposed to be removed, but new residential units will become a permitted use under this redevelopment plan.
7. NJSA 40A:12A-7.a(7) – A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.
 - This project does not include any removal of residential properties and as such this requirement is not applicable to this redevelopment plan.
8. NJSA 40A:12A-7.a(8) – Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.
 - This redevelopment plan will incorporate the current electric vehicle parking standards/guidelines of the State and will permit a reduction in required parking onsite should electric vehicle parking be provided.
9. NJSA 40A:12A-7b – A redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan.
 - It is the intent of this redevelopment plan to encourage an appropriate set-aside for affordable housing in any approved development of the subject property.
10. NJSA 40A:12A-7c - The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district

within the redevelopment area. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.

- This redevelopment plan includes provisions for zoning and design standards that will amend existing zoning standards and design standards under section 2.

Section 4.

RENUMBERING. This ordinance may be renumbered for codification purposes.

Section 5.

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 6.

REPEALER. Any Ordinances or parts thereof in conflict with the provisions of these Ordinance are hereby repealed as to their inconsistencies only.

Section 7.

EFFECTIVE DATE. This Ordinance shall not take effect until any statutory requirements are addressed.

Notice

NOTICE is hereby given that the foregoing Ordinance was introduced to pass on first reading at a regular meeting of the Township of Oxford Committee held on September 16, 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 of Oxford Committee to be held on October 21, 2026 at 6:30 p.m. or as soon thereafter as the Town Committee may hear this Ordinance at the Municipal Building, 11 Green Street, Oxford, NJ, at which time all persons interested may appear for or against the passage of said Ordinance.

Georgette Miller moved to approve Ordinance 2026-11 with the updated language. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent 0.

**ORDINANCE 2026-12
TOWNSHIP OF OXFORD
COUNTY OF WARREN**

A REDEVELOPMENT PLAN ORDINANCE OF TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY, PERTAINING TO BLOCK 6, LOTS 1, 2.01, 2.02, 2.03, 3, 4, 4.01, 5, 6, 7, 8, 9, 10, AND 11, AND BLOCK 7, LOT 2 AND DESIGNATED AN AREA IN NEED OF REDEVELOPMENT BY THE TOWNSHIP OF OXFORD, IN ACCORDANCE WITH N.J.S.A. 40A:12A-7 ENTITLED "40A:12A-7. ADOPTION OF REDEVELOPMENT PLAN"

WHEREAS, the Township of Oxford Committee adopted Resolution No. 2026-76 on May 20, 2026 directing the Land Use Board to undertake a preliminary investigation to determine whether the subject property qualified as an area in need of non-condemnation redevelopment in accordance with the provisions set forth at N.J.S.A. 40A:12A-4; and

WHEREAS, the Township of Oxford Land Use Board held a consistency review hearing and approved the area of need of redevelopment study on June 23, 2026 for Block 6, Lots 1, 2.01, 2.02, 2.03, 3, 4, 4.01, 5, 6, 7, 8, 9, 10, and 11, and Block 7, Lot 2 (the "Wall Street Redevelopment Area") and adopted the subsequent resolution on December 19, 2023, "in accordance with the provisions set forth at N.J.S.A. 40A:12A-5; and

WHEREAS, the Township of Oxford Committee adopted Resolution No. 2026-112- on September 2, 2026, designating the Wall Street Redevelopment area, "An Area in Need of Redevelopment" in accordance with the provisions set forth at N.J.S.A. 40A:12A-14; and

WHEREAS, the State of New Jersey pursuant to 40A:12A-65(c) the Township transmitted a copy of resolution to Commissioner of Community Affairs and no response was received/transmitted within 30 calendar days of.

