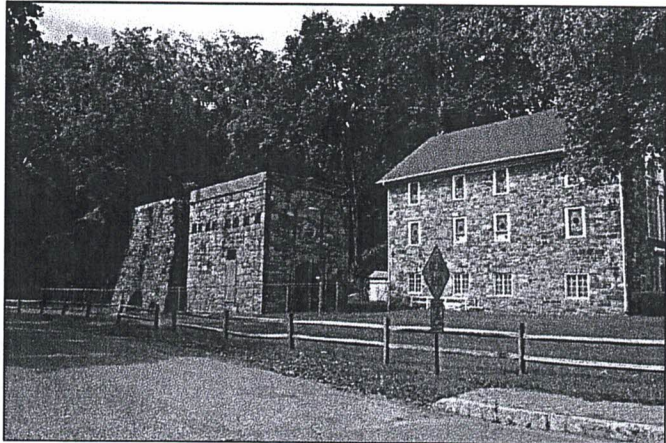
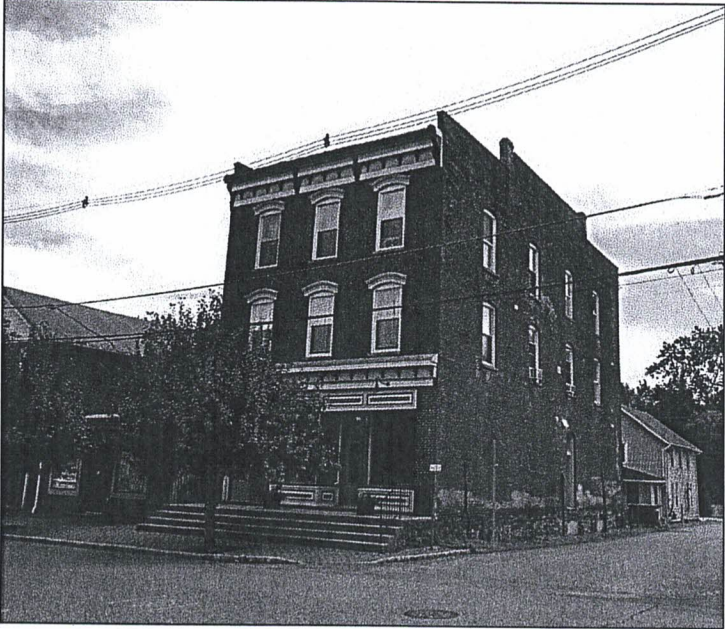
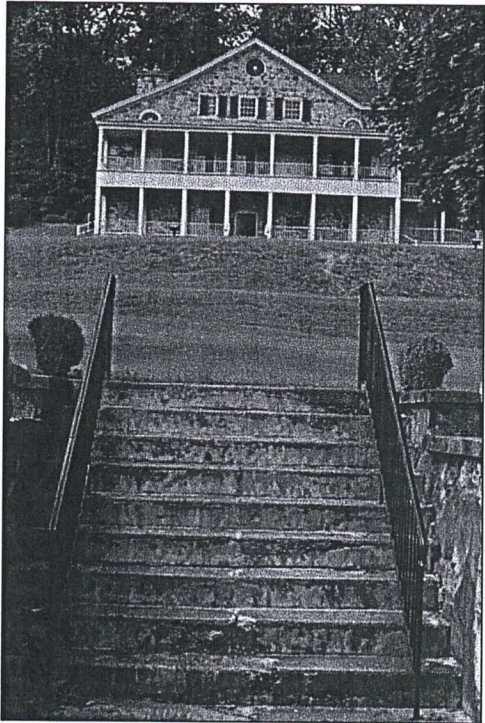


# Master Plan Reexamination Report and Oxford Highlands Center Plan

Oxford Township

Warren County, New Jersey



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Township Planner



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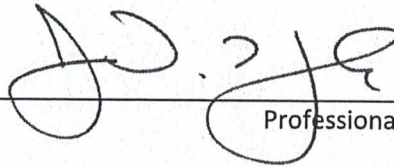
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**MARCH 15, 2018**

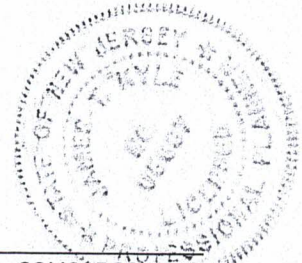
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# MASTER PLAN REEXAMINATION REPORT

## Introduction

The New Jersey Municipal Land Use Law (MLUL) (N.J.S.A. 40:55D-1 et seq.) requires that each municipality within the State of New Jersey periodically reexamine its Master Plan and development regulations, and prepare and adopt by resolution, a report on the findings of such reexamination. The Reexamination Report must include the following components (N.J.S.A. 40:55D-89):

- a) The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- b) The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- c) The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
- d) The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- e) The recommendations of the Land Use Board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The current Oxford Township Master Plan was adopted by the Land Use Board pursuant to Article 3 of the MLUL (N.J.S.A. 40:55D-28) on January 10, 2000. Prior to that, the Township had adopted a Master Plan in 1978 with updates to that Plan occurring in 1989. An amendment to the Land Use Plan related to implementation of the Planned Active Adult Development Zoning Overlay Option was adopted by the Land Use Board in April of 2006. At the time of the 2000 Master Plan, it was noted that significant changes had occurred in the Township's development trends since the 1978 Plan and 1989 updates. The Land Use Board reexamined the Master Plan and development regulations in April of 2014.

Since adoption of the Master Plan in 2000, the Highlands Water Protection and Planning Act ("Highlands Act," N.J.S.A. 13:20-1 et seq.) was enacted by the State Legislature on August 10, 2004 and the Highlands Regional Master Plan was adopted by the Highlands Water Protection and Planning Council ("Highlands Council") on July 17, 2008. The Township has been actively engaged in the Plan Conformance process for the last seven years and has developed a plan for the Oxford Town Center, which is discussed at length in section d) of this reexamination report. This is a precursor to completion of Plan Conformance, at which time a Highlands Master Plan Element, a reexamination report and

updates to the land use ordinance will be prepared. This alone is seen as the most significant factor that will shape Oxford Township's future land use.

As part of the 2014 reexamination report, the Land Use Board adopted updated goals and objectives for the Township, indicated below.

### Goals

- a) Preserve and enhance the historic nature of the community.
- b) Within the industrial zones, promote and encourage the location of clean, high-technology uses which are aesthetically and environmentally safe.
- c) Provide for appropriate intensity of new development through adoption of appropriate floor area ratios (FAR) in commercial/industrial zones.
- d) Continue to improve the traffic safety and aesthetics of the Route 31 corridor by coordinating with the New Jersey Department of Transportation whenever possible.
- e) Recognize environmentally sensitive areas and promote their preservation.
- f) Expand/maintain local parks and other recreational areas.
- g) Preserve/enhance/protect the existing farmland properties in the Township.
- h) Conform to the requirements of the Highlands Regional Master Plan for both the Preservation and Planning Areas.
- i) Encourage new development and redevelopment within the Oxford Town Center that is compatible with its historic nature.
- j) Encourage the planning and construction of appropriate residential development within the Oxford Town Center to support modest growth in commercial services.
- k) 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.
- l) Continue to support the rehabilitation of substandard housing within the Township.
- m) Protect residential zones which abut commercial and industrial zones through appropriate measures including buffering, setbacks and transitional uses.

### Objectives

1. Community Facilities
  - a. Continue to provide adequate emergency service for Township residents.
  - b. Provide adequate facilities for community groups and cultural activities.
  - c. Assess the need for future expansion of municipal facilities such as the municipal building, public works department, and the library.
2. Recreation and Open Space
  - a. Prepare an Open Space and Recreation Plan to identify the Township's current and future recreation needs and plan for future facilities as needed.
  - b. Preserve open space wherever possible through cluster development and parkland dedication.

- c. Continue to develop non-motorized pathway systems between major residential areas, schools, parks, etc. in the Township and adjacent townships, but particularly in areas that will connect the Oxford Town Center for its environs.
  - d. Encourage the development of new recreational facilities in future residential subdivisions compatible with an overall recreation goal.
  - e. Continue to expand the use of Furnace Lake to provide a more active recreation area.
  - f. Prepare a comprehensive Farmland Preservation Plan to preserve agriculture as an industry in the Township, including the preservation of active agricultural lands as appropriate.
3. Conservation
- a. Prepare an environmental resource inventory.
  - b. Develop a water use and conservation plan.
  - c. Prepare a stream corridor protection and restoration plan.
  - d. Protect environmentally sensitive areas such as stream corridors and steep slopes.
  - e. Encourage development which preserves natural amenities and does not aggravate existing problems.
  - f. Encourage cluster development and the use of conservation easements to protect sensitive areas.
  - g. Encourage conservation and provide design flexibility to promote conservation techniques.
  - h. Take a more active role in the preservation of agriculture within the Township and in the region.
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 necessary improvements to Route 31 located in the Township.
  - e. Ensure that existing residential streets are safe and adequate.
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 and Heritage Commission regarding the preservation of historical sites in Oxford Township.
6. Residential Development
- a. Provide for an appropriate variety of housing types within the Township.
  - b. Create an appropriate plan for the expansion of residential development opportunities within the Oxford Town Center.
  - c. Assess the continued need for age-restricted development within the Township.

- d. Create design guidelines to recognize and preserve the historical architecture in the Township.
  - e. Continue to review and evaluate the Township's obligations to the Council on Affordable Housing.
7. Non-residential development
- a. Prepare a sustainable economic development plan for the Township.
  - b. Encourage redevelopment/renovation to the existing downtown area in a manner compatible with the historic character of the area.
  - c. Concentrate non-residential development in appropriate locations along Route 31 and in the area of the access road to the EFR.
  - d. 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 master plan should be consistent with the provisions of the Warren County Solid Waste Management Plan.
  - c. The Master Plan should be consistent with the Highlands Regional Master Plan.
  - d. The development standards and potential for the Township's non-residential zones should be realistic.

**a) The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.**

When the reexamination report was prepared in 2014, a number of problems and objectives were identified. They included the following:

- Development regulations need to be updated to account for environmental constraints in calculating permitted intensities. Calculations should be based on net acreage after applying reasonable factors for reductions.
- Public transportation is virtually nonexistent in the Township.
- Guidelines need to be established for density and appearance of development adjacent to and within the Village Center.
- Cluster development should be encouraged but densities should be based on net acreage.
- Build out of all nonresidential properties in the Township would result in significant impact to the Township and its residents. Maximum impervious coverage, maximum floor area ratio and increased front yard setbacks should be implemented to reduce permitted intensities.
- Intersections with Route 31 are unsafe and require improvement.
- Roadway maintenance should be continued to reduce overall costs in the long term.
- Pedestrian and bike activity should be encouraged and increased and areas adjacent to the Village should be connected to it by non-vehicular means.
- The realignment of Route 31 should be encouraged and a bypass should be considered. This should include the realignment of certain intersections and channelization of uncontrolled intersections should occur.
- The Wall Street-Oxford Place-Washington Avenue-Belvidere Avenue intersection should be studied.
- The Jonestown Road-Mine Hill Road- Washington Avenue-Academy Street intersection should be studied for potential problems.
- Various intersections on Belvidere Avenue and Buckley Avenue should be studied.
- Certain areas of Route 31 that are not connected to sewers should be.
- The Oxford Central School is over capacity and in need of expansion.
- There has been a significant increase in demand for recreational facilities.
- An Open Space Government Use zoning district should be created for township, county and state owned lands.
- There is a need to purchase and restore the historic buildings in the triangle created by Route 31, Washington Street and Wall Street.
- The Township should continue efforts to increase recycling tonnage in compliance with State laws.

