

ORDINANCE NO. 2026-2

**ORDINANCE OF THE TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF
NEW JERSEY ADOPTING THE REDEVELOPMENT PLAN FOR THE PROPERTY
REFERRED TO AS THE “BLOCK 25, LOT 57 REDEVELOPMENT ZONE”,
CONSISTING OF BLOCK 25, LOT 57 AS IDENTIFIED ON THE TAX MAP OF THE
TOWNSHIP**

WHEREAS, the Township Committee of the Township of Oxford, in the County of Warren, State of New Jersey (the “**Township**”), a public body corporate and politic of the State of New Jersey (the “**State**”), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “**Redevelopment Law**”), to determine whether certain parcels of land within the Township constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, the Township previously identified and designated the property referred to as the **BLOCK 25, LOT 57 REDEVELOPMENT ZONE**, commonly known as Block 25, Lot 57 as identified on the tax map of the Township as an “area in need of redevelopment” (the “**Redevelopment Area**”); and

WHEREAS, the Township Committee must adopt a redevelopment plan (the “**Plan**”) for the Redevelopment Area, establishing permissible development uses within the Redevelopment Area and establishing bulk, design and other standards for said uses approved within the Redevelopment Area; and

WHEREAS, Plan must be implemented via ordinance (“**Plan Ordinance**”), with a referral to the Planning Board for statutory review to be performed after introduction and first reading of the Plan Ordinance and the Planning Board must review the Plan and transmit its recommendations relating to the same to the Township Committee in accordance with the provisions of N.J.S.A. 40A:12A-7 of the Redevelopment Law; and

WHEREAS, the Township Committee previously directed the Township Planner, Timothy O’Brien, P.E., P.P. to develop the attached Plan, which the Township Committee believes

will enable the successful redevelopment of the Redevelopment Area and will result in a net benefit to the Township and its residents.

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

1. Chapter 340, Zoning, Article III, Zoning Districts, subsection 340-5, Zoning Map, is hereby amended and supplemented by designating Township of Oxford Block 25, Lot 57 the “Block 25, Lot 571 Redevelopment Zone” and adding the following designation to the legend on the Zoning Map: “Block 25, Lot 57”. 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.
2. Chapter 340, Zoning, Article III, Zoning Districts, subsection 340-5, is hereby amended and supplemented by adding the zone Township of Oxford Block 25, Lot 57 the “Block 25, Lot 57 Redevelopment Zone.”
3. Chapter 340, Zoning is amended to add Chapter 340-18.6 (or next available section number) to Article IV “Block 25, Lot 57 Redevelopment Zone” which will include the follow chapters:
 - a. Chapter 340-18.6.A – Purpose

It is the purpose of this zone to provide for the redevelopment of the property known as Block 25, Lot 57 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 340-18.6.B Permitted Uses

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

 - i. Any business requiring a Class 1, 2, 3 or 4 cannabis license, as defined in “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act” and codified as P.L. 2021, c.16 (NJSA 24:6I-31). Class 5 and Class 6 are not permitted.

- 1. More than one permitted business may operate/occupy the same property.
 - ii. More than one permitted principal use.
 - iii. Agricultural activities.
- c. Chapter 340-18.6.C Accessory Uses

Permitted accessory uses shall be as follows:

- i. Detached Class 1, Division 1 (C1D1) extraction booths, including but not limited to C1D1 outdoor containers.
 - 1. Enclosed structures may be anchored to the ground or set on foundations
 - 2. Height of detached facilities shall not exceed the height of the principal use.
- ii. Enclosed outdoor storage structures or containers, including but not limited to both electrified/air conditioned containers and those without electrical or air conditioning.
 - 1. The ongoing utilization of storage structures shall not be a condition for acceptance as a permitted accessory use.
 - 2. Storage structures may be anchored to the ground or set on foundations.
 - 3. Height of outdoor storage structures shall not exceed the height of the principal use.
- iii. All other uses customarily incidental to the permitted use. As it relates to any use permitted under 340-18.5.B(i), such accessory uses shall specifically include, but not be limited to, the following:
 - 1. Other accessory uses customarily incident to the uses listed in §340-18.5.B including but not limited to Facilities and services which are essential to the operation of a permitted cannabis use, security/guard buildings and security circulation, gate houses, security lighting, security fencing, vehicular access and/or any other improvements required by NJ State Regulations for Cannabis in order for the use permitted under 340-18.5.B(i) to operate in compliance with

d. NJ State Chapter 340-18.6.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.