WHEREAS, in accordance with the provisions of N.J.S.A. 40A:12A-7, the Township of Oxford Committee prepared a Redevelopment Plan consistent with the provisions of Town Master Plan and previously completed in need of redevelopment study for the subject property including design and development standards for development, and addressing site plan requirements and details, for referral to the Land Use Board for consistency Review; and

WHEREAS, N.J.S.A. 40A:12A-7.a., provides that "No redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, ..."; and sets forth statutory requirements for the contents of a Redevelopment Plan; and

WHEREAS, the Township of Oxford Council is desirous of enacting a redevelopment plan to guide the future use, development and redevelopment of Block 6, Lots 1, 2.01, 2.02, 2.03, 3, 4, 4.01, 5, 6, 7, 8, 9, 10, And 11, And Block 7, Lot 2 heretofore designated an area in need of redevelopment with provisions to enable redevelopment of the property; and

WHEREAS, N.J.S.A. 40A:12A-15 provides that "In accordance with the provisions of a redevelopment plan adopted pursuant to section 7 of P.L. 1992, c.79 (C.40A:12A-7), a municipality or redevelopment entity may proceed with ... development, redevelopment and rehabilitation of an area in need of rehabilitation. ...";

NOW, THEREFORE, BE IT ORDAINED, that the following redevelopment plan ordinance is hereby adopted:

Section 1. This Ordinance shall be known as the "Wall Street Redevelopment Plan".

Section 2. The Code of the Township of Oxford is hereby amended and supplemented, as follows:

- V. Chapter 340, Zoning, Article III, Zoning Districts, subsection 340-5, Zoning Map, is hereby amended and supplemented by designating Township of Oxford Block 6, Lots 1, 2.01, 2.02, 2.3, 3, 4, 4.01, 5, 6, 7, 8, 9, 10, and 11, and Block 7, Lot 2 the "Wall Street Redevelopment Zone" and adding the following designation to the legend on the Zoning Map: "Wall Street Redevelopment Zone". This amendment will replace the prior zone designation and should not be interpreted as a zone overlay. This amendment does not change any Highlands classification of the property established NJ Statutes/polices/regulations.
- VI. Chapter 340, Zoning, Article III, Zoning Districts, subsection 340-5, is hereby amended and supplemented by adding the zone "Wall Street Redevelopment Zone."
- VII. Chapter 340, Zoning is amended to add Chapter 340-19.6 (or next available section number) to Article IV "Wall Street Redevelopment Zone" which will include the following chapters:
 - a. Chapter 340-19.6.A – Purpose

It is the purpose of this zone to provide for the redevelopment of the designated properties. This zone is classified as a redevelopment zone subject to review by the Redevelopment Authority and Land Use Board of the Township of Oxford.
 - b. Chapter 340-19.6.B Permitted Uses

No lot shall be used, and no structure shall be erected, altered or occupied for any purpose except the following:

 - 1. Permitted Use as listed under TC-1 Town Center Redevelopment zone 340-14.D.2.A
 - c. Chapter 340-19.6.C Accessory Uses

Permitted accessory uses shall be as follows:

 - 1. Permitted Use as listed under TC-1 Town Center Redevelopment zone 340-14.D.2.B
 - d. Chapter 340-19.6.E Zone Standards

This zone shall include the following standards that supersede other standards listed in zoning, site plan and subdivision standards and codes of the Township. If this section does not include a specific amendment for this zone, this zone is subject to established zoning, site plan, subdivision and other Township codes.

 - 1. **EV Parking Standards**
 - 1. The Zone shall adhere to N.J.S.A 40:55D EV parking schedule.

2. The zone shall permit reductions in required parking based on the number of EV spaces provided for per N.J.S.A 40:55D 40:55.
3. Accessible EV spaces shall be provided per N.J.S.A 40:55D.

2. Parking Standards

1. Accessible spaces shall be provided per federal regulation and state regulations.
2. The minimum number of spaces to be provided shall conform to §625, Article VII, except where the NJ Residential Site Improvement Standards permits a lower minimum number of spaces to be provided.
3. Parking spaces sizes for non-ADA spaces would be 9' x 18'
4. On-street parking shall maintain safe egress through the site
5. Parking is permitted within setbacks and buffers for all yards.
6. Offsite shared parking may be provided subject to submission of parking agreement and map depicting offsite parking location.