The Master Plan outlined a number of recommendations related to zoning and development regulations. They included the following:

- Revise the Land Use Plan in the Township to conform with the future Land Use 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 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 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.

**b) The extent to which such problems and objectives have been reduced or have increased subsequent to such date.**

Each of the problems and objectives noted in section a) above are discussed below. Generally speaking many of the problems identified in the 2000 Master Plan have not been addressed.

- Development regulations need to be updated to account for environmental constraints in calculating permitted intensities. Calculations should be based on net acreage after applying reasonable factors for reductions. *While the ordinance contains slope modification requirements and increases the required lot area based on the presence of slopes greater than 15%, no other environmental constraints are considered in calculating permitted densities. At this time further modification is seen as unnecessary and potentially burdensome, which would stifle development opportunity.*

- Public transportation is virtually nonexistent in the Township. *While NJ Transit bus service has been added to parts of Warren County, there are still little to no public transportation opportunities in Oxford. With new development in Town Center, in the future perhaps there will be opportunity to enhance transit along Route 31.*
- Guidelines need to be established for density and appearance of development adjacent to and within the Village Center. *The Town Center Plan, included as part of this reexamination report, sets forth design standards for development within what is referred to as the Village. Both density and appearance are addressed.*
- Cluster development should be encouraged but densities should be based on net acreage. *Cluster development is encouraged in the ordinance but is not based on net acreage. To encourage the use of clustering, it should not be punitive, and this recommendation should be eliminated.*
- Build out of all nonresidential properties in the Township would result in significant impact to the Township and its residents. Maximum impervious coverage, maximum floor area ratio and increased front yard setbacks should be implemented to reduce permitted intensities. *While maximum lot coverage is regulated in nonresidential districts, maximum FAR requirements have not been implemented and front yard setbacks have not been increased. While maximum FAR can be a useful tool in limiting the intensity of residential development, it is seen as unnecessary given the market in Oxford and the desire to no limit new development opportunities.*
- Intersections with Route 31 are unsafe and require improvement. *Many if not all of these intersections are under the jurisdiction of the State of New Jersey Department of Transportation. It is noted that the replacement of the bridge over the Furnace Brook and pedestrian improvements are currently funded in the Statewide TIP, but other potential improvements are not currently scheduled. As part of implementation of the Town Center Plan, the Township will look to increase pedestrian safety for those desiring to cross Route 31 to Wall Street.*
- Roadway maintenance should be continued to reduce overall costs in the long term. *The Township has been actively engaged in seeking funding for roadway maintenance and utilizes NJDOT funding annually to improve roadways.*
- Pedestrian and bike activity should be encouraged and increased and areas adjacent to the Village should be connected to it by non-vehicular means. *The Oxford bike path was installed from Lower Denmark Road to Pequest Road. As part of the implementation of the Town Center Plan, additional connections and opportunities will be explored.*
- The realignment of Route 31 should be encouraged and a bypass should be considered. This should include the realignment of certain intersections and channelization of uncontrolled intersections should occur. *This issue has not been addressed to any great degree and realignment of Route 31 is unlikely to occur. Addressing safety issues will improve the situation.*

- The Wall Street-Oxford Place-Washington Avenue-Belvidere Avenue intersection should be studied. *This has not been completed, but part of the proposal to redevelop the triangle includes requesting the County vacate Washington Avenue from Route 31 to Wall Street. This would eliminate one leg of the intersection and reduce potential conflicts.*
- The Jonestown Road-Mine Hill Road- Washington Avenue-Academy Street intersection should be studied for potential problems. *This has not been completed.*
- Various intersections on Belvidere Avenue and Buckley Avenue should be studied. *This has not been completed.*
- Certain areas of Route 31 that are not connected to sewers should be. *Properties along Route 31 were connected to the sewer in the early 2000's.*
- The Oxford Central School is over capacity and in need of expansion. *Since the time of the 2000 Master Plan overall enrollment has decreased and was most recently noted as 304 students. General trends across the State show a continued decline in school enrollments, which will likely be the trend in Oxford as well. With new development proposed as part of Town Center, unit types and the likely number of school aged children will need to be closely monitored to insure that capacity of the school as it exists is not exceeded.*
- There has been a significant increase in demand for recreational facilities. *No additional facilities have been constructed and the Township should continue to assess recreation needs, particularly with the possibility of new housing being constructed within Town Center.*
- An Open Space Government Use zoning district should be created for township, county and state owned lands. *This zoning district was not created and this recommendation should be eliminated.*
- There is a need to purchase and restore the historic buildings in the triangle created by Route 31, Washington Street and Wall Street. *The buildings on the triangle were destroyed by fire and the Township bonded for the money to clean up the site, which has been completed. The Township owns the property and is currently considering options for redevelopment as part of the Oxford Town Center. Ongoing environmental study should be completed shortly, and a scope of work for cleanup will be developed by the LSRP.*
- The Township should continue efforts to increase recycling tonnage in compliance with State laws. *The Township actively participates in the Warren County recycling program.*

Many of the recommendations in the 2000 Master Plan have gone unfulfilled but in some cases are no longer relevant. Each is noted below along with brief discussion.

- Revise the Land Use Plan in the Township to conform with the future Land Use shown on Plan 4. *Generally speaking the Land Use Plan and current zoning map are consistent. The exceptions include the Open Space/Government Use Zone and the Municipal/Education Zone, which were not created. At this point the need for these zoning districts is questionable, and should be eliminated from further consideration.*

- Include in the zoning ordinance amendment a definite cluster option to be used to coordinate and maintain future open space. *The cluster option within the ordinance achieves this recommendation.*
- 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. *There has not been significant residential development in the Township since the time this recommendation was adopted in 2000. As part of new development within Town Center, the plan gives the Land Use Board flexibility to require new recreation facilities.*
- Encourage the construction of necessary roadways and bypasses to allow for a cohesive circulation throughout the Township. *No additional roads or bypasses have been constructed nor are they contemplated at this time. This recommendation should therefore be eliminated.*
- 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. *While no park and ride facility was constructed in Oxford, there are a number of such facilities along Route 78 in Warren and Hunterdon Counties and there are a number of facilities in Hackettstown. Additional facilities exist in Pennsylvania just over the river.*
- Encourage the construction of bikeways as an alternate means of circulation in the Township. *A bikeway was constructed between Lower Denmark Road and Pequest Road.*
- 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. *The Mayor's Advisory Committee was not established, but the Township does contain two historic districts listed on both the National and State Register of Historic Places.*
- Create an OSGU Zone that will establish the municipal, county and state owned lands in the Township as protected open space. *This zone district was not created and this recommendation should be eliminated.*
- Recognize the need for future expansion to the Oxford Central School by designating areas as school property. *While additional areas were not designated as school property, declining enrollment has alleviated some of the capacity concerns at the school. The only potential property to accommodate expansion, located to the east of the school, may contain wetland areas that would limit expansion potential.*
- Encourage the sensible expansion of the economic base in the Township with development in those areas as identified as industrial/commercial properties. *Expansion of the economic base continues, but at a deliberate pace. New nonresidential development is anticipated within Town Center, which would help prop up the*

*Township's economic base. New residents anticipated with new residential development will likely also spur new service-based businesses along Wall Street.*

- Continue to coordinate with COAH to maintain the Township's Fair Share Housing Plan. *The Township withdrew from the Declaratory Judgment Action filed with the Superior Court. Once need has been determined, the Township will need to reassess whether it should prepare a plan or not. Affordable housing will be required with new development, the extent it is economically feasible.*

**c) The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.**

Since adoption of the Master Plan in 2000, there have been significant changes to both the regulatory environment and market forces in general that effect the assumptions, policies and objectives on which the Master Plan was based. First, with the adoption of the Highlands Water Protection and Planning Act and the Highlands Regional Master Plan, the southern and northeastern thirds of the Township were included in the Highlands Preservation Area. Development intensities and character are governed by the stringent requirements of the Act. The Township is currently engaged in the process of Plan Conformance and intends to conform to the Regional Master Plan for both the Preservation Area and the Planning Area. While development regulations related to lands in the Preservation Area are already largely determined, Planning Area regulations are flexible and expected to remain much as they are today with a few exceptions. A comprehensive update to the land development regulations will result and is anticipated in 2018. Second, with the real estate downturn in the mid 2000's, much of the market has been stagnant for some time, with housing prices and values greatly below what they were at their peak in early 2006. Generally speaking values have plateaued and begun to climb, but recovery to pre-downturn values is expected to be slow.

Since the time the Master Plan was adopted in 2000 and the Land Use Plan Amendment for the Planned Active Adult Development Overlay, the market for age-restricted residential development has bottomed out. The general sense is that the projects built in the height of the real estate market from 2000 to 2006 have resulted in oversupply. This hypothesis is bolstered by the NJ Legislature's enactment of an age restricted conversion law that allowed developers with approved age restricted projects to convert them to market rate housing under certain circumstances.

But there is cause for optimism in the Township's future related to development of the Oxford Town Center. Designated as a Highlands Center in the Regional Master Plan, the area that is traditionally thought of as the village will be the subject of intense study and planning, resulting in comprehensive development strategies designed to enhance the existing historic character of the area while providing areas for new residential and commercial development. Expansion of the village is seen as offering new economic development in the form of small-scale shops and service uses that will be supported by residential development opportunities. Oxford's historic legacy that was driven by the Furnace and the pieces that remain throughout the area are seen as a potential tourist economy that will also support the village.

**d) The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.**

The governing body should eliminate the Planned Active Adult Development (PAAD) zone district and include the property in the R-80 zone. While the Township owns the property and it currently contains baseball fields, a tennis court and a parking area, it is not listed on the Township's Recreation and Open Space Inventory. This property may also be appropriate for restriction of the forested portion to compensate for loss of habitat and forest associated with development of the OTI site. Either way the current PAAD zone designation is not appropriate.

As part of the Land Use Board's discussion of the Town Center Plan, the issue of garages over apartments was brought to light. In the context of the Town Center Plan, apartments over garages located along rear alleys is seen as a way to provide affordable housing opportunities in an efficient manner. It also provides rental income opportunity for homeowners to help subsidize a mortgage. But there is an equity issue to be dealt with, as some feel if accessory apartments are permitted in Town Center, they should be permitted elsewhere in the Township, albeit with appropriate controls. Clearly the vast majority of existing properties in Oxford do not or will not have rear alleys, and some larger properties may be appropriate for an accessory apartment without access to a rear alley. Common thinking is that accessory apartments should only be permitted to assist the Township in meeting its constitutional obligation to provide opportunity for the creation of affordable housing. To that end, it is recommended the issue be further studied as applied to the remainder of the Township, but permitted in the proposed TC-1 zone district only along rear alleys.

What follows is detailed study and recommendation regarding the Town Center area of Oxford, meant to support wide-scale change in zoning to implement a vision for new development. It should be noted that this reexamination report has been prepared in such a manner as to serve as an amendment to the Master Plan, and is intended to function as such.

## Town Center Plan Introduction

Oxford Township, situated in central Warren County in northern New Jersey, is a community with a rich industrial heritage. As home to one of the longest running colonial furnaces (1741 to 1884), the Township was an early center of industry in New Jersey, industry that created what many consider to be the heart of Oxford or its “downtown”. As with many industrial communities, Oxford grew organically, in this case from the furnace outward into the immediately surrounding area. It is this industrial heritage and its remnants that will give rise to a new chapter for the Township, one of continued prosperity, new commercial and residential growth and expansion of its center to provide for new opportunity.

