

2000 MASTER PLAN

**TOWNSHIP OF OXFORD
WARREN COUNTY, NEW JERSEY**

ADOPTED JANUARY 10, 2000

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The original of this report was signed and sealed in accordance with N.J.S.A. 40:55D-1 et. seq.

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Committeeman Alex Lazorisak
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Bernadette Tuttle, Secretary

OXFORD TOWNSHIP

MASTER PLAN

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OXFORD TOWNSHIP MASTER PLAN

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I. INTRODUCTION

In order to provide a consistent and logical direction for the future development of a municipality, the New Jersey Municipal Land Use Law requires that municipalities wishing to zone land for various uses do so in a manner consistent with the Land Use Plan Element of a Master Plan. The Municipal Land Use Law further requires that all municipal master plans contain a statement of objectives, assumptions, principles, policies and standards upon which a comprehensive master plan can be based. The law further requires that at least every six years, the governing body shall provide for a general re-examination of its master plan and development regulations by the Land Use Board. The Board shall then adopt, by resolution, a report on the findings of such re-examination. The Township of Oxford has undertaken to prepare a new Master Plan. The existing Master Plan was prepared in 1978 and updated in 1989, and significant changes have occurred since then in the Township's development trends.

The Municipal Land Use Law further requires that a statement of goals and objectives be established to guide the use of lands within the municipality in a manner which "protects the public health and safety and promotes the general welfare." This goals and objectives section of a master plan represents an evaluation and refinement of the goals of past master plans, as well as the input received from citizen participation during preparation of a master plan. Goals are of a general and qualitative nature providing an overall framework for development and preservation while an objectives section provides more specific means to realize these goals.

The Municipal Land Use Law further requires that a municipality's Master Plan and its Zoning Ordinance be compatible. Therefore, sections of the Master Plan that are developed will recommend changes to the Land Use Plan and to some of the policies and procedures employed by the Township. It is recommended that those changes be reviewed by the Township Committee and incorporated into the Zoning Ordinance.

II. GOALS OF THE MASTER PLAN

Under Municipal Land Use Law a local master plan must set forth a statement of objectives, principals and policies upon which the Master Plan recommendations and proposals are based. In preparing this Master Plan update the Township of Oxford Land Use Board has established the following set of long-term goals and objectives to guide the Township's future development decisions and growth:

1. Preserve and enhance the historic nature of the community.
2. Within the industrial zones, promote and encourage the location of clean, high-technology uses which are aesthetically and environmentally safe.
3. Reduce the intensity of new development through adoption of appropriate floor area ratios (FAR) in commercial/industrial zones.
4. Improve the traffic safety and aesthetics of the Route 31 corridor by developing an access plan with the New Jersey Department of Transportation.
5. Recognize environmentally sensitive areas and promote their preservation.
6. Expand/maintain local parks and other recreational areas.
7. Preserve/enhance/protect the existing farm land properties in the Township.
8. Improve land use controls by redefining new, acceptable, and prohibited uses for all zones.
9. Encourage the development of the existing town center recently designated Village Center.
10. Discourage the construction of high-density residential structures which are incompatible with the character and existing development pattern of the Township.
11. Recognize the historic character of the town center area and strive to maintain and enhance it through the use of consistent and compatible architectural themes and community design features such as lighting, landscaping and trees, street furniture and paving materials.
12. Develop a housing rehabilitation program.
13. Protect residential zones which abut commercial and industrial zones through appropriate measures including buffering, setbacks and transitional uses.

III. OBJECTIVES OF THE MASTER PLAN

The planning objectives are generally defined in each master plan element. They are summarized here in various categories to ensure that the objectives are compatible and in conformance with the Oxford Township's planning goals.

1. Community Facilities

- a. Plan for and provide adequate emergency service for Township residents.
- b. Provide adequate facilities for community groups and cultural activities.
- c. Plan for future expansion of municipal facilities such as municipal building, public works department, and the library.

2. Recreation and Open Space

- a. Expand the recreation programs in the Township to accommodate existing and future residents.
- b. Preserve open space wherever possible through cluster development and park land dedication.
- c. Develop non-motorized pathway systems between major residential areas, schools, parks, etc. in the Township and adjacent townships.
- d. Encourage the development of new recreational facilities in future residential subdivisions compatible with an overall recreation goal.
- e. Expand the use of Furnace Lake to provide a more active recreation area.

3. Conservation

- a. Protect environmentally sensitive areas such as stream corridors and steep slopes.
- b. Encourage development which preserves natural amenities and does not aggravate existing problems.
- c. Encourage cluster development and the use of conservation easements to protect sensitive areas.
- d. Encourage conservation and provide design flexibility to promote conservation techniques.

- e. Establish provisions in the Township Development Code to provide for recycling and resource recovery facilities.
- f. Establish a Farm Land Preservation Advisory Committee to create guidelines for farmland preservation.

4. Circulation

- a. Ensure that the traffic demand generated by new development would not exceed the existing and planned capacity of the Township circulation system.
- b. Make every effort to include the road extensions and improvements shown in the master plan in future capital improvements programs or grant applications.
- c. Develop a viable bikeway and pedestrian network throughout the Township.
- d. Encourage the improvements to Route 31 located in the Township.
- e. Provide for the connection of Lower Denmark Road to Pequest Road.
- f. Pursue traffic calming devices for existing residential streets.

5. Historic Preservation

- a. Establish a Township historic preservation committee to guide local efforts to protect historic and culturally significant properties.
- b. Continue to identify historic sites, buildings, structures, and areas.
- c. Coordinate with the Warren County Cultural Heritage Commission the development (improvement) of historical sites in Oxford Township.
- d. The Township will investigate all possible avenues for the purchase and restoration of the “triangle” between Washington Street, Wall Street and Route 31.

6. Residential Development

- a. Establish a zoning plan that will conform to the agenda and criterion established in the village center.
- b. Create a housing zone that recognizes senior development.
- c. Create design guidelines to recognize and preserve the historical architecture in the Township.

- d. Continue to review and evaluate the Township's obligations to the Council On Affordable Housing. The Housing Element of the Master Plan was submitted to COAH and substantial certification was received in June of 1998.

7. Non-Residential Development

- a. Encourage redevelopment/renovation to the existing downtown area.
- b. Concentrate non-residential development along Route 31 and in the area of the access road to the EFR.
- c. Coordinate non-residential development to be compatible with and not adversely impact residential development.

8. Compatibility with other Planning Efforts

- a. The Land Use Plan of Oxford should not conflict with nor inhibit those of Warren County or adjoining municipalities.
- b. The Township should continue to participate in the State planning process through active participation in the interim State Plan.
- c. The Township master plan should be consistent with the provisions of the Warren County Solid Waste Management Plan.
- d. The Master Plan should be consistent with the Township's Village Center Designation Petition.
- e. The development standards and potential for the Township's non-residential zones should be realistic.

9. Recent Changes in Oxford Township

Since the last Master Plan a number of significant changes occurred in Oxford Township, all of which were in conformance with the recommendations in the 1993 Master Plan. Some of the changes that occurred are:

- Construction of the Cambridge East project was taken over by a new developer and approximately half of the land was dedicated to the Township as open space and recreation. The Township constructed tennis courts and a playground in conjunction with the Cambridge East project. The Spring Meadow project is the only single family development that has occurred in the Township in a number of years. It contains approximately 190 building units and has begun construction. In conjunction with that construction the developer constructed a multi-purposed field in the property owned by the municipality.

- Sewer allotments have been reallocated eliminating the possibility of hoarding by developers.
- The downtown area has been improved and enhanced by the addition of brick-paver sidewalks, tree wells and attractive lighting.
- Warren County has acquired the West Oxford Mountain as a passive recreation area. Washington Township has preserved the adjoining southern half of the mountain.
- The existing mobile home park has been expanded to allow for 32 additional units. All will be age restricted to 55 and older.
- Some of the buildings in the downtown area including the old Oxford House have been renovated and upgraded to be compatible with the objectives of a village center. The municipal offices and police station have been relocated to a new building on Green Street and the old municipal building and former post office are now vacant.
- The Oxford Planning Board and Board of Adjustment have been combined to form one Land Use Board.
- Economic downturn still affects a number of the businesses and developments proposed for the Township. The Township now has possession of one of the major developments that has been proposed in the 1980's, and has seen no activity on another development. The major businesses on Wall Street, the Foam Factory and Oxtech Industries, are not active at this time.

IV. OXFORD TOWNSHIP HISTORY

The situation in the Village and Township of Oxford, New Jersey is somewhat like that of many western settlements that have become “ghost towns” when the mining enterprise that gave them birth and sustenance ceased its operation. Unlike the western ghost towns which were in isolated areas and lost both their business and their inhabitants, Oxford has continued to exist as a primarily residential community whose citizens are mostly employed in other municipalities.

The Oxford Village grew around the Oxford Furnace and the nearby mines which began their commercial operations in 1743. The furnace, the mines, the village, and many of the surrounding lands were all owned and operated by “The Iron Company” under various owner/managers. The 20th century has seen a marked decline in local fortunes such as the Oxford Furnace, the Iron Company’s mines and other industries, the Warren Railroad, and the OxWall Tool Company which have all terminated their operations in the Oxford Village and Township. The furnace in Oxford Township is the longest operating iron mine and mill in our nation’s history functioning from 1743 to 1940. In the 1900 census Oxford Township was listed with a population of over 3,300 people and was listed as a metropolitan city. In the 1950 census the population reached its lowest point of 1,489 and has only rebounded to 1,790 people in the 1990 census.



Shippen Manor

Beginning with the restoration of Shippen Manor, one of the Iron Company mansions, Warren County, through its Cultural and Heritage Commission, has promoted Oxford as a History and Arts Center for the County and for surrounding “Skylands” areas.

Considering that (1) Oxford Village has received “Village Center” designation from the New Jersey State Planning Commission; (2) Oxford Village has

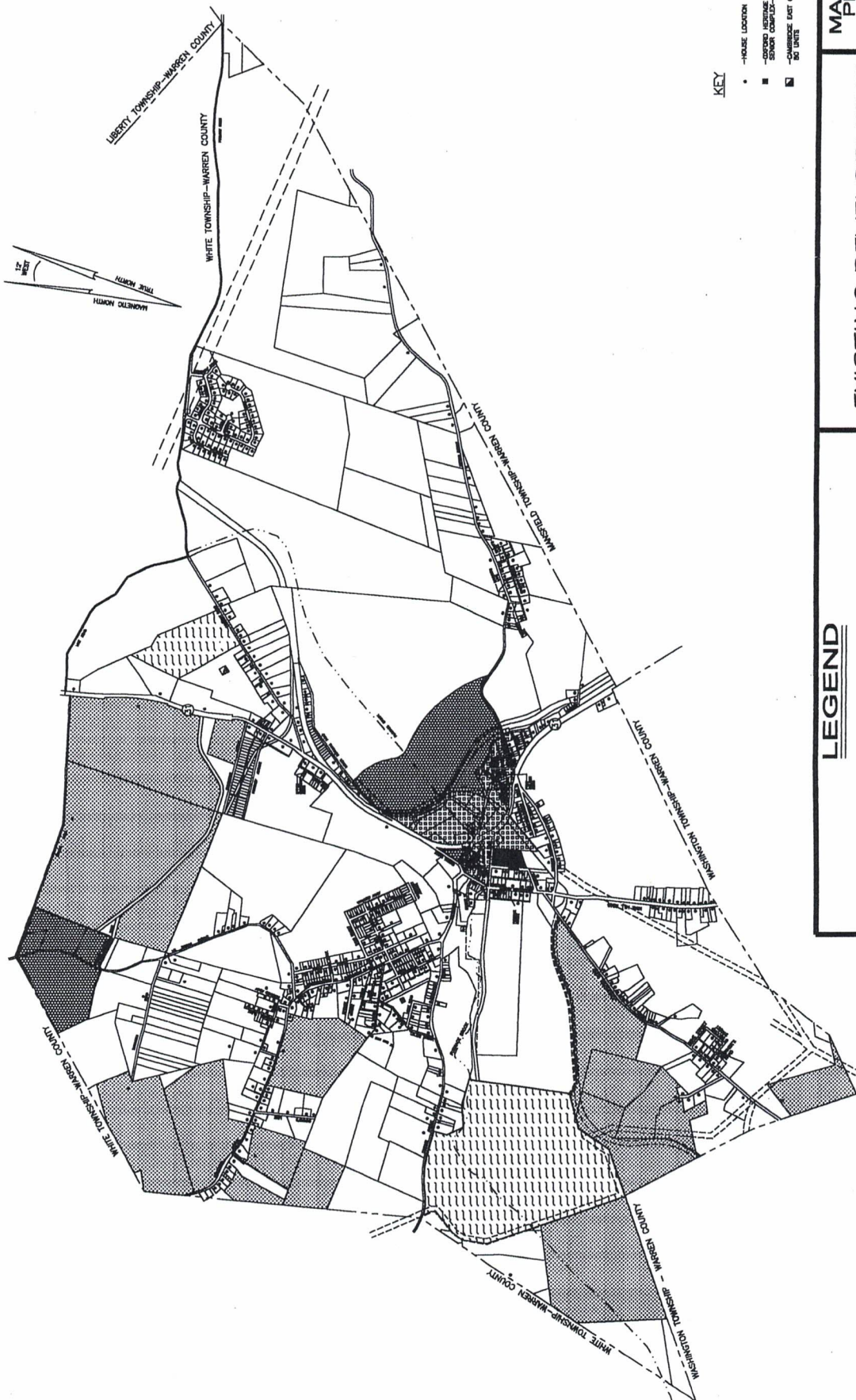
been designated as a “Historic Industrial District” in the National Register of Historic Places; (3) There is a projected potential for expansion of cultural activities plus their support of tourism in the Oxford area; (4) There is a limited likelihood of significant other commercial development within Oxford’s borders; therefore, Oxford Township is including in its Master Plan provisions for preservation of the structures and sites that will facilitate the County’s (and others’) expansion of History and Arts activities in the Oxford Village.