3. Banked/Future Parking spaces.

1. Developers may at approval of the Land Use Board construct less parking spaces than required when the developer is able to submit a parking plan that depicts how the developer would be able to provide additional parking onsite in the future if demand warrants.

4. Variances for Parking

1. Variances for parking up to 10% required may be considered and granted by the Land Use Board without review of redevelopment Authority.
2. Variance for loading zones may be considered and granted by the Land Use Board without review of the Redevelopment Authority.

5. Monument Signage

1. Development monument signage shall be exempt from front, side, and rear setback requirements for accessory structures, provided they are not placed in the right of way or within a sight triangle of an access point.

6. Fire Aisle Standards

1. Fire aisles less than the required width pursuant to regulation may be approved without a waiver subject to the approval of the Fire Official.

7. Variances

1. The Land Use Board shall be permitted to grant variances classified as “c” variance pursuant to 40:55D-70.C, but are not permitted to grant variances classified as “d” pursuant to 40:55D-70.D.

VIII. Article V Bulk Schedule Chapter 340-19 Schedule of Area, lot and Bulk requirements and associated schedule attachment is amended to include the following standards for the Wall Street Redevelopment Zone:

1. Redevelopment Plan shall match the bulk schedule for Town Center 1 zone bulk schedule.

Section 3. The Zoning District Map in the zoning ordinance of the Township shall be amended to depict a zone called “Wall Street Redevelopment Zone” with a boundary of Block 6, Lots 1, 2.01, 2.02, 2.3, 3, 4, 4.01, 5, 6, 7, 8, 9, 10, and 11, and Block 7, Lot 2.

Section 4.

This section of the Block 31 Lot 21.01 Redevelopment Zone addresses the statutory requirements of N.J.S.A. 40A:12A-7. Adoption of redevelopment plan (this ordinance). Responses to N.J.S.A. 40A:12A7.a are provided below:

NJSA 40A:12A-7.a(1) - Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.

As identified in the previously completed area of need of redevelopment study for this property, the master plan promotes the development both new residential and non-residential development and redevelopment of underutilized properties within the township. The 2024 Master Plan Reexamination Report notes this goal.

NJSA 40A:12A-7.a(2) - Proposed land uses and building requirements in the project area.

Within this plan/ordinance, land uses and building requirements have been identified as required by Statute.

NJSA 40A:12A-7.a(3) – Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.

This criterion is not applicable, as no properties are proposed for condemnation or taking as part of this redevelopment plan.

NJSA 40A:12A-7.a(4) – An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.

This redevelopment plan does not propose to acquire land by redevelopment authority of the Township of Oxford.

NJSA 40A:12A-7.a(5) – Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L.1985, c.398 (C.52:18A-196 et al.).

- *Contiguous Municipalities – the Subject redevelopment area is located completely within the Township of Oxford, and is not adjacent to the boundary of any other municipality.*
- *County Master Plan – The subject property is located within Warren County. The County's Master Plan includes a strategic Growth Plan, which this redevelopment plan would align with their goal no. 7 to promote development in existing development centers (this site was previously developed) and was a source for local/regional jobs. There is potential as identified, to set aside portions to create non-developed buffers/set asides (privately owned-no public access).*
- *State Development and Redevelopment Plan – Oxford Township is located entirely within the New Jersey Highlands Region Preservation Area. State planning objectives within the Preservation Area are regulated through the provisions of the Highlands Act and Highlands Regional Master Plan; neither the Township nor the subject property have State Planning Area classifications as a result. It is consistent with Highlands land use objectives to promote development in existing centers to preserve open space and natural resources.*

NJSA 40A:12A-7.a(6) – As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.

No low and moderate-income residential units are proposed to be removed, as there are no low and moderate-income residential units existing in the redevelopment area.

NJSA 40A:12A-7.a(7) – A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close

proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.