With adoption of the Highlands Regional Master Plan (RMP) in 2008, the New Jersey Highlands Council embarked on the ambitious task of engaging 88 communities in a process known as Plan Conformance. Oxford Township has willingly participated in this process and their petition for Plan Conformance was approved by the Council by Resolution 2011-28 on August 3<sup>rd</sup>, 2011. As part of that approval, the Council allocated grant monies to assist the Township with preparation of amended master plan documents, amended ordinances and additional planning studies aimed at achieving conformance with the RMP. The most critical element of the Township’s Implementation Plan is preparation of a planning study and designation of a Highlands Center for the area in and around Wall Street, extending east along Axford Avenue to a point just east of Stout Street and west along Belvidere Avenue to Mt. Pisgah Avenue. The Center also includes areas south of Wall Street up to Academy Street. Figure 1, below, depicts the current boundary of the Oxford Highlands Center outline in yellow.



**Figure 1 – Oxford Highlands Center Boundary**

Data Sources: Sources: Bing Maps Aerial (c) 2017 Microsoft Corporation and its data suppliers, NJ Office of Information Technology, Office of Geographic Information

This plan has been prepared as the foundation for new zoning standards to be adopted by the Township Committee, effectuating the vision of both the governing body and the Land Use Board, with input taken from the public at various points during development of the plan over the last few years. It consolidates the Oxford Textile Mill Redevelopment Plan and the Oxford Central Business District Redevelopment Plan into the Town Center Plan, permitting new and different development opportunities for both the Oxford Textile Mill Site and 50 Wall Street, owned by the Township.

There is strong rationale for designation of the Oxford Town Center in conjunction with the Plan Conformance process. Center designation achieves consistency with both the State Development and Redevelopment Plan's criteria for centers and the Highlands Regional Master Plan, as identified in the Highlands Council's final consistency review and recommendations report of July 27, 2011 as outlined below<sup>1</sup>.

1. Highlands Center designation directly addresses the goals of the Highlands Act for the Planning Area and supports RMP Future Land Use Programs associated with the identification of suitable locations within the Planning Area in which to permit and encourage appropriate, sustainable growth and development.
2. The Oxford Highlands Town Center addresses the principles of smart growth, both locally and within the larger Highlands Region, and is supportive of Highlands Regional Master Plan Policy 6F6, Objective 6F6a, and Policies 6O2 and 9A3.
3. The Oxford Highlands Town Center focuses future development and redevelopment into the core of the Township and provides for appropriate sustainable growth and economic development opportunities.
4. The unique concentration of historic resources within the proposed Highlands Town Center presents an opportunity to incorporate these resources into the sustainable economic development plan for the Township, including a component of sustainable tourism.
5. The Highlands Town Center incorporates smart growth principles espoused by the RMP Future Land Use Programs and incorporates the Fair Share Plan affordable housing obligations for the municipality in accordance with the RMP.
6. The proposed Oxford Highlands Town Center addresses the Sustainable Regional Economy component of the RMP by maintaining and expanding the existing job and economic base by promoting appropriate, sustainable and environmentally compatible economic development in the Highlands Region.
7. Incorporation of a condition for development of a Water Use and Conservation Management Plan (WUCMP) for affected HUC14 subwatersheds provides opportunity for enhanced water resource protections in a key location of the Highlands Region. The purpose of the WUCMP is to avoid creation of a deficit or achieve the reduction or elimination of a deficit in Net Water

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<sup>1</sup> NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL Petition for Plan Conformance – Final Consistency Review and Recommendations Report, July 24, 2011 INCORPORATED BY REFERENCE INTO HIGHLANDS COUNCIL RESOLUTION 2011-28 ADOPTED AUGUST 3, 2011

Availability, as applicable, for any source HUC14 subwatershed through measures for conservation and recharge protection and augmentation.

8. Plans for the Highlands Center include supplementing the existing preserved open space lands which could facilitate the creation of an interconnected recreation network.

## Goals, Objectives and Strategies

The following section outlines goals and objectives for the Town Center area of Oxford Township, building both on long-standing policy as expressed in the Township Master Plan and recent reexamination reports and collaboration between the Township Committee and Land Use Board, with public involvement. This forms the ever-important framework for the land use policy that follows in the proposed zoning for Town Center.

- Goal – Promote development of a vibrant town center within Oxford Township.
  - Objectives
    - Create a walkable, mixed-use environment centered on Wall Street and Route 31.
    - Guide the opportunity for new development within Town Center that respects the area’s history.
    - Provide for high-quality new development within Town Center that supports new commercial opportunity and existing businesses alike.
    - Create gateway features at entrances to Town Center.
    - Foster redevelopment in a manner that acknowledges Oxford’s history and creates an asset for the community.
    - Provide redevelopment opportunities within Town Center in accordance with carefully constructed design criteria.
    - Permit additional residential development within Town Center that does not outpace the capacity of community facilities and schools.
- Goal - Preserve and enhance the historic nature of the community.
  - Objectives
    - Create design guidelines that recognize and preserve historic resources found within Town Center, insuring that future development is compatible.
    - 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.
    - Encourage redevelopment and rehabilitation of the existing downtown area.
    - Insure that new development occurs in a manner consistent with existing development in terms of appearance and scale.
    - Build historic tourism opportunities by highlighting Oxford’s Colonial industrial heritage.
- Goal - Improve traffic safety and aesthetics of the Route 31 corridor.
  - Objectives
    - Encourage the improvement of Route 31 located in the Township.

- Promote traffic calming techniques on Route 31 within Town Center that achieve increased safety while still effectively moving travelers through the Township.
- Encourage development of a safe means to provide pedestrian connection between Wall Street and Port Colden Road to better link the divide created by Route 31.
- Goal - Recognize environmentally sensitive areas and promote their preservation.
  - Objectives
    - Protect environmentally sensitive areas such as stream corridors, steep slopes and critical wildlife habitat within and immediately surrounding the Town Center.
    - Encourage development which preserves natural amenities and does not aggravate existing problems.
    - Encourage conservation and provide design flexibility to promote conservation techniques.
    - Protect and enhance the high quality of Furnace Lake and the Furnace Brook.
- Goal – Provide continued active and passive recreation opportunities for Township residents and promote the preservation of open space and farmland.
  - Objectives
    - Expand and maintain local parks and recreation areas within and around the Town Center.
    - Preserve open space wherever possible.
    - Encourage the development of new recreational facilities in future residential areas compatible with an overall recreation goal.
    - Develop a viable bikeway and pedestrian network throughout the Township that links surrounding environs to the Town Center.
    - Preserve, enhance and protect existing farmland properties in the Township that surround the Town Center to create a greenbelt.
    - Promote Oxford’s active recreation opportunities to help build a tourism economy.
- Goal – Provide a wide variety of housing choices for Township residents and continue to meet affordable housing needs.
  - Objectives
    - Continue to review and evaluate the Township’s constitutional obligation to provide affordable housing.
    - Develop a housing rehabilitation program through Community Development Block Grant funding and collection of development fees to assist low and moderate income homeowners with needed major systems repairs.
    - Permit development of new multifamily housing options within Town Center.
    - Utilize collected and anticipated development fees to provide both down payment and affordability assistance to low and moderate income households, particularly for new residential development within Town Center.
- Goal – Promote additional commercial and industrial development within Town Center.
  - Objectives
    - Promote the creation of service-oriented commercial businesses within the Town Center.

- Encourage compatible, small-scale hospitality uses within the Town Center such as bed and breakfast inns to provide lodging options for a tourism economy.
- Within the industrial zones, promote and encourage the location of clean, high-technology uses which are aesthetically and environmentally safe.
- Concentrate new commercial development within the Town Center along Wall Street and Route 31.
- Develop new requirements for signage within the Town Center to create a unified design theme while providing safe and adequate identification for local businesses.
- Promote the provision of additional off-street parking opportunities while enhancing on-street parking availability.

## Historic Resources

Oxford's industrial origins stretch back to 1741 and construction of the first iron furnace in northwest New Jersey by Joseph Shippen. Producing pig iron and castings that came to be sold throughout markets in the region, the furnace operated until 1809, and spawned a thriving community with the iron works at its center. After a period of inactivity, the furnace went back into productive use in the 1830's and saw the birth of the "hot blast" process, an innovation undertaken for the first time in Oxford by William Henry. When the Scranton brothers took over operation of the furnace in 1840's and 50's, production jumped, driven by the use of coal and the construction of the Warren Railroad. Increased production meant that mining operations expanded, evidence of which can still be seen today.

Railroad car wheel manufacturing commenced in Oxford with the construction of a stone foundry by Charles Scranton in 1850. The Oxford Iron Company constructed a rolling mill and nail factory east of the rail line that opened in 1866, after the rail line was completed in 1862. A second furnace was constructed in 1871.

While seemingly a sign of prosperity, exhausting capital on the improvement and a labor dispute left the Scrantons in peril when the Panic of 1873 arose. The Scranton's enterprise was replaced by the Oxford Iron and Nail Company, which likewise failed by 1890. Empire Steel and iron purchased the property in 1899, when another technological innovation, the use of a turbo blower, occurred in 1910.

Industry in Oxford drove the growth of the housing that today represents a significant historic resource, growth that epitomizes the "factory town", a seemingly rare occurrence in northwestern New Jersey for the 1700 and 1800's. The Township was an important contributor to "industry, transportation and community development", to quote the National Park Service's findings. Almost half of the historic



**Oxford Furnace.**

resources that contribute to the Oxford Industrial Historic District were constructed between 1850 and 1873, when the Oxford Iron Company experienced its boom years. Much of the housing in the district was constructed for the workforce associated with the iron industry in the Township, and much of it was built by the Oxford Iron Company.

Oxford contains two historic districts, the Oxford Industrial Historic District and the Old Main Delaware, Lackawanna and Western Railroad Historic District. While the Oxford Furnace District was listed on the State Register of Historic Places in September of 1970, it was later subsumed within the larger Oxford Industrial Historic District, listed on the State Register in August of 1991 and on the National Register in August of 1992. There are two individual structures listed on both the National and State Registers, the Oxford Furnace, listed in 1977, and Shippen Manor, listed in 1984. Figure 2, located in the Appendix, depicts Oxford's historic districts and historic properties.



**Stick style home built between 1874 and 1890.**

According to detailed study conducted by the National Park Service in 1992, the Oxford Industrial Historic District contains a total of 385 contributing buildings, 6 contributing sites and 3 contributing structures. The number of contributing buildings represents nearly 75% of all buildings reviewed, which totaled 519 at the time. Styles represented include Craftsman, Stick, Colonial Revival, Italianate, Gothic Revival, Second Empire Gothic Revival, Victorian, Georgian, Queen Anne Victorian, High Victorian, Romanesque, and Mission.

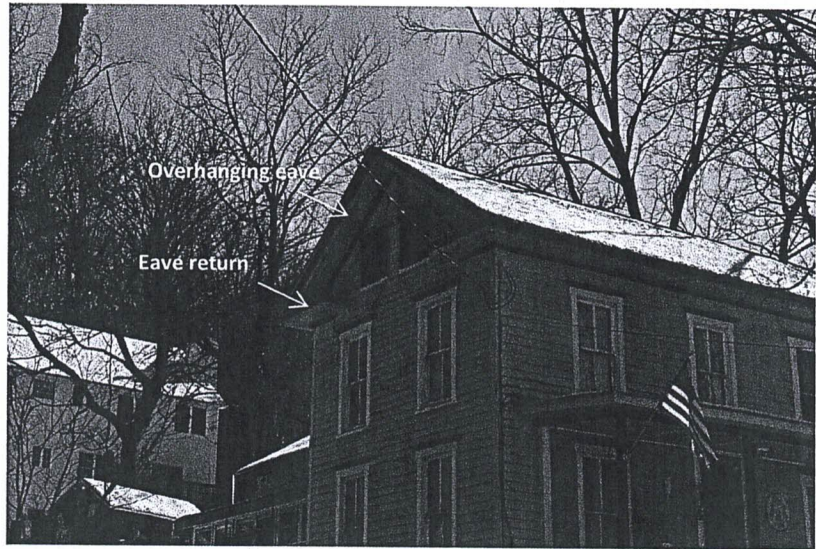


**Shippen Manor.**

Shippen Manor, a Georgian style structure built 1765-1770, is one of the most significant historical structures in the Town Center, aside from the furnace itself. Prominently overlooking modern day Wall Street, the Manor stands more visible these days with the destruction and ultimate removal of structures related to the old Oxford Tool and Die site. The position of the Manor, high on the hill looking down on the

center of town, is thought to attest to the power and wealth of the Shippens and was a symbol of their place in society and dominance over everything seen from the dwelling. While on its face the Manor would appear similar to other Colonial Revival structures in the immediate area, its two story porch spanning the east side of the home, along with the oculus windows and massive chimneys make it distinct.