The Township of Oxford recognizes the following local structures as historically significant and worthy of continued preservation and maintenance:

Oxford Furnace (ruins)	Oxford Tax Map ID: Block 2, Lot 42
Shippen Manor	Oxford Tax Map ID: Block 26, Lots 69 & 67.01
Car Wheel Factory	Oxford Tax Map ID: Block 7, Lots 5 & 6
Company Store	Oxford Tax Map ID: Block 45, Lot 1
Grist Mill	Oxford Tax Map ID: Block 2, Lot 41
Van Nest Gap RR Tunnel	Oxford Tax Map ID: Block 34, Lots 50.01, 51, 65, 66, 67, & 68
John Axford Home	Oxford Tax Map ID: Block 32, Lot 6
Jonathan Axford Home	Oxford Tax Map ID: Block 31, Lot 29
S.T. Scranton Mansion	Oxford Tax Map ID: Block 26, Lot 70
W. Scranton Mansion	Oxford Tax Map ID: Block 26, Lot 67
2nd Presbyterian Church	Oxford Tax Map ID: Block 5, Lot 5

In addition, the Township of Oxford recognizes the following sites as containing remains of local structures that were historically significant, and that these remains are worthy of preservation and maintenance:

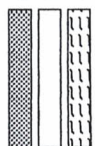



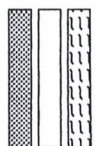

Oxford Furnace RR Station	Oxford Tax Map ID: Block 42, Lots 9 & 10
Oxford Furnace Mill Race	Oxford Tax Map ID: Block 2, Lots 18, 39 & 39.01
Ore Kilns	Oxford Tax Map ID: Block 2, Lots 12 & 18.03
Ore Kilns	Oxford Tax Map ID: Block 4, Lots 3 & 4
Warren RR Main Line	Oxford Tax Map ID: Block 32, Lot 5; Block 33, Lot 24
Warren RR Pre-Tunnel Line	Oxford Tax Map ID: Block 2, Lots 19, 28, 39, & 39.01; Block 3, Lot 17



KEY

- HOUSE LOCATION
- ZONING DISTRICT BOUNDARY
- ZONING DISTRICT UNIT
- ZONING DISTRICT CONTOUR

LEGEND

- | | |
|---|--|
| 
AGRICULTURAL | 
INDUSTRIAL |
| 
RESIDENTIAL | 
BUSINESS |
| 
RECREATION | 
EDUCATION |



MASTER PLAN

1

EXISTING DEVELOPMENT

1999

TOWNSHIP OF OXFORD
WARREN COUNTY, NEW JERSEY

SPILLANE ENGINEERING ASSOCIATES

1-75-620

V. LAND USE

The heart of any municipal master plan is the land use element. It is the substance of the municipality's thoughts as to the direction of future growth and it represents a long-range guide to the location and arrangement of various land uses projected for the municipality's land area.

In preparing a land use plan, three major criteria must be considered. These are the physical character of the land, goals for community growth, and existing development including projects that are already approved but not yet existing.

Physical character of the land refers to both environmental character and location with respect to infrastructure. Location of high intensity uses should be such that they are readily served by existing or possible future infrastructure improvements. Recognition should be given to the location of the municipality in the region and state, and what kind of development and functions will come, based on that location.

Goals for community growth are important in determining the kinds, intensities, and locations of land uses. Included here is recognition of the character of the development. Character consists of type of use, intensity of use (i.e., units per acre) and the aesthetics of the use.

Existing Development in Oxford Township is significant in that it is in conformance with the Village Center Designation and with the unique character of some of the areas in the Township. The course of future development is dependent on the existing uses. The Township is encouraging any density development to be within or adjacent to the town center which is to limit the construction of scattered suburban subdivisions. In addition, the location of the industrial land in the Township will create a node for a development of business, commercial and industrial areas.

1. Physical Character

Physical characteristics have been identified in the Interim Development and Redevelopment Plan for the State of New Jersey (Interim Plan), 1999, as well as in various natural resource publications. These characteristics include wetlands, steep slopes, abandoned mine shafts, areas of bedrock, and flood zones. The Interim Plan utilized them to establish the development planning area criteria in Oxford Township as well as throughout New Jersey. Just about all the negative characteristics that could be applied to future development can be found in Oxford Township. These characteristics necessitate development constraints that must be recognized in a logical and developable land use plan.

Tabulated in Table 1 are the typical constraints and the constraint factors that would be applied to all development.

TABLE 1

<u>Constraints</u>	<u>Factor</u>
Wetlands, surface water bodies & floodways	0.00
Slopes in excess of 25%	0.20
Slopes between 15% and 25%	0.33
Slopes between 0 and 15%	1.00
Areas of seasonal high water table 3 feet or less from surface	0.33
Areas of bedrock 4 feet or less from surface	0.33

Furthermore, these factors must be applied to the gross acreage of a property. The net acreage could be developed and utilized as the actual carrying capacity of the property. For example, a 100 acre parcel with 5 acres of wetlands and 5 acres of slopes in excess of 25% would yield a total of 91 developable acres.

As in all municipalities, the infrastructure in Oxford Township will influence the anticipated type of development.

Public water is presently available through a franchise owned by New Jersey American Water Company which covers those areas that it presently serves. It is undetermined at this time whether it has the capabilities of expanding that service.

Oxford Township is not on a significant corridor such as Interstate 78 or Interstate 80 but is bisected by State Route 31 which is a very heavily used north-south route between these two interstates. Public transportation is virtually nonexistent. Furthermore, surrounding municipalities are generally of the same type so there is not a large population from which to draw employees.

For the above reasons, it is not expected that there will be major office, commercial or industrial developer/employers coming to the Township. The development of office, commercial, and industrial sites will be small, individual users and that will allow a slow growth without creating a major impact on any of the local infrastructure.

Recommendations: A Land Use Plan for the Township should recognize Oxford's unique environmental and physical characteristics. Development and land use should be based on net acreage obtained after certain calculations have been applied.

2. Goals for Community Growth

The character of Oxford Township consists of the mix that has already been determined, the location of the various mix uses and the intensity and aesthetic character of the development. This is in conformance with the Interim Plan and demonstrates a homogeneous mixture of various sizes of lots consistent with a sound Land Use Plan. In citizen surveys sent to a number of residents, the predominant feeling expressed was for

continuation of the rural character and charm of Oxford Township. This master plan reinforces that feeling and attempts to guide future development in that direction.

In January of 1998, the Township of Oxford received Village Center Designation by the New Jersey State Planning Commission. That designation encompassed the densely developed portions of the Township and excluded the outlands from dense development. It was a planning and implementation item to encourage the development of the vacant properties in the village center and to direct the development of the adjacent properties to the village center in such a way that they would become part of the center.

Recommendations: Establish guidelines and procedures and a density allowance for those properties immediately adjacent to the village center to allow for a development consistent with the village center immediately adjacent to the center within walking, biking or easy travel distance to the center.

3. Existing and Approved Development in Oxford Township

According to the 1990 U.S. Census the existing Township had a total of 739 housing units. Since that time the Township has experienced a small growth and approximately 100 new homes have been added in the last nine years. In the early part of the 1990's there was significant activity in the approval process for a number of subdivisions and site plans in the Township. Approximately 900 units were approved prior to 1990, but the vast majority were never built. Those approvals have expired. The sewer gallonage for most of them has been reallocated and it is not anticipated that those types of developments will be realized in Oxford Township. The only development that is approved and underway is a subdivision know as Spring Meadow which consists of 182 single family homes on 15,000 square foot lots. That development is on-going and has been assimilated into the Township infrastructure. At this time there are no other applications pending for any significant residential development in Oxford Township.

Future Land Use in Oxford Township: In developing the future land use map and giving direction for the Township, the Land Use Board took a number of factors into consideration. In addition to those factors examined above, the Board also attempted to have significant input from the citizens of the Township and the Board of Education. Surveys were sent to a number of residents in an effort to incorporate their views to the Township.

As with most citizen surveys, there are some contradictions. It is difficult to maintain small, rural, peaceful, quiet, historic character without having high taxes, and the only way to have really low taxes would be to encourage nonresidential ratable development. This would be contrary to the other wishes of the citizens.

It is believed that the future land use plan that has been developed does conform to the results of the citizen survey, various input that has been received by the Board, and the

general feeling of the residents and the Land Use Board in an ongoing review of the development applications, as well as the objective of the village center designation.

Recommendations: The following major land use categories are proposed for the Township of Oxford:

1. Business/Commercial
2. Office and light Industrial
3. Light Industrial
4. Industrial
5. Medium Density Residential
6. Low Density Residential
7. Agricultural Residential
8. Highway Business



Business Zones have been confined to the areas in the downtown sector and the areas surrounding State Route 31 in the north end of the Township. The latter are adjacent to the Office and Light Industrial Zone and to portions of the Industrial Zone surrounding the Resource Recovery Plant and the Oxford Quarry. It is suggested that an additional business zone called Highway Business be created in the Township. At present, the zone requirements for business are geared towards the downtown center area. It was assumed when the last Land Use Plan was adopted that there would be more significant business centers constructed adjacent to the industrial zone. It is recommended that a highway business zone be established that would create larger lot sizes and more diverse businesses along Route 31. The remaining Industrial Zones include the Oxford Textile Plant and its surroundings and OxTech Industries along Route 31. The remainder of the Township has been designated Residential, all single-family except for the existing trailer park on Oxford

Avenue and the Heritage Manor Senior Citizen Complex. The various residential zones have been established with densities which are commensurate with the environmental constraints that have been identified. The Township is endeavoring to obtain additional mapping and constraints criteria to better establish some of the individual residential zones.

Table 2 shows the type of development and the minimum lot area in effect for each development in each zone. Table 2 also refers to a cluster option which will be discussed further.

TABLE 2

SCHEDULE OF AREA REQUIREMENTS

<u>Zone</u>	<u>Lot Area</u> (minimum)	<u>Cluster Area</u> (minimum)
AR-120 - Residential/Farm	200,000 sq. ft.	None
R-120 - Single-Family Residential	120,000 sq. ft.	40,000 sq. ft.
R-80 - Single-Family Residential	80,000 sq. ft.	40,000 sq. ft.
R-40 - Single Family Residential	40,000 sq. ft.	20,000 sq. ft.
R-10 - Single-Family Residential	10,000 sq. ft.	None
R-10MH - Single Family Mobile Housing	10,000 sq. ft.	None
B - Business	10,000 sq. ft.	None
O - Office	40,000 sq. ft.	None
LI - Light Industrial	3 Acres	None
I - Industrial	10 Acres	None
HB - Highway Business	1 Acre	None

The cluster option is a tool which the Township believes to be advantageous to the orderly development of a parcel of land at its highest and best use. The cluster development should be encouraged as a means to promote retention of open space and the protection of environmentally sensitive areas. This option has always been a portion of the Township land use, but this Master Plan suggests a change in that the cluster calculations be based on a net acreage. For example, in an R-40 Zone, a parcel of land with 25 acres under an R-40 regulation would be entitled to building 27 units. If, however, the property was constrained and the net acreage was 20 acres then the total development on the parcel would be limited to 21 units which would be developed on lots as small as 20,000 square feet. It is believed that in this way the Township would be able to protect those areas that are environmentally sensitive due to the steep slopes or wetlands and will retain adequate open space to allow for a cluster development to be in itself part of an overall larger tract.

Based on the future land uses proposed herein, the maximum build-out for the Township would be 9,000 people. Table 3 shows the summary of the land use categories in the Township. The table remains the same from the existing and the proposed land use in that there has been no change of categories. The only changes have been in the residential areas.

TABLE 3

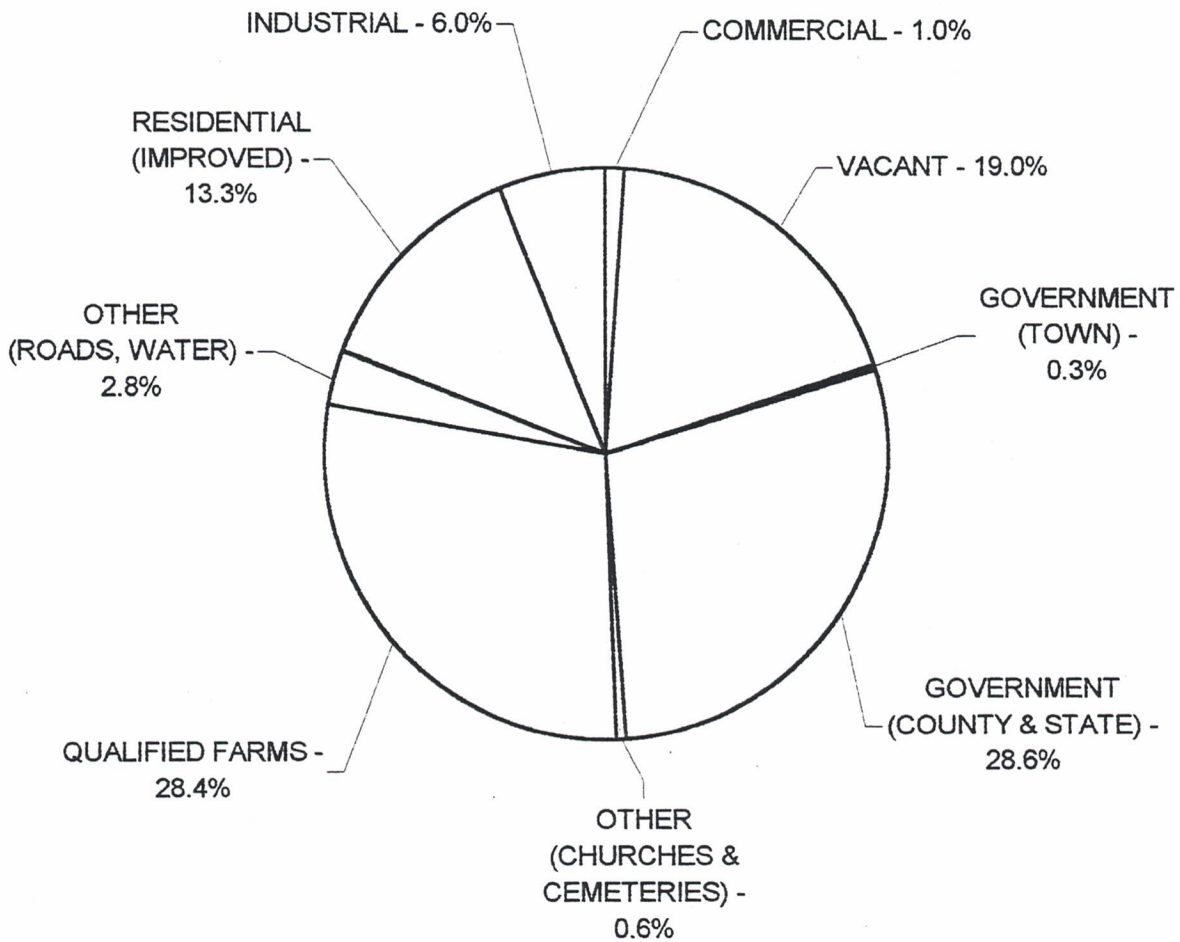
**TOWNSHIP OF OXFORD
LAND USE SUMMARY**

Vacant	19.0%
Qualified Farm	28.4%
Residential	13.3%
Industrial	6.0%
Commercial	1.0%
Government	28.9%
Other	2.8%