This project does not include removal of residential properties and as such this requirement is not applicable to this redevelopment plan.

NJSA 40A:12A-7.a(8) – Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

This redevelopment plan will incorporate the current electric vehicle parking standards/guidelines of the State and will permit reduction in required parking onsite should electric vehicle parking be provided.

NJSA 40A:12A-7b – A redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan.

This redevelopment plan does not include provisions to alter or change any state required affordable housing obligations for development at this site nor does this plan require such units unless required by state regulations.

NJSA 40A:12A-7c - The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.

This redevelopment plan includes provisions for zoning and design standards that will amend existing zoning standards and design standards under section 2.

Section 5.

RENUMBERING. This ordinance may be renumbered for codification purposes.

Section 6.

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 7.

REPEALER. Any Ordinances or parts thereof in conflict with the provisions of these Ordinance are hereby repealed as to their inconsistencies only.

Section 8.

EFFECTIVE DATE. This Ordinance shall not take effect until any statutory requirements are addressed.

Notice

NOTICE is hereby given that the foregoing Ordinance was introduced to pass on first reading at a regular meeting of the Township of Oxford Committee held on September 16, 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 of Oxford Committee to be held on October 21, 2026 at 6:30 p.m. or as soon thereafter as the Town Committee may hear this Ordinance at the Municipal Building, 11 Green Street, Oxford, NJ, at which time all persons interested may appear for or against the passage of said Ordinance.

Georgette Miller moved to approve Ordinance 2026-12 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 2026-113

WHEREAS, the Township of Oxford desires to anticipate Municipal Aid Program 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 \$151,539.00 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:

Municipal Aid Program-Lower Denmark Rd Bike Path

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

Municipal Aid Program -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, Township 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 16, 2026

WITNESS, my hand and seal of the Township of Oxford, on this 16th day of September 2026.

Georgette Miller moved to approve Resolution 2026-113. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent 0.

RESOLUTION 2026-114

**OXFORD TOWNSHIP
WARREN COUNTY/STATE OF --NEW JERSEY**

**A RESOLUTION OF AWARD, LOWER DENMARK RD, BIKE PATH
IMPROVEMENT, GUIDERAIL PHASE PROJECT**

Be it resolved, that on September 16, 2026 the Township Committee of the Township of Oxford adopted this resolution to award unit bid prices for individual construction items to perform the necessary construction to complete the Lower Denmark Rd, Bike Path Improvement, Guiderail Phase Project, a New Jersey Department of Transportation Local Aid Infrastructure fund project with a total project grant award in the amount of \$151,539.00.

WHEREAS the CFO certifies that those funds are available through Municipal Aid Program

Be it further resolved that the Township Committee of the Township of Oxford does hereby award unit prices for individual construction items based unit prices as awarded under the individual contracts awarded by the Morris County Cooperative Pricing Council bidding process with a total cost of \$2,820.00. The award is made to the Morris County Cooperative Pricing Council winner of Contract #14: Catch Basins & Manhole Castings, Campbell Foundry Company

WHEREAS the CFO certifies that those funds are available through Municipal Aid Program

Georgette Miller moved to approve Resolution 2026-114. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent 0.

RESOLUTION 2026-115
OXFORD TOWNSHIP
WARREN COUNTY/STATE OF NEW JERSEY

**A RESOLUTION OF AWARD, LOWER DENMARK RD, BIKE PATH
IMPROVEMENT, GUIDERAIL PHASE PROJECT**

Be it resolved, that on September 16, 2026 the Township Committee of the Township of Oxford adopted this resolution to award unit bid prices for individual construction items to perform the necessary construction to complete the Lower Denmark Rd, Bike Path Improvement, Guiderail Phase Project, a New Jersey Department of Transportation Local Aid Infrastructure fund project with a total project grant award in the amount of \$151,539.00.