In planning for new development to occur within Town Center, it is important to identify themes and details that fit the vernacular of the historic district. As evidenced in the National Park Service study, a wide array of architectural styles are represented, and there is no clear dominant style. While the furnace and many of the supporting outbuildings are Colonial Revival, there are very few homes that exhibit this



Overhanging eave with eave returns.

style. In the modern day Warren County real estate market, it would also seem unreasonable to saddle would-be developers with onerous requirements to reproduce period homes. Rather, a more common sense approach would identify some consistent themes that transcend all styles represented and incorporate them into new construction.

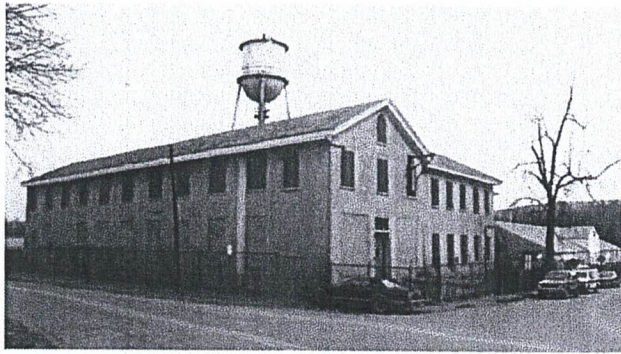
Reviewing homes built in the late 1700's and early 1800's within Town Center, a number of themes repeat consistently. While there is not one dominant architectural style of the twelve or so represented, elements including overhanging eaves, eave returns, gable roofs and front porches are common. Buildings have a consistent setback and positioning on their lots, creating rhythm and structure that further lends to the



Repeated use of overhanging eaves, eave returns, gable roofs and front porches.

character of the area. They also closely relate to the street, with the proximity of porches to the sidewalk offering increased opportunity for socialization. The vast majority of older homes have retained their exterior details, contributing to the historic feel exuded from the District and Town Center.

Larger nonresidential structures within the historic district and Town Center are as varied in style as homes in the area. Some of the more prominent structures are or were located along Wall Street, and form Oxford's downtown. One such structure, destroyed by fire and since removed, was the Oxford Furnace Company Store, which was situated at the corner of Washington Avenue and Wall Street. Constructed circa 1859-1860, this brick, two-story, L-shaped building showed Italianate influence (as described by the National Park Service studies), with a low pitched roof and tall windows on the first floor. The gable roof was constructed



Oxford Furnace Company Store as seen in 1991.



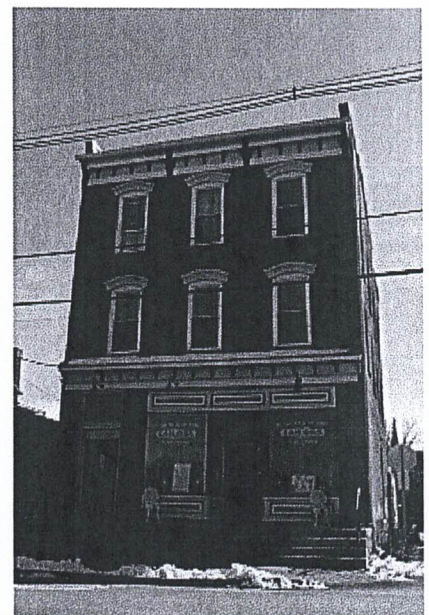
Wall Street at the time the Company Store still stood.

with overhanging eaves and classic storefront windows flanking the main entry from Wall Street. Large windows created a regular rhythm of openings on both the first and second floors. The positioning of the building relative to the street along with the neighboring building and those on the south side of Wall Street provided a sense of intimacy and enclosure that was lost when the buildings were destroyed.

Buildings on the south side of Wall Street vary widely, some retaining their original details and character while others have been "modernized" with vinyl or aluminum siding and additions. Only one three-story building exists (see photo at right), a brick structure built around 1890 in a High Victorian eclectic style. Storefront windows flank entry to the ground floor space, which is elevated from street level by plain concrete stairs. Ornate cornices adorn the roof and division between the first and second floor. Other buildings are mostly two-story and consist of a mix of brick and vinyl siding, retaining few of their period details.

Common elements center on the use of brick, overhanging eaves for gable roofs, cornice treatments and lintels for windows. Storefront

Buildings on the south side of Wall Street vary widely, some retaining their



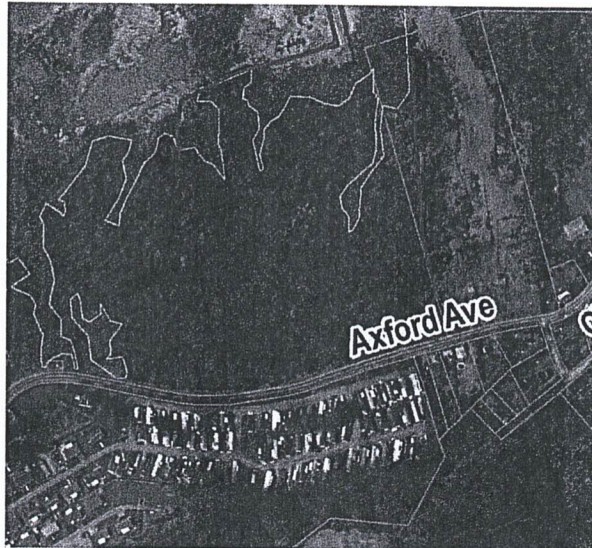
windows are present in some form on the majority of structures and most are no more than two stories.

## Environmental Features

Oxford Township exhibits a wealth of environmentally sensitive features that contribute to its beauty. Outside of the Town Center, the rural atmosphere is accentuated by both forested and farmed areas. Furnace Lake, a precious recreational and scenic resource, feeds the Furnace Brook, which flows from the Lake east through Town Center and into a large wetland complex that lies along Lower Denmark Road. A portion of the Furnace Brook, from its source at the lake to a point just east of Lower Denmark Road, is designated as a Category 1 stream. The natural areas surrounding Town Center form a green belt, the forested ridge of Oxford Mountain to the south, wetlands and floodplain to the east and northeast and the Quentzel and Hissim tracts to the north. Figure 3 in the Appendix shows the location of streams, wetlands and forest resource areas of importance.

One critical issue for new development and redevelopment within Town Center is resource constraints related to the Highlands Regional Master Plan. In particular, the regulations require a 300' buffer around Highlands Open Waters, defined as all springs, streams (including intermittent streams), wetlands, and bodies of surface water, whether natural or artificial. While exceptions can be made within Highlands Centers such as Oxford, disturbance is often limited to areas that were previously disturbed (other than agriculture) and contain improvements such as impervious surfaces or buildings.

As redevelopment progresses on the Oxford Textile property, one proposal is to develop townhomes on a portion of the site along Axford Avenue, away from the currently developed area of the site. Consisting of dense deciduous forest, this roughly 14.5 acre site has wetlands adjacent to the development area, although not to the extent shown in the Highlands GIS maps, derived from NJDEP's land use land cover data. Based on delineations performed by the property owner, wetlands are present on part of the forested area adjacent to the meadow to the north, but not all the way to Axford Avenue (see image at right). While it is clear there is a portion of the area that



could be developed, a waiver from strict compliance with Highlands regulations would be needed to construct within the required 300' open water buffer and a transition area averaging waiver would be required from the NJDEP to permit reduction of the required wetland buffer to 75' in certain areas. As discussed in the Township's final consistency review and recommendations report, , compensation through restriction on other tracts located in or around Town Center may be required to compensate for the loss of Highlands resources, and could occur on either sites already owned by the Township or other

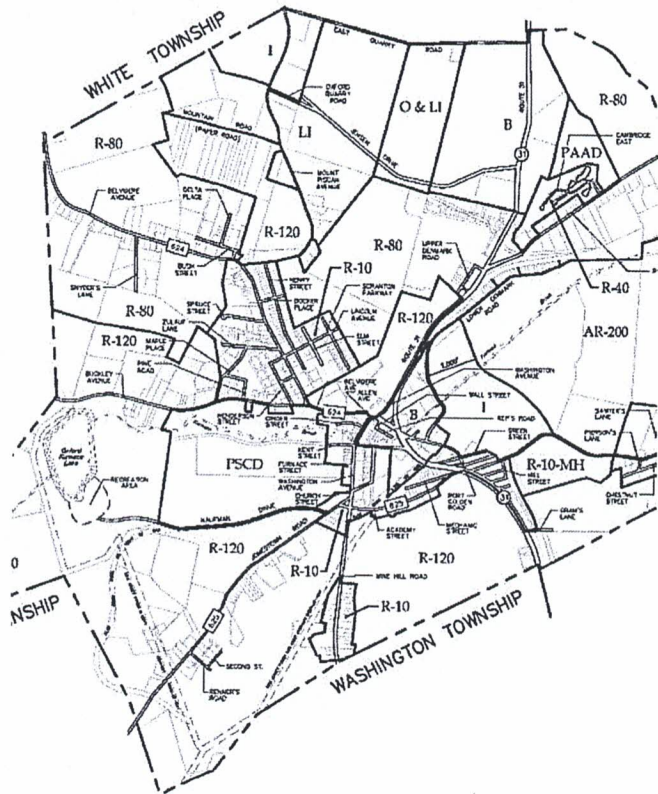
sites in the area. As part of the approval process for the project, the developer will be required to perform site-specific analysis to determine the forest quality score of existing wooded areas so an appropriate mitigation plan for those resources that may be impacted can be prepared with assistance of Highlands Council staff. This includes mitigation that could occur through the use of Low Impact Development practices which would seek to 1) avoid disturbance; 2) minimize impacts; and 3) mitigation. Mitigation shall be towards the goal of “no net loss,” to the maximum extent practicable. Site specific assessment will also assist in determining the amount of land that will be needed to address the 2.5:1 or 3:1 compensation ratio recommended by the Highlands Council relative to loss of Highlands resources that will occur with development of the site. The Township will also prepare a Habitat Conservation and Management Plan for all of Oxford that will identify species at risk, present options for restoration of habitat and standards for mitigation of unavoidable impacts of public and private projects. The latter will be particularly useful as related to development of the Oxford Textile property and other opportunities for habitat compensation within the Planning Area could be identified at that point.

