

**TOWNSHIP MEETING
APRIL 18, 2018**

The regularly scheduled meeting of the Mayor and Committee of the Township of Oxford was held on April 18, 2018 in the Township Municipal Building, at 11 Green Street, Oxford, New Jersey.

In attendance were Robert Nyland, Bill Ryan, Doug Ort, Michael Finelli, Michael Lavery and Sheila L. Oberly.

The flag salute was recited.

Mayor Nyland called the meeting to order at 7:02 PM.

Meeting Minutes:

Mr. Ryan asked that three corrections/additions be made to the meeting minutes.

On motion by Mr. Ort, seconded by Mr. Ryan and passed unanimously on roll call vote to approve the meeting minutes with the corrections/additions included.

Ordinances:

Ordinance 2018-04 Authorizing the Transfer of \$40,000.00 Donated by Jenny M. Hissim for Playground Equipment to the Oxford Township Rescue Squad was read by title on second reading and opened for public comments. There being no public comments, the comment period was closed

On motion by Mr. Ryan, seconded by Mr. Ort and passed unanimously on roll call vote to adopt **Ordinance 2018-04.**

Ordinance 2018-05 Appropriating the Sum of Up to \$4,000.00 Currently Located Within the Capital Improvement Fund of the Township of Oxford for Installation of New Storm Inlet was read by title on second reading and opened for public comments. There being no public comments, the comment period was closed

On motion by Mr. Ryan, seconded by Mr. Ort and passed unanimously on roll call vote to adopt **Ordinance 2018-05.**

Ordinance 2018-06 Providing an Appropriation of \$189,000.00 for Acquisition of an Ambulance for and by the Township of Oxford and Authorizing the Issuance of \$80,000.00 Bonds or Notes of the Township for Financing part of the Appropriation was read by title on second reading and opened for public comments. There being no public comments, the comment period was closed

BOND ORDINANCE STATEMENTS AND SUMMARIES

The bond ordinance, the summary terms of which are included herein, has been finally adopted by the Township of Oxford, in the County of Warren, State of New Jersey on April 18, 2018 and the 20-day period of limitation within which a suit, action or proceeding questioning the validity of such ordinance can be commenced, as provided in the Local Bond Law, has begun to run from the date of the first publication of this statement. Copies of the full ordinance are available at no cost and during regular business hours, at the Clerk's office for members of the general public who request the same. The summary of the terms of such bond ordinance follows:

Title: Bond Ordinance Providing an Appropriation Of \$189,000 For Acquisition of An Ambulance for And by The Township of Oxford in The County of Warren, New Jersey And, Authorizing the Issuance Of \$80,000 Bonds or Notes of The Township for Financing Part of The Appropriation

Purpose(s): For acquisition of an ambulance.

Appropriation: \$189,000

Bonds/Notes Authorized: \$80,000

Grants (if any) Appropriated: None

Section 20 Costs: \$5,000

Useful Life: 5 Years

On motion by Mr. Ryan, seconded by Mr. Ort and passed unanimously on roll call vote to adopt **Ordinance 2018-06**.

Ordinance 2018-07 Amending and Supplementing the Code of the Township of Oxford, Chapter 91 Entitled "Vehicles and Traffic" Section 45 Entitled "Schedule XVII: Time-Limit Parking," To Add Wall Street in the Schedule of Regulated Street Parking, was read by title on second reading and opened for public comments. There being no public comments, the comment period was closed

On motion by Mr. Ort, seconded by Mr. Ryan and passed unanimously on roll call vote to adopt **Ordinance 2018-07**.

ORDINANCE 2018-08

AN ORDINANCE FIXING THE SALARY RANGES FOR CERTAIN OFFICERS AND EMPLOYEES OF THE TOWNSHIP OF OXFORD

Be It Ordained by the Mayor and Committee of the Township of Oxford, County of Warren State of New Jersey as follows, until a subsequent salary ordinance is adopted:

Section 1. The salary ranges per annum for the following officers and employees of the Township of Oxford shall be as follows:

<u>Title</u>	<u>Salaries</u>
Registrar	\$3,000.00 - \$6,000.00 per year

Section 2. All salary ranges above shall be retroactive to January 1, 2018.

Section 3. Any ordinance of part of ordinance inconsistent herewith is hereby repealed.

On motion by Mr. Ryan, seconded by Mayor Nyland and passed unanimously on roll call vote to adopt **Ordinance 2018-08** on first reading.

Second Reading, public comment will be held on May 16, 2018 at 7:00 PM in the Oxford Township Municipal Building, 11 Green Street, Oxford, NJ.

ORDINANCE 2018-09

AN ORDINANCE OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY TO AMEND CHAPTER 340 ENTITLED "ZONING" ARTICLE IV "ZONE REGULATIONS" TO REPLACE SECTION 340-14 IN ITS ENTIRETY

WHEREAS, the Land Use Board of the Township of Oxford adopted, on March 27, 2018, a report entitled "Master Plan Reexamination Report and Oxford Highlands Center Plan", reexamining the Township Master Plan and development regulations, and

WHEREAS, the reexamination report recommended a number of changes to the zoning regulations and zoning map, including implementation of new zoning districts and standards to create the Oxford Town Center, and

WHEREAS, based on the recommendation of the Oxford Township Land Use Board, the Township Committee desires to implement various changes to the zone regulations as outlined in the reexamination report.

BE IT ORDAINED by the Township Committee of the Township of Oxford in the County of Warren and State of New Jersey, as follows:

Section 1. Section 340-14 “RM Mixed Residential Zone” is amended as follows:

§340-14 TC Town Center Districts

A. Intent and Purpose.

This section is designed to further the goals and objectives of the Oxford Town Center Plan and seeks to establish standards that will foster a mixed-use, walkable environment in the area surrounding Wall Street and Route 31. The intent is to provide flexibility in development standards with an eye to achieving consistent themes that respect the Township’s history and vernacular.

B. General Provisions. The following provisions shall apply to all development within town center districts.

(1) This Ordinance shall govern in the event of conflict with the Site Plan Ordinance, Chapter 265, and/or Subdivision Ordinance, Chapter 298.

(2) Additionally, the following ordinance sections shall not be applicable:

(a) Chapter 51, Article IV, Application for Development in Highlands Region, upon a determination by the Highlands Council that this zoning is consistent with the Highlands Regional Master Plan;

(b) Chapter 265, Section 265-12 (Design Guidelines); and

(c) Chapter 298, Section 298-12 (Subdivision Design Requirements).

(3) General Development Plan approval, as authorized by N.J.S.A. 40:55D-45.1, shall be optional, at the developer’s discretion. The provisions of Section (9) herein shall apply.

(4) Open space. The design layout of any site plan or subdivision shall include the provision of public outdoor gathering places such as simple plazas, pocket parks with sitting benches, greens and tree lines streets and boulevards complete with a well-designed sidewalk network. No onsite recreational structures are required. However, a clubhouse, community pools, basketball courts, tennis courts and the like are permitted uses when integrated as part of a comprehensive plan. Other active and passive recreational facilities such as community gardens, dog parks, bike and jogging trails, nature trails and par courses are also permitted uses. Environmentally sensitive wetlands and associated transition areas and existing ponds and any remaining upland forested lands may be integrated into the overall plan for community passive recreation or otherwise reserved for natural buffers surrounding the development project.

(5) Parking. Parking shall conform to the requirements of Article VIII of Chapter 340, Zoning. Parking for residential uses shall be provided in accordance with the New Jersey Residential Site Improvement Standards.