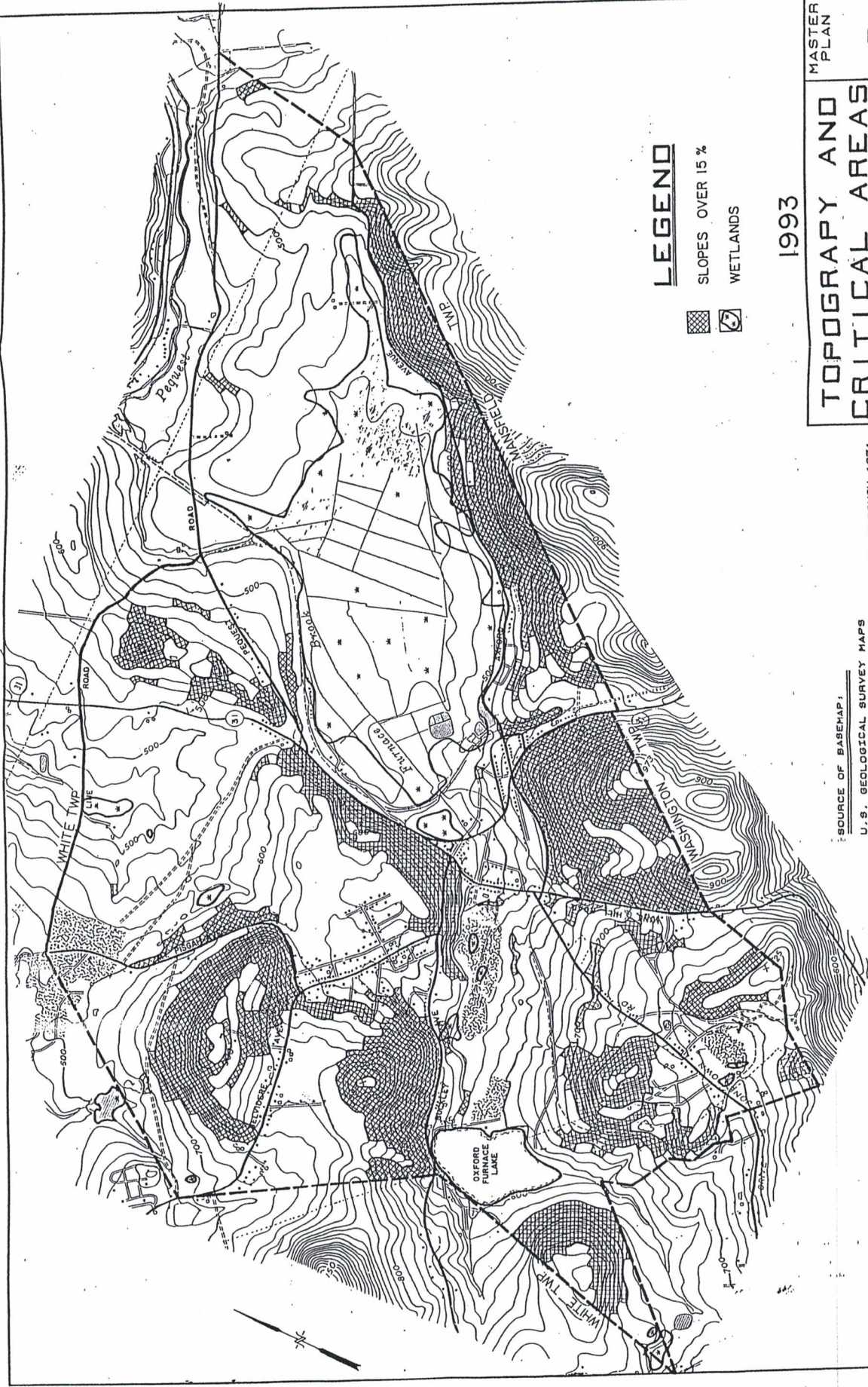
Should the commercial and industrial properties in Oxford Township be developed, there would be a significant impact on the nature of the Township and its residents.

There is a significant amount of open space in what is known as the office and industrial zones. The total build-out could be as high as 3,000,000 square feet. The suggestions in this Master Plan are to include a maximum impervious coverage percentage, provide for a maximum floor area ratio and increase the front yard setback requirements. The office and industrial zones are sewered and it is important to establish meaningful zone regulations in those areas to ensure a logical and worthwhile development scheme.

CURRENT LAND USE



SOURCE: TAX RECORDS - 1999



LEGEND

-  SLOPES OVER 15 %
-  WETLANDS

1993

MASTER PLAN
TOPOGRAPHY AND CRITICAL AREAS 2
 TOWNSHIP OF OXFORD
 WARREN COUNTY, NEW JERSEY
 SPILLANE ENGINEERING ASSOCIATES 1-470-920

SOURCE OF BASEMAP:
 U. S. GEOLOGICAL SURVEY MAPS
 WASHINGTON QUADRANGLE - PHOTO REVISED THROUGH 1971
 BELYDIERE QUADRANGLE - PHOTO REVISED THROUGH 1984
 NATIONAL WETLANDS INVENTORY MAP - WASHINGTON QUAD
 NATIONAL WETLANDS INVENTORY MAP - BELYDIERE QUAD



VI. HOUSING

The Mt. Laurel II decision, handed down by the New Jersey Supreme Court in January 1983, mandates that all municipalities provide a realistic opportunity for the construction of housing affordable to those households of lower income. The extent of that obligation depends upon how a municipality is designated in the Interim State Development and Redevelopment Plan for the State of New Jersey (Interim Plan), 1992. According to the Interim Plan, the Township of Oxford is located outside of a major center and is composed of limited growth planning areas. Because of this, its fair share housing obligation includes only indigenous need.

1. The Fair Housing Act

In response to the Mt. Laurel II decision,¹ the Fair Housing Act was adopted in 1985 and signed by the Governor (Chapter 222, Laws of New Jersey, 1985). The Act established a Council On Affordable Housing (COAH) to insure that the mandate of Mt. Laurel II would be implemented by all New Jersey municipalities.

The Fair Housing Act also requires municipalities in the State to include an adopted housing element in all master plans no later than August 1, 1988. The principal purpose of the housing element is to provide for methods to achieve the goal of access to affordable housing and to meet the municipality's present and prospective housing needs. The Act states that particular attention must be paid to low and moderate income housing. The housing element must contain the following elements:

C.52:27D-310 Mandatory Contents of Housing Element.

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- b. A projection of the municipality's housing stock, including the probably future construction of low and moderate income housing, for the next six years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;

¹ South Burlington County NAACP vs. Mt. Laurel Township 92 NJ 158, 456 A.2nd 390 (1983)

- e. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and
- f. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing. (Not applicable to Oxford Township due to excess of affordable units over the calculated need - see Fair Share Determination which follows.)

Affordable housing is housing at a sales price or rent level within the means of a low or moderate income household as defined in COAH's substantive rules. These rules define low income housing and moderate income housing as follows:

"Low income housing" means housing affordable according to Department of Housing and Urban Development or other recognized standards for home ownership and rental costs, and occupied or reserved for occupancy by households with a gross household equal to 50% or less of the median gross household income for households of the same size within the housing region in which the housing is located, and is subject to affordability controls.

"Moderate income housing" means housing affordable according to Federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs, and occupied or reserved for occupancy by households with a gross household income equal to or more than 50% but less than 80% of the median gross household income for households of the same size within the housing region in which the housing is located, and is subject to affordability controls.

A municipality's obligation to provide for affordable housing consists of the two basic components of "present need" and "prospective need" which figures are calculated according to formulas established by the COAH and which are defined as follows:

"Present need" means the total number of deficient housing units occupied by low or moderate income households as of July 1, 1987. "Present need" is the sum of indigenous need and reallocated present need.

"Indigenous need" means deficient units occupied by low and moderate income households within a municipality and is a component of present need.

Municipal indigenous need, as a percentage of the total 1987 occupied housing stock, shall not exceed the percentage derived from dividing the deficient housing units occupied by low and moderate income households by the total 1987 occupied housing stock for the housing region in which the municipality is located.

“Reallocated present need” means a portion of a housing region’s present need that is redistributed to designated growth areas.

“Prospective need” means a projection of low and moderate housing needs based on development and growth which is reasonably likely to occur in a region or a municipality, as the case may be, as determined and further detailed in the COAH’s substantive rules. In determining prospective need, consideration is given to approvals of development applications, real property transfers and economic projections to be prepared by the State Planning Commission.

2. Basis For Fair Share Plan

The main purpose of the Township’s Housing Element is to lead to and provide the documentary basis for a Fair Share Plan. Through its Fair Share Plan, the Township indicates how it addresses its obligation to meet its fair share of low and moderate income housing needs.

Currently Oxford Township’s total need is made up by its indigenous need component.

Under the COAH’s substantive rules, a portion of a municipality’s low and moderate income housing can be generated by the existence of designated growth areas in the state and the housing region in which the municipality is located.

With the adoption of the Interim Plan, two concepts are integrated: Centers and Planning Areas. The Centers are as follows:

1. Urban Centers
2. Towns
3. Regional Centers
4. Villages
5. Hamlets

While Urban Centers are specifically designated in the Interim Plan, towns, regional centers, villages and hamlets are to be identified by municipalities and counties during a cross-acceptance process for inclusion in the Final Plan. This process seeks to negotiate compatibility between levels of government where individual perspectives and prerogatives are reconciled with due respect for local, regional and State conditions. The

result of the cross-acceptance process is a written statement in the form of a formal report by the negotiating entity. It specifies areas of agreement of disagreement, areas requiring modification by parties to the cross-acceptance, and boundaries for the various growth and limited growth areas. At this time, Oxford has engaged in cross-acceptance discussions with State representatives and identifies itself as a village (compact, primarily residential community that offers basic consumer services for its residents and nearby residents) based on the following criteria set forth in the Interim Plan.

- a) It has a core of compact, mixed uses, including commercial, residential and public uses; and
- b) It is partially developed with water and wastewater systems serving only core village activities; and
- c) It has a population of fewer than 1500 people; and
- d) It has an existing net housing density within the developed area of at least 3 dwelling units per acre; and
- e) It has reasonable proximity to an arterial highway and is served by a secondary street system.

In addition, the Interim Plan sets forth the following Planning Areas:

- 1. Metropolitan Planning Area (PA1)
- 2. Suburban Planning Area (PA2)
- 3. Fringe Planning Area (PA3)
- 4. Rural Planning Area (PA4)
- 5. Environmentally Sensitive Area (PA5)

The Interim Plan further seeks to protect environmentally sensitive features that may be found within PA4. A sub-planning area, PA4B, Environmentally Sensitive Rural Planning Area, is meant to identify productive farmland that also contains valuable ecosystems or wildlife habitats. (Non-agricultural activity in Planning Area 4B should be subject to the objectives of PA5).

Beyond what is designated as the Existing Village (EV), Oxford is composed of PA4, PA4B, and PA5. These Planning Areas constitute a policy of limited growth.

3. Inventory Of Oxford Township's Housing Stock

The 1990 U.S. Census reported 739 housing units in Oxford Township. This figure was comprised entirely of year-round dwellings. There were no seasonal or migratory units reported.

Of a total of 739 year-round units, 677 were occupied and 62 units were vacant. Of these, 17 were for sale, 10 held for occasional use, 1 was for rent, and 14 were classified as other vacant units. Of all occupied units, 16.3% or 110 units were renter-occupied.

Table 4 summarizes the age of existing residential buildings in the Township through March 1990.

TABLE 4

Age Of Structure

<u>Year Built</u>	<u>Number Of Units</u>
1939 or earlier	325
1940 - 1949	44
1950 - 1959	54
1960 - 1969	50
1970 - 1979	97
1980 - 1990	<u>169</u>
TOTAL	739



Source: 1990 U.S. Census

circa 1899

The 1990 Census Inventory of year-round housing units per address revealed that 488 or 66.1% consisted of single-family detached dwellings.

4. Conditions Of Oxford Township's Housing Stock

The U.S. Census Bureau has reported statistics on housing conditions and housing deterioration since its 1960 Census Report. Current practice uses housing quality surrogates to identify potentially deficient units. The existence of surrogates indicates that a particular unit has certain characteristics which are associated with poor housing conditions. The presence of housing quality surrogates in a particular housing unit shows a probability that deficient housing would be found in a field survey.

The U.S. Census housing quality surrogates, adopted by COAH in its assessment of housing deficiency, are as follows:

- a. Persons per Room - 1.01 or more persons per room is an index of overcrowding.
- b. Access to Unit - A unit is unacceptable if one must pass through another dwelling to gain access.
- c. Plumbing Facilities - A household must have exclusive use of complete plumbing facilities.
- d. Kitchen Facilities - Adequate kitchen facilities consist of a sink with piped water, a stove and a refrigerator.
- e. Heating Facilities - The existence of central heat is a measure of adequacy.
- f. Elevator - Buildings of four stories or more are considered inadequate if they do not have an elevator.

These surrogates are used in conjunction with data on the year a structure was built. A distinction is drawn between pre- and post- 1940 construction as comprising relatively older and newer housing for the purpose of analysis.

The six housing quality surrogates noted above are used to determine the indigenous need for the 52 subregions of New Jersey. Due to incomplete local data, the surrogates are reduced for the purposes of municipal analysis to the following housing quality variables:

- 1. Plumbing Facilities. Nonexclusive use of complete plumbing.
- 2. Persons per Room. Overcrowded living conditions exist where there are 1.01 or more persons per room.

Although the above variables usually include the heating surrogate, this data is unavailable for the Township of Oxford by reason of its small population size.

The representation of these variables within the Township of Oxford is contained in Table 5, Housing Deficiency Surrogates:

TABLE 5

Housing Deficiency Surrogates

Lacking plumbing facilities	31 Units
1.01 or more persons per room	10 Units

Source: U.S. Census of Housing, 1990.

According to the 1990 Census, of the 679 total occupied units, of which 16.4% were rental occupancies, 675 units were occupied by white householders. There were 2 American Indian, Eskimo, or Aleut households, one black and one other household recorded.

5. Current Affordable Units

Based on data obtained from Oxford Township, the Oxford Heritage Manor LP has constructed 32 units of low and moderate income housing. This housing is designed and intended for senior citizens and disabled persons (FHA Section 202). These units are proposed as qualifying under current standards of COAH for affordable housing units.

6. Housing Unit Characteristics

The vast majority of housing units, even those occupied by one-person households, were owner-occupied. Only 15.0% of the total housing units in Oxford Township were renter-occupied in 1990, with its highest numerical incidence occurring in two-person households. Thirteen percent of one-person households were renter-occupied, compared with 11.2% of two-person households. Overall, owner-occupied units outnumbered rentals by nearly seven to one.

In 1980 the Census reported that there were 2.55 persons per household which rose to an average of 2.64 in 1990.

7. Housing Values

Housing values in the Township of Oxford have increased dramatically since 1980, as they have in other areas of New Jersey. The median value of an owner-occupied home in 1990 was \$120,500, compared with \$42,900 in 1980.

Table 6 reflects the available housing value figures for owner-occupied, noncondominium housing units for the Township of Oxford according to the 1980 Census.