### **Existing Land Uses**

Oxford’s center, both existing designated areas and those proposed for inclusion in the expanded center, is characterized by a mix of uses, although primarily residential in nature. At its core, the center consists of a variety of commercial and nonresidential uses focused in the area of Wall Street and Route 31. All of the township’s service and shopping uses are located here, including a bank, gas station and convenience store, liquor store, karate/fitness studio, salon, post office, coffee shop and Chinese restaurant. Civic uses also exist in close proximity to Route 31 and Wall Street, including the Oxford Volunteer Fire Department and the municipal building on Green Street. Residential uses consist primarily of detached single family homes on small lots within the center proper, with larger lots located up the hill on Belvidere Avenue and west on Axford Avenue. Cambridge East, located east of Route 31 in the northern portion of the center, is a community of attached townhomes. Farm uses also exist in the center, mostly in the northern portion. Figure 4, located in the Appendix, depicts existing land use within the center.

## Existing Zoning

As one would expect, zoning within the town center area consists of a mix of residential and nonresidential zones. The B Business Zone encompasses Wall Street and Route 31, stretching from just north of Port Colden Road to just south of Upper Denmark Road, and Allen Avenue east to Lower Denmark Road. It permits a variety of retail and personal service establishments from stores and pharmacies to banks, business and professional offices and comedy clubs. The Business Zone also encompasses properties in the north end of the center along Route 31 heading into White Township. The I Industrial Zone covers a portion of property within the center, and is associated with the former Oxford Textile Mill. Permitted uses include farms, manufacturing, assembly and processing, truck terminals and warehouse and distribution centers.



Residential zones including the R-10, R-10-MH, R-80 and R-120 are present within the center, permitting primarily single family dwellings, farms, municipal buildings, home occupations and mobile home parks within the R-10-MH. Zone designations generally indicate minimum permitted lot sizes in square feet, depending on the availability of sanitary sewer service. All zones beyond the R-10, where lot sizes can be as small as 10,000 square feet with sewer, permit clustering on lots as small as 35,000 square feet.

## Environmental Concerns

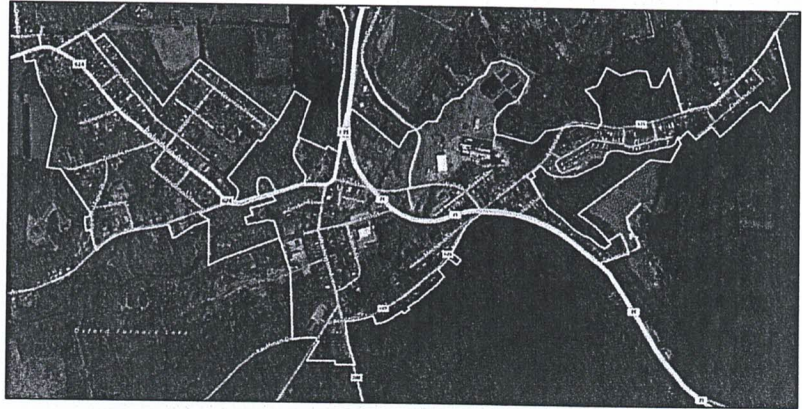
There are several properties within Town Center that are listed on the New Jersey Department of Environmental Protection's known contaminated sites list. They include property on the north end of Route 31 (an old diesel spill), the new Spartan gas station (formerly the Busy Bee), the Coachlight property, a private residence and the OTI property. While not currently listed, 50 Wall Street will eventually be added to the list.

Environmental issues on two properties in particular are of concern, 50 Wall Street and the OTI property. At present, the owners of the OTI property are in the planning stages for redevelopment of the site, which will permit private cleanup of contamination associated with the former industrial uses. There is also a treatment plant that will need to be decommissioned and removed or capped.

The 50 Wall Street site, owned by the Township, appears to be contaminated from the prior Oxford Tool and Die plant. As the Township assumed the property under tax foreclosure, it is not liable for cleanup, although significant money was spent to clean up debris and asbestos remaining from the fire that destroyed most structures on the site. Operating under a grant from NJDEP, the Township has completed initial study of environmental concerns and is currently assessing the extent and cost of cleanup necessary. The nature of contamination is critical to future planning efforts, as cleanup to a level that would permit residential development may be cost prohibitive.

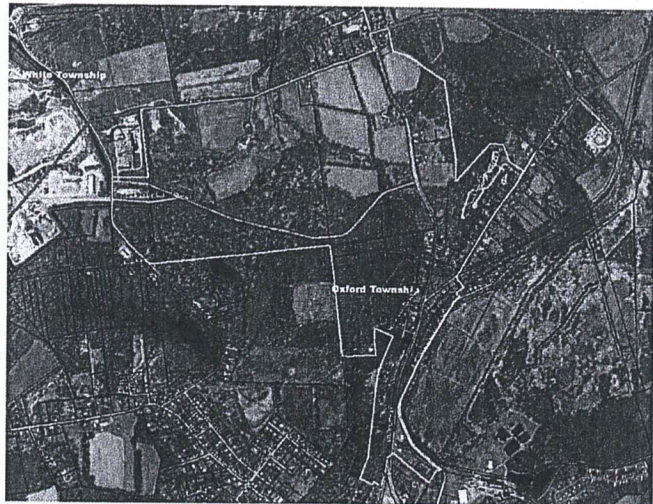
### Phase I Center Boundary and Phase II Expansion

As part of the planning process that created the Highlands Regional Master Plan and the Plan Conformance process, Highlands staff delineated an initial boundary for the Oxford Highlands Center, shown on the map at right. The final consistency review issued by staff in July of 2011 notes this boundary generally followed the village center boundary developed

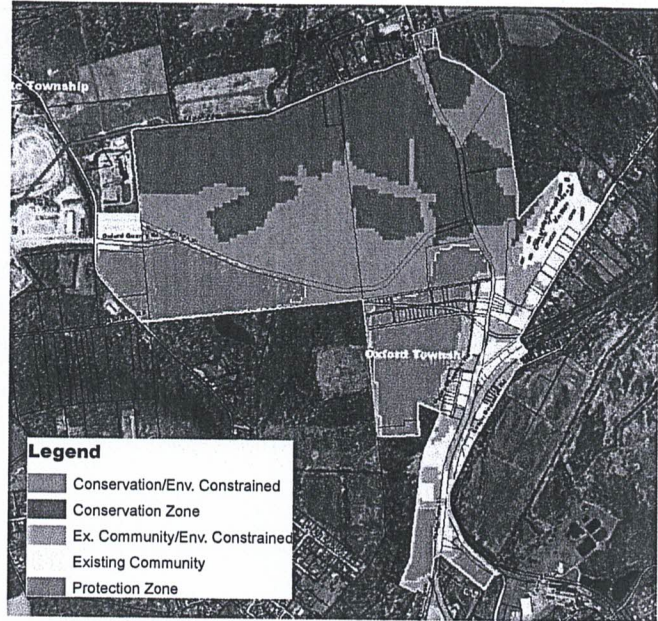


by the State Planning Commission as part of the State Development and Redevelopment Plan in 2001. That review also noted that additional areas could be included as a future extension of the boundary, as is now proposed with this plan.

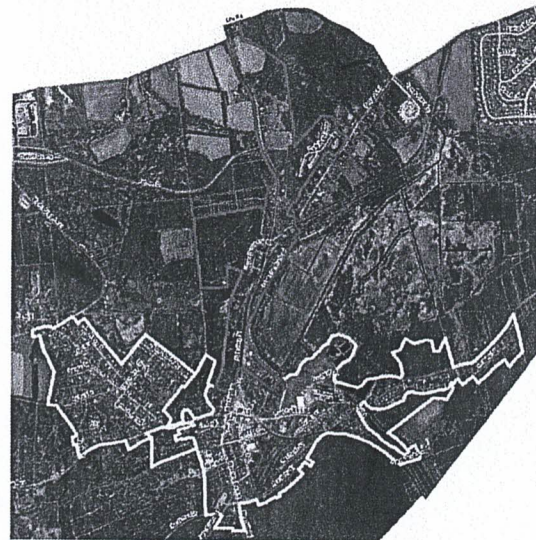
Expansion of the center to include additional areas beyond those currently within the boundary is important to the economic future of the Township. There is limited area along Wall Street to support large-scale commercial and industrial business and areas within this core are seen as most appropriate for small-scale commercial service uses geared towards current and new residents. Lands along Route 31 farther north contain larger parcels capable of supporting a variety of business uses not appropriate for the denser core of the center.



While the final consistency determination issued by Highlands staff recommended reviewing areas on either side of Route 31 and extending west to the quarry (see map at top right), only a limited part of the area is proposed to be included in the expanded center boundary. The rationale for scaling back the center addition is based on the desire to locate concentrated development in one specific area on the north end of Route 31. Most land in the study area is classified as conservation or protection zone, as seen on the map to the lower right, and include forest resource area. One farm, located on the west side of Route 31, has expressed desire to sell development rights and preserve the property for agriculture. The proximity of other lands to the quarry make them less desirable for more intense development, especially given their resource constraints.



The final desire of the Township is to limit the Town Center boundary to existing development along Route 31, the Cambridge West property, owned by the Township, and lands on the east side of Route 31 across from and north of Jensen Drive. Extension of the boundary from Washington Avenue along both side of Route 31 places additional developed parcels in the Center and provides connection of the north and south ends. The map at right depicts the existing center boundary in yellow with the proposed Phase II addition outlined in red.



## Design Considerations

Aesthetics play an important role in the sense of place the physical environment imparts, particularly when the history of a place stretches back more than 200 years, as Oxford's does. While design standards are critical to maintaining sense of place and tying into the vernacular of the Township is important, consideration must be given to market forces and economics, as stringent regulations in a questionable market can stifle growth as details make projects infeasible. It is unreasonable to ask developers to reproduce period homes in an effort to protect the historical character of the area, but

simple requirements can be put in place to guide developers on a path that will achieve consistency. To that end, this plan seeks to implement design standards that emulate architectural themes that repeat across the many styles represented in Town Center, for both residential and nonresidential buildings.

For residential buildings such as single family, duplexes and townhomes, structures should:

- Be elevated above street level, with the finished first floor between 3' and 4' above the street.
- Utilize natural building materials such as wood, stone or brick; manmade substitutions such as cement board and stone and brick veneer that read like natural materials may be used.
- Utilize gable roof designs with overhanging eaves; gable returns are preferred.
- Utilize designs with covered front porches or stoops, with a minimum depth of 4' for covered stoops and 6' for covered porches.
- Be a maximum of 15'-25' from the public street right-of-way.
- Provide for parking at the side or rear of the structure unless a garage is provided at the front of the structure.

For residential buildings containing multiple units, the structure should:

- Utilize natural building materials such as wood, stone or brick in combination with stucco; manmade substitutions such as cement board and stone and brick veneer that read like natural materials may be used.
- Utilize roof designs that emulate a gable roof but provide opportunity for mechanical equipment to be located on the roof. Flat roofs with parapets may also be utilized provided the parapet is high enough to hide mechanical equipment and venting.
- Be a maximum of 15'-25' from the public street right-of-way.
- Provide for parking at the rear of the structure away from public streets.
- Provide for articulation of structures longer than 125' avoiding long stretches of building on the same plane, providing relief along the building facades and incorporating vertical breaks in taller structures.

For nonresidential and mixed-use buildings, the structure should:

- Utilize natural building materials such as wood, stone or brick in combination with stucco; manmade substitutions such as cement board and stone and brick veneer that read like natural materials may be used.
- Utilize roof designs that emulate a gable roof but provide opportunity for mechanical equipment to be located on the roof. Flat roofs with parapets may also be utilized provided the parapet is high enough to hide mechanical equipment and venting.
- Be a maximum of 10'-25' from the public street right-of-way.
- Provide for parking at the rear of the structure away from public streets.
- Utilize storefront windows at street level.