(6) Site Improvement Design.

(a) Drainage. Residential development shall comply with the RSIS, N.J.A.C. 5:21-1 et seq. and stormwater Management Rules, N.J.A.C. 7:8-1 et seq. Non-residential development shall comply with the Stormwater Management Rules, N.J.A.C. 7:8-1 et seq. Creative storm water management designs and low-impact development criteria shall be incorporated. The project may incorporate efforts to reduce impervious surface, to maintain natural existing or enhanced mature forest lands and physical efforts to disconnect concentrated flow. After this, stormwater shall be treated and directed towards shallow bio-swales, street planting strips or other vegetated filter strips, rain gardens, and constructed wetlands specifically designed for stormwater management. Parking lots may be designed to direct stormwater towards vegetated bio treatment trains.

(b) Landscaping and Buffer Strips.

[1] All areas of any lot not occupied by buildings, pavement or other surfacing or otherwise improved or used in accordance with an approved site plan or subdivision shall be landscaped by the planting of grass and/or ground cover, shrubs and trees. At a minimum, one tree shall be provided or remain existing for each 5,000 square feet of area thereof to which these requirements applies. The placement of the plant material shall be appropriate to enhancement of the property.

[2] Whenever a buffer strip is required, such buffer strip shall be of the width so specified or required and shall:

[a] Be landscaped by the planting of grass and/or ground cover, shrubs and trees. Two shrubs and one tree shall be provided for each 500 square feet of area, or fraction thereof, of the buffer strip. If the buffer strip is naturally wooded in its entire width, it shall remain in its natural condition in place of the required shrubs and trees.

[b] Not contain parking areas or driveways, unless specifically permitted elsewhere in this chapter, or other accessory buildings or uses except for recreational purposes.

(c) Site Lighting shall comply with Chapter 265, Site Plan Review, Section 265-12B.

(d) Recycling shall comply with Chapter 265 Site Plan Review, Section 265-12(2)(h).

(e) Residential development shall conform with the RSIS, N.J.A.C. 5:21-1 et seq., with respect to streets, parking, water supply and sanitary sewers.

(7) Highlands Resource Protection Standards.

(a) Freshwater wetlands, wetlands transition areas, State open waters, flood hazard areas, riparian zones and well-head protection areas shall be protected pursuant to NJDEP regulations and permit programs.

(b) Site specific critical habitat impact shall be minimized;

(c) Mitigation for certain impacts that result from development of the OTI property shall occur through preservation of appropriate forest habitat off-site in Cambridge West and Coachlight properties, as a condition subsequent of any future site plan approval.;

(d) Low impact development techniques as set forth in the New Jersey Stormwater Best Management Practices Manual, Chapter 2, shall be utilized to the extent practicable in light of permitted uses and densities;

(e) A standard Phase I & Phase II Geotechnical Investigation Report shall be submitted in conjunction with any preliminary site plan/subdivision application. The following design and construction techniques will be utilized in carbonate rock geology:

[1] Areas with sinkholes or which are susceptible to sinkhole formation should be improved with construction techniques recommended by a qualified professional engineer. Examples of such techniques include excavation and placement of grout or graded filler, deep dynamic compaction and piping of grout to fill voids.

[2] Storm drain pipes shall be constructed with water-tight gaskets to prevent leakage. Roof drains shall be piped and directed to the storm system in sealed pipes or discharged to an impervious swale to prevent recharge. Clean crushed stone should not be used as pipe bedding and utility backfill should consist of silty and clayey soils.

[3] During construction, the site shall be graded to divert water runoff away from construction areas. Installation of the storm drainage system in the early stages of construction is necessary and any temporary swales shall be properly graded to prevent water from ponding. Permanent swales shall be lined with impervious materials to prevent recharge and construction excavations shall be dewatered promptly.

[4] Where necessary, buildings shall be designed to be supported by reinforced foundations which can temporarily span a predetermined loss of support should ground subsidence occur. Pile foundation systems may be used to bypass poor soils or voids in the subsurface.

(f) Adequate water supply shall be determined prior to preliminary site plan / subdivision approval.

(8) Waivers. Notwithstanding any provisions set forth elsewhere in this section, the Planning Board may waive any engineering and construction design requirements contained in this section or in Chapter 265 or Chapter 298 in order to achieve the objectives of the TC-1 Zone, provided that the Planning Board is satisfied that such a waiver does not jeopardize the public health and safety.

(9) Required documentation for general development plans. General development plan approval shall be available in accordance with 40:55D-45.3 for a developer of a parcel greater than 100 acres in size or for a parcel less than 100 acres in size consisting of not less than 150,000 square feet of nonresidential floor area or not less than 100 residential dwelling units, or consisting of a combination of square feet of nonresidential floor area and residential dwelling units, which when proportionately aggregated at a rate of 1,500 square feet of nonresidential floor area to one residential dwelling unit, are equivalent to at least 150,000 square feet of nonresidential floor area or 100 dwelling units.

(a) The general development plan shall set forth the permitted number of dwelling units, the amount of nonresidential floor space, the residential density and the nonresidential floor area ratio for the planned development, in its entirety, according to a schedule which sets forth the timing of the various sections of the development.

(b) Every developer applying for approval of a general development plan shall submit the following documentation for review by the Land Use Board:

[1] Each report shall be prepared by appropriate professional experts, licensed by the State of New Jersey when applicable. Reports shall be of sufficient detail to allow for reasonable review by the Township's own experts, at the applicant's expense.

[a] A storm water management plan setting forth the conceptual approach for controlling and managing storm water on the site.

[b] An environmental inventory including a general description of the vegetation, soils, topography, geology, surface hydrology, climate and cultural resources of the site, existing man-made structures or features.

[c] A local service plan indicating those public services which the developer proposes to provide and which may include, but not be limited to, water, sewer, cable and solid waste disposal.

[2] The general development plan shall include the following information:

[a] A schematic land use plan containing sufficient information to allow a determination that the plan is capable of satisfying the requirements of this Section. The plan shall include:

(i) A circulation system but may be exclusive of local streets. Guidelines for any proposed bicycle and pedestrian circulation should also be provided.

(ii) Generalized land use by section. This plan need not contain detailed development design but shall include the area of each section, its intended use, and the maximum number of residential dwelling units or nonresidential square feet which are anticipated.

(iii) Any proposed open space, recreational amenities, and necessary community facilities shall be noted.

[b] A description or schematic plan of utility service by which it can be determined that adequate capacity exists for distribution, collection, and/or treatment of water, sanitary waste, solid waste, electric, gas, and telephone service.

[c] A proposed timing schedule in the case of a planned development whose construction is contemplated over a period of years, including any terms or conditions which are intended to protect the interests of the public and of the residents who occupy any section of the planned development prior to the completion of the development in its entirety.

[d] A narrative plan explaining how common areas are to be owned, managed, maintained, and administered.

(c) Approval procedures for general development plans.

[1] The Planning Board shall first make the appropriate findings as noted below:

[a] That the plan fully complies with the requirements of the TC-1 zone;

[b] That the proposals for maintenance and conservation of common open space are reliable, and that the amount, location, and purpose of the common open space are adequate;

[c] That the provisions through the physical design of the proposed development for public services, control over vehicular and pedestrian traffic, and the amenities of light and air, recreation and visual enjoyment are adequate;

[d] That the proposed planned development will not have an unreasonably adverse impact upon the area in which it is proposed to be established; and

[e] That in the case of a proposed planned development which contemplates construction over a period of years, that the terms and conditions intended to protect the interests of the public and of the residents, occupants and owners of the proposed development in the total completion of the development are adequate.

