

**OXFORD TOWNSHIP
LAND USE BOARD
MEETING FEBRUARY 24, 2026
www.oxfordtwpnj-org**

FLAG SALUTE

CALL TO ORDER: Mr. Ott called the meeting to order at 7:00pm

ADEQUATE NOTICE was given as follows: Notice was sent to the Daily Record and The Star Ledger. Notice was posted on website and the municipal bulletin board in the Township Administration building in Oxford Township, New Jersey and notice was filed with the Township Clerk.

ROLL CALL:

Members Present: Mayor Norton, Mrs. Koufodontes, Mr. Daneault, Mr. Ott, Mrs. Hoffmann, Mr. Hale, Mr. Lewis-Lahey

Members Absent: Mr. Ort, Mr. Weiss, Mrs. Sadel, Mrs. Taranto, Mr. O’Neil,

Professionals:

MINUTES: January 27, 2026 Re-Org Meeting Minutes

Eligible to Vote: Mayor Norton, Ms. Koufodontes, Mr. Deneault, Mr. Ott, Mrs. Taranto, Mrs. Hoffmann, Mr. O’Neil, Mr. Hale, Ms. Sadel, Mr. Lewis-Lahey

A motion to approve meeting minutes was made by Mrs. Koufodontes, seconded by Mr. Ott

Ayes 7, Nays 0, Abstain 0, Absent 5
Motion carried.

RESOLUTION:

**OXFORD TOWNSHIP LAND USE BOARD
RESOLUTION 2026-04**

**DECIDED: January 27, 2026
MEMORIALIZED: February 24, 2026**

**MEMORIALIZING RESOLUTION OF THE TOWNSHIP OF
OXFORD LAND USE BOARD GRANTING TO THE
APPLICANT, SHRI PROPERTIES, LLC, AMENDED
PRELIMINARY AND FINAL SITE PLAN, VARIANCE
APPROVAL AND DESIGN WAIVER RELIEF RELATING TO
PROPERTY DESIGNATED AS BLOCK 31, LOT 21.01 ON
TOWNSHIP OF OXFORD**

WHEREAS, SHRI PROPERTIES, LLC (“Applicant”) has applied to the Township of Oxford Land Use Board (“Board”) for Amended Site Preliminary and Final Site Plan approval, and Variance and Design Waiver relief

to construct a residential development consisting of all townhomes together with related improvements on property designated as Block 31, Lot 21.01 on the Official Tax Maps of the Township of Oxford; and

WHEREAS, the Board conducted a public hearing on January 27, 2026, in accordance with the jurisdictional and procedural requirements of the Township of Oxford Land Development Ordinance and the New Jersey Municipal Land Use Law; and

WHEREAS the Board hereby makes the following findings of fact and conclusions of law:

1. The Applicant was represented by William Rodriguez, Esq., and presented the expert testimony of the following witnesses:

A. Christopher Nusser, P.P., P.E. – whose qualifications were accepted as an expert witness, both in the field of civil engineering and professional planning.

B. Deanna Shipman- Land Development Manager of NVR, an entity designated a proposed builder of the project if approved

2. The Board is in receipt of the following municipal review reports:

A. Review reports from Van Cleef Engineering Associates LLC Township Planner, dated October 24, 2025, and January 26, 2026

B. Review Reports from UTRS, Township Engineer dated October 27, 2025, and January 27, 2026

Both of the respective review reports reflect the documentary submissions made on behalf of the Applicant, including specifically those plans entitled “Site Plans” prepared by Christopher Nusser, P.E., of French and Parrello, originally dated October 3, 2025, with Sheets 4 and 5 updated, received on 1/6/2026 (“Plans”).

3. The subject property comprises 23.56 acres and maintains frontage along Pequest Road. The portion of the property, which fronts on Pequest Road, currently consists of recreational facilities, fields and facilities no longer in use by the Township as prior owner of the subject property. The vast remainder of the subject

property is wooded, containing a gravel driveway for access to an existing cell tower located in the rear upper portion of the property. From a topographical perspective, the property's highest point is in the rear of same, noted by the presence of a "ridge". The property slopes to the north side of the ridge, and the property overall contains an approximate 100-foot grade change sloping downward to Pequest Road. The property is located within the Highlands Planning Area.