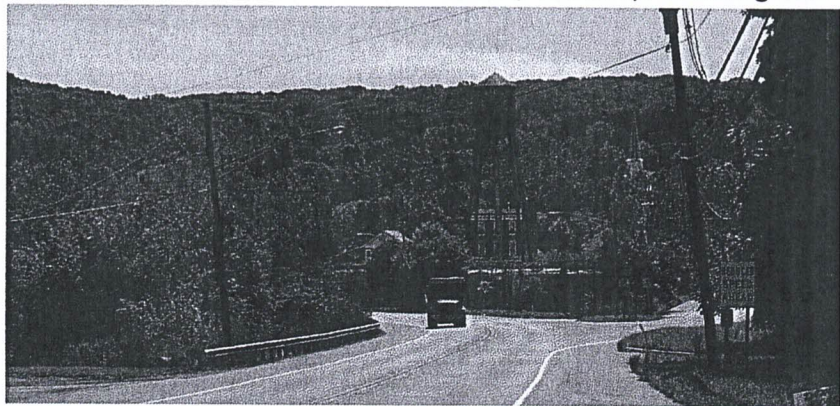
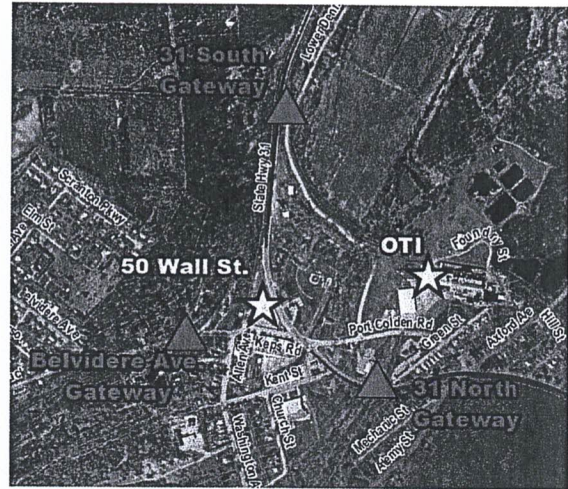
- Provide strong horizontal delineation between nonresidential uses on the ground floor and residential uses above. The use of decorative cornice is encouraged.
- Provide for articulation of structures longer than 125' avoiding long stretches of building on the same plane, providing relief along the building facades and incorporating vertical breaks in taller structures.
- Provide a strong relationship between public streets and nonresidential development at the ground floor, encouraging space for gathering and outdoor dining.

## Gateways and Key Properties

While Town Center extends approximately 1.6 miles along Route 31, the primary gateways into the core of the area are located along the highway within 1,100' of Wall Street, as pictured at right. Belvidere Avenue is a secondary gateway to Wall Street, as visibility from this approach is somewhat limited and traffic is lighter.

While Town Center is not the first thing travelers encounter when they cross the border into Oxford from White Township to the north and Washington Township to the south, it certainly seems that way. Aside from the sign announcing "Welcome to Historic Oxford", there is nothing to distinguish Oxford from surrounding towns, with limited development along Route 31 and no remarkable features to speak of. Town Center along Route 31 represents an opportunity to set Oxford apart, using the 50 Wall Street site as the Township's identity. Traveling from

the north, Route 31 lines up perfectly with the northern portion of the site (see photo at right), presenting an opportunity for a distinct structure or park feature to terminate the view. Traveling Route 31 from the south, the 50 Wall Street site is also highly visible, as is Shippen Manor, perched on the hillside overlooking Wall Street.



While the majority of Town Center is developed and will remain much as it is today, two key properties are or will be available for development and redevelopment going forward. The first is 50 Wall Street, better known as the triangle formed by Wall Street, Washington Avenue and Route 31 and currently

owned by the Township. The second is the OTI property, home of the former Oxford Textile Mill located to the east of Lower Denmark Road and north of Port Colden Road.

50 Wall Street once contained structures associated with Oxford Tool and Die, the last business to occupy and utilize the buildings for industrial purposes. The former Oxford Furnace Company Store was a structure of historic significance located at the corner of Washington Avenue and Wall Street. All of the structures on the site were destroyed by fire a number of years ago, and demolition and cleanup of the site was undertaken by the Township utilizing bond money. Utilizing grant money from the NJDEP Hazardous Discharge Site Remediation Fund, initial study of the site was completed, detailing the nature of contamination from past uses. The Township is currently in the process of assessing the extent of such contamination and formulating a plan for remediation with the guidance of a Licensed Site Remediation Professional.

Development options for 50 Wall Street will be highly dependent on the cost of cleanup and the level of cleanup that can be achieved. Given the nature of contamination already discovered, cleanup to a level that would permit residential development may not be attained. One path that will likely be followed to make redevelopment more viable is the vacation of the portion of Washington Street on the west side of the site. Under the jurisdiction of the County, this extraneous portion of Washington Street could add depth to the property extending from Route 31, something critical to providing adequate space for new structures and parking. Vacation would also eliminate the sharp point on the north side of the parcel and make room for gateway treatments for this important entrance to Town Center. On the southern end of the parcel, the ability exists to reestablish buildings along Wall Street, "completing" the downtown portion of Town Center. Whether mixed-use buildings with ground floor nonresidential space and apartments above or nonresidential buildings, reestablishing the building wall along Wall Street will return a sense of intimacy that was lost when the buildings were demolished. Much needed parking for Shippen Manor can also be provided in close proximity to the base of the hill.

OTI is a large property that currently contains a number of industrial buildings occupied by a variety of tenants. Located within an existing redevelopment area and the subject of a redevelopment plan, the property presently has rights to develop as many as 325 units. The site does have contamination issues which have been quantified, and the current owner is seeking to develop a portion of the site to generate revenue to fund cleanup efforts, estimated to be \$2 million dollars or more. It is the intention of this plan to work in concert with the redevelopment plan to permit flexibility in the development of the site.

As part of the initial assessment and the Highlands Council's consistency review, the need to study the ecology of the portion of the site to be developed was raised. It is clear there are Highlands resource factors that are potentially impacted, including forested area, riparian area and the Highlands open water buffer associated with wetlands. To better address site specific mitigation relating to environmental features, the property owner/developer will provide an ecological assessment in conjunction with the development review process. Township professional staff will work with Highlands

staff and the developer to assess the information and address an overall mitigation plan. This could include protection of off-site areas to compensate for the loss of forested area on the site. The Township has several properties that could provide more than adequate compensation for any resource factors that are impacted.

### **Water and Sewer Capacity**

Warren County Pequest River Municipal Utilities Authority provides sanitary sewer service to Oxford Township and parts of surrounding communities. The Oxford Wastewater Treatment Plant is located at 148 Pequest Road and receives all effluent from Oxford Township. The current capacity of the plant is 0.5 million gallons per day and the current flow is approximately 0.28 million gallons per day, a little over half the design capacity. This leaves approximately 220,000 gallons per day of capacity remaining for new development within Town Center.

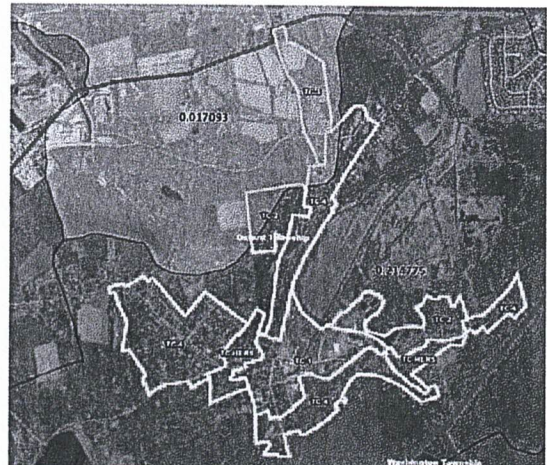
NJ American Water operates the public water system that serves Oxford and parts of Washington. The current system has a firm capacity of 3.260 million gallons per day and has a current peak daily demand of 1.546 million gallons per day and a committed peak of 0.238 million gallons a day for a total peak daily demand of 1.784 million gallons per day. Subtracting this from the firm capacity yields a surplus of 1.476 million gallons per day.

In reviewing likely development projects and estimating unit types and flows and water demand in a conservative manner (i.e. all 3 bedroom units or greater for OTI and assuming the maximum amount of nonresidential floor area to be constructed), total flow is estimated to be approximately 121,100 gallons per day. Compared to capacity of approximately 220,000 gallons per day for the sanitary sewer system and 1.476 million gallons per day for the public water system, there is more than adequate capacity to address future development. The table on the following page estimates sanitary sewer flow and water demand based on projects proposed within Town Center.

## Sanitary Sewer and Water Demand Oxford Town Center

<b>Residential</b>			
<i>OTI</i>			
<b>Unit Type</b>	<b>Flow</b>	<b>Total Units</b>	<b>Total Flow</b>
1 Bedroom Unit	150	0	0
2 Bedroom Unit	225	0	0
3 Bedroom Unit or Larger	300	325	97,500
<b>Totals</b>		<b>325</b>	<b>97,500</b>
<b><i>50 Wall Street</i></b>			
1 Bedroom Unit	16	50	800
2 Bedroom Unit	24	75	1,800
3 Bedroom Unit or Larger	0	200	0
<b>Totals</b>		<b>325</b>	<b>2,600</b>
<b><i>Assisted Living</i></b>			
3 Bedroom Unit	300	5	1,500
<b>Residential Totals</b>			<b>101,600</b>
<b>Nonresidential</b>			
OTI	0.1	40,000	4,000
50 Wall Street	0.1	20,000	2,000
Assisted living (beds)	125	100	12,500
Medical office	0.1	10,000	1,000
<b>Nonresidential Totals</b>			<b>19,500</b>
<b>Total Projected Flow</b>			<b>121,100</b>

One potential problem related to the provision of public water through the NJ American system is current net water availability for the Furnace Brook subwatershed. The most recent data from the Highlands Council shows a deficit of -0.214775 million gallons per day for human consumption (see figure at right), which could create an issue for future development in Town Center. One way to address this is through preparation of a Water Use and Conservation Management Plan for the Furnace Brook subwatershed, which the Township will undertake with



the assistance of Highlands Council staff. Reducing water use for other human consumption activities will help reduce the deficit to potentially make water available. It should be noted that areas within the proposed TC-3 zone district are within a watershed with no water deficit, and therefore public water supply for proposed development in the expanded portion of Town Center should not be an issue.

## **Transfer of Development Rights**

As part of the initial assessment and Highlands consistency review, the concept of transfer of development rights (TDR) was raised, both within the Township and inter-municipal. While the application of such a program within the Highlands has merit, practical difficulties will make application within Oxford difficult at best.

There is only one site within the Town Center that could support meaningful density transfer, and that is the OTI site. Plagued by environmental contamination that will need to be addressed through initial development of limited portions of the site, the economics of requiring the landowner to acquire credits from elsewhere in the Township or the region would likely stifle redevelopment efforts. Additionally, the market in Oxford, and Warren County in general, is such that new construction will not command premium prices or rents, further adding stress to a project that has many challenges.

At this point, a TDR component is seen as an impediment to redevelopment efforts and something that will add unnecessary complication to new projects.

## **Affordable Housing**

While Oxford Township has yet to determine what affordable housing obligations it will need to address for the period of 1999-2025, the Fair Housing Act, N.J.S.A. 52:27D-329.9.18.a, requires projects providing new residential development within the jurisdiction of the Highlands Water Protection and Planning Council to reserve at least 20 percent of residential units constructed for low and moderate income households, to the extent economically feasible. Further, as a condition of designation of Oxford Town Center as outlined in the Final Consistency Review prepared by the Highlands Council in July of 2011, *“Development within the Oxford Highlands Town Center shall include sufficient affordable housing to meet the Township’s constitutional obligations and any statutory requirement”*.