i. 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.

ii. Parking Standards

1. Accessible spaces shall be provided per federal regulation and state regulations.
2. The minimum number of spaces to be provided shall be 1 space for each 1,600 square feet of gross floor area for the principal use only, 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. Parking is permitted within setback and buffers for all yards.

iii. 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.

iv. Fencing

1. This redevelopment plan shall be exempt from fence and wall standards list under Township code 340-26 Walls and Fences that conflict with NJAC 17:30. Such that fences are required for uses regulated pursuant to NJAC 17:30, design and materials shall comply with NJAC 17:30 requirements and are exempt from design and material requirements that conflict with NJAC 17:30. Further, fence heights for uses regulated pursuant to NJAC 17:30, shall be permitted to be heights to be eight (8') in height for all yards and transparency limits shall only apply if compliance with NJAC 17:30 can be achieved. Fence height may exceed 8' if the minimum height requirements for uses regulated under NJAC 17:30 require greater heights or outside state, local or federal agencies that have jurisdiction over safety plans require taller fences. Fences are exempt from any provisions that restrict measures such as barbed wire or razor wire if such features are required uses regulated under NJAC 17:30.

v. Site Lighting Requirements

1. Uses regulated pursuant to NJAC 17:30 shall be exempt from 265-12.B(2)(a) Site Lighting that prevents compliance with standards required

under NJAC 17:30. The maximum lighting level shall only exceed 265-12.B(2)(a) if NJAC 17:30 specifically requires such lighting levels/intensities, except that light levels at the property line shall be zero except for at the intersection of the property driveway and a public road, where light may exceed standards from 265-12.B(2)(a) as determined to be appropriate for safe travel.

vi. Buffers

Buffers shall comply with the standards established by §340-22 Buffer Strips, Screening and Landscaping of the Code of the Township of Oxford, except as amended by the following:

1. Access roads and driveways are permitted within buffer areas.
2. Buffer restrictions shall not prevent the installation of fences, security measures, or monitoring provisions.
3. Additional buffers may be required by the redevelopment authority and/or land use board based on the proposed site configuration and uses.

vii. Fire Lanes

Fire lanes shall conform to (section) of the Township code, unless an exemption is granted by the Fire Department with jurisdiction on the property. As a condition of the exemption, at least two sides of the principal structure must be accessible by fire truck.

viii. Accessory Building Coverage

1. 340-27.A shall not apply to this redevelopment zone.

ix. 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.

x. 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.
4. 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 Block 25 Lot 57 Redevelopment Zone.

Requirements	Required
Minimum Lot Area (acres)	3
Minimum Lot Width (feet)	250
Minimum Front Yard Setback for Principal Use (Feet)	75
Minimum Side Yard Setback – One Side for Principal Use (Feet)	35
Minimum Side Yard Setback – Both for Principal Use (Feet)	70
Minimum Rear Yard Setback – for Principal Use (Feet)	75
Minimum Front Yard Setback for Accessory Uses (Feet)	20
Minimum Side Yard Setback for Accessory Uses (Feet)	20
Minimum Rear Yard Setback for Accessory Uses (Feet)	20
Minimum Front, Yard, and Rear Yard Setback for Access Roads and Driveways (Feet)	0
Minimum Front, Yard, and Rear Yard Setback for Fences, Security Measures, and Monitoring Provisions (Feet)	0
Maximum Height (Feet)	50
Maximum Height (Stories)	3
Maximum Lot Coverage (Percent)	35

Development Standards

This redevelopment plan shall adhere to current Township of Oxford code unless amended in this study.

Section 3. The Zoning District Map in the zoning ordinance of the Township shall be amended to depict a zone called “Block 25 Lot 57 Redevelopment Zone” with a boundary of Block 25 Lot 57 only..

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



2nd Read Ordinance 2026-02

CERTIFICATON

I, Lee Geller, Registered 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 an Ordinance adopted by the Township Committee of the Township of Oxford, at their regular meeting held on February 18, 2026.



Lee Geller, RMC
Township Clerk