[2] If general development plan approval is chosen by the developer, it must be granted by the Planning Board prior to the Planning Board taking action on preliminary approval on any section. Each section must then be developed in accordance with the general development plan approved by the Planning Board, notwithstanding any provision of

N.J.S.A. 40:55D-1 et seq., or an ordinance or regulation adopted pursuant thereto after the effective date of the approval.

[3] The Planning Board shall take action on the general development plan application within ninety-five (95) days after the submission of a complete application or within such further time as may be consented to by the developer. Failure of the Planning Board to act within the period prescribed shall constitute general development plan approval of the planned development.

[4] The term of the effect of the general development plan approval shall be determined by the Planning Board using the guidelines set forth below, except that the term of the effect of the approval shall not exceed twenty (20) years, inclusive of any extensions, from the date upon which the developer receives final approval of the first section of the planned development.

[5] In making its determination regarding the duration of the effect of approval of the development plan, the Planning Board shall consider: the number of dwelling units or amount of nonresidential floor area to be constructed, prevailing economic conditions, the timing schedule to be followed in completing the development and the likelihood of its fulfillment, the developer's capability of completing the proposed development, and the contents of the general development plan and any conditions which the Planning Board attaches to the approval thereof.

[6] The approval may be extended by the Planning Board for good cause for additional two (2) year periods but the Planning Board shall have the right to include with each extension a requirement that the planned development comply with such additional conditions as the Planning Board may deem appropriate and in the public interest. In no case shall the term of the effect of the approval and any extensions exceed twenty (20) years from the date upon which the developer receives final approval of the first section of the planned development.

[7] Approval of the general development plan does not relieve the developer of the necessity to apply for preliminary and final site plan or subdivision approval for each and every section of the development and to fully comply with the requirements of this chapter.

[8] Any rights granted pursuant to approval of a subdivision or site plan for a specific section shall run independently of the term of the general development plan approval.

(d) In the event that a general development plan approval expires prior to the expiration of rights granted pursuant to a subdivision or site plan for a specific section, the rights granted to that section shall remain in effect for the period guaranteed by N.J.S.A. 40:55D-1 et seq.

(e) Upon the expiration of general development plan approval, the conditional approval of the planned development shall be deemed to have expired and the land shall be regulated by the applicable zoning.

(f) In the event that the developer seeks to modify the proposed timing schedule, such modification shall require the approval of the Planning Board. The Planning Board shall, in deciding whether or not to grant approval of the modification, take into consideration prevailing economic and market conditions, anticipated and actual needs for residential units and nonresidential space within the Township and the region, and the availability and capacity of public facilities to accommodate the proposed development.

(g) Except as provided hereunder, the developer shall be required to gain the prior approval of the Planning Board if, after approval of the general development plan, the developer wishes to make any variation in the location of land uses within the planned development or to increase the

density of residential development or the floor area ratio of nonresidential development in any section of the planned development.

(h) Any variation in the location of land uses or increase in density or floor area ratio proposed in reaction to a negative decision of, or condition of development approval imposed by the Department of Environmental Protection pursuant to P. L. 1973, c. 185 (C. 13:19-1 et seq.) shall be approved by the Planning Board if the developer can demonstrate to the satisfaction of the Planning Board, that the variation being proposed is a direct result of such determination by the Department of Environmental Protection.

(i) Except as provided hereunder, once a general development plan has been approved by the Planning Board, it may be amended or revised only upon application by the developer approved by the Planning Board. A developer, without violating the terms of the approval pursuant to N.J.S.A. 40:55D-1 et seq., may, in undertaking any section of the planned development, reduce the number of residential units or amount of nonresidential floor space by no more than fifteen percent (15%) or reduce the residential density or nonresidential floor area ratio by no more than fifteen percent (15%); provided, however, that a developer may not reduce the number of residential units to be provided pursuant to P. L. 1985, c. 222 (C. 52:27D-301 et al.) without prior Township approval.

(j) Upon the completion of each section of the development as set forth in the approved general development plan, the developer shall notify the Administrative Officer, by certified mail, as evidence that the developer is fulfilling his obligations under the approved plan. For the purpose of this section, "completion" of any section of the development shall mean that the developer has acquired a certificate of occupancy for every residential unit or every nonresidential structure, as set forth in the approved general development plan. If the Township does not receive such notification at the completion of any section of the development, the Township, shall notify the developer, by certified mail, in order to determine whether or not the terms of the approved plan are in compliance with the approval.

(k) If a developer does not complete any section of the development within eight (8) months of the date provided for in the approved plan, or if at any time the Township has cause to believe that the developer is not fulfilling his obligations pursuant to the approved plan, the Township shall notify the developer, by certified mail, and the developer shall have ten (10) days within which to give evidence that he is fulfilling his obligations pursuant to the approved plan. The Township thereafter shall conduct a hearing to determine whether or not the developer is in violation of the approved plan. If, after such hearing, the Township finds good cause to terminate the approval, it shall provide written notice of same to the developer and the approval shall be terminated thirty (30) days thereafter.

(l) In the event that a development which is the subject of an approved general development plan is completed before the end of the term of the approval, the approval shall terminate with the completion of the development. For the purposes of this section, a development shall be considered complete on the date upon which a certificate of occupancy has been issued for the final residential or nonresidential structure in the last section of the development in accordance with the timing schedule set forth in the approved general development plan and the developer has fulfilled all of his obligations pursuant to the approval.

(10) More than one principal building. In all Town Center districts, more than one principal building may be constructed on a lot when such buildings are either nonresidential, mixed-use or multifamily buildings. In no case shall more than one principal building be located on a lot where a single-family, duplex or townhome structure exists or is proposed to be built.

C. Districts Enumerated.

The Town Center area of Oxford Township is hereby divided into the following five (5) districts, depicted on the Zoning Map:

- TCC (Town Center Core)
- TC-1 (Town Center Redevelopment)
- TC-2 (Town Center Residential)
- TC-3 (Town Center Commercial)
- TC-4 (Town Center Fringe)
- TC-HERS (Town Center Conservation)

D. District Regulations.

All land uses within the town center area shall be governed by the following specific zone regulations.

(1) TCC Town Center Core.

(a) Principal permitted uses as follows:

- [1] Single-family detached dwelling units.
- [2] Duplex dwellings.
- [3] Mixed-use structures including commercial/office/retail at street level and condominiums and/or apartment dwellings on upper floors on lots fronting Wall Street, Route 31 or Lower Denmark Road only.
- [4] Public and semipublic uses, including municipal buildings, firehouses, rescue squad facilities, public works garages and similar facilities, parks and playgrounds, active recreation fields, conservation areas, and structures and facilities constructed as part of this principal use.
- [5] Public, private and parochial schools for academic instruction, provided the same are to be constructed on a minimum of three acres.
- [6] Day-care centers.
- [7] Adult day-care centers.
- [8] Churches, temples and other places of worship and related school buildings and parish houses, on a minimum one-acre parcel.
- [9] Post office and library facilities.
- [10] Cultural facilities such as museums, auditoriums and conservatories.
- [11] Commercial uses at street level in mixed-use structures as permitted above or on lots fronting Route 31, Wall Street between Washington Avenue and Route 31, Port Colden Road, Lower Denmark Road, Washington Avenue between Wall Street and Kent Street only as follows:

[a] Retail sale or rental of goods, merchandise or equipment, except as follows:

- [i] Uses requiring storage or display of goods outside a fully enclosed building.
- [ii] Motor vehicle sales and body shops.
- [iii] Lumberyards.
- [iv] Adult bookstores and/or peep shows.
- [v] Auction markets.
- [vi] Pawn shops.