As part of the approval process for any new development project within Town Center, both the governing body and the planning board will need to assess the provision of affordable housing relative to this requirement. As these projects will certainly proceed as redevelopment projects, perhaps the use of payment in lieu of taxes agreements could assist in subsidizing some percentage of proposed units as affordable units, which could be covered in any redevelopment agreement entered into by the Township Committee.

## **Proposed Town Center Zoning**

### **Zoning Districts**

What follows is a proposed zoning scheme for the town center area of Oxford, zoning intended to carry out the intent of this town center plan and that will supersede prior zoning applicable to properties within the center. To a large extent, the underlying zoning requirements have been carried through and should address existing development to remain while providing the opportunity for new development to occur. The map on the following page depicts the extent of proposed districts according to their designations.

# Zoning Map



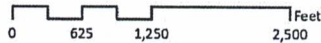
## Oxford Town Center Proposed Zoning Districts

Township of Oxford  
Warren County, NJ  
October 2017

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Map Scale = 1:15,000  
1"=1,250'



### Legend

Proposed Zoning District Boundaries

## District Regulations

### TC Town Center Districts

#### A. Intent and Purpose.

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

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

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

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

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

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

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

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

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

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

(6) Site Improvement Design.

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

(b) Landscaping and Buffer Strips.

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

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

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

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

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

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

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

(7) Highlands Resource Protection Standards.

- (a) Freshwater wetlands, wetlands transition areas, State open waters, flood hazard areas, riparian zones and well-head protection areas shall be protected pursuant to NJDEP regulations and permit programs.
- (b) Site specific critical habitat impact shall be minimized;
- (c) Mitigation for certain impacts that result from development of the OTI property shall occur through preservation of appropriate forest habitat off-site in Cambridge West and Coachlight properties, as a condition subsequent of any future site plan approval.;
- (d) Low impact development techniques as set forth in the New Jersey Stormwater Best Management Practices Manual, Chapter 2, shall be utilized to the extent practicable in light of permitted uses and densities;
- (e) A standard Phase I & Phase II Geotechnical Investigation Report shall be submitted in conjunction with any preliminary site plan/subdivision application. The following design and construction techniques will be utilized in carbonate rock geology:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(c) Approval procedures for general development plans.

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

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

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

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

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

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

[2] If general development plan approval is chosen by the developer, it must be granted by the Planning Board prior to the Planning Board taking action on preliminary approval on any section. Each section must then be developed in accordance with the general development plan approved by the Planning Board, notwithstanding any provision of N.J.S.A. 40:55D-1 et seq., or an ordinance or regulation adopted pursuant thereto after the effective date of the approval.

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

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

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

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

years from the date upon which the developer receives final approval of the first section of the planned development.

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

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

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

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

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

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

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

(i) Except as provided hereunder, once a general development plan has been approved by the Planning Board, it may be amended or revised only upon application by the developer approved by the Planning Board. A developer, without violating the terms of the approval pursuant to N.J.S.A. 40:55D-1 et seq., may, in undertaking any section of the planned development, reduce

the number of residential units or amount of nonresidential floor space by no more than fifteen percent (15%) or reduce the residential density or nonresidential floor area ratio by no more than fifteen percent (15%); provided, however, that a developer may not reduce the number of residential units to be provided pursuant to P. L. 1985, c. 222 (C. 52:27D-301 et al.) without prior Township approval.

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

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

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

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

**C. Districts Enumerated.**

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

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

**D. District Regulations.**

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

(1) TCC Town Center Core.

(a) Principal permitted uses as follows:

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

[9] Post office and library facilities.

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

[11] Commercial uses at street level in mixed-use structures as permitted above or on lots fronting Route 31, Wall Street between Washington Avenue and Route 31, Port Colden Road, Lower Denmark Road, Washington Avenue between Wall Street and Kent Street only as follows:

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

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

[ii] Motor vehicle sales and body shops.

[iii] Lumberyards.

[iv] Adult bookstores and/or peep shows.

[v] Auction markets.

[vi] Pawn shops.

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

[i] Massage parlors.

[ii] Kennels.

[iii] Veterinary hospitals.

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

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

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

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

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

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

[h] Neighborhood motor vehicle service station or garage.

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

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

[l] Bed and breakfast inns.

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

[n] Social clubs, lodges and fraternal organizations.

(b) Permitted accessory uses

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

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

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

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

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

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

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

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

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

[4] Off-street parking areas.

[5] Fences and walls, including trash enclosures.

[6] Signage.

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

[c] Schedule of Area and Bulk Requirements.

[1] Single family residential dwellings

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

[ii] Minimum lot width – 50 feet

[iii] Minimum lot depth – 100 feet

[iv] Minimum front yard setback – 15 feet

[v] Minimum side yard setback – 10 feet

[vi] Minimum rear yard setback – 25 feet

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

[viii] Maximum impervious coverage – 60%

[ix] Minimum accessory structure setback – 2 feet from side or rear lot line

[x] Maximum height accessory structure – 12 feet

[2] Two family residential dwellings

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

[ii] Minimum lot width – 25 feet

[iii] Minimum lot depth – 100 feet

[iv] Minimum front yard setback – 15 feet

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

[vi] Minimum rear yard setback – 25 feet

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

[viii] Maximum impervious coverage – 60%

[ix] Minimum accessory structure setback – 2 feet from side or rear lot line

[x] Maximum height accessory structure – 12 feet

[3] Mixed use buildings

[i] Minimum lot size – 22,500 square feet

[ii] Minimum lot width – 150 feet

[iii] Minimum lot depth – 150 feet

[iv] Minimum front yard setback – 15 feet

[v] Minimum side yard setback – 15 feet

[vi] Minimum rear yard setback – 35 feet

[vii] Maximum building height – 3 stories and 40 feet

[viii] Maximum impervious coverage – 80%

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

[x] Maximum height accessory structure – 18 feet

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

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

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

[5] Nonresidential buildings

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

[ii] Minimum lot width – 100 feet

[iii] Minimum lot depth – 100 feet

[iv] Minimum front yard setback – 15 feet

[v] Minimum side yard setback – 10 feet

[vi] Minimum rear yard setback – 25 feet

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

[viii] Maximum impervious coverage – 60%

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

[x] Maximum height accessory structure – 18 feet

(2) TC-1 Town Center Redevelopment.

[a] Permitted principal uses shall be as follows:

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

[2] A one (1) bedroom apartment above a detached garage of a single-family detached unit or attached townhome where the garage is located along a rear residential lane. Where constructed, these apartments shall not count against the maximum number of units specified in (a)(1) above, however shall be used to support the production of

additional affordable housing opportunities within the development and shall therefore be restricted to occupancy by low and moderate income households.

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

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

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

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

Motor Vehicle sales and body shops.

Lumberyards.

Adult bookstores and/or peep shows.

Auction markets

Pawn shops

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

Massage parlors

Kennels

Veterinary hospitals

Tarot card reading/fortune-telling establishments.

(iii) Business service establishments, including but not limited to document reproduction, duplication, and administrative services.

(iv) Product service establishments, including but not limited to the repair and servicing of shoes, audio and visual equipment, appliances, jewelry and watches.

(v) Business offices, including but not limited to insurance agents, travel agents, realtors, finance and investment companies, and tax preparation services.

(vi) Instructional studios and fitness centers including but not limited to dance, yoga, pilates, cross-fit and traditional gyms.

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

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

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

(xi) Convenience stores.

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

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

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

(8) Day-care centers.

(9) Adult day-care centers.

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

(11) Post office and library facilities

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

[b] Permitted accessory uses shall be as follows:

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

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

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

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

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

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

(v) Permitted signage for single-family dwellings is limited to one façade and freestanding sign not exceeding three square feet and six feet from the ground.

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

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

[4] Off-street parking areas.

[5] Fences and walls.

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

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

[c] Schedule of Area and Bulk Requirements.

[1] Single family residential dwellings

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

- [ii] Minimum lot width – 50 feet
- [iii] Minimum lot depth – 100 feet
- [iv] Minimum front yard setback – 15 feet
- [v] Minimum side yard setback – 10 feet
- [vi] Minimum rear yard setback – 25 feet
- [vii] Maximum building height – 3 stories and 35 feet
- [viii] Maximum impervious coverage – 60%
- [ix] Minimum accessory structure setback – 2 feet from side or rear lot line if 12 feet or lower, otherwise no less than 5 feet.
- [x] Maximum height accessory structure – 12 feet, which may be extended to a maximum of 25 feet to accommodate an affordable apartment per [a][2] above.

[2] Two family residential dwellings

- [i] Minimum lot size – 4,000 square feet per dwelling unit
- [ii] Minimum lot width – 25 feet
- [iii] Minimum lot depth – 100 feet
- [iv] Minimum front yard setback – 15 feet
- [v] Minimum side yard setback – 10 feet one, 0 feet on common wall
- [vi] Minimum rear yard setback – 25 feet
- [vii] Maximum building height – 3 stories and 35 feet
- [viii] Maximum impervious coverage – 60%
- [ix] Minimum accessory structure setback – 2 feet from side or rear lot line if 12 feet or lower, otherwise no less than 5 feet.
- [x] Maximum height accessory structure – 12 feet, which may be extended to a maximum of 25 feet to accommodate an affordable apartment per [a][2] above.

[3] Townhomes

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

- [ii] Minimum lot width – 18 feet
- [iii] Minimum lot depth – 75 feet
- [iv] Minimum front yard setback – 10 feet
- [v] Minimum side yard setback – 10 feet one, 0 feet on common wall
- [vi] Minimum rear yard setback – 25 feet
- [vii] Maximum building height – 3 stories and 35 feet
- [viii] Maximum impervious coverage – 80%
- [ix] Minimum accessory structure setback – 2 feet from side or rear lot line
- [x] Maximum height accessory structure – 12 feet

[4] Multifamily and mixed use buildings

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

[xiii] Building spacing:

[5] Nonresidential buildings

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

\*Front to front: 50 feet.

\*Rear to rear: 50 feet.

\*End to end: 25 feet.

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

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

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

Any building wall to parking area curbs: 10 feet.

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

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

(3) TC-2 Town Center Residential.

(a) Principal permitted uses as follows:

[1] Attached townhomes not to exceed eight (8) units in the structure.

[2] Multifamily apartments not to exceed thirty six (36) units in the structure.

[3] Assisted living facilities, day care centers, adult day care centers or nursing home facilities

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

(b) Permitted accessory uses

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

[2] Clubhouse buildings and management offices as part of a townhome or multifamily apartment development.

[3] Guard houses and entry gates as part of a townhome or multifamily apartment development.

[4] Playgrounds and parks, including playground equipment structures.

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

[6] Off-street parking areas.

[7] Fences and walls.

[8] Signage.

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

(c) Schedule of Area and Bulk Requirements.

[1] Townhomes

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

[4] Multifamily buildings

- [i] minimum lot size – 22,500 square feet
- [ii] Minimum lot width – 150 feet
- [iii] Minimum lot depth – 150 feet
- [iv] Minimum front yard setback – 15 feet
- [v] Minimum side yard setback – 15 feet
- [vi] Minimum rear yard setback – 25 feet
- [vii] Maximum building height – 3 stories and 40 feet measured from post-construction grade to the midpoint of the building eave. However, architectural embellishments that add visual interest to the building or roof design shall not be included in the height of the building.
- [viii] Maximum impervious coverage – 80%
- [ix] Minimum accessory structure setback – 5 feet from side or rear lot line

- [x] Maximum height accessory structure – 12 feet
- [xi] The maximum number of dwelling units per building shall not exceed 36
- [xii] The maximum length of a residential building shall not exceed 240 feet
- [xiii] Building spacing:

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

\*Front to front: 50 feet.

\*Rear to rear: 50 feet.

\*End to end: 25 feet.