TABLE 6

Value of Owner-Occupied Noncondominium Housing Units - 1990

<u>Value</u>	<u>Number</u>	<u>% of Available Figures</u>
under 50,000	0	0
50,000 - 74,999	24	5.3
75,000 - 99,999	95	21.2
100,000 - 124,999	122	27.2

(Table 6 continued)

125,000 - 149,999	117	26.1
150,000 - 174,999	54	12.1
175,000 - 199,999	22	4.0
over - 200,000	14	3.1

Source: U.S. Census, 1990

More than one-half of the owner-occupied housing units ranged in price between \$100,000 and \$149,999. Twenty-five percent ranged between \$50,000 and \$99,999. Only 14 units were valued at greater than \$200,000.

Table 7 reflects the rental value figures for renter-occupied units:

TABLE 7

Renter Occupied Units by Gross Rent

Less than \$60	0
50 - 99	3
100 - 149	12
190 - 199	9
200 - 249	0
250 - 299	4
300 - 349	6
350 - 399	5
400 - 499	11
500 or more	50
MEDIAN RENT	\$450
NO CASH RENT	8

Source: 1990 Census

The median number of rooms in year-round housing units in 1990 was 5.5. A 56.2% majority of housing units had 6 or more rooms. This corroborates the middle-range single-family rural nature of the Township. Of the year-round units, 43.7% had five rooms or less. The existence of these smaller units signifies some diversity of housing within the Township, including smaller, more affordable units. Table 8 provides a detailed breakdown of the general distribution of house sizes in the Township of Oxford.

TABLE 8

House Size of Year-Round Units

<u>Number of Rooms</u>	<u>Number</u>	<u>Percent</u>
1	--	--
2	28	6.4
3	46	10.5
4	114	26.0
5	174	39.6
6 or more	<u>77</u>	<u>17.5</u>
TOTAL	439	100.0

Source: U.S. Census - 1990

For the past three decades, the Township has experienced a slight growth in the number of housing units. Table 9 shows the changes in housing unit occupancy between 1970 and 1990:

TABLE 9

Trends in Housing Occupancy: 1970-1990

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1980-1990</u>
Total Occupied Housing Units	528	570	67	+ 19.1%
Renter Occupied Housing Units	89	65	110	+ 70.8%
Owner Occupied Housing Units	439	505	567	+ 12.5%

Source: Census, 1970, 1980, 1990

Table 9 demonstrates a moderate rate of increase in the Township's housing stock. Renter-occupied units increased dramatically as compared to the number of owner-occupied units; there were, in fact, 45 more renter-occupied units in 1990 than there were in 1980. Owner-occupied units decreased as a share of the total occupied housing units: in 1970, 83.1% of all occupied units were occupied by owners, compared with 88.6% in 1980 and 83.7% in 1990.

There are two major projects which have been approved by the Township. During the forecast period, these projects are expected to be occupied:

TABLE 10

Cambridge East - Townhouses	90 units
Spring Meadow Subdivision	<u>192</u> units
Total Units	282 units

Using regional demographic multipliers established by the U.S. Census of Population, 1990 (Public Use Sample), the following dwelling unit and population estimate for each project is made:

TABLE 11

Cambridge East (Townhouses)

Number of Units	Type	Household Size	Number of Persons
90	2 br	2.019	182

Spring Meadow Subdivision

Number of Units	Type	Household Size	Number of Persons
150	3 br	2.808	422
42	4 br	3.384	142

If all of the approved units are built and occupied during the 1998 - 2000 forecast period, they could add as many as 746 people to the Township's population. It is anticipated that these units will all be market units and will not be qualifying as affordable housing units.

8. Analysis Of Municipal Demographic Characteristics

• **Age Profile**

The total population of Oxford Township in 1970 was 1,742, decreasing by 4.8% to 1,659 in 1980, and increasing by 7.9% to 1,779 in 1990. The 1990 figure consists of 923 females and 856 males.

Table 12 depicts the breakdown of the Township's population by age and sex:

TABLE 12

Population by Age and Sex - 1990

<u>Age</u>	FEMALE		MALE	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
Under 5	75	4.2	84	4.7
5 - 17	130	7.3	149	8.4
18 - 24	78	4.4	75	3.1
25 - 34	174	9.8	182	10.2
35 - 44	131	7.4	110	6.2
45 - 54	96	5.4	114	6.4
55 - 64	73	4.1	69	3.9
65+	<u>166</u>	<u>9.3</u>	<u>93</u>	<u>5.2</u>
TOTAL	923	51.5	856	48.5

Source: U.S. Census of Population 1990: Persons by Age and Sex

Oxford's senior citizen population (65 years and over) has increased from 13.7% of the population (227 persons) to 14.5% (259 persons) between 1980 and 1990. Another key age group, those under 18 years of age, decreased from 28.2% (468 persons) in 1980 to 24.5% (438 persons) of the Township's 1990 population. The State, County and local projections all indicate that there will be a significant increase in the school age and senior citizen populations in the year 2000 census.

9. Marital Status

According to the 1990 Census, the largest proportion of persons 15 years of age and over in the Township of Oxford are married, compared to other marital classifications. Married people made up 44.9% of the total population 15 years of age and over, numbering 800.

TABLE 13**Marital Status of Persons 15 and Over - 1990**

<u>Marital Status</u>	<u>Male</u>	<u>Female</u>
Single	160	138
Now married, spouse present	388	412
Separated	9	4
Widowed	34	119
Divorced	51	46
Other	<u>11</u>	<u>15</u>
TOTAL	653	734
Separated, Widowed, Divorced		
Number	105	184
% Males 15 and over	16.1	
% Females 15 and over		25.1

Source: U.S. Census 1990

Table 13 depicts about 2-1/2 times more separated, widowed, or divorced females than males. A large number of widows are responsible for females in these three categories comprising over 15% of the total for their marital status group.

10. Household Characteristics

Tables 14 and 15 represent the household composition of Oxford Township in 1990.

TABLE 14**Households by Type - 1990**

<u>Type</u>	<u>Number</u>	<u>Percent</u>
One person households	163	24.0
Two or more person households:		
Married couple family	389	57.3
Other family households	104	15.3
Non-family households	<u>23</u>	<u>3.4</u>
TOTAL	679	100.0

Source: U.S. Census 1990

Senior citizen households are defined as those households with one or more persons 65 years of age or older. These made up 38.1% of the total households of Oxford Township in 1990. Approximately three out of ten of these households had only one person 65 years of age or older.

TABLE 15

Households with Senior Citizen Members

<u>Type</u>	<u>Number</u>	<u>Percent</u>
One person 65+ in household	80	30.1
Two or more persons 65+ in household:		
Family households	64	25.7
Non-family households	<u>115</u>	<u>44.2</u>
TOTAL	259	100.0

Source: U.S. Census of Population, 1990

The following is an overview of the Township's household, family, and individual incomes for 1989 as per the 1990 Census report. In 1990, the per capita income for Oxford was \$14,826. Median household income was \$37,100.00.

TABLE 16

Household and Family Income

	<u>Households</u>	<u>Families</u>
Less than \$ 4,900	36	12
\$ 5,000 - \$ 9,999	68	17
\$10,000 - \$14,999	35	19
\$15,000 - \$24,999	74	39
\$25,000 - \$29,999	35	29
\$30,000 - \$34,999	54	53
\$35,000 - \$39,000	37	33
\$40,000 - \$44,999	60	59
\$45,000 - \$49,999	51	46
\$50,000 - \$54,999	46	45
\$55,000 - \$59,999	43	38
\$60,000 - \$74,999	71	71
\$75,000 - \$99,999	31	20
\$100,000 - \$124,999	11	7

(Table 16 continued)

\$125,000 - \$149,999	2	2
\$150,000 or more	<u>4</u>	<u>4</u>
TOTAL	670	488
Median Income	\$37,100	\$43,036
Mean Income	\$39,246	\$45,200

Source: 1990 Census

In 1990 there were 1,373 persons 16 years of age or older in Oxford Township. Of these, 849 were in the civilian labor force, 484 were not in the labor force, and 40 were unemployed, representing an unemployment rate of 6.3%.

TABLE 17

Employed Persons by Industry

<u>Industry</u>	<u>Number</u>	<u>Percent of Labor Force</u>
Agriculture, Forestry		
Fisheries	20	2.3
Mining	7	0.8
Construction	113	12.9
Manufacturing:		
Nondurable Goods	118	13.4
Durable Goods	83	9.4
Transportation	37	4.2
Communication and other		
Public Utilities	30	3.4
Wholesale Trade	19	2.2
Retail Trade	114	13.0
Finance, Insurance and		
Real Estate	43	4.9
Business and Repair Service	34	3.9
Personal, Entertainment		
and Recreations Services	21	2.4
Professional and Related Services:		
Health Services	73	8.3
Educational Services	42	4.8
Other Professional and		

(Table 17 continued)

Related Services	53	6.0
Public Administration	<u>42</u>	<u>4.8</u>
TOTAL	879	100.0

Source: U.S. Census of Population and Housing, 1990

TABLE 18

Workers 16 Years and Over by Place of Work

Worked in state of residence:	
In county of residence	422
Outside county of residence	395
Worked outside of state	18
Worked in MSA of residence	432
Worked outside MSA of residence	403

Source: 1990 Census

Note that the largest proportion of Oxford residents were employees in manufacturing industries. This group constituted 42.5% of the work force.

Construction work and retail trade were the next two most important sources of local employment for Oxford residents. Construction employed 75 persons or 10.5% of the labor force. Retail employed almost as many, 72 persons, or 10.1%.

Discussions with the Warren County Planning Department indicate that industrial manufacturing activities provide 276 jobs in the Township as follows:

TABLE 19

Industrial Employers in Oxford Township

<u>Firm</u>	<u>Employment</u>
Warren Energy Resources	47
Oxford Textile, Inc.	157
Oxford Quarry	37
Oxtech Industries	6*
Hunterdon Transformer Company	29*
* No longer in operation	

11. Fair Share Determination

• Determination of Township's "Fair Share"

The Township of Oxford is situated within Region No. 3, the West Central Region. This region comprises Hunterdon, Middlesex, Somerset and Warren Counties. Because Oxford lies outside a growth area, its affordable housing obligation includes only indigenous need and does not have any reallocated present or prospective need components.

Using the analysis methods set forth in the "Fair Share Housing Criteria and Guidelines" (N.J.S.A. 52:27d-301 et seq.), outlined by the Council On Affordable Housing, the Township has a total "pre-credited need" of 18 low and moderate income units. The calculation of this need follows.

12. Present Need

The Township's present need includes only indigenous need. Indigenous need is the total number of deficient housing units occupied by low and moderate income households within a community. The indigenous need is based on the presence of a number of statistical factors.

The factors used in the Council On Affordable Housing's methodology are the same as the Census housing quality surrogates discussed above:

- a. The year the structure is built - A distinction is made between units built before and after 1940.
- b. Person per room - 1.01 or more persons per room is an index of overcrowding.
- c. Access to the unit - A unit is unacceptable if one must pass through another dwelling unit to enter it. This is a measure of privacy.
- d. Plumbing facilities - A household must have the exclusive use of complete plumbing facilities.
- e. Kitchen facilities - Adequate kitchen facilities include sink with piped water, stove and refrigerator.
- f. Heating facilities - The existence of central heat is used as a measure of adequacy.
- g. Elevator - Buildings of four stories or more are considered inadequate if they do not have an elevator.

A unit must have at least two characteristics to be classified as a deficient unit provided it is occupied by a Mt. Laurel family. Three indices of deficiency are available at both the municipal and sub-regional levels. These indices are used to calculate a share of the sub-regional indigenous need to be allocated to a municipality. The deficiency factors are:

- (1) plumbing facilities - nonexclusive use of complete plumbing;
- (2) heating facilities - nonpresence of central heat or vented room heaters;
- (3) persons per room - overcrowding at 1.01 or more persons per room.

Using the formula of the Council On Affordable Housing, Oxford Township has an indigenous need of 18 units.

13. Total Need

The Township's total affordable housing need (1983 - 1999) is 23 units. This number is modified by several factors. These are demolitions, filtering, residential conversions, and spontaneous rehabilitation.

- a. **Demolitions:**² The fair share formula treats demolitions as a factor which reduces housing opportunities for low and moderate income households. Therefore, the number of demolitions is added to the total need number.

In the Township, this adds no units to the total need.

- b. **Filtering:** Filtering is a factor which reduces the total need number. It is based upon an assumption that the housing needs of low and moderate income households are partially met by sound housing units formerly occupied by higher income sectors of the housing market. As higher income households vacate certain units, the units then become available to households of lower income. Filtering is positively correlated with the presence of multi-family housing units.³

To assess the effect that filtering has on the Township's housing obligation, it was first necessary to determine the total number of multi-family housing units and then divide that number by the total number of multi-family housing units within the region. This share is then multiplied by the filtering estimates for the region. In Oxford Township, filtering will reduce the total housing obligation by 3 units.⁴

² Demolitions from "New Jersey Residential Building Permits 1984 Summary".

³ Multi-family units identified in U.S. Census of Housing N.J. Detailed Housing Characteristics, Part 32.

⁴ Two to four family units, U.S. Census, Detailed Housing Characteristics, Part 22; New Jersey.

- c. **Residential Conversions:** Residential conversion is the creation of new dwelling units within existing residential structures. Residential conversion can be a significant source of housing supply to low to moderate income households, and thereby reduce total municipal need. Residential conversion is positively correlated with the presence of two- to four-family housing units.

In order to evaluate the impact of residential conversion on a municipality's total need, the total number of two to four family units within the municipality is obtained. This number is then divided by the total number of two to four family dwelling units within the region. This resulting share is then multiplied by the regional conversion estimates to obtain an estimate of municipal residential conversions. The Township's residential conversions reduces the total affordable housing obligation by 1 dwelling unit.

- d. **Spontaneous Rehabilitation:** Spontaneous rehabilitation measures the private market's ability to rehabilitate deficient low and moderate income units up to code standard. It will cause a reduction to the total municipal need. Spontaneous rehabilitation is positively correlated with aggregate per capita income.

To evaluate the impact of spontaneous rehabilitation on municipal need, the municipal per capita income is multiplied by the estimated municipal population as of 1990. This yields a municipal aggregate per capita income which is divided by the regional aggregate per capita income to obtain a municipal share. This local share is then multiplied by the projected number of spontaneously rehabilitated units for the region.

In the Township, spontaneous rehabilitation does not reduce Oxford's total need by one unit.

14. Net Affordable Housing Obligation

Using the above methodology, the total pre-credited affordable housing need for the Township of Oxford is 18 units, as follows:

TABLE 20

Total Present Need:	22
Prospective Need:	1
TOTAL	23
Demolitions	0
Filtering	- 3
Residential Conversions	- 1
Spontaneous Rehabilitation	- 1
TOTAL PRE-CREDITED NEED:	18

15. Credits

COAH's guidelines include a provision for crediting. According to N.J.A.C. 5:92-6.1a as amended, credits are granted for all qualified units created after April 1, 1980, when the housing is either funded, financed, or otherwise assisted by a government program to provide low or moderate income housing or was rehabilitated and is presently occupied by either the original low or moderate income household or a subsequent low or moderate income household.