[b] Personal service establishments, including but not limited to barber and beauty shops, dry-cleaning establishments, self-service laundromats, tailor shops, weight loss centers, portrait studios, interior decorating services and design studios, video rental, and mail centers. Such service shall not include the following:

- [i] Massage parlors.

[ii] Kennels.

[iii] Veterinary hospitals.

[iv] Tarot card reading/fortune-telling establishments.

[c] Business service establishments, including but not limited to document reproduction, duplication, and administrative services.

[d] Product service establishments, including but not limited to the repair and servicing of shoes, audio and visual equipment, appliances, jewelry and watches.

[e] Business offices, including but not limited to insurance agents, travel agents, realtors, finance and investment companies, and tax preparation services.

[f] Instructional studios and fitness centers including but not limited to dance, yoga, Pilates, cross-fit and traditional gyms.

[g] Banks and other financial institutions, excluding check-cashing businesses but including automated teller machines (ATM) and drive-thru facilities. Drive-thru banking facilities shall be located and screened with planting and/or architectural walls to minimize their visibility and may be located under upper-story cantilevered floors. In all cases, drive-through facilities must be located at the side or rear of the building.

[h] Neighborhood motor vehicle service station or garage.

[j] Professional offices, including but not limited to offices for architects, artists, authors, dentists, doctors, lawyers, ministers, musicians, engineers, architects, professional planners, optometrists, opticians, and such other similar professions.

[k] Restaurants, cafes, delis, coffeehouses, eateries, brewpubs and bars.

[l] Bed and breakfast inns.

[m] Convenience stores which include the sale of motor fuels.

[n] Social clubs, lodges and fraternal organizations.

(b) Permitted accessory uses

[1] Residential detached garages or permanent covered parking structures which shall not be subject to conversion to any other use.

[2] Home-based offices, provided the following conditions apply:

[i] The home-based office is located in a single-family dwelling.

[ii] Medical, dental and real estate offices shall not be permitted as home offices.

[iii] In addition to the family members occupying the dwelling containing the home office, there shall not be more than one outside employee in the home office.

[iv] The employee and clients shall use on-street curbside parking spaces and shall not park on the lot containing the home office.

[v] Permitted signage area is limited to one facade or freestanding sign not exceeding three square feet and six feet from the ground.

[vi] The home office shall not exceed 25% of the total habitable square footage of the dwelling exclusive of any basement or can be located in an accessory building not to exceed 500 square feet.

[3] Sheds not to exceed 100 square feet on lots containing single-family detached or duplex dwelling units only.

- [4] Off-street parking areas.
 - [5] Fences and walls, including trash enclosures.
 - [6] Signage.
 - [7] Such uses, facilities or services which are essential to the operation of a permitted use or are customarily incidental to a permitted use, including but not limited to driveways, loading and unloading areas, maintenance garages and storm water management facilities.
- [c] Schedule of Area and Bulk Requirements.
- [1] Single family residential dwellings
 - [i] Minimum lot size – 7,500 square feet
 - [ii] Minimum lot width – 50 feet
 - [iii] Minimum lot depth – 100 feet
 - [iv] Minimum front yard setback – 15 feet
 - [v] Minimum side yard setback – 10 feet
 - [vi] Minimum rear yard setback – 25 feet
 - [vii] Maximum building height – 3 stories and 35 feet
 - [viii] Maximum impervious coverage – 60%
 - [ix] Minimum accessory structure setback – 2 feet from side or rear lot line
 - [x] Maximum height accessory structure – 12 feet
 - [2] Two family residential dwellings
 - [i] Minimum lot size – 4,000 square feet per dwelling unit
 - [ii] Minimum lot width – 25 feet
 - [iii] Minimum lot depth – 100 feet
 - [iv] Minimum front yard setback – 15 feet
 - [v] Minimum side yard setback – 10 feet one, 0 feet on common wall
 - [vi] Minimum rear yard setback – 25 feet
 - [vii] Maximum building height – 3 stories and 35 feet
 - [viii] Maximum impervious coverage – 60%
 - [ix] Minimum accessory structure setback – 2 feet from side or rear lot line
 - [x] Maximum height accessory structure – 12 feet
 - [3] Mixed use buildings
 - [i] Minimum lot size – 22,500 square feet
 - [ii] Minimum lot width – 150 feet
 - [iii] Minimum lot depth – 150 feet
 - [iv] Minimum front yard setback – 15 feet
 - [v] Minimum side yard setback – 15 feet
 - [vi] Minimum rear yard setback – 35 feet
 - [vii] Maximum building height – 3 stories and 40 feet
 - [viii] Maximum impervious coverage – 80%
 - [ix] Minimum accessory structure setback – 5 feet from side or rear lot line
 - [x] Maximum height accessory structure – 18 feet
 - [xi] The maximum number of dwelling units per building shall not exceed 36
 - [xii] The maximum length of a residential building shall not exceed 240 feet

[4] Minimum off-street parking requirements: as per RSIS, N.J. A.C. 5:21-1 et seq.

[5] Nonresidential buildings

[i] Minimum lot size – 10,000 square feet

[ii] Minimum lot width – 100 feet

[iii] Minimum lot depth – 100 feet

[iv] Minimum front yard setback – 15 feet

[v] Minimum side yard setback – 10 feet

[vi] Minimum rear yard setback – 25 feet

[vii] Maximum building height – 2 stories and 35 feet

[viii] Maximum impervious coverage – 60%

[ix] Minimum accessory structure setback – 5 feet from side or rear lot line

[x] Maximum height accessory structure – 18 feet

(2) TC-1 Town Center Redevelopment.

[a] Permitted principal uses shall be as follows:

[1] Primary residential development which shall not exceed a maximum of 325 units, which may consist of any combination of multi-family, attached townhomes, other attached units, single family and two-family detached dwellings. The mix of permitted building types shall be at the discretion of the applicant.

[2] A one (1) bedroom apartment above a detached garage of a single-family detached unit or attached townhome where the garage is located along a rear residential lane. Where constructed, these apartments shall not count against the maximum number of units specified in (a)(1) above, however shall be used to support the production of additional affordable housing opportunities within the development and shall therefore be restricted to occupancy by low and moderate income households.

[3] Supportive and special needs housing for the developmentally disabled.

[4] Mixed-use buildings including commercial/office/retail at street level and condominiums and/or apartment dwellings on upper floors on lots fronting Port Colden Road or Lower Denmark Road only. Commercial/office/retail at street level may include any of the following:

(i) Retail sale or rental of goods, merchandise or equipment, except as follows:

Uses requiring storage or display of goods outside a fully enclosed building.

Motor Vehicle sales and body shops.

Lumberyards.

Adult bookstores and/or peep shows.

Auction markets

Pawn shops

(ii) Personal service establishments, including but not limited to barber and beauty shops, dry-cleaning establishments, self-service laundromats, tailor shops, weight loss centers, portrait studios, interior decorating services and design studios, video rental, and mail centers. Such service shall not include:

Massage parlors

Kennels

Veterinary hospitals

Tarot card reading/fortune-telling establishments.