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

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

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

Any building wall to parking area curbs: 10 feet.

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

[5] Nonresidential buildings

- [i] minimum lot size – 10,000 square feet
- [ii] Minimum lot width – 75 feet
- [iii] Minimum lot depth – 100 feet
- [iv] Minimum front yard setback – 15 feet
- [v] Minimum side yard setback – 10 feet
- [vi] Minimum rear yard setback – 25 feet
- [vii] Maximum building height – 2 ½ stories and 35 feet
- [viii] Maximum impervious coverage – 80%

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

[x] Maximum height accessory structure – 18 feet

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

(4) TC-3 Town Center Commercial.

(a) Principal permitted uses as follows:

[1] Day-care centers.

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

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

[4] Post office and library facilities.

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

[6] Commercial uses as follows:

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

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

[ii] Motor vehicle sales and body shops.

[iii] Lumberyards.

[iv] Adult bookstores and/or peep shows.

[v] Auction markets.

[vi] Pawn shops.

[b] Personal service establishments, including but not limited to barber and beauty shops, dry-cleaning establishments, self-service laundromats, tailor shops, weight loss centers, portrait studios, interior decorating services and

design studios, video rental, and mail centers. Such service shall not include the following:

[i] Massage parlors.

[ii] Kennels.

[iii] Veterinary hospitals.

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

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

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

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

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

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

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

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

[l] Bed and breakfast inns.

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

[l] Social clubs, lodges and fraternal organizations.

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

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

(b) Permitted accessory uses

[1] Sheds not to exceed 200 square feet.

[2] Off-street parking areas.

[3] Fences and walls.

[4] Signage.

[5] Accessory apartments to be utilized only by staff of the facility, not to exceed a total of five (5) units. Such apartments shall be located within a principal building.

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

(c) Schedule of Area and Bulk Requirements.

[1] Nonresidential buildings

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

[ii] Minimum lot width – 75 feet

[iii] Minimum lot depth – 100 feet

[iv] Minimum front yard setback – 75 feet

[v] Minimum side yard setback – 25 feet

[vi] Minimum rear yard setback – 35 feet

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

[viii] Maximum impervious coverage – 65%

[ix] Minimum accessory structure setback – 10 feet from side or rear lot line

[x] Maximum height accessory structure – 22 feet

[2] Minimum off-street parking requirements: as per §340-29 Off-street parking.

(5) TC-4 Town Center Fringe

(a) Principal permitted uses as follows:

[1] Single-family detached dwelling units.

[2] Duplex dwellings.

[3] Apartment complexes existing at the time of adoption of this ordinance.

[4] Mobile home parks in existence at the time of adoption of this ordinance, in accordance with the following requirements:

[a] All mobile home parks shall adhere to the provisions specified in Chapter 213 of the Code of the Township of Oxford.

[b] All mobile home parks shall have at least 80% of the units within the park restricted for occupancy by households with at least one person 55 years of age or older, provided as follows:

[1] The age restrictions set forth hereinabove shall not apply to any existing mobile home park until such time as the number of mobile homes within the existing park is increased.

[2] When the age restrictions become applicable, they shall be written within a park rules document to be submitted to the Land Use Board for review and approval as part of an application for final subdivision approval and which, upon approval, shall be given to all resident households in the mobile home park.

[3] Notwithstanding § 340-13B(2)(b) hereinabove, no existing unit within a mobile home park currently occupied by a household without at least one person 55 years of age shall be included within the calculation of the ratio of 80% to 20% until either the composition of the existing household meets the age-restricted criteria or until the unit is reoccupied by a new household.

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

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

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

[8] Post office and library facilities.

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

(b) Permitted accessory uses

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

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

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

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

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

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

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

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

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

[4] Off-street parking areas.

[5] Fences and walls.

[6] Signage.

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

(c) Schedule of Area and Bulk Requirements.

[1] Single family residential dwellings

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

[ii] Minimum lot width – 50 feet

[iii] Minimum lot depth – 100 feet

[iv] Minimum front yard setback – 15 feet

[v] Minimum side yard setback – 10 feet

[vi] Minimum rear yard setback – 25 feet

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

[viii] Maximum impervious coverage – 60%

[ix] Minimum accessory structure setback – 2 feet from side or rear lot line

[x] Maximum height accessory structure – 12 feet

[2] Two family residential dwellings

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

[ii] Minimum lot width – 25 feet

[iii] Minimum lot depth – 100 feet

[iv] Minimum front yard setback – 15 feet

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

[vi] Minimum rear yard setback – 25 feet

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

[viii] Maximum impervious coverage – 60%

[ix] Minimum accessory structure setback – 2 feet from side or rear lot line

[x] Maximum height accessory structure – 12 feet

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

[4] Nonresidential buildings

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

[ii] Minimum lot width – 100 feet

[iii] Minimum lot depth – 100 feet

[iv] Minimum front yard setback – 25 feet

[v] Minimum side yard setback – 15 feet

[vi] Minimum rear yard setback – 25 feet

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

[viii] Maximum impervious coverage – 60%

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

[x] Maximum height accessory structure – 12 feet

(6) TC-HERS Town Center Conservation Zone District

(a) Principal permitted uses as follows:

[1] Single-family detached dwelling units.

[2] Passive recreation facilities

(b) Permitted accessory uses

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

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

[4] Fences and walls.

[5] Signage.

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

(c) Schedule of Area and Bulk Requirements.

[1] Single family residential dwellings

[i] minimum lot size – 4 acres

[ii] Minimum lot width – 200 feet

[iii] Minimum lot depth – 200 feet

[iv] Minimum front yard setback – 50 feet

[v] Minimum side yard setback – 20 feet

[vi] Minimum rear yard setback – 35 feet

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

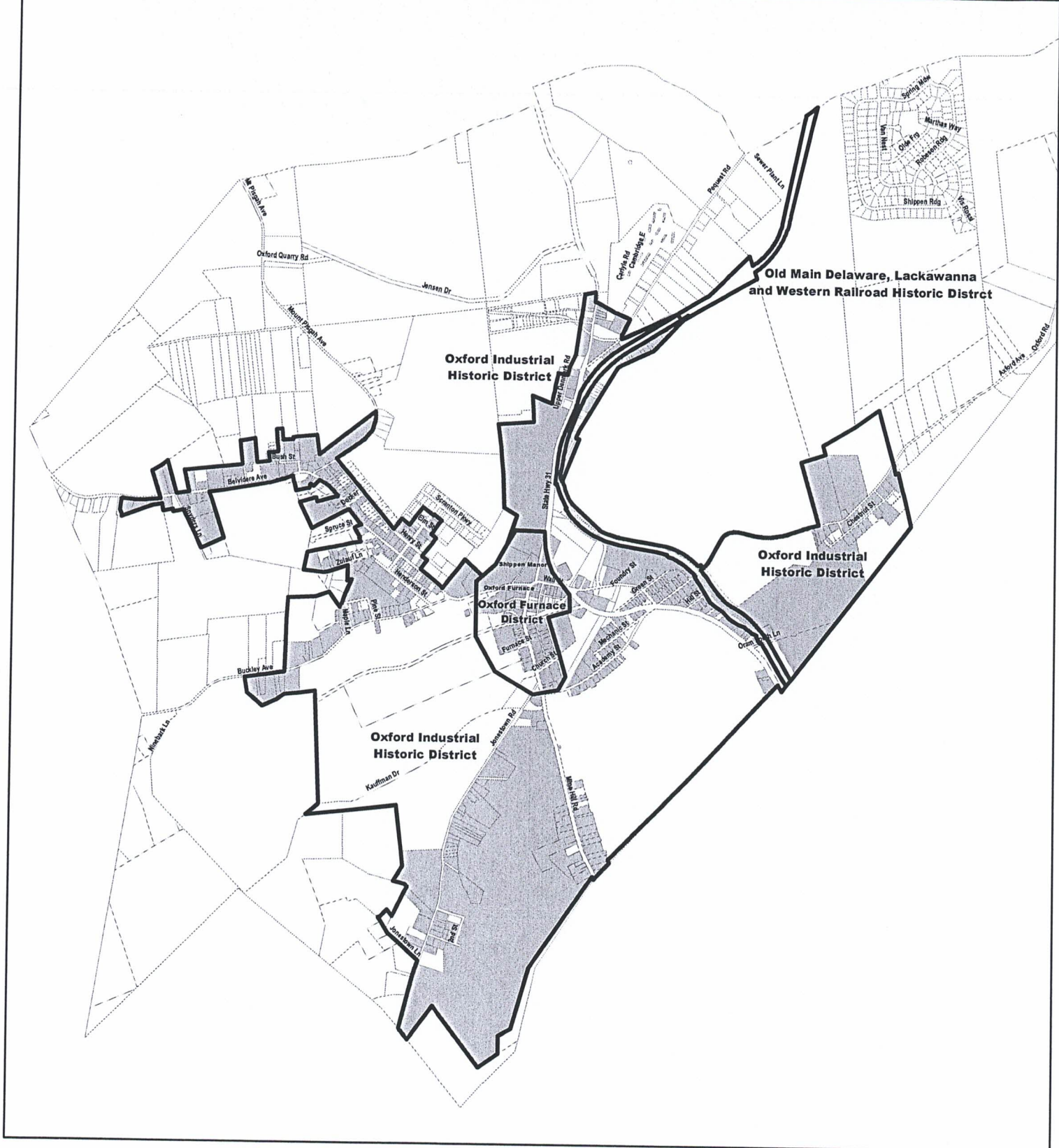
[viii] Maximum impervious coverage – 25%

[ix] Minimum accessory structure setback – 2 feet from side or rear lot line

[x] Maximum height accessory structure – 12 feet

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

## **Appendices**



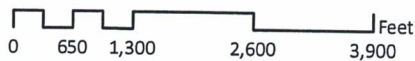
**Figure 2**  
**Oxford Town Center Historic Districts and Properties**

Township of Oxford  
 Warren County, NJ  
 May 2017

Map prepared by:  
 James T. Kyle, PP/AICP  
 PO Box 236  
 Hopewell, NJ 08525  
 609-529-8692  
 jkyle@kyleplanning.com



Map Scale = 1:24,000  
 1"=2,000'



**Legend**

- Historic Districts
- Historic Properties



**Figure 3**  
**Oxford Town Center Environmental Features**

Township of Oxford  
 Warren County, NJ  
 February 2018

Map prepared by:  
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Map Scale = 1:24,000



**Legend**

- Streams
- Waterbodies
- Riparian Area
- Constrained Slopes
- Highlands Forest Resource Area
- Wetlands



**Figure 4**  
**Oxford Town Center Existing Land Use**

Township of Oxford  
 Warren County, NJ  
 February 2018

Map prepared by:  
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 PO Box 236  
 Hopewell, NJ 08525  
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 jkyle@kyleplanning.com



Map Scale = 1:24,000



**Legend**

Farm Regular		Vacant	
Farm Qualified		School	
Commercial		Public	
Industrial		Church and Charitable	
Apartment		Other Exempt	
		Residential	

**e) The recommendations of the Land Use Board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law,” into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.**

At this time the Land Use Board makes no findings or recommendations regarding the incorporation of redevelopment plans pursuant to the Local Redevelopment and Housing Law, P.L. 11992, c.79 (C.40A:12A-1 et al.) into the Land Use Plan. To the extent that the Oxford Textile Mill Redevelopment Plan and the Oxford Central Business District Redevelopment Plan have been adopted, they shall remain in effect in accordance with the specifics of each plan. In all likelihood they will be superseded when the Oxford Town Center Plan is adopted in 2014, however, keeping the redevelopment plans in place to permit the use of tax abatements under the Long Term Tax Exemption is desirable.