WHEREAS the CFO certifies that those funds are available through Municipal Aid Program

Be it further resolved that the Township Committee of the Township of Oxford does hereby award unit prices for individual construction items based unit prices as awarded under the individual contracts awarded by the Morris County Cooperative Pricing Council bidding process with a total cost of \$129,972.75. The award is made to the Morris County Cooperative Pricing Council winner of Contract #26: Beam Guiderail & Safety Ends, M.L. Ruberton Construction Co., Inc. (Road Safety System)

Georgette Miller moved to approve Resolution 2026-115. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent 0.

RESOLUTION 2026-116

A RESOLUTION OF OXFORD TOWNSHIP, COUNTY OF WARREN, STATE OF NEW JERSEY AUTHORIZING THE TOWNSHIP TO ENDORSE A TREATMENT WORKS APPROVAL FOR SHRI PROPERTIES, LLC

WHEREAS, Shri Properties, LLC ("Developer") seeks the endorsement of Oxford Township ("Township") for a Treatment Works Approval application for a proposed new residential development to be located in Oxford Township at Block 31, Lot 21.01 on the official tax map of the Oxford Township, County of Warren, State of New Jersey; and

WHEREAS, Developer has submitted a TWA application to the Township for consent to the sanitary sewer extension; and

WHEREAS, the TWA consent form requires a Resolution of the governing body of the Township authorizing the Mayor and Township engineer/ special project engineer to sign the said TWA application.

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Oxford Township County of Warren, State of New Jersey, that the Mayor and Township engineer/ special project engineer, are hereby authorized to sign the TWA application as required.

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 16, 2026.

Georgette Miller moved to approve Resolution 2026-116. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent 0.

RESOLUTION-2026-117

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, BLOCK 6 LOT 12, AND BLOCK 7 LOTS 1 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, Lots 12, and Block 7, Lots 1 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 12 and Block 7, Lot 1 (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-Condensation Redevelopment pursuant to N.J.S.A. 40A:12A-5 and can be incorporated into the Wall Street Redevelopment Area.

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-Condensation 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, 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 September 16, 2026.

Georgette Miller moved to approve Resolution 2026-117. Seconded by Linda Koufodontes and passed unanimously by roll call vote. Ayes: 3, Nays: 0, Abstain: 0, Absent 0.

New Business:

- No New Business

Old Business:

- No Old Business

Township Committee Reports and Correspondence:

Linda Koufodontes

- Next BOE meeting is on September 17, 2026. I will have a report at our next meeting.

Georgette Miller

- Lake is closed for the season
- Inflatables have been removed from the lake
- In the process of getting everything cleanup and put away.

- Lots of geese on the lake
- Working on the season final numbers

Mayor Norton

- PRUMA - assessment of the sewer utility and the Budget is the same as last year. Matt Hall to contact Natasha, our CFO about the budget for Sewer Utility.

Township Administrator:

Matt Hall

- Report from the engineer about Bright Speed we have had communication with them regularly
- Hill St gas service spoke the Mr. Finelli at the county planning board working getting the project started.

Township Planner and Special Engineer's Report

Tim O'Brian

- Working on the DPW building
- Redevelopment projects

Township Attorney:

Rich Wenner

- No report

Washington Police Department:

Capt. Smith

- Discussed the child abduction that happened in Washington Borough and how multiple agencies and the Warren County Prosecutors office helped with this incident. The child was found a few hours after the abduction and the person of interest was arrested. The Washington Township Police Department wanted to let the public know that this was an isolated incident.

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:

Sharon Keegan, Oxford, NJ

- Asked about the Electricity 3rd party program and asked if the township was still in the program.

Meeting Recap:

Matt	Discussion with Bright speed and Comcast, Gas line on Hill St.
Tim	Redevelopment projects
Rich	Revision of the Squad Ordinance, follow up on the 295 Belvedere Ave

Executive Session:

- No Executive Session

Adjourn:

Georgette Miller moved to adjourn the meeting at 6:52 PM. Seconded by Linda Koufodontes
Ayes: 3, Nays: 0, Abstain: 0, Absent: 0. Motion passed.