Since April 1, 1980, the Oxford Heritage Manor LP, a local non-profit sponsor, has constructed 32 units of low and moderate income housing for senior citizens and disabled persons (FHA Section 202). Therefore, the Township has a net credit of 32 affordable housing units.

The affordable housing need of the Township after credits is as follows:

Total Pre-Credited Need:	18 units
Total Credit:	<u>18 units</u>
Total Need Before Adjustments:	0 units

16. Municipal Adjustments

The fair housing criteria and guidelines provide for municipal adjustments in the fair share number based upon available land capacity, public facilities, and infrastructure. Adjustments may only be applied to reallocated present and prospective need. Specific vacant and developable parcels may be excluded as potential sites for low and moderate income housing based on the following:

- a. Historic and architecturally important sites.
- b. Agricultural land when development rights have been purchased or restricted by covenant.
- c. Environmentally sensitive lands.

Additionally, municipalities may reserve up to 3% of their total developed and developable acreage for active municipal recreation and exclude this acreage from consideration for potential sites for low and moderate income housing.

Because Oxford Township's credits exceed its total housing need, there is no reason to provide further analysis or calculations for allowable adjustments.

17. Fair Share Plan

Due to the Township's surplus of affordable housing units (14 units) over and above its calculated need, it has met its fair share housing requirements under the Statute and Mt. Laurel II decision for the 1983 to 1999 period.

When the Council On Affordable Housing issues the figures for the municipal obligations after 1999, the Township will re-examine this Housing Element and Fair Share Plan to ensure its continued compliance with its affordable housing needs.

In the interim, this Housing Element and Fair Share Plan will constitute the adopted housing element of the municipal Master Plan pursuant to C.52:27D-310 and N.J.S. 40:55D-28 when adopted by the Oxford Township Land Use Board.

VII. CIRCULATION

Circulation goals and objectives of a municipality center on the desire to provide a convenient and safe access for both vehicular and pedestrian traffic. This section will explore the means by which these goals and objectives could be realized for the Township of Oxford.

In order to insure the safety of the traveling public, it is necessary to evaluate the existing circulation network, identify problem areas and generate solutions. Included in the evaluation is the pedestrian movements as well as the vehicular traffic in the Township. Inasmuch as the Township of Oxford is primarily a walking school district, safe pedestrian access is extremely important. The Plan entitled, "Traffic Circulation Plan" shows the general circulation pattern in the Township with available traffic counts indicated. Also shown on this plan are the only two road extensions proposed at this time, which are the completion of Lower Denmark Road through to Pequest Road and a bypass of State Route 31 to the West.

Road improvements generally fall into three categories. The three categories are:

1. Realignment of existing roadways.
2. Upgrading and realigning intersections.
3. General overlay and surface treatment to roads.

The first improvement is realignment of existing roads which includes both horizontal and vertical improvements. This generally addresses the tightness of curves and the severity of the rise and fall of the roads. The alignment is one of the most critical factors affecting the safety of a road no matter what the width or condition. Improvements in the vertical and horizontal alignment are most important on roads which have relatively high volume and/or speed.

In Oxford, the major roads are: Route 31 in a North/South direction, and Belvidere Avenue in an East/West direction. Axford Avenue and Pequest Road are extensions through the Township which are in decent condition. Axford Avenue is a County maintained road and Pequest Road is a municipal road. There are three other significant roads in the Township, namely Buckley Avenue, Jonestown Road, and Mine Hill Road. In all cases, the alignment of these roads is not severely constrained in any way. Major reconstruction of these roads, with the exception of Route 31, will probably not be necessary.

The second area of improvements involves the upgrading and realignment of intersections. There are a number of sites in the Township that do require attention. Just about every intersection with Route 31 is a problem. The realignment of Green Row and Lower Denmark Road that was begun under the Small Cities Grant will go a long way in relieving some of the problem areas on Route 31.

The final method of improvement is a general overlay and surface treatment to the existing roads. The Township has initiated a very ambitious program in the past few years to maintain

these roads. A number of the roads have been improved and grants are continuing to be applied for to continue the road improvement program. It is expected that should the trend continue, by the year 2001 all of the roads in the Township will have been addressed with some type of surface treatment. In that way, the Township would be able to embark on a 20 year annual maintenance program for each road and thereby greatly reduce the cost of the maintenance. The 20 year program would involve periodic surface treatment such as asphaltic concrete overlay or oil and stone treatment. With a continued maintenance, the road subsurface (beds) will remain intact and major reconstruction can be avoided.

The circulation plan shows the right-of-way (R.O.W.) widths and cartway (pavement widths) in the Township. Roads are generally classified into three categories: Arterial, Collector, and Local Streets. The Residential Site Improvement Standards N.J.A.C. Title 5 Chapter 21 promulgated by the commissioner of the New Jersey Department of Community Affairs defines residential streets and their hierarchy as follows:

1. Residential Access Street - Lowest order of residential streets. Maximum ADT - 1,500.
2. Residential Sub-collector - Middle order of residential streets. Maximum ADT - 3,500.
3. Residential Collector - Highest order of residential streets. Maximum ADT - 7,500.

There are other categories for special purpose streets such as cul-de-sacs and allies, however, these are not addressed in this report in that they are special cases which would be discussed individually. Tabulated below is a recommended road hierarchy in accordance with the model subdivision and site plan ordinance.

TABLE 21

<u>Classification</u>	<u>Right-of-Way (R.O.W.)</u>	<u>Cartway (Pavement)</u>
Major Collector	50 Feet	24 Feet
Minor Collector	50 Feet	36 Feet
Residential Access Street	50 Feet	28 Feet

It should be noted that this is a slight change from the previous requirements in that the cartways are being reduced for some of the local streets. The cartway widths allow for on street parking except for the Major Collector. The effect of additional pavement is not always beneficial. In fact, the placement of additional impervious surfaces contributes to increased storm water runoff and other non-point pollution sources that generally are not advantageous to the ecology. Further, the reduction in the street widths and maintaining of the right-of-way allows for some additional green spaced behind the curbs and a more intelligent and beneficial placement of street trees. In areas where the subdivision lots are large enough to provide off-street parking, it is not felt that it is necessary to provide an extra wide street for on-street parking. In those areas where the lot widths are constrained for density zoning, the roads can be expanded to the maximum to allow for parking on at least one side and still pass two vehicles.

In the Township of Oxford, the only Major Collector road would be Route 31 which is maintained by the State of New Jersey. Minor Collector roads in the Township include Axford Avenue, Belvidere Avenue, Buckley Avenue, Jonestown Road, Mine Hill Road, and Pequest Road. Of those mentioned, Belvidere Avenue, Axford Avenue, and Jonestown Road are maintained by the County of Warren with the others being municipal roadways. It is projected that these roads should be of 50 foot roadway width with a 30 foot cartway. All of the remaining roads are considered local roads and would be sized accordingly.

1. Traffic Control and Accident Locations

Traffic control is maintained by the Oxford Township Police Department. There is one signalized intersection on Route 31 which appears to be adequate at this time. The only other congested location is at the intersection of Wall Street, Belvidere Avenue and Oxwall Place. This is a rather large uncontrolled intersection that sometimes causes a problem.

2. Pedestrian/Bikeway Circulation

A key element of the circulation plan in Oxford Township concerns pedestrian/bikeway circulation. Pedestrian/bikeway access includes sidewalks, off road walkways and bicycle paths. As mentioned, the Township is a walking district so most of the children walk to school. Presently there is a limited sidewalk pattern in the Township to facilitate walkers. The Township Committee has begun a program to install sidewalks in and around the Township elementary school and has embarked on a number of ambitious bikeway applications. Specifically, there is an application before the Department of Transportation for a bikeway along Route 31 that would connect Pequest Road to downtown and a bikeway/walkway application has been made for the extension of the Lower Denmark Road/Pequest Road connection. The purpose of these bikeways and walkways is to connect the outlying residential areas with the designated town center. The connection is to be done without utilizing Route 31 for vehicular traffic. It is believed that it is a vital portion of the Village Center Designation to encourage the focus of the community into the center and to connect those areas that are not adjacent to the center with non-vehicular access. The circulation plan shows locations proposed at the time of the adoption of the Master Plan and it shows some additional sidewalks schematically indicated. The sidewalk locations should be made off the roadway, particularly at busy roads such as Pequest Road and Route 31, and will be incorporated into guidelines for all future subdivisions.

The Township has taken a significant step to encourage and enhance pedestrian circulation by requiring the construction of a pedestrian footbridge across Furnace Brook connecting existing municipal properties with the Oxford Central School. The intention is that this footbridge will remain as a permanent structure and will allow for the connection of County owned lands south of the school with the village center. It will also facilitate the use of the parking facilities in the village center for use by the school and the parking facilities at the school for use in conjunction with activities in the village center.

The footbridge and pedestrian network in the Township is intended to connect to and supplement the trail proposed by the County of Warren in their 1999 Open Space Plan. The trail will extend from the Merrill Creek reservoir easterly into Oxford and will intersect the area of the Oxford Central School and the footbridge. From the footbridge pedestrians and bicyclists will be able to continue northeasterly through the proposed trail northwesterly through Oxford.

The last element of the circulation plan concerns pedestrian circulation. Pedestrian access includes sidewalks, off-road walkways, and bicycle paths. As mentioned above, the Township is primarily a walking district. Presently there is a limited sidewalk pattern in the Township to facilitate the walkers. The Township Committee has begun a program to install sidewalks in and around the Township Elementary School. The circulation plan shows the sidewalk locations as proposed at the time of the adoption of the master plan. It also shows some additional sidewalks schematically indicated. The sidewalk locations should be made off the roadway, particularly the busy roadways such as Pequest Road and Route 31 and should be incorporated into a sidewalk plan on all future subdivisions.

The Township should develop a comprehensive sidewalk master plan showing the locations of sidewalks in existing neighborhoods.

3. Areas of Concern

a. Realignment and Widening of Route 31

The Township has, for many years, been requesting some service by the Department of Transportation in working on Route 31. Route 31 is a major north/south roadway that carries an extraordinary amount of truck traffic, more than should be on such a small local highway. It almost serves as an interstate connector between Trenton and Pennsylvania. The Township has requested bypasses and studies and it is our understanding that the improvements to Route 31 are proposed for some time in the future but are not close to being budgeted at this time. Improvements south of Oxford up to Washington are in the works, and it is expected that in the next few years the work will be continued to Oxford. At that time, the realignment of some of the intersections and the channelization of some of the uncontrolled intersections will be accomplished.

The Township is very concerned about Route 31 and is monitoring all the progress and discussions about the Route 31 improvements. Of particular interest is the possible future realignment and reconstruction of Route 31 and the banning of out-of-state trucks on Route 31. The Oxford Master Plan supports all efforts to improve the safety and driveability of Route 31 for the Township residents. The Township is discouraging, and hopes the Department of Transportation agrees, with creating a major thoroughfare through the Township for the use of out-of-state trucks and other vehicles.

b. Wall Street-Oxwall Place-Washington Avenue-Belvidere Avenue Intersection

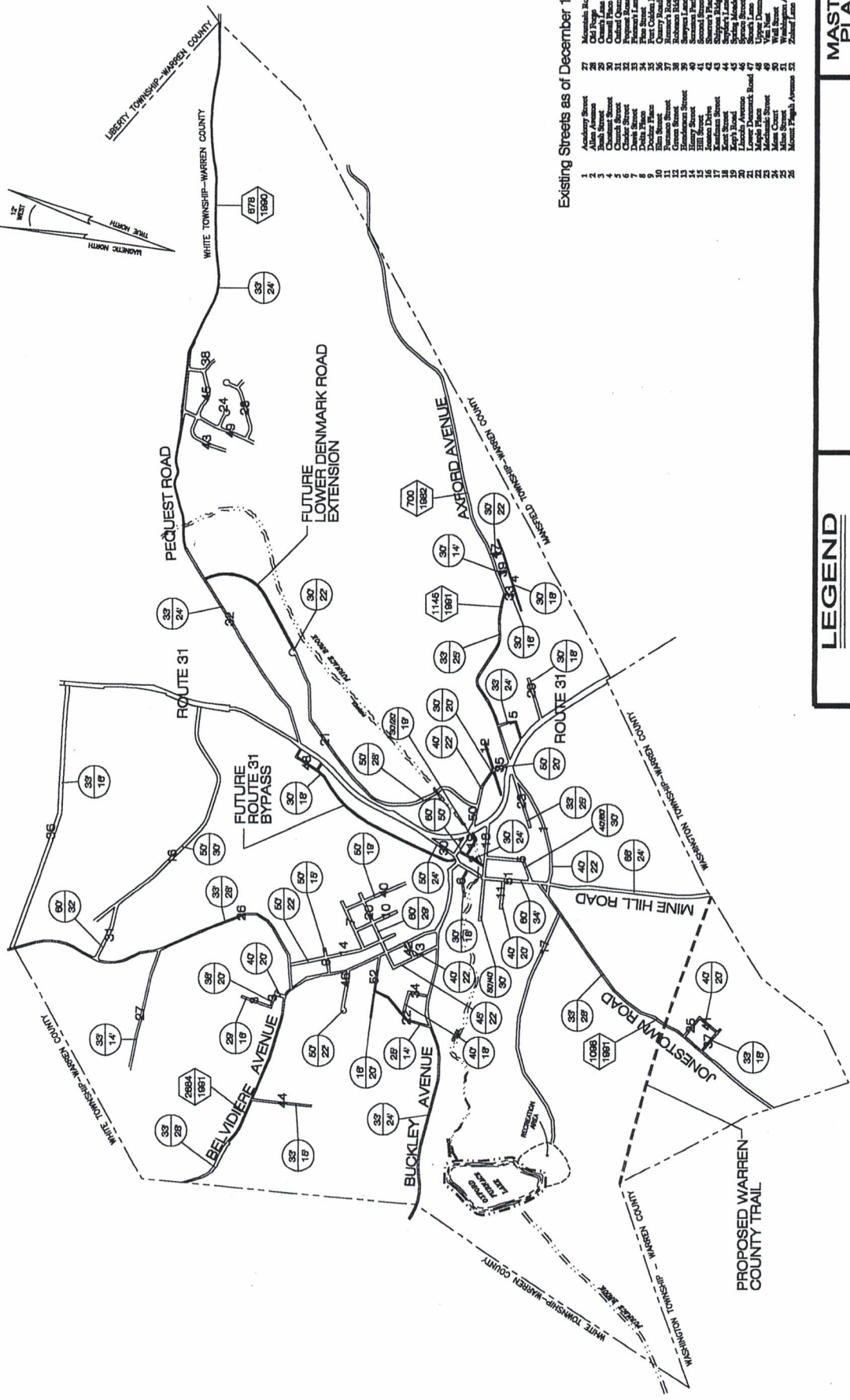
The Wall Street-Oxwall Place-Washington Avenue-Belvidere Avenue intersection should be a source of concern, and future studies will be necessary to determine the best alternative for this intersection. With the County rebuilding the Washington Avenue bridge, and improving Washington Avenue and Belvidere Avenue up to the intersection, some additional studies will have to be conducted.

c. Jonestown Road-Mine Hill Road-Washington Avenue-Academy Street Intersection

The Jonestown Road-Mine Hill Road-Washington Avenue intersection is a 5-way intersection that should be studied for potential problems.

d. Intersection Sight Distance and Vertical Alignment

Various intersections in the Township require some study and review for sight distance and safe vertical alignment. In particular, there are a number of intersections on Belvidere Avenue and Buckley Avenue which require such study.