4. This application proceeds in furtherance of a prior approval granted to this applicant on January 28, 2025, and memorialized by Resolution on February 25, 2025. That approval in pertinent part granted to the applicant Preliminary and Final Site Plan approval and Variance and Design Waiver relief to construct a residential project consisting of two Apartment buildings consisting of 24 units in total and 122 Townhome units in 19 separate buildings for a total unit yield of 146. The prior approval as reflected in Paragraph 5 of the Resolution included an approval of a mix of 2-, 3- and 4-bedroom units. This application for Amended Site Plan approval now proposes a total of 145 townhome units all of which would be three-bedroom units. It is important to note the change to all Townhome units is permitted under the Redevelopment Plan – Ordinance 2024-10, Article 4B, Chapter 340-19B. All proposed uses therefore remain Permitted Uses.
5. Exhibit A-1 -Site Plan Exhibit for Oxford Townhomes reflects the revised plan including the specific replacement of the two Apartment building with Buildings 1 and 2 as the replacement Townhome buildings. The balance of the site plan amendments are relatively minimal as testified to by Mr. Nusser in significant detail. The overall site layout has been modified to improve the separation and privacy to the adjoining Cambridge East project There has also been a slight road adjustment at the more northerly portion of the project to better align with topographic conditions.
6. According to the testimony of Mr. Nusser, the change in total unit numbers and bedroom mix will not impact the prior traffic analysis. The final Traffic report has not been completed but is in its final draft stages pending County review. The final Traffic report shall be submitted prior the issuance of any construction permits Specifically, there will be no change in the level of service as a result. One of the changes to the project which

did invoke a further discussion was the elimination of the 2-car garage with a one car garage. As a result, each unit will now get only credit for 2 parking spaces. The applicant now proposes 73 surface parking spots which would satisfy RSIS standards. As per the prior approval, there will still be eight EV parking stalls. Each of the townhome units will be deigned as EV ready. Certain Board members expressed concern about the ability of the one car garage to accommodate a car, personal property and trash/recycling containers. Ms. Shipman testified in response to that inquiry that her extensive experience as Land Development Project manager led her to conclude that there were no identifiable issues, she was aware of relative to same and that the garage unit would be able to accommodate the vehicle and refuse and recycling containers. The project as revised now proposes refuse and recycling pick up for each unit.

7. An updated Stormwater Management report dated October 3, 2025 was submitted. A total of five surface and nine subsurface basins as detailed are proposed to address stormwater management. Additional stormwater testing has taken place in additional areas since the prior approval which results remain subject to the approval of the Township Engineer. The final stormwater design calculations and design as well as any additional soil testing shall be subject to the approval of the Township Engineer .
8. The prior approval provided for the project to be divided into five phases, which has now been revised to a four-phase project.
9. Ms. Shipman testified as to the revised design of the Townhome units. There would be two proposed product types: Juniper and Pine. The Juniper Model is proposed on the high sides of the roads and the Pine on the lower. Exhibit A-3 reflects the design of the Pine and Exhibit A-4 the Juniper. The Pine model would contain 1500 square feet, 3 bedrooms, 2 baths with an optional ½ bath. The Juniper model without the ½ bath option would contain 1300 square feet. Ms. Shipman consistent with the finding above testified the one car garage would be approximately 11.5 feet by 19 feet, and based on her extensive experience should be able to accommodate the storage of a vehicle and refuse/recycling containers. Ms. Shipman also addressed the color design of the units. This matter was the subject of significant Board input as part of the prior approvals. In

conjunction with the amended approval, Ms. Shipman testified that the color scheme of the project was proposed to be revised in accordance with Exhibit A-5. The Board accepted that color scheme.

10. The Plans reflect the updated Landscaping Plan. This includes additional buffering along Pequest Road to mitigate the request for a front yard setback variance for the proposed decks as hereinafter addressed. The Applicant further stipulates that the final landscaping plan shall be subject to the approval of the Township Planner. This shall include a pre- “close out” review by the Township Planner to make any additional reasonable revisions to the Plan approved.

11. Mr. Nusser, testifying in his capacity as a Professional Planner reviewed the Applicant’s request for both variance relief pursuant to N.J.S.A. 40:55D-70(c), as well as certain design waivers as hereinafter detailed in support of the application. Based on the testimony of Mr. Nusser and review by the respective Township professionals, the Board has determined that the following relief is required and grants the same for the following reasons:

