

**ORDINANCE NO. 2026-3**

**ORDINANCE OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF  
NEW JERSEY MODIFYING SITE PLAN REVIEW REQUIREMENTS .**

**WHEREAS**, The Township of Oxford desires to amend sections of Chapter 265 of the Township Code to exempt small-scale expansions of permitted primary and accessory uses from site plan review.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF  
THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY AS  
FOLLOWS:**

**Section 1.** The aforementioned recitals are incorporated herein as though fully set forth at length.

**Section 2.** The Code of the Township of Oxford is hereby amended as follows:

**I. Chapter 265-4 repealed as replaced in entirety as follows**

**265-4.A Site Plan review required; exemption**

Site plan review and approval shall be required as a condition for the issuance of a permit for any development, except for the following development scenarios:

1. Individual lot applications for detached one-dwelling or two-dwelling-unit buildings and/or expansion/rehabilitation/reconstruction, regardless of whether part of a minor subdivision or not, shall be exempt from site plan approval (there is no limit on square foot expansion).
2. Reconstruction and/or rehabilitation of permitted principal uses other than detached one-dwelling or two-dwelling-unit buildings, shall be exempt subject that expansions are less than 500 square since adoption of this ordinance, shall be exempt from the site plan approval.
3. Expansion of conforming permitted principal uses less than 500 square feet since adoption of this ordinance, shall be exempt from site plan approval
4. Development and Expansion of conforming permitted accessory uses, shall be exempt from site plan approval.
5. Further, agricultural developments that are limited to expansion or change of use or conversion of land for growing agricultural crops are also exempt along with installation, reconstruction, expansion of utilities

or structures/accessory improvements to protect crops such as fencing or hoop houses, shall be exempt.

6. Change of Use from a permitted or non-conforming use to a permitted principal use, shall be exempt.

**Section 3.** Ordinance 2026-1 is hereby repealed in it's entirely.

**Section 4.** If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

**Section 5.** A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Municipal Clerk during regular business hours.

**Section 6.** This Ordinance shall take effect in accordance with all applicable laws.

## NOTICE

**NOTICE** is hereby given that the foregoing Ordinance was introduced to pass on first reading at a regular meeting of the Township Committee of the Township of Oxford held on January 21, 2026, at 6:30 PM and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a regular meeting of the Township Committee to be held on February 18, 2026, at 6:30 PM, or as soon thereafter as the Township Committee may hear this Ordinance at the Municipal Building, 11 Green Street, Oxford, New Jersey, at which time all persons interested may appear for or against the passage of said Ordinance.



Lee Geller, Registered Municipal Clerk