Existing Streets as of December 1, 1998

1	Academy Street
2	Allen Avenue
3	Chambers Street
4	Chambers Street
5	Chambers Street
6	Chambers Street
7	Chambers Street
8	Chambers Street
9	Chambers Street
10	Chambers Street
11	Chambers Street
12	Chambers Street
13	Chambers Street
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33	Chambers Street
34	Chambers Street
35	Chambers Street
36	Chambers Street
37	Chambers Street
38	Chambers Street
39	Chambers Street
40	Chambers Street
41	Chambers Street
42	Chambers Street
43	Chambers Street
44	Chambers Street
45	Chambers Street
46	Chambers Street
47	Chambers Street
48	Chambers Street
49	Chambers Street
50	Chambers Street
51	Chambers Street
52	Chambers Street

MASTER PLAN

3

CIRCULATION PLAN

1999

TOWNSHIP OF OXFORD

WARREN COUNTY, NEW JERSEY

SPILLANE ENGINEERING ASSOCIATES

LEGEND

- 33' — RIGHT-OF-WAY WIDTH
- 14' — PAVEMENT WIDTH
- 1145 — DAILY TRAFFIC VOLUME
- 1981 — YEAR



1475-000

VIII. UTILITIES

The Township of Oxford is served by a number of utilities including the Township-owned sanitary sewer facilities which are connected to the Pequest River Municipal Utilities Authority (PRMUA), a water company installed by Brookside Water Company, Inc. now owned by New Jersey American Water Company, telephone service by United Telephone Service, cable television at this time by Comcast, and natural gas provided by the Elizabethtown Natural Gas Company.

1. Sewer Service

One of the most important features in the Township of Oxford is the ability to extend and allow for connections to a municipal sewer system. At present, there is a 500,000 gallon per day (gpd) treatment plant in Oxford intended to serve parts of Oxford Township, Liberty Township, White Township and other Warren County municipalities. There is approximately 200,000 uncommitted gpd allocated to Oxford at this time.

Presently, the Township has a Wastewater Management Plan that was prepared in 1975 and recently updated. Inasmuch as the neighboring municipalities that are members of the PRMUA have submitted revised or new Wastewater Management Plans, the Township will be reviewing its wastewater plan in light of those additional plans and may have some revisions. It is intended that all of the developable property in the Township will be covered by this or future wastewater plans. At present, virtually all of the Township is served by sanitary sewers. There are a few notable exceptions, especially Route 31, where sewers were not installed and are necessary. The Township Committee and Mayor has taken steps to provide for the installation of sewers in those areas and they will be connected to the sewer plant in the near future. It is not anticipated that there will be any significant number of additional or new septic systems installed in the Township.

2. Water Service

As shown on the utilities map, there are a significant number of homes connected to the public water supply in Oxford Township. The public water supply was installed by a franchise through the Bureau of Public Utilities granted to Brookside Water Company, Inc. and eventually sold to New Jersey American Water Company. The authorization for the utility extension was granted by the Mayor and Committee in 1988. Portions of the distribution system have been installed with a well field in the area adjacent to the sewage treatment plant and a 0.401 million gallon tower installed on the property known as Cambridge at Oxford West.

The Township has decided that the New Jersey American Water Company would be the lead agency to provide potable water through a public system in the Township. Therefore, they have encouraged any other developers to coordinate and extend the water services as provided by New Jersey American Water Company. At this time, only one other development has started work with New Jersey American Water Company, but it is expected that more will be added. In addition to the homes provided on the initial

planning by the New Jersey American Water Company, additional water mains were extended to provide connections for those residents that were previously served by the Ferrante Water Company. At this time, New Jersey American Water Company is the only functioning public water system in the Township. There are a number of private wells still in the Township. The zoning and land use procedures have been set up to encourage the use of public water and sewer so that it is expected that the public water supply will be extended. It is fully anticipated that there is sufficient water available to New Jersey American Water Company through wells, pumps, and storage facilities to provide the additional water. During the past year New Jersey American Water Company has completed a significant infrastructure improvement by installing a 10 inch water main along Route 31 through Oxford Township into the neighboring municipalities. The intention is to provide some coordinated regional water service to the area. The possibility, therefore, exists that there will be additional wells or storage facilities in Oxford Township.

3. Stormwater Management Plan

Stormwater Management has been effectively addressed by the Township during the past number of years. Because of the lack of home construction, none of the basins that have been proposed have been built. As in most rural areas, the problems that do occur with stormwater runoff are sufficiently infrequent and inconvenient to relatively few people, and therefore, they have never been addressed as a priority. As development proceeds, increasing impervious surfaces, drainage and flooding concerns become more important. In the most recent activities before the Land Use Board, a full Stormwater Management Plan has been required of all development. In some cases, such as the development of the industrial lands on large tracts, the philosophy of overland flow and infiltration and evapotranspiration have been used to mitigate the effect of concentrated runoff. This is an effective and accurate way of determining a potential problem. It is not always necessary to build a number of retention basins to contain stormwater.

IX. COMMUNITY FACILITIES

The community facilities plan must consider the long range facility needs of Oxford Township. The primary objective is to anticipate the need for changes, and to properly consider appropriate sizes and locations for its community facilities. The community facilities plan examines and inventories existing public and semi-public facilities and the related needs of the Township.

1. Existing Village Area

The best area for community facilities is in the vicinity of the Existing Village Area. The fact that the post office, ball field, library, school, municipal building, shops, various churches and Shippen Manor are located in the Existing Village Area indicate that any additional community facilities be located in this area to supplement and strengthen the established community center. The Existing Village Area has become blighted and aesthetic changes are necessary to make the area more appealing. Oxford's historical and social heritage has enduring value and is a legacy that is to be held in trust, enriched, and then passed on from generation to generation. The Township has begun to define policy goals relating to historic preservation and should continue to do so. The objective of these goals should be to continue to preserve the unique quality of life enjoyed by the community and should adequately adjust to the needs of the community, while respecting the property rights of individuals.

2. Education

The Oxford Central School is located on Kent Street and is the only elementary school, kindergarten through eighth grade, in the Township. The building has been an adequate school building for a number of years. However, the maximum capacity for the building is 300 pupils and for the year of 1999/2000 the enrollment was 309 students. It is anticipated that the enrollment by the year 2004 will be 376 students. Plus, based on demographics supplied by the Oxford Township Board of Education, a significant number of the students in the next coming years will be in the lower grades. Even with the minimal growth experienced in the Township there is a disproportionate increase in the number of kindergarten and pre-kindergarten students. In order to deal with that situation the Board of Education is evaluating the need for expansion. The Land Use Plan should designate some additional land for the possibility of the expansion of the school or the athletic facilities around the school.

The age of the existing school facility is becoming a significant factor. A number of high cost repairs are being required to maintain the school. In 1992 a new roof was installed on part of the building and plumbing and electrical upgrades are needed. The age and type of construction of the school will also be a problem in complying with the Ameri

The Township has taken steps to pursue funding for sidewalks leading to the center of the Township and to the school. Within the overall study of school facilities, emphasis should be placed on maintaining a walking scheme, to avoid the introduction of school bus service. The Township should make every effort to maintain these sidewalks to facilitate safe student movement.

The library is located on Washington Avenue and is a small, two room library. The library is periodically loaned books from Warren County Library for use by its members. It also works in conjunction with the County library to provide the high school students with special request books needed for term papers and special reports. It also stocks many of the books required by the Warren Hills Regional High School summer reading program. At this point, the library is a private non-profit organization and municipalization is not being considered. At present, the major library functions are carried on by the elementary school. It is anticipated with the school addition that there will be an upgrade to the school library.

3. Arts and Culture

The Township participates with and actively supports Warren County Arts. Warren County Arts is an association of local artists, all media, high school students and other interested participants. The Township hosts a regular art exhibit at the municipal building and features the works of the various artists for review and sale. The Township also is an active participant by hosting the Warren County Heritage Festival in downtown Oxford each year. The Heritage Festival is a county-wide function that provides an insight into the historic features of the Township and the County of Warren. The Warren County Cultural and Heritage Commission also has a self guided walking tour through the Township, highlighting the historic structures including the Shippen Manor and the Oxford Furnace. The restoration of the Shippen Manor is an on-going project renovating and rehabilitating the eighteenth century iron master's residence that was associated with the operation of the Oxford Furnace. The manor is listed on both the state and national registers of historic places.

4. Emergency Services

Police Department: The Police Department is located in the new municipal building on Green Street. The Police Department consists of the entire lower level of the municipal building. The space maintained by the police department is generally adequate. The staff consists of four full-time police officers including the officer in charge and one secretary. The Police Department size has been relatively stable for a number of years.

The department has four patrol cars and provides 24-hour coverage seven days a week. As in most police departments, staffing is always a problem. According to Federal Bureau of Investigation (FBI) Standards, the Township is adequately staffed at this time. Based

on population projections, the department will require a total of ten members at full build-out. 911 service is provided through the County-wide network.

Fire Department: The Oxford Fire Department is located directly off of Route 31 at Foundry Street. The department is housed in a 60 x 100 foot fire house which is relatively new and in sound condition. The department consists of 18 members and has five major pieces of equipment. The equipment breakdown for the department is as follows:

Two (2) 1990 International Pumpers

One (1) 1996 Freightline Pumper/Tank - 3,000 Gallon

One (1) 1993 Fire Support/Command Vehicle

One (1) 1954 Dodge Brush Truck

The department has maintained an active schedule in fund raising and uses that money to better serve the community. Much of the funds raised have gone towards improvements to the fire house, but much has gone to upgrading and maintaining fire fighting equipment. The Township Committee is also active in assisting the fire house in the purchase of the latest pumper truck. It is expected that the Township Committee's participation with the fire department will continue for the foreseeable future.

Based on standards developed by the National Board of Fire Underwriters, the Township needs one fire company. A fire company is defined as at least 15 members and 1 major piece of equipment. At the maximum build-out of 9,000 people, two companies would probably be needed and depending on the spread of the development, it may be necessary to have an auxiliary fire house at the north or western end of the community. It is projected that the ultimate size of the fire department for the Township will be 40 members and a small addition of a meeting room and storage area would be needed for the existing fire house. In 1998, the fire department responded to 61 calls and the Township feels that it is well covered by the volunteers in the department.

Rescue Squad: The Township is currently served by one (1) rescue squad facility. It is a squad building on Academy Street near Washington Avenue. The building is of block construction with a brick facade and on a rather small parcel that most probably will not support an expansion. At this point, the population in the Township is adequately served with the one rescue squad building. It is most probable, however, that at least one (1) additional building will be required at maximum build-out. It is suggested that one of the buildings be made more accessible to the fire house (perhaps built as an adjunct to the fire house itself). With the realignment of the intersections and the roadways into Route 31, it is expected that the Wall Street/Foundry Road/Route 31 intersection will be the major focal point in the Township and it will therefore be beneficial to have fire and rescue apparatus available to use that intersection for emergency calls.

Inasmuch as there are no hospitals in the immediate area of Oxford Township, the rescue squad must rely on good equipment to move victims quickly to Warren Hospital or to the Hackettstown Community Hospital. For this reason, a well maintained fleet of emergency vehicles is a necessity. The Township is served with a helipad located at the Oxford Textile Plant. The emergency squad has been given 24 hour-a-day access to the site and this allows Northstar, a Pennsylvania emergency service, and Medivac, a New Jersey emergency service, to fly severely injured emergency victims to appropriate facilities.

X. RECREATION/OPEN SPACE

With the amount of growth experienced in the Township, although it may be limited, there has been a significant increase in the demand for recreational facilities. The enrollment in Township sponsored activities has continued to grow over the past number of years and for the year 1998/1999 it is expected that there will be approximately 299 enrollees in various programs in the municipality. The projected enrollees for the 1999/2000 in the combined programs will be approximately 350 participants. The tabulation below shows the growth rate of the participation in the various sports in the Township. The activities include recreational softball, little league baseball, soccer, basketball and membership in the municipal swimming facility at Furnace Lake.

TABLE 22

SPORT	PARTICIPANTS			
	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>% Increase</u>
Soccer	52	61	76	46%
Baseball/Softball	72	96	123	71%
Tennis Clinic	6	15	28	366%
Basketball	38	49	72	90%

1. Existing Parks and Recreation Facilities

Inasmuch as the Township of Oxford is as small as it is, there is no specific parks and recreation department. The maintenance of the parks falls to the Public Works Department and is handled on an as needed basis.

There are three types of park land in the Township of Oxford.

The first is a rather extensive holding by the New Jersey Department of Environmental Protection and Energy in the sensitive wetlands area around Axford Avenue. This comprises almost 750 acres of land that will be in permanent open space.

The second type of park land is owned by the Warren County Board of Chosen Freeholders and it includes the area in and around the Oxford Furnace Lake and the area know as Oxford Mountain. The lake facility will be discussed further on, but this represents approximately another 320 acres of the Township that will remain in permanent open space.

The third type of recreational facility includes the active and passive recreation areas maintained by the Township. Throughout the past number of years the Township has made an effort to expand both active and passive recreation areas, but with a primary emphasis on active recreation areas. The Township facilities were inadequate prior to our recent building activity and are still inadequate as judged by any recreation standards. The Township has enacted a policy which is not yet a law that development in the Township provide for recreation areas. The major development presently underway in the Township has included the construction of a new athletic field, some basketball courts and a Tot Lot. In addition, the Township has foreclosed on some properties that will remain open space as passive recreation. There are then a number of fields available. The newly constructed field at the former Cambridge site, an existing field that is being renovated behind the post office and a field at the elementary school. There are approximately 450 acres of property owned by the municipality which will be maintained as open space which represents about ten percent of the total area of the Township.

2. Existing Facilities

As mentioned the Township active recreation areas consist of a ball field on approximately four acres behind the existing post office at Route 31 and Foundry Street, a ball field at the elementary school on Kent Road and a newly constructed, but not yet in operation ball field on Pequest Road at the Cambridge Subdivision. The ball fields are used interchangeably by all active leagues including softball and little leagues. In 1992, there were 98 children participating in the Oxford Little League. In 1999, that number will be 123. There is a need in the municipality for a senior league field with 90 foot bases. The facilities that are in place, as in all areas, are in need of constant attention. Those that are aged such as the one behind the post office will require a bit more attention than ordinary. This Master Plan will encourage the enactment of a land use measure to include the construction of a recreation facility with any future development.