- (iii) Business service establishments, including but not limited to document reproduction, duplication, and administrative services.
- (iv) Product service establishments, including but not limited to the repair and servicing of shoes, audio and visual equipment, appliances, jewelry and watches.
- (v) Business offices, including but not limited to insurance agents, travel agents, realtors, finance and investment companies, and tax preparation services.
- (vi) Instructional studios and fitness centers including but not limited to dance, yoga, pilates, cross-fit and traditional gyms.
- (vii) Banks and other financial institutions, excluding check cashing businesses but including automated teller machines (ATM) and drive-thru facilities. Drive-thru banking facilities shall be located and screened with planting and/or architectural walls to minimize their visibility and may be located under upper-story cantilevered floors. In all cases, drive-thru facilities must be located at the side or rear of the building.
- (viii) Professional offices, including but not limited to offices for architects, artists, authors, dentists, doctors, lawyers, ministers, musicians, engineers, professional planners, optometrists, opticians and such other similar professions.
- (ix) Restaurants, cafes, delis, coffeehouses, eateries, brewpubs and bars.
- (xi) Convenience stores.

(5) Nonresidential uses (i-xi) above, whether together in a single structure or standalone structure.

(6) Public and semi-public uses, including municipals buildings firehouse, rescue squad facilities, public works garages and similar facilities, parks and playgrounds, active recreation fields, conservation areas, and buildings and facilities constructed as part of this principal use.

(7) Public, private and parochial schools for academic instruction, provided the same are to be constructed on a minimum of three acres.

(8) Day-care centers.

(9) Adult day-care centers.

(10) Churches, temples, and other places of worship and related school buildings and parish houses, on a minimum one-acre parcel.

(11) Post office and library facilities

(12) Cultural facilities such as museums, auditoriums and conservatories.

[b] Permitted accessory uses shall be as follows:

[1] Residential detached garages or permanent covered parking structures which shall not be subject to conversion to any other use.

[2] Home-based offices, provided the following conditions apply:

(i) Home-based office is located in a single-family dwelling or an attached townhome.

(ii) Medical, dental and real estate offices shall not be permitted as home offices.

(iii) In addition to the family members occupying the dwelling containing the home office, there shall not be more than one outside employee in the home office.

(iv) The employee and clients shall use on-street curbside parking spaces and shall not park on the lot containing the home office.

- (v) Permitted signage for single-family dwellings is limited to one façade and freestanding sign not exceeding three square feet and six feet from the ground.
- (vi) The home office shall not exceed 25% of the total habitable square footage of the dwelling exclusive of any basement or can be located in an accessory building not to exceed 500 square feet.

[3] Sheds not to exceed 100 square feet on lots containing single-family detached or duplex dwelling units only.

[4] Off-street parking areas.

[5] Fences and walls.

[6] Signage, as permitted by Article VIII of Chapter 340, Zoning.

[7] Such uses, facilities or services which are essential to the operation of a permitted use or are customarily incidental to a permitted use, including but not limited to driveways, loading and unloading areas, maintenance garages and storm water management facilities.

[c] Schedule of Area and Bulk Requirements.

[1] Single family residential dwellings

[i] minimum lot size – 7,500 square feet

[ii] Minimum lot width – 50 feet

[iii] Minimum lot depth – 100 feet

[iv] Minimum front yard setback – 15 feet

[v] Minimum side yard setback – 10 feet

[vi] Minimum rear yard setback – 25 feet

[vii] Maximum building height – 3 stories and 35 feet

[viii] Maximum impervious coverage – 60%

[ix] Minimum accessory structure setback – 2 feet from side or rear lot line if 12 feet or lower, otherwise no less than 5 feet.

[x] Maximum height accessory structure – 12 feet, which may be extended to a maximum of 25 feet to accommodate an affordable apartment per [a][2] above.

[2] Two family residential dwellings

[i] Minimum lot size – 4,000 square feet per dwelling unit

[ii] Minimum lot width – 25 feet

[iii] Minimum lot depth – 100 feet

[iv] Minimum front yard setback – 15 feet

[v] Minimum side yard setback – 10 feet one, 0 feet on common wall

[vi] Minimum rear yard setback – 25 feet

[vii] Maximum building height – 3 stories and 35 feet

[viii] Maximum impervious coverage – 60%

[ix] Minimum accessory structure setback – 2 feet from side or rear lot line if 12 feet or lower, otherwise no less than 5 feet.

[x] Maximum height accessory structure – 12 feet, which may be extended to a maximum of 25 feet to accommodate an affordable apartment per [a][2] above.

[3] Townhomes

[i] Minimum lot size – 1,350 square feet per dwelling unit

[ii] Minimum lot width – 18 feet

[iii] Minimum lot depth – 75 feet

[iv] Minimum front yard setback – 10 feet

[v] Minimum side yard setback – 10 feet one, 0 feet on common wall

[vi] Minimum rear yard setback – 25 feet

- [vii] Maximum building height – 3 stories and 35 feet
- [viii] Maximum impervious coverage – 80%
- [ix] Minimum accessory structure setback – 2 feet from side or rear lot line
- [x] Maximum height accessory structure – 12 feet

[4] Multifamily and mixed use buildings

- [i] Minimum lot size – 22,500 square feet
- [ii] Minimum lot width – 150 feet
- [iii] Minimum lot depth – 150 feet
- [iv] Minimum front yard setback – 15 feet
- [v] Minimum side yard setback – 15 feet
- [vi] Minimum rear yard setback – 25 feet
- [vii] Maximum building height – 3 stories and 35 feet measured from post-construction grade to the midpoint of the building eave. However, architectural embellishments that add visual interest to the building or roof design shall not be included in the height of the building.
- [viii] Maximum impervious coverage – 80%
- [ix] Minimum accessory structure setback – 5 feet from side or rear lot line
- [x] Maximum height accessory structure – 18 feet
- [xi] The maximum number of dwelling units per building shall not exceed 36
- [xii] The maximum length of a residential building shall not exceed 240 feet
- [xiii] Building spacing:

[5] Nonresidential buildings

- [i] minimum lot size – 10,000 square feet
- [ii] Minimum lot width – 75 feet
- [iii] Minimum lot depth – 100 feet
- [iv] Minimum front yard setback – 15 feet
- [v] Minimum side yard setback – 10 feet
- [vi] Minimum rear yard setback – 25 feet
- [vii] Maximum building height – 2 ½ stories and 35 feet
- [viii] Maximum impervious coverage – 80%
- [ix] Minimum accessory structure setback – 5 feet from side or rear lot line
- [x] Maximum height accessory structure – 18 feet
- [xi] Building spacing. The minimum distance between structures shall be as follows:

*Front to front: 50 feet.

*Rear to rear: 50 feet.

*End to end: 25 feet.

Any building wall to internal street right-of-way: 10 feet.

Any building wall to collector street right-of-way: 30 feet.

Any building wall to arterial street right-of-way: 40 feet.

Any building wall to parking area curbs: 10 feet.

**Upon request of the applicant, the Land Use Board may reduce the above distances by up to 1/3 if there is an angle of 20° or more between buildings and if landscaping is placed between buildings.*

[5] Minimum off-street parking requirements: as per RSIS, N.J. A.C. 5:21-1 et seq. and §340-29 Off-street parking.

(3) TC-2 Town Center Residential.

(a) Principal permitted uses as follows:

- [1] Attached townhomes not to exceed eight (8) units in the structure.
- [2] Multifamily apartments not to exceed thirty six (36) units in the structure.
- [3] Assisted living facilities, day care centers, adult day care centers or nursing home facilities
- [4] Public and semi-public uses, including municipal buildings and facilities, firehouses, rescue squad facilities, public works garages and similar facilities, parks and playgrounds, active recreation fields, conservation areas and structures and facilities constructed as part of a principal use.