Lee Geller, RMC
Township Clerk



List of Bills - (All Funds) Meeting Date: 09/16/2026 For bills from 09/03/2026 to 09/14/2026

Vendor	Description	Payment	Check Total
CURRENT FUND			
374 - ARAE NETWORK SOLUTIONS, LLC	PO 17565 ARAE Network	2,137.13	2,137.13
1188 - Brightspeed	PO 17567 Brightspeed - Oxford Twp	156.72	156.72
1177 - Broukerhoff Environmental Services LLC	PO 17683 Broukerhoff	2,343.00	2,343.00
21 - C&M AUTO PARTS	PO 17566 C & M - Napa	116.07	116.07
841 - ECONO SIGNS	PO 17802 Street Signs	419.16	419.16
75 - FRANK RYMON & SONS	PO 17630 Rymon - DPW	1,115.28	1,115.28
1047 - GARDEN STATE LABORATORIES, INC	PO 17624 Garden State - Lake	655.00	655.00
301 - INSTITUTE FOR PROFESSIONAL DEVELOP	PO 17580 IPD - Training	50.00	50.00
51 - JCP&L	PO 17581 JCPL - Master Bill	5,304.74	5,304.74
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	4,655.40	4,655.40
54 - LIN SUPPLY COMPANY	PO 17803 Supplies	23.55	23.55
62 - NJ AMERICAN WATER COMPANY	PO 17590 American Water - 40 Wall St	3,169.22	3,169.22
140 - NJ STATE HEALTH BENEFITS	PO 17799 September Health Bill	19,578.07	19,578.07
141 - OXFORD TOWNSHIP BOARD OF EDUCATION	PO 17595	429,248.00	429,248.00
175 - Oxford Twp. Payroll Account	PO 17800 09112026 payroll	6,782.94	
	PO 17800 09112026 payroll	26,326.08	33,109.02
1305 - PEAC Solutions	PO 17690 New Copier	219.31	219.31
222 - PITNEY BOWES	PO 17691 Stamp Machine	495.39	495.39
1253 - Primepoint LLC	PO 17597 Primepoint - payroll	300.00	300.00
1111 - Prudential DCRP	PO 17801 0911 DCRP	195.15	195.15
165 - QUILL CORPORATION	PO 17598 Quill - Office Supply	113.97	
	PO 17598 Quill - Office Supply	17.60	131.57
1103 - Rocky's Hardware Inc	PO 17600 Rockys	219.46	219.46
1286 - ROSE WITT	PO 17656 QPA	87.50	87.50
554 - TRACTOR SUPPLY CREDIT PLAN	PO 17606 Tractor Supply	491.91	491.91
1029 - UniFIRST	PO 17607 UniFirst	264.25	264.25
1239 - Van Cleef Engineering Associates LLC	PO 17715 Van Cleef- Engineering	772.00	772.00
264 - WEX BANK	PO 17613 Wex Bank -	3,168.63	3,168.63
CAPITAL FUND			
1239 - Van Cleef Engineering Associates LLC	PO 17755 New DPW Building	5,090.00	5,090.00
SEWER OPERATING			
1188 - Brightspeed	PO 17568 brightspeed - Pump Station	41.64	41.64
175 - Oxford Twp. Payroll Account	PO 17800 09112026 payroll	510.05	510.05
165 - QUILL CORPORATION	PO 17598 Quill - Office Supply	17.60	17.60
DEVELOPERS ESCROW			
908 - LAVERY SELVAGGI & COHEN PC	PO 17665 Lavery - Escrow	2,392.50	2,392.50
1239 - Van Cleef Engineering Associates LLC	PO 17609 Van Cleef - Escrow	960.00	960.00
TOTAL			517,610.04