The 1993 Master Plan recommended that developments provide for recreation facilities either on or off site and that recommendation was carried out by the Township. The most recent development known as Spring Meadows at Oxford provided for an on-site Tot Lot for the Township residents as well as a multi-purpose field being constructed on Township property. That multi-purpose field will serve as a soccer field in the fall and a baseball/softball field in the spring. It will be in full operation by spring of the year 2000 and will be a valuable contribution to the Township's recreation inventory.

The Oxford Furnace Lake is a first-class facility operated by the Township in conjunction with the County of Warren and the United States Soil Conservation Service. The lake was built to control the 100 year discharge through downtown Oxford. It has turned into a very active and very worthwhile facility for bathers, boaters, fishermen, picnickers, and others. The use of the facility has expanded every year up to approximately 12,878 patrons in 1991-1992. The Township has continued to maintain and expand this facility. In 1992, a change room with an expanded playground was

installed using Green Acres Funding. Presently, there are no plans for any future expansion in the park.

The remainder of the park land in the Township is dedicated to open space. It is predominantly owned by the Department of Environmental Protection and Energy as well as Warren County and contains flood plains and other environmentally sensitive grounds that will ensure that it stays in open space.

One area where the Township is significantly lacking is in indoor recreation. At present the only basketball facility is in the Oxford Central Elementary School. At times it is not available to the recreation programs and the combined use makes scheduling of recreation activities very difficult. Hopefully, if the school is upgraded and expanded a new gymnasium will be included and it may become available to the recreation program on a more frequent basis. At this time, the discussions about the referendum and the facility to be included are in the early stages and the actual nature has not been confirmed. An area where the Township needs some additional facilities is in indoor recreation both in active sports and in teenage congregation areas. A youth/senior center would be extremely beneficial to all the residents of the Township and would allow for Township sponsored programs to take priority in the use of those facilities.

The last item of consideration for the recreation facilities is some type of a track facility. The fact that the Township does not have a junior high school or high school means there are no track facilities. The Recreation Committee known as the Oxford Youth Association should consider the need for some type of track area to allow for track sports including races and field events. Recommendation should be made as to what type of facility would be best suited to the Township and an evaluation could then be made of the available lands and funds to satisfy that recommendation.

There are a few public recreation facilities in the area. There is a public golf course partially located in Oxford Township and a public driving range with miniature golf. There are some facilities immediately adjacent to Oxford, such as Pequest Fish Hatchery in Liberty Township, that enhance the recreation and open space elements in the Township.

3. Future Uses

Table 23 shows some of the standards as promoted by the National Recreation and Park Association for various recreation amenities needed.

TABLE 23

RECREATION FACILITY NEEDS

<u>Facility</u>	<u>NRPA (1) Standard</u>	<u>1999 Provided per 1,700 Pop.</u>	<u>Total Build Out Required per 9,000 Pop.</u>
Softball/Baseball Fields	1/5,000 Pop. (Each)	3	2
Football Fields	1/20,000 Pop.	0	1
Soccer Fields	1/10,000 Pop.	0	1
Basketball Courts	1/5,000 Pop.	1	2
Tennis Courts	1/2,000 Pop.	2	5
Golf Driving Range	1/10,000 Pop.	1	1
Tot/Lot Playground	1/1,000 Pop.	2	9
Community Center	1/25,000 Pop. (2)	0	1
Swimming Pool/Lake	1/20,000 Pop.	1	1

- (1) Recreation, Park and Open Space Standards & Guidelines, National Recreation and Park Association, 1983.
- (2) Urban Planning & Design Criteria, Joseph De Chiara & Lee Koppleman, 1982.

From the Table 23 it can be seen that there are quite a few areas where the Township should anticipate some additional growth in their recreation facilities. One of the major areas is the inclusion of a soccer field and some soccer facilities. Those perhaps could be included in the area of the existing baseball fields with some minor changes to the area. A full master plan of that park area should be initiated to show what can be accomplished and what should be done with that area. Alternatively, any increased development in the Township will have to address the need for additional recreation.

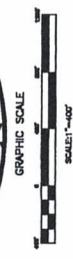
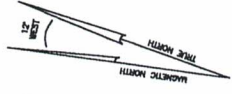
Recommendations: The recreation needs of the Township should be addressed by the inclusion of mini-parks in future developments or developer contributions to off-tract, off-site recreation facilities.

4. School Playgrounds

There is one playground available at the Oxford Township School. It contains a small play area, a basketball court and a baseball field, and it is generally open all of the time. It has not been included in the Municipal Inventory of Playgrounds or Open Space because it is owned and controlled by the Board of Education.

5. Open Space

The Township as well as the County of Warren and the Department of Environmental Protection have all recognized the need to preserve areas of the Township in permanent open space. The Township has purchased a number of tracts that are being maintained as open space and has encouraged the use of a cluster option in development to preserve open space. The County has purchased a number of historic sites in the Township as well as environmentally sensitive land in conjunction with a County-wide open space. The Department of Environmental Protection is one of the largest land owners in the Township and in the past number of years has purchased considerable environmentally sensitive lands that are now permanently preserved from development. In total, approximately 25 percent of the Township is now in permanent open space. It is proposed that the lands owned by the State of New Jersey and the County of Warren would be re-zoned to a new zoning classification called OSGU or Open Space Government Use. In that way there would be no doubt that the land would not be subject to future development and no development regulations would be required for those properties, the land would simply be designated as open space government use.



LEGEND

- TOWNSHIP OWNED
- COUNTY OWNED
- STATE OWNED
- HOUSE LOCATION
- APARTMENT COMPLEX
- SCHOOL COMPLEX
- CHURCH
- COMMERCIAL



MASTER PLAN
4

PUBLIC LANDS
1999
TOWNSHIP OF OXFORD
WARREN COUNTY, NEW JERSEY
SPILLANE ENGINEERING ASSOCIATES

XI. HISTORIC PRESERVATION

According to two recent tallies (Exhibit "A" of Towns Expanded Master Plan data and Warren County Cultural Resources Survey of Historic Structures) at least half of Oxford Township's structures (residential and other) are more than 50 years old. A significant number of these date back to the 19th century, and a few even date back into the 18th century. The preservation and use of structures with roots in our historic past offers some interesting benefits to Oxford along with some problems and liabilities.

The Shippen Manor restoration project has already attracted much attention and has drawn visitors from all areas of the country. Proposals (Dickey, 1970, et al) have suggested that Oxford could greatly benefit as a tourist attraction if Oxford Furnace and other buildings in its surrounding area were restored and made into a museum of an iron smelting community. Hopewell Furnace, Pennsylvania is an example of theme restoration of this sort that has become a tourist attraction. Also, preserved and restored old structures (not having a cohesive theme) have attracted many visitors to Charleston, South Carolina and Savannah, Georgia.

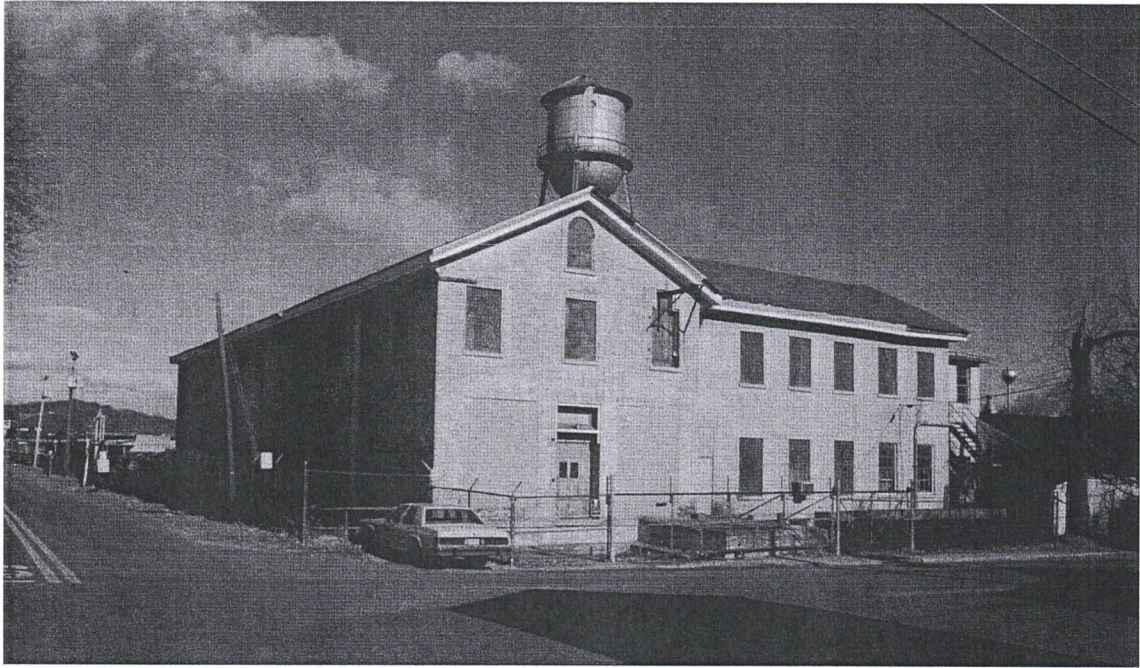
Most, if not all, Oxford townspeople feel pride in seeing our old structures rejuvenated; this pride would further swell upon having Oxford become a well-known historic attraction. Oxford Township is small and cannot support restoration projects from its own funds. Without outside funding, preservation of the existing structures will mostly occur only when economically practical for owners and tenants. Even if some private or governmental benefactor were to restore buildings as exhibits in our historic district, this may not be economically beneficial.

One of the key historic properties in Oxford Township was what is known as the Oxtech Industry site. The site was originally owned by the Oxford Iron and Nail Company and developed as a company store and warehouse in the early part of the century. The structures were added to over the years and both were allowed to deteriorate. The master plan recommended that whatever grants or loans are available be pursued to purchase and restore this area known as the "triangle". The recommendations are for the restoration of the Company Store Building and the demolition of the additions that were made over the past fifty years. It is hoped that this restoration could become a focal point in the center of the Township to create a historic site with some park-like amenities.

Two courses are recommended for consideration by the Oxford Township Committee master plan:

1. Offer some form of tax relief as an added incentive for restoration and rehabilitation of older structures.
2. Actively seek public funding to assist owners in preserving and restoring the historic properties.

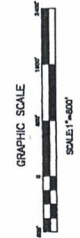
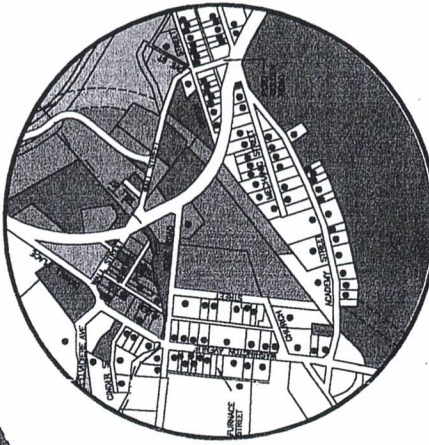
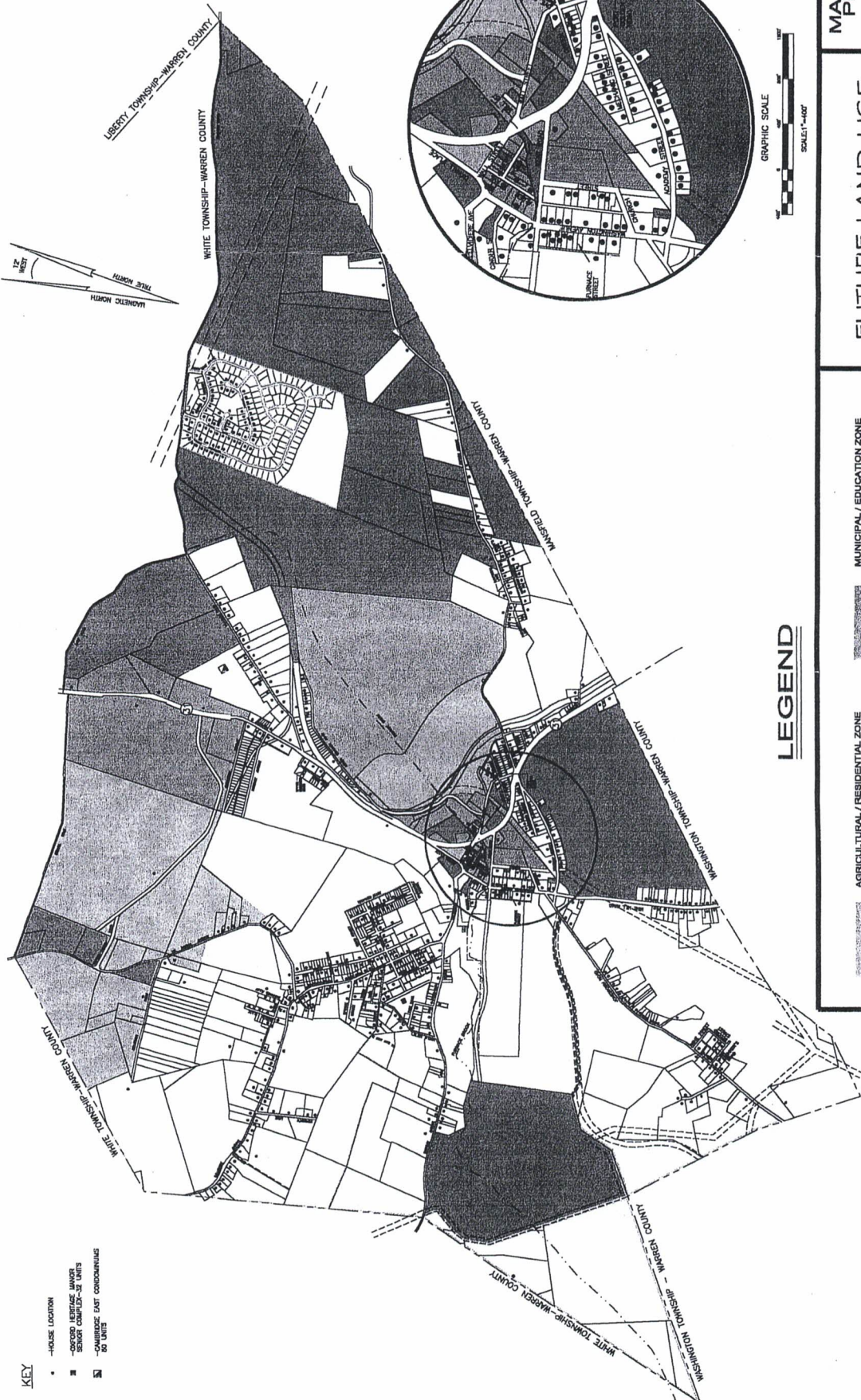
Recommendations: Establish a Mayor's Advisory Committee as a first step in identifying parcels or structures worthy of historical preservation. The Township will investigate all possible avenues for the purchase and restoration of the "triangle" between Washington Street, Wall Street and Route 31.