A. Variance pursuant to N.J.S.A. 40:55D-70(c) from Ordinance Section 340-19D, which requires a 50 foot front yard setback, whereas the proposed front yard setback of Road A is zero feet. Under the applicable ordinance sections, which were amended pursuant to the Redevelopment Plan, roads are deemed to be accessory uses, hence the applicability of the front yard setback requirement. This variance relief may be easily granted pursuant to the statutory criteria of N.J.S.A. 40:55D-70(c)(1). By virtue of the anomaly of Road A being the primary access road, as constituting an accessory use, the variance relief is required. Fundamentally, Road A in this case cannot be obviously located in conformance with the 50 foot front yard setback, and denial of the variance would essentially prohibit the development in its entirety. The Board is able to conclude that by reason of the physical features affecting the subject property, or by reason in this case of an exceptional situation uniquely affecting the subject property, the strict application of, in this case the 50 foot front yard setback, would result in peculiar and exceptional practical difficulties and undue hardship upon the Applicant, and therefore

pursuant to the statutory criteria, may grant a variance from the strict application of the front yard setback so as to relieve such difficulties or hardship. This finding reaffirms the prior grant of variance relief as the Board finds the amendment to site Plan does not impact the finding as to satisfaction of the statutory criteria.

B. Variance from N.J.S.A. 40:55D-70(c) from Ordinance Section 340-19D to permit the development sign, as depicted on the plans, to be located 10 feet from the front property line, whereas 50 feet is required by ordinance. The Board granted the variance pursuant to the statutory criteria of N.J.S.A. 40:55D-70(c)(2). As previously opined to by Mr. Nusser, the sign is limited in size but is necessary to be installed in the current location to properly identify the project development. Conformance with the 50-foot front yard setback would effectively preclude an appropriate identification of the project development, and the 10 foot setback is an appropriate location given the sign size to properly identify the development. Mr. Nusser opined that the proposed signage location would advance the purposes of zoning pursuant to N.J.S.A. 40:55D-2(a) promoting the public health, morals and general welfare by properly identifying the development, and that the benefits of the deviation substantially outweigh the detriment, which in this case is minimal or de minimis given the size's relatively small size with no adverse impacts on either the public good or zone plan or zoning ordinance. The Board again notes the somewhat anomalous situation of the sign being deemed an accessory structure. This variance was previously granted and the Board reaffirms its findings.

C. Variance from NJSA 40:55D-70 (c) to permit a front yard setback of 43.04' whereas 50 feet is required. This front yard setback is occasioned by certain decks located in the front yard to Pequest Road measuring 43.04' feet to the front property line. Mr. Nusser opined that the proposed decks advance the purposes of zoning pursuant to NJSA 40:55D-2 (i) by creating a more desirable visual environment and that those benefits outweigh any detriment. In that regard Mr. Nusser referenced the improved buffering along Pequest Road which mitigates the impact of the non-compliance. Mr. Nusser further noted while the applicant could shift the buildings in question to strictly comply with

the 50 foot setback, the impact would be to adversely impact the proposed buffering separating the project from the Cambridge East development. The Board accepts the proffered testimony of Mr. Nusser and finds that pursuant to NJSA 40:55D-70(c)(2) that the benefits of the deviation outweigh any detriments.

12. The Board further grants two design waivers pursuant to N.J.S.A. 40:55D-51. The required design waivers are as follows:

A- Pursuant to Oxford Township Ordinance Section 340-28E(2), the required width of driveway, serving aisles and parking lots is 25 feet, where to the extent not preempted by RSIS, the Applicant proposes a 24-foot driveway width representing a de minimis one foot deviation. Mr. Nusser noted that the width in this case does meet the RSIS standards, and that there is no adverse impact on firefighting protection, as confirmed by the Fire Chief. Mr. Nusser opined that this provision is generally more applicable to business establishments verses a residential development and further highlighted the de minimis one foot deviation to which he opined would create no adverse impacts on firefighting safety. The Board is therefore able to conclude that the application, to the extent applicable, of the 25-foot width requirement is impractical or will exact undue hardship because of the peculiar conditions pertaining to the property in question. This waiver was previously granted and the Board reaffirms the grant of the waiver.

B-The updated lighting plan reflects a de minimis exceedance over the eastern property line to the adjoining lot represented by 0.1 foot candle, which adjoining property is located within the R-80 residential zone district. That property is State owned and is not currently developed and is not likely to be developed. This de minimis exceedance in spillage onto the adjoining property line represents no detrimental impacts. Literal enforcement of Section 265-12(B)(a)(3) would exact undue hardship on the Applicant, recognizing the current and contemplated use of the adjoining property specifically affected.

13. The applicant shall comply with all outstanding items, comments, and requirements set forth in the UTRSCEE Initial Completeness Review dated October 27, 2025, and the Second Completeness Review

dated January 27, 2026, except as expressly modified by the Board during the public hearing. These items shall be satisfied pursuant to a Compliance Review of the Township Engineer and prior to the issuance of any construction permits.