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-101-01-000-001	Cash - Treasurer				
01-201-20-100-100	Governing Body - Salaries and Wages			0.00	498,535.46
01-201-20-100-200	Administrative & Executive - Other Expen	3,074.94			
01-201-20-110-200	Computerization	987.87			
01-201-20-120-100	Municipal Clerk - Salaries and Wages	2,137.13			
01-201-20-130-100	Finance - Salaries and Wages	2,346.22			
01-201-20-130-200	Finance - Other Expenses	1,491.65			
01-201-20-145-100	Tax Collector - Salaries and Wages	367.59			
01-201-20-145-200	Tax Collector - Other Expenses	1,337.63			
01-201-20-150-100	Tax Assessment - Salaries and Wages	17.59			
01-201-20-155-200	Legal - Other Expenses	1,597.27			
01-201-20-165-200	Engineering Services - Other Expenses	4,655.40			
01-201-21-180-100	Planning Board - Salaries and Wages	772.00			
01-201-21-185-100	Zoning Costs - Salaries and Wages	606.22			
01-201-23-230-201	Health OS CAP	643.75			
01-201-23-472-200	Social Security System (OASI)	19,578.07			
01-201-23-474-200	Unemployment Compensation	2,309.69			
		20.06			

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-25-240-100	Police - Salaries and Wages	98.58			
01-201-25-265-273	Fire Hydrants	3,169.22			
01-201-26-290-100	Buildings and Grounds - Salaries and Wag	171.70			
01-201-26-290-200	Buildings and Grounds - Other Expenses	1,911.39			
01-201-26-292-100	Streets and Roads - Salaries and Wages	12,628.37			
01-201-26-292-200	Streets and Roads - Other Expenses	575.88			
01-201-26-315-200	Vehicle Maintenance - Other Expenses	116.07			
01-201-31-430-200	Electricity	5,309.39			
01-201-31-460-200	Gasoline	3,168.63			
01-201-36-472-200	DCRP	195.15			
01-299-55-000-065	Local School Taxes Payable			429,248.00	
TOTALS FOR	CURRENT FUND	69,287.46	0.00	429,248.00	498,535.46
02-161-05-000-001	Interfund - Current			0.00	2,343.00
02-213-40-000-051	HDSRF			2,343.00	
TOTALS FOR	GRANT FUND	0.00	0.00	2,343.00	2,343.00
04-101-01-000-001	CASH			0.00	5,090.00
04-215-55-026-008	Ord 26-8 DPW Garage			5,090.00	
TOTALS FOR	CAPITAL FUND	0.00	0.00	5,090.00	5,090.00
07-101-01-000-001	Cash - Treasurer			0.00	569.29
07-201-20-100-200	Other Expenses - Miscellaneous	59.24			
07-201-26-220-100	Salaries and Wages	510.05			
TOTALS FOR	SEWER OPERATING	569.29	0.00	0.00	569.29
21-161-05-000-001	INTERFUND - CURRENT			0.00	7,719.79
21-286-56-850-800	RESERVE FOR LAKE EXPENSES			7,719.79	
TOTALS FOR	OXFORD LAKE TRUST	0.00	0.00	7,719.79	7,719.79
22-101-01-000-001	CASH - DEVELOPER'S ESCROW ACCOUNT			0.00	3,352.50
22-225-55-080-000	OTI B33 Lot 4.02 4.02 14			2,035.00	
22-225-55-088-000	SHRI Properties			357.50	
22-225-55-095-000	Block 1.01 Lot 3.03 (Terra)			240.00	
22-225-55-096-000	Asset Enhancement Project			720.00	
TOTALS FOR	DEVELOPERS ESCROW	0.00	0.00	3,352.50	3,352.50

Total to be paid from Fund 01 CURRENT FUND	498,535.46
Total to be paid from Fund 02 GRANT FUND	2,343.00
Total to be paid from Fund 04 CAPITAL FUND	5,090.00
Total to be paid from Fund 07 SEWER OPERATING	569.29
Total to be paid from Fund 21 OXFORD LAKE TRUST	7,719.79
Total to be paid from Fund 22 DEVELOPERS ESCROW	3,352.50
	517,610.04