The Company Store

KEY

- HOUSE LOCATION
- OXFORD HERITAGE MANOR
- SENIOR COMPLEX - 32 UNITS
- CAMBRIDGE EAST CONDOMINIUMS
- 80 UNITS



LEGEND

- AGRICULTURAL / RESIDENTIAL ZONE
- MUNICIPAL / EDUCATION ZONE
- RESIDENTIAL ZONE
- BUSINESS ZONE
- OFFICE & INDUSTRIAL ZONE
- OPEN SPACE / GOVERNMENT USE

MASTER PLAN

5

FUTURE LAND USE
1999
TOWNSHIP OF OXFORD
WARREN COUNTY, NEW JERSEY

SPILLANE ENGINEERING ASSOCIATES

1470-620

XII. RECYCLING

In 1987, the New Jersey Statewide Mandatory Source Separation and Recycling Act (Chapter 102, P.L. 1987) was passed for the purpose of "promoting the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices. This Act requires the municipal master plan to address the collection, disposition, and recycling of designated recyclable materials, as well as changes in State, County and Municipal policies and objectives of recycling".⁵ The objective of this recycling plan element is to provide adequate plans for the collection and disposition of recyclable materials in conformance with the Mandatory Recycling Act within the Township of Oxford.

1. State Recycling Goals

The State Recycling Act had a number of requirements for recycling plans and specific recycling goals. The Township has complied with the regulations as promulgated.

The most significant aspect of the Act was to require the recycling of a minimum of 25% or 2,000,000 tons of the municipal waste stream each year. In August of 1990, the Governor's Emergency Solid Waste Assessment Task Force published a final report and made recommendations for a new blueprint for solid waste management in New Jersey. The basic goal of the report was to achieve at least 60% of recycling weight of the total waste stream by the end of 1995.

The State Act also requires that where a development is proposed for construction of 50 or more units of single family residential housing or 25 or more units of multi-family residential housing, provisions must be made for the storage and disposal of the recyclables. This requirement also applies to any commercial or industrial development which is to utilize 1,000 square feet or more of land.

The Township Public Works Department does provide a substantial recycling effort for its residents. There are curbside collections for recyclables on a regular basis, specialized collections as required and a monthly collection drop-off center at the Public Works Building on the first Saturday of each month. There are annual clean-ups for various items on a number of different days throughout the year.

2. Warren County Solid Waste Plans and Goals

Warren County has a comprehensive solid waste management plan. Included in that plan is the recycling element that intends to comply with 50% of the total waste stream including yard waste and vegetative waste which will be recycled by December 31, 2001. In accordance with the Warren County recycling plan, Oxford is scheduled to recycling 2, 125 total tons of waste by December 31, 2001. The primary objective of the Warren County Recycling Plan is to achieve the goal of 25% reduction in the County waste stream

⁵ New Jersey Statewide Mandatory Source Separation and Recycling Act (Chapter 102, P.L. 1987)

and to be in concert with the recycling goals of the State of New Jersey".⁶ The County Recycling Plan was released in 1989 and is being updated in 1999. It requires that a municipal coordinator be appointed to carry out the various elements of the recycling plan. Each municipality shall provide a collection system for the recycling of glass, aluminum cans, tin cans, plastic beverage containers, white goods (heavy appliances), waste oil, newsprint, corrugated cardboard, and high grade paper.

The County has designated a site in White Township to be used as an Intermediate Processing Facility (IPF). The IPF will be used for the separation and processing of recyclable materials. The IPF is to be used by those municipalities which separate their recyclable materials by type.

3. Municipal Recycling Plan

Oxford Township currently has a recycling program which includes the collection of three colors of glass, tin cans, aluminum cans, plastic soda and milk containers, PVC plastic containers and newsprint. The recycling program is currently run by the Oxford Recycling Commission. The Township's existing method of recycling collection service is provided through the Sanico Company, with once a month co-mingled curbside collection. Oxford Township does not send its recyclable materials to the existing County processing facility in White Township. Once the recyclable material is collected by the Sanico Company it is delivered to the Grand Central Recycling Plant in Pen Argyl, Pennsylvania for processing.

Recycling tonnages of those recyclables recovered are reported to the County and to the State. The Township of Oxford had the following tonnages reported for 1995:

TABLE 24

	<u>Tons</u>
Glass	45.05
Aluminum Cans	3.81
Tin Scrap	14.56 (commercial)
White Goods	8.60
Plastic Containers	5.89
Newspaper	46.05

The Township of Oxford recycling plan goals are to continue to implement the existing recycling program in accordance with the State and County Recycling Plans and Requirements and to inform the residents of Oxford Township about recycling programs in the community and to encourage recycling throughout Oxford Township.

⁶ Recycling Tonnage Grant/Tonnage Report Form (Oxford, 1991)

Recommendations: The Township of Oxford should continue efforts to increase recycling tonnage and compliance with State laws.

XIII. ECONOMIC DEVELOPMENT

The economic development characteristics of a community are shaped by its workforce, employment opportunities, available goods and services, and the tax base itself. Sound economic development is achieved through diversity and balance among each of these elements.

Table 24 represents a breakdown of Oxford Township's workforce as of the 1990 census.

TABLE 25

EMPLOYED PERSONS BY OCCUPATION

• Managerial and Professional Specialty:	
Executive, Administrative, Managerial	43
Professional specialty	48
• Technical, Sales, Administrative Support:	
Technicians and related support	26
Sales	34
Administrative Support including Clerical	96
• Service:	
Private household	6
Protective Service	19
Service, except protective and household	73
• Farming, forestry and fishing	11
• Precision production, craft, and repair	116
• Operators, fabricators, and laborers:	
Machine operators, assemblers, inspectors	140
Transportation and material moving	56
Handlers, equipment cleaners, helpers laborers	45

Source: U.S. Census 1990

Oxford's workforce is largely concentrated in manufacturing employment represented by workers in the Township. There also appears to be a large component of service oriented employees within Oxford's workforce. It is generally concluded that much of the manufacturing

employment has a base in Oxford Township while the service occupations are located primarily outside of Oxford.

The major industrial employers located in Oxford Township are Oxford Textile, Tilcon Quarry, and Warren County Energy Resources. Currently, retail businesses are centered along Wall Street and along Route 31. The overall level of economic development within the Township is minimal. Approximately 70 percent of all land within Oxford is designated as farmland, vacant land, or municipally owned land.

Most of Oxford's residents that are in the workforce commute to jobs that are located outside of the Township. Trends indicate a continuing increase in the length of travel time for these workers.

Table 25 illustrates that there is a lack of employment opportunities within Oxford Township.

TABLE 26

TRAVEL TIME TO WORK

<u>Time</u>	<u>Number of Respondents</u>
Less than 5 minutes	19
5 to 9 minutes	80
10 to 14 minutes	107
15 to 19 minutes	136
20 to 29 minutes	137
30 to 44 minutes	108
45 to 59 minutes	31
60 or more minutes	71
Mean travel time to work	24.6

Source: 1990 Census

Future economic growth within Oxford Township is most likely to occur along the Route 31 corridor and along the road which leads into the EFR/Quarry site. In these areas development is expected to be mainly industrial. It is not reasonable to expect substantial office development within the Township in the foreseeable future. Retail development may occur independent of the current town center area through the creation of a neighborhood or regional shopping center.

In an effort to maintain a viable town center, circulation routes have been established to encourage the redevelopment of the town businesses. To that end a pedestrian footbridge will be installed to cross the Furnace Brook to connect portions of the village center and proposals have been put forth to create additional parking areas on municipally owned land in the village center

to facilitate and coordinate with the purchases of the County of Warren and the redevelopment of some of the historic buildings in the town center to more upscale retail uses.

XIV. RELATIONSHIP TO OTHER MUNICIPAL, COUNTY AND STATE PLANS

The Municipal Land Use Law, Section 40:55d-28d requires that a master plans “shall include a specific policy statement indicating the relationship of the proposed development of the municipality as developed in the master plan to:

- a. Master plans of contiguous municipalities.
- b. The master plan of the County in which the municipality is located.
- c. The State Development and Redevelopment Plan adopted to this “State Planning Act” P.L. 1985c. 398(C).52:18a-1961 and for the District Solid Waste Management Plan pursuant to the provisions of the “Solid Waste Management Act” P.L. 1970c.39(C, 13:1e-1 sec.) of the County in which the municipality is located.

Oxford Township is bounded by the Township of Washington on the south and east, by Mansfield Township on the east, and by White Township on the north and west.

As mentioned previously, the Township of Oxford did receive Village Center Designation from the State Planning Commission. In the Village Center Designation Petition was a planning and implementation agenda that listed a number of items to be included in the Township Master Plan revision for compliance with the designation study

1. Adjacent Municipalities

The largest common boundary with Oxford Township is White Township. The western area of the Township of Oxford contains low density residential R-80 zoning. The remaining residential zone along the north and east border of White Township is R-120 Zone. The center of the Township between Route 31 and the resource recovery plant is proposed to be zoned as highway business and office/light industry. The residential districts are compatible with the low density residential zones in White Township. The area of business and industrial in Oxford Township is consistent with the County owned resource recovery plant and the County owned landfill in White Township. The properties adjacent to Oxford business and industrial zones at this time are zoned residential with a few local businesses. However, soil mining is permitted in the residential zone and one parcel is designated industrial.

The boundary between the Township of Washington and Oxford Township is the southern section of Oxford Township basically in and around Route 31. The majority of the property in that area in both Townships is vacant. The land uses presently listed in Oxford are all in the R-120 Residential Zone and the master plan for Washington Township shows the area to be designated as a Mountain Conservation Zone. The boundary between Oxford Township and Mansfield Township is along what is known as Axford Avenue on the eastern portion of the Township. The entire area of the Township of Oxford, except for an existing mobile home park, is zoned R-120. The zoning on the

adjacent properties in Mansfield Township are zoned for single-family residential, although most of the property is designated as State open space and recreation land.

Washington Township shares a common border along the south and east of Oxford Township (West Oxford Mountain). Both Townships have R-120 designation along the common line between the two. The Township of Mansfield shares a common boundary on the western side of Oxford Township and in both municipalities the zoning designation is low density residential.

2. County Master Plan

The General Development Plan for Warren County (1979) suggests that all municipalities carefully consider the County Plan in their local master plans and zoning ordinances. In that County plan, levels of development include town centers, village clusters and rural residential areas. Virtually all of Oxford has been included in the "Oxford Village Center". This is consistent with the actual land use in the Township in that the focus of the town is in and around the historic center of Oxford Township with lower density residential on the outbounds of the Township

The 1999 County Open Space Plan distributed in September demonstrates a major effort to link state, county, local and other lands to provide contiguous open space corridors throughout the county. The Oxford Land Use Board endorses this plan.

3. Interim State Master Plan

Where applicable to Oxford Township, the Oxford Master Plan is consistent with the goals and objectives of the State Plan as adopted by the State Planning Commission (SPC) in 1999.

Oxford Township received Village Center Designation from the SPC in January 1998, and recommendations by the SPC have been included in this Oxford Master Plan. (Note that Oxford Township as Urban Level 5 ranks 87 on the Municipal Distress Index maintained by the Office of State Planning.)

- The core of Oxford Center is limited to the Industrial District, which includes the Historic District, historic sites, the majority of houses in Oxford Township, businesses, school and churches.
- A node is now designated approximately a mile north of the Center on Route 31 for concentration of facilities and activities related to economic development. This node already includes a quarry and Warren County's EFR complex. All utilities are available in this area (sewer, gas, electricity, cable, water, etc.).

- Attention has been given to the projected increase in school age population after 2000 and the Oxford Central School Chief School Administrator has participated in preparation of this Master Plan.
- Clustered development, as terrain permits, is encouraged adjacent to the Center.
- Recognizing the projected growth in senior population, retirement housing is welcome and home business is supported.
- In support of existing farmland, a right-to-farm ordinance will be introduced.
- This Oxford Master Plan continues to protect and preserve steep slopes, wetlands and open space.
- The Township supports the arts and culture as recommended in the State Plan by working with the Warren County Arts and the Warren County Cultural and Heritage Commission.

4. County Solid Waste Management Plan

The recycling element of the master plan for the Township of Oxford is fully consistent with the Solid Waste Management Plan. In addition, subdivision and site plan regulations have been prepared and adopted to assure the compliance of future developments with both Township and County recycling plans.

5. Village Center Designation Petition

The following items were enumerated in the planning and implementation agenda in the Township's Village Center Designation Petition and have been addressed in this Master Plan revision.

- a. Update and revise the Master Plan to show access points on State Route 31 and by-pass routes to Route 31
- b. Review and revise zoning codes to allow for bonuses that would encourage development to the Town Senate and expansion of the center.
- c. Strengthen agricultural preservation as an element of the revised Master Plan.
- d. Update the housing element in preparation of the revised Master Plan.
- e. Identify sites to develop open space in the Master Plan update.

- f. Review and revise zoning regulations for industrial and office zones to establish realistic guidelines for floor area ratios and impervious coverage ratios to control the ultimate build-out in those zones.

XV. RECOMMENDATIONS

The land use proposals generated in this report will require a number of changes and amendments to the existing policies and procedures in the Township of Oxford. This Master Plan outlines a number of areas that should be reviewed and makes some suggestions for the changes to make the zoning and development regulations compatible with this plan. Among the recommendations included herein are:

- Revise the Land Use Plan in the Township to conform with the future Land Use as shown on Plan 4.
- Include in the Zoning Ordinance amendment a definite cluster option to be used to coordinate and maintain future open space.
- Require all future developments to address the recreational needs of the Township prior to approvals. This should include either mini-parks or contributions to town wide recreational facilities.
- Encourage the construction of necessary roadways and bypasses to allow for a cohesive circulation throughout the Township.
- Encourage the construction of a park and ride facility that will ease the commuter burden through the Township. This park and ride facility will be intended to also induce some additional public transportation to Oxford Township.
- Encourage the construction and use of bikeways as an alternate means of circulation in the Township.
- Provide for mechanisms to encourage the preservation of the historic buildings and property in the Township. The first step would be to establish a Mayor's Advisory Committee to evaluate and identify potential historic sites.
- Create an OSGU Zone that will establish the municipal, county and state owned lands in the Township as protected open space.
- Recognize the need for future expansion to the Oxford Central School by designating adjacent areas as school property.
- Encourage the sensible expansion of the economic base in the Township with development in those areas as identified as industrial/commercial properties.
- Continue to coordinate with COAH to maintain the Township's Fair Share Housing Plan.