(b) Permitted accessory uses

- [1] Residential detached garages or permanent covered parking structures which shall not be subject to conversion to any other use.
- [2] Clubhouse buildings and management offices as part of a townhome or multifamily apartment development.
- [3] Guard houses and entry gates as part of a townhome or multifamily apartment development.
- [4] Playgrounds and parks, including playground equipment structures.
- [5] Sheds not to exceed 100 square feet on lots containing single-family detached or duplex dwelling units only.
- [6] Off-street parking areas.
- [7] Fences and walls.
- [8] Signage.
- [9] Such uses, facilities or services which are essential to the operation of a permitted use or are customarily incidental to a permitted use, including but not limited to driveways, loading and unloading areas, maintenance garages and storm water management facilities.

(c) Schedule of Area and Bulk Requirements.

[1] Townhomes

- [i] Minimum lot size – 1,350 square feet per dwelling unit
- [ii] Minimum lot width – 18 feet
- [iii] Minimum lot depth – 75 feet
- [iv] Minimum front yard setback – 10 feet
- [v] Minimum side yard setback – 10 feet one, 0 feet on common wall
- [vi] Minimum rear yard setback – 25 feet
- [vii] Maximum building height – 2 stories and 35 feet
- [viii] Maximum impervious coverage – 80%
- [ix] Minimum accessory structure setback – 5 feet from side or rear lot line
- [x] Maximum height accessory structure – 12 feet

[4] Multifamily buildings

- [i] minimum lot size – 22,500 square feet
- [ii] Minimum lot width – 150 feet
- [iii] Minimum lot depth – 150 feet
- [iv] Minimum front yard setback – 15 feet
- [v] Minimum side yard setback – 15 feet
- [vi] Minimum rear yard setback – 25 feet
- [vii] Maximum building height – 3 stories and 40 feet measured from post-construction grade to the midpoint of the building eave. However, architectural

embellishments that add visual interest to the building or roof design shall not be included in the height of the building.

[viii] Maximum impervious coverage – 80%

[ix] Minimum accessory structure setback – 5 feet from side or rear lot line

[x] Maximum height accessory structure – 12 feet

[xi] The maximum number of dwelling units per building shall not exceed 36

[xii] The maximum length of a residential building shall not exceed 240 feet

[xiii] Building spacing:

(a) The minimum distance between structures shall be as follows:

*Front to front: 50 feet.

*Rear to rear: 50 feet.

*End to end: 25 feet.

Any building wall to internal street right-of-way: 10 feet.

Any building wall to collector street right-of-way: 30 feet.

Any building wall to arterial street right-of-way: 40 feet.

Any building wall to parking area curbs: 10 feet.

**Upon request of the applicant, the Land Use Board may reduce the above distances by up to 1/3 if there is an angle of 20° or more between buildings and if landscaping is placed between buildings.*

[5] Nonresidential buildings

[i] minimum lot size – 10,000 square feet

[ii] Minimum lot width – 75 feet

[iii] Minimum lot depth – 100 feet

[iv] Minimum front yard setback – 15 feet

[v] Minimum side yard setback – 10 feet

[vi] Minimum rear yard setback – 25 feet

[vii] Maximum building height – 2 ½ stories and 35 feet

[viii] Maximum impervious coverage – 80%

[ix] Minimum accessory structure setback – 5 feet from side or rear lot line

[x] Maximum height accessory structure – 18 feet

[6] Minimum off-street parking requirements: as per RSIS, N.J. A.C. 5:21-1 et seq. and §340-29 Off-street parking.

(4) TC-3 Town Center Commercial.

(a) Principal permitted uses as follows:

[1] Day-care centers.

[2] Adult day-care centers, assisted living facilities and nursing homes, which may include but are not limited to patient rooms, administrative offices, kitchen facilities, salons, cafes or coffee shops, clinical space, a gymnasium, laundry facilities, locker rooms for employees, a pool, physical treatment space, storage space, facilities for loading and unloading, mechanical rooms, meeting space and terraces.

[3] Churches, temples and other places of worship and related school buildings and parish houses, on a minimum one-acre parcel.

[4] Post office and library facilities.

[5] Cultural facilities such as museums, auditoriums and conservatories.

[6] Commercial uses as follows:

[a] Retail sale or rental of goods, merchandise or equipment, except as follows:

[i] Uses requiring storage or display of goods outside a fully enclosed building.

[ii] Motor vehicle sales and body shops.

[iii] Lumberyards.

[iv] Adult bookstores and/or peep shows.

[v] Auction markets.

[vi] Pawn shops.

[b] Personal service establishments, including but not limited to barber and beauty shops, dry-cleaning establishments, self-service laundromats, tailor shops, weight loss centers, portrait studios, interior decorating services and design studios, video rental, and mail centers. Such service shall not include the following:

[i] Massage parlors.

[ii] Kennels.

[iii] Veterinary hospitals.

[iv] Tarot card reading/fortune-telling establishments.

[c] Business service establishments, including but not limited to document reproduction, duplication, and administrative services.

[d] Product service establishments, including but not limited to the repair and servicing of shoes, audio and visual equipment, appliances, jewelry and watches.

[e] Business offices, including but not limited to insurance agents, travel agents, realtors, finance and investment companies, and tax preparation services.

[f] Instructional studios and fitness centers including but not limited to dance, yoga, pilates, cross-fit and traditional gyms.

[g] Banks and other financial institutions, excluding check-cashing businesses but including automated teller machines (ATM) and drive-thru facilities. Drive-thru banking facilities shall be located and screened with planting and/or architectural walls to minimize their visibility, and may be located under upper-story cantilevered floors. In all cases, drive-through facilities must be located at the side or rear of the building.

(j) Professional offices, including but not limited to offices for architects, artists, authors, dentists, doctors, lawyers, ministers, musicians, engineers, architects, professional planners, optometrists, opticians, and such other similar professions.

(k) Restaurants, cafes, delis, coffeehouses, eateries, brewpubs and bars.

[l] Bed and breakfast inns.

[m] Convenience stores which include the sale of motor fuels.

[l] Social clubs, lodges and fraternal organizations.

[4] Public and semi-public uses, including municipal buildings and facilities, firehouses, rescue squad facilities, public works garages and similar facilities, parks and playgrounds, active recreation fields, conservation areas and structures and facilities constructed as part of a principal use.

[5] Single family dwellings in existence at the time of adoption of this section situated on at least one (1) acre of land, either prior to or after subdivision of any lot such dwelling may be located on.

(b) Permitted accessory uses

[1] Sheds not to exceed 200 square feet.

- [2] Off-street parking areas.
- [3] Fences and walls.
- [4] Signage.
- [5] Accessory apartments to be utilized only by staff of the facility, not to exceed a total of five (5) units. Such apartments shall be located within a principal building.
- [6] Such uses, facilities or services which are essential to the operation of a permitted use or are customarily incidental to a permitted use, including but not limited to driveways, loading and unloading areas, maintenance garages and storm water management facilities.

(c) Schedule of Area and Bulk Requirements.

- [1] Nonresidential buildings
 - [i] minimum lot size – 10,000 square feet
 - [ii] Minimum lot width – 75 feet
 - [iii] Minimum lot depth – 100 feet
 - [iv] Minimum front yard setback – 75 feet
 - [v] Minimum side yard setback – 25 feet
 - [vi] Minimum rear yard setback – 35 feet
 - [vii] Maximum building height – 3 stories and 35 feet
 - [viii] Maximum impervious coverage – 65%
 - [ix] Minimum accessory structure setback – 10 feet from side or rear lot line
 - [x] Maximum height accessory structure – 22 feet
- [2] Minimum off-street parking requirements: as per §340-29 Off-street parking.