A. RSIS Parking Standards and Garage Functionality

The applicant shall demonstrate compliance with the Residential Site Improvement Standards (RSIS), including confirmation that all garages proposed to count toward required parking meet minimum clear dimensional requirements and RSIS minimum parking stall requirements as confirmed by the Township Engineer. . Where trash and recycling receptacles are proposed to be stored within garages, the applicant shall provide garage floor plans or details demonstrating that such storage does not obstruct the required parking stall or maneuvering area.

B. Solid Waste Operations and Staging Areas

The applicant shall submit a solid waste operations plan identifying the temporary staging locations for trash and recycling receptacles on collection days. The plan shall demonstrate that receptacle placement will not obstruct required fire apparatus access and turning radii, internal circulation aisles, sidewalks, curb ramps, or ADA-compliant paths of travel.. The Plan shall be subject to the approval of the Township Engineer and/or Fire Official.

C. Swept Path / Maneuverability Analysis

The applicant shall provide an analysis or dimensional demonstration confirming that vehicle maneuverability is maintained under normal operating conditions. This may include a swept path analysis or a dimensioned garage layout illustrating that a standard passenger vehicle can be parked while accommodating trash and recycling receptacles without encroaching into required parking or circulation areas.. The submission shall be subject to the review and approval of the Township Engineer.

D. Finished Floor Elevations and Grading

The plans shall be revised to include Finished Floor Elevations (FFE) for all proposed buildings and demonstrate positive drainage away from foundations.

E. Architectural Elevations

The applicant shall provide architectural elevation drawings for all four sides of each building type proposed within the development.

F. Lighting and Photometrics

A revised photometric plan shall be submitted demonstrating compliance with Oxford Township lighting requirements.

G. Landscaping and Buffer Enhancements

The applicant shall submit a revised landscaping plan strengthening the buffer along the primary frontage and access roadway.

H. Signage, Utilities, and Site Details

The applicant shall provide construction details for all internal signage and clarify utility layouts and easements.

I. HOA Documents and Maintenance Responsibilities

Draft HOA documents shall be submitted addressing long-term maintenance responsibilities.

J. Performance Guarantees and Cost Estimates

A detailed engineer's cost estimate for all site improvements shall be provided

14. Based on all of the foregoing and subject expressly to the conditions herein imposed, the Board is satisfied that the Applicant is entitled to the grant of both preliminary and final site plan approval, variance relief and design waiver relief.

NOW, THEREFORE, BE IT RESOLVED by the Land Use Board of the Township of Oxford that the application of SHRI Properties, LLC, for preliminary and final site plan approval, variance relief and design waiver relief is herein granted, subject to the following conditions:

1. The Applicant agrees to be bound by all stipulations and representations made during the course of the public hearing. to the extent applicable, those conditions referenced within the factual findings above are deemed conditions of approval.
2. The Applicant shall comply with all recommendations contained within the respective review reports of the Township Engineer and Planner. In addition, the applicant shall comply with the additional recommendations set forth in Paragraph 13 set forth on the record by the Township Engineer at the public hearing.
3. The approval is subject to final review by the Township Planner of a Landscaping Plan. This shall include a “pre close” review by the Township Planner after construction.
4. All terms and conditions of the Prior approval except to the extent modified by this Amended Plan shall otherwise remain in full force and effect.
5. Color choices of all buildings shall be in conformance with A 5.
6. The final landscaping plans and plantings shall be subject to the review and approval of the Township and its professionals.
7. The approval herein granted is subject to the Applicant obtaining any and all outside governmental agency approvals with jurisdiction.
9. All fees, taxes, assessments, escrows and other monies due to the Township of Oxford shall be paid in full.

IN FAVOR OF THE BOARD ACTION TAKEN ON January 27, 2026 APPROVING THIS APPLICATION.

The undersigned hereby certifies that the within is a true copy of the Resolution memorializing the action taken by the Land Use Board at its meeting held on February 24, 2026,.

A motion to approve Resolution 2026-04 was made by Mr. Lewis-Lahey, seconded by Mrs. Hoffman

Ayes 5, Nays 0, Abstain 2, Absent 5
Motion carried.

PUBLIC COMMENT:

No Public Comment was offered.

VOUCHERS:

A motion was made by Mrs. Koufodontes and seconded by Mrs. Hoffman to pay the Vouchers for the Land Use Board.

ADJOURNMENT: A motion was made by Mrs. Koufodontes and seconded by Mrs. Hoffman with no further business before the board and no public comment offered the meeting was adjourned at 7:04pm.

Respectfully Submitted,

Lee L. Geller, Secretary