(5) TC-4 Town Center Fringe

(a) Principal permitted uses as follows:

- [1] Single-family detached dwelling units.
- [2] Duplex dwellings.
- [3] Apartment complexes existing at the time of adoption of this ordinance.
- [4] Mobile home parks in existence at the time of adoption of this ordinance, in accordance with the following requirements:
 - [a] All mobile home parks shall adhere to the provisions specified in Chapter 213 of the Code of the Township of Oxford.
 - [b] All mobile home parks shall have at least 80% of the units within the park restricted for occupancy by households with at least one person 55 years of age or older, provided as follows:
 - [1] The age restrictions set forth hereinabove shall not apply to any existing mobile home park until such time as the number of mobile homes within the existing park is increased.
 - [2] When the age restrictions become applicable, they shall be written within a park rules document to be submitted to the Land Use Board for review and approval as part of an application for final subdivision approval and which, upon approval, shall be given to all resident households in the mobile home park.
 - [3] Notwithstanding § 340-13B(2)(b) hereinabove, no existing unit within a mobile home park currently occupied by a household without at least one person 55 years of age shall be included within the calculation of the ratio of 80% to 20% until either the composition of

the existing household meets the age-restricted criteria or until the unit is reoccupied by a new household.

[5] Public and semipublic uses, including municipal buildings, firehouses, rescue squad facilities, public works garages and similar facilities, parks and playgrounds, active recreation fields, conservation areas, and structures and facilities constructed as part of this principal use.

[6] Public, private and parochial schools for academic instruction, provided the same are to be constructed on a minimum of three acres.

[7] Churches, temples and other places of worship and related school buildings and parish houses, on a minimum one-acre parcel.

[8] Post office and library facilities.

[9] Cultural facilities such as museums, auditoriums and conservatories.

(b) Permitted accessory uses

[1] Residential detached garages or permanent covered parking structures which shall not be subject to conversion to any other use.

[2] Home-based offices, provided the following conditions apply:

[i] The home-based office is located in a single-family dwelling.

[ii] Medical, dental and real estate offices shall not be permitted as home offices.

[iii] In addition to the family members occupying the dwelling containing the home office, there shall not be more than one outside employee in the home office.

[iv] The employee and clients shall use on-street curbside parking spaces and shall not park on the lot containing the home office.

[v] Permitted signage area is limited to one facade or freestanding sign not exceeding three square feet and six feet from the ground.

[vi] The home office shall not exceed 25% of the total habitable square footage of the dwelling exclusive of any basement, or can be located in an accessory building not to exceed 500 square feet.

[3] Sheds not to exceed 100 square feet on lots containing single-family detached or duplex dwelling units only.

[4] Off-street parking areas.

[5] Fences and walls.

[6] Signage.

[7] Such uses, facilities or services which are essential to the operation of a permitted use or are customarily incidental to a permitted use, including but not limited to driveways, loading and unloading areas, maintenance garages and storm water management facilities.

(c) Schedule of Area and Bulk Requirements.

[1] Single family residential dwellings

[i] minimum lot size – 7,500 square feet

[ii] Minimum lot width – 50 feet

[iii] Minimum lot depth – 100 feet

[iv] Minimum front yard setback – 15 feet

[v] Minimum side yard setback – 10 feet

[vi] Minimum rear yard setback – 25 feet

[vii] Maximum building height – 3 stories and 35 feet

[viii] Maximum impervious coverage – 60%

- [ix] Minimum accessory structure setback – 2 feet from side or rear lot line
- [x] Maximum height accessory structure – 12 feet
- [2] Two family residential dwellings
 - [i] minimum lot size – 4,000 square feet per dwelling unit
 - [ii] Minimum lot width – 25 feet
 - [iii] Minimum lot depth – 100 feet
 - [iv] Minimum front yard setback – 15 feet
 - [v] Minimum side yard setback – 10 feet one, 0 feet on common wall
 - [vi] Minimum rear yard setback – 25 feet
 - [vii] Maximum building height – 3 stories and 35 feet
 - [viii] Maximum impervious coverage – 60%
 - [ix] Minimum accessory structure setback – 2 feet from side or rear lot line
 - [x] Maximum height accessory structure – 12 feet
- [3] Minimum off-street parking requirements: as per RSIS, N.J. A.C. 5:21-1 et seq.
- [4] Nonresidential buildings
 - [i] minimum lot size – 10,000 square feet
 - [ii] Minimum lot width – 100 feet
 - [iii] Minimum lot depth – 100 feet
 - [iv] Minimum front yard setback – 25 feet
 - [v] Minimum side yard setback – 15 feet
 - [vi] Minimum rear yard setback – 25 feet
 - [vii] Maximum building height – 2 stories and 35 feet
 - [viii] Maximum impervious coverage – 60%
 - [ix] Minimum accessory structure setback – 5 feet from side or rear lot line
 - [x] Maximum height accessory structure – 12 feet
- (6) TC-HERS Town Center Conservation Zone District
 - (a) Principal permitted uses as follows:
 - [1] Single-family detached dwelling units.
 - [2] Passive recreation facilities
 - (b) Permitted accessory uses
 - [1] Residential detached garages or permanent covered parking structures which shall not be subject to conversion to any other use.
 - [2] Sheds not to exceed 100 square feet on lots containing single-family detached or duplex dwelling units only.
 - [4] Fences and walls.
 - [5] Signage.
 - [6] Such uses, facilities or services which are essential to the operation of a permitted use or are customarily incidental to a permitted use, including but not limited to driveways, loading and unloading areas, maintenance garages and storm water management facilities.
 - (c) Schedule of Area and Bulk Requirements.
 - [1] Single family residential dwellings
 - [i] minimum lot size – 4 acres
 - [ii] Minimum lot width – 200 feet
 - [iii] Minimum lot depth – 200 feet
 - [iv] Minimum front yard setback – 50 feet
 - [v] Minimum side yard setback – 20 feet
 - [vi] Minimum rear yard setback – 35 feet

- [vii] Maximum building height – 2 stories and 35 feet
 - [viii] Maximum impervious coverage – 25%
 - [ix] Minimum accessory structure setback – 2 feet from side or rear lot line
 - [x] Maximum height accessory structure – 12 feet
- [2] Minimum off-street parking requirements: as per RSIS, N.J. A.C. 5:21-1 et seq. and per § 340-29 Off-street parking.

Section 2. Section 340-6 “Zoning Map/Interpretation of Boundaries” is hereby amended as follows:

- A. The boundaries of the several zones are hereby established as depicted upon a map entitled "Zoning Map", Township of Oxford, Warren County, New Jersey," originally adopted December 18, 1978, last revised April 2018; a copy of said map being attached to and specifically incorporated by reference as a part of this chapter.[1]
[Amended 2-20-1986 by Ord. No. 86-2; 7-21-1988 by Ord. No. 88-5; 8-16-1990 by Ord. No. 90-6; 6-17-1993 by Ord. No. 93-8; 11-14-1996 by Ord. No. 96-9; 6-19-1997 by Ord. No. 97-6; 6-18-1998 by Ord. No. 98-4]

[1] Editor's Note: The Zoning Map is on file in the office of the Township Clerk.

Section 3. If any part or parts of this Ordinance are for any reason held to be invalid, such adjudication shall not affect the validity of the remaining portions of this ordinance.

Section 4. All Ordinances or parts of Ordinances which are inconsistent herewith are repealed, but only to the extent of such inconsistency. All other parts of the Township of Hardwick Code not inconsistent herewith are ratified and confirmed.

Section 5. This Ordinance shall become effective following its final passage and publication as required by law.

On motion by Mr. Ryan, seconded by Mr. Ort and passed unanimously on roll call vote to adopt **Ordinance 2018-09** on first reading.

Second Reading, public comment will be held on May 16, 2018 at 7:00 PM in the Oxford Township Municipal Building, 11 Green Street, Oxford, NJ.

Resolutions:

RESOLUTION 2018-36

REDEEMED LIENS

WHEREAS, several real property tax payers have redeemed liens held against their property taxes and;

WHEREAS, the Tax Collector has received proof of such payments after correspondence with said property owners;

NOW, THEREFORE BE IT RESOLVED that the Township Committee, of the Township of Oxford, County of Warren, State of New Jersey, hereby authorizes the Certified Finance Officer to release the amount specified to the lienholders listed below.

<u>Block</u>	<u>Lot</u>	<u>Name of Owner</u>	<u>Amount</u>	<u>Premium</u>	<u>Lienholder</u>
33	52	Pierro, A	\$1017.27	\$1900.00	Tiehua Cao
25	44	Whited, R	\$1005.05	\$100.00	PC7

On motion by Mr. Ryan, seconded by Mr. Ort and passed unanimously on roll call vote to adopt **Resolution 2018-36.**

New Business:

The Committee discussed Bill Watras’s request to add “Oxford Consulting Services” to the Welcome to Oxford sign. Mr. Ryan will research how much was donated by each organization listed on the sign and call Mr. Watras to tell him the cost, to add his business to the sign.

On motion by Mr. Ryan, seconded by Mr. Ort and passed unanimously on roll call vote to approve the Oxford Township PTA-Tricky Tray on May 19th from 3:00 PM to 5:00 PM.

Township Committee Reports and Correspondences:

Mayor Nyland stated that Warren County Road Department has been doing street sweeping in Oxford.

The Oxford Department of Public Works will give a list to the County, the name of streets that are in need of sweeping.

Mayor Nyland called the Warren County Health Department to discuss Oxford Township's Monthly Board of Health Report. The Board of Health stated that the Township can issue violations to the homeowners and the Board of Health will reach out to the Township for any help that they may need. For example, if there are concerns with garbage or debris on a neighbor's property, call the Warren County Health Department and they will follow up with the Zoning Officer.

Mr. Ort discussed the small building across from the Oxford Emergency Squad that is falling down. In the past, school children waited inside for the bus when there was inclement weather.

The Committee agreed to ask the Department of Public Works to take it down for safety reasons.

Mr. Ort said that he noticed there were street lights in the Township that was not lit. Mayor Nyland answered that 100 street lights were turned off in areas that were well lit and not needed.

Mr. Nyland stated that the Township has saved approximately \$1,000.00 a month. Stan Prater, JCP&L has a list of the street lights that were shut off. The lights that were turned off have an orange cap on top of the light.

Engineer's Report:

Mr. Finelli stated the following:

- Ordinance 2018-09 has been sent to the Land Use Board for their approval
- Pequest Road-Emergency water connection was granted-temporary patch, will be coming back in approximately a month to fix it.
- DEP Permit for the Hissim Property-No Deadline for completion but NJDEP has this property on their radar screen and will be checking on the progress
- A lot of work has been done on the Oxford Furnace Dam-Inspection Report has been sent to NJDEP in advance of the deadline
- OEM Manual is being worked on
- Oxwall-All Documents have been sent to EDA and waiting for their approval in order to schedule Brennan Associates to begin work on the triangle

Mayor Nyland stated that a truck has been parking on the triangle. The owner has been told not to park on the property and if it continues, the police will fine him.

Attorney's Report:

- Nothing to Report

Lt. John Kauffman read the March Police Stats:

WASHINGTON TOWNSHIP POLICE DEPARTMENT



MONTHLY REPORT

2018

ACTIVITY	MARCH
POLICE DISPATCHED INCIDENTS	1,726
TOTAL CRIMINAL INVESTIGATIONS	TOWNSHIP = 45
	BOROUGH = 63
	OXFORD = 15
TOTAL CRIMINAL ARRESTS	TOWNSHIP = 22
	BOROUGH = 28
	OXFORD = 0
TOTAL MOTOR VEHICLE CRASHES	TOWNSHIP = 22
	BOROUGH = 14
	OXFORD = 1
MOTOR VEHICLE STOPS/COMPLAINTS	601
MOTOR VEHICLE SUMMONS	TOWNSHIP = 143
	BOROUGH = 130
	OXFORD = 19
CRIMES TO ANOTHER'S PROPERTY	53
CDS /ALCOHOL INCIDENTS	59
DOMESTIC/FAMILY ISSUES	62

ALARMS	75
EMS/FIRE CALL	162
OTHER TYPES	676

ALSO SEE OUR INTERACTIVE CRIME MAP LOCATED ON OUR FACEBOOK PAGE OR ON OUR POLICE DEPARTMENT'S WEBSITE

Motion to Pay Bills:

On motion by Mr. Ryan, seconded by Mr. Ort and passed unanimously on roll call vote to pay all the bills approved by the Committee.

Mayor Nyland read the following Proclamation:



PROCLAMATION

Older Americans Month

May 2018

WHEREAS, the month of May is traditionally designated Older Americans Month by the U.S. Department of Health and Human Services; and

WHEREAS, the theme for Older Americans Month 2018 is **“Engage at Every Age”** emphasizing the importance of being active and involved, no matter when or where you are in life. You are never too old (or too young) to participate in activities that can enrich your physical, mental, and emotion well-being.

WHEREAS, Oxford Township includes countless older Americans who enrich and strengthen our community; and

WHEREAS, Oxford Township is committed to engaging and supporting older adults, their families, and caregivers; and

WHEREAS, Oxford Township acknowledge the importance of taking part in activities that promote physical, mental, and emotional well-being—no matter your age; and

WHEREAS, Oxford Township can enrich the lives of individuals of *every age* by:

- promoting home- and community-based services that support independent living;
- involving older adults in community planning, events, and other activities; and
- providing opportunities for older adults to work, volunteer, learn, lead, and mentor.

NOW THEREFORE, the Township of Oxford, State of New Jersey does hereby proclaim May 2018 to be Older Americans Month. Residents are encouraged to take time during this month to acknowledge and recognize older adults as vital members of our community.

Dated this 18th day of April, 2018

Public Comment:

A resident asked that the clock in the meeting room be changed to the correct time.

Mayor Nyland announced that there will be free tree seedlings to Oxford residents on May 5th and 6th at the Municipal Building. The times will be posted on the website and face book.

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 is: ERG Property and Personnel.

It is anticipated at this time that the above stated subject matter will be made public at the conclusion of the litigation.

The motion carried with the following roll call vote.

On motion by Mr. Ryan, seconded by Mr. Ort and passed unanimously on roll call vote to enter into Executive Session at 7:40 PM.

On motion by Mr. Ort, seconded by Mayor Nyland and passed unanimously on roll call vote to enter into open session at 8:13 PM. No Action was taken.

On motion by Mayor Nyland, seconded by Mr. Ort and passed unanimously on roll call vote to adjourn the meeting at 8:15 PM.

Sheila L. Oberly, RMC

