

**ORDINANCE 2026-12
TOWNSHIP OF OXFORD
COUNTY OF WARREN**

A REDEVELOPMENT PLAN ORDINANCE OF TOWNSHIP OF OXFORD, COUNTY OF WARREN, STATE OF NEW JERSEY, PERTAINING TO BLOCK 6, LOTS 1, 2.01, 2.02, 2.03, 3, 4, 4.01, 5, 6, 7, 8, 9, 10, AND 11, AND BLOCK 7, LOT 2 AND DESIGNATED AN AREA IN NEED OF REDEVELOPMENT BY THE TOWNSHIP OF OXFORD, IN ACCORDANCE WITH N.J.S.A. 40A:12A-7 ENTITLED “40A:12A-7. ADOPTION OF REDEVELOPMENT PLAN”

WHEREAS, the Township of Oxford Committee adopted Resolution No. 2026-76 on May 20, 2026 directing the Land Use Board to undertake a preliminary investigation to determine whether the subject property qualified as an area in need of non-condemnation redevelopment in accordance with the provisions set forth at N.J.S.A. 40A:12A-4; and

WHEREAS, the Township of Oxford Land Use Board held a consistency review hearing and approved the area of need of redevelopment study on June 23, 2026 for Block 6, Lots 1, 2.01, 2.02, 2.03, 3, 4, 4.01, 5, 6, 7, 8, 9, 10, and 11, and Block 7, Lot 2 (the “Wall Street Redevelopment Area”) and adopted the subsequent resolution on December 19, 2023, “in accordance with the provisions set forth at N.J.S.A. 40A:12A-5; and

WHEREAS, the Township of Oxford Committee adopted Resolution No. 2026-112- on September 2, 2026, designating the Wall Street Redevelopment area, “An Area in Need of Redevelopment” in accordance with the provisions set forth at N.J.S.A. 40A:12A-14; and

WHEREAS, the State of New Jersey pursuant to 40A:12A-65(c) the Township transmitted a copy of resolution to Commissioner of Community Affairs and no response was received/transmitted within 30 calendar days of.

WHEREAS, in accordance with the provisions of N.J.S.A. 40A:12A-7, the Township of Oxford Committee prepared a Redevelopment Plan consistent with the provisions of Town Master Plan and previously completed in need of redevelopment study for the subject property including design and development standards for development, and addressing site plan requirements and details, for referral to the Land Use Board for consistency Review; and

WHEREAS, N.J.S.A. 40A:12A-7.a., provides that “No redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, ...”; and sets forth statutory requirements for the contents of a Redevelopment Plan; and

WHEREAS, the Township of Oxford Council is desirous of enacting a redevelopment plan to guide the future use, development and redevelopment of Block 6, Lots 1, 2.01, 2.02, 2.03, 3, 4, 4.01, 5, 6, 7, 8, 9, 10, And 11, And Block 7, Lot 2 heretofore designated an area in need of redevelopment with provisions to enable redevelopment of the property; and

WHEREAS, N.J.S.A. 40A:12A-15 provides that “In accordance with the provisions of a redevelopment plan adopted pursuant to section 7 of P.L. 1992, c.79 (C.40A:12A-7), a municipality or redevelopment entity may proceed with ... development, redevelopment and rehabilitation of an area in need of rehabilitation. ...”;

NOW, THEREFORE, BE IT ORDAINED, that the following redevelopment plan ordinance is hereby adopted:

Section 1. This Ordinance shall be known as the “Wall Street Redevelopment Plan”.

Section 2. The Code of the Township of Oxford is hereby amended and supplemented, as follows:

1. Chapter 340, Zoning, Article III, Zoning Districts, subsection 340-5, Zoning Map, is hereby amended and supplemented by designating Township of Oxford Block 6, Lots 1, 2.01, 2.02, 2.3, 3, 4, 4.01, 5, 6, 7, 8, 9, 10, and 11, and Block 7, Lot 2 the “Wall Street Redevelopment Zone” and adding the following designation to the legend on the Zoning Map: “Wall Street Redevelopment Zone”. This amendment will replace the prior zone designation and should not be interpreted as a zone overlay. This amendment does not change any Highlands classification of the property established NJ Statutes/polices/regulations.

2. Chapter 340, Zoning, Article III, Zoning Districts, subsection 340-5, is hereby amended and supplemented by adding the zone “Wall Street Redevelopment Zone.”

3. Chapter 340, Zoning is amended to add Chapter 340-19.6 (or next available section number) to Article IV “Wall Street Redevelopment Zone” which will include the follow chapters:

a. Chapter 340-19.6.A – Purpose

It is the purpose of this zone to provide for the redevelopment of the designated properties. This zone is classified as a redevelopment zone subject to review by the Redevelopment Authority and Land Use Board of the Township of Oxford.

b. Chapter 340-19.6.B Permitted Uses

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

i. Permitted Use as listed under TC-1 Town Center Redevelopment zone 340-14.D.2.A

c. Chapter 340-19.6.C Accessory Uses

Permitted accessory uses shall be as follows:

i. Permitted Use as listed under TC-1 Town Center Redevelopment zone 340-14.D.2.B

d. Chapter 340-19.6.E Zone Standards

This zone shall include the following standards that supersede other standards listed in zoning, site plan and subdivision standards and codes of the Township. If this section does not include a specific amendment for this zone, this zone is subject to established zoning, site plan, subdivision and other Township codes.

i. EV Parking Standards

1. The Zone shall adhere to N.J.S.A 40:55D EV parking schedule.
2. The zone shall permit reductions in required parking based on the number of EV spaces provided for per N.J.S.A 40:55D 40:55.
3. Accessible EV spaces shall be provided per N.J.S.A 40:55D.

ii. Parking Standards

1. Accessible spaces shall be provided per federal regulation and state regulations.
2. The minimum number of spaces to be provided shall conform to §625, Article VII, except where the NJ Residential Site Improvement Standards permits a lower minimum number of spaces to be provided.
3. Parking spaces sizes for non-ADA spaces would be 9' x 18'
4. On-street parking shall maintain safe egress through the site
5. Parking is permitted with in setbacks and buffers for all yards.
6. Offsite shared parking may be provided subject to submission of parking agreement and map depicting offsite parking location.

iii. Banked/Future Parking spaces.

1. Developers may at approval of the Land Use Board construct less parking spaces than required when the developer is able to submit a parking plan that depicts how the developer would be able to provide additional parking onsite in the future if demand warrants.

iv. Variances for Parking

1. Variances for parking up to 10% required may be considered and granted by the Land Use Board without review of redevelopment Authority.
2. Variance for loading zones may be considered and granted by the Land Use Board without review of the Redevelopment Authority.

v. Monument Signage

1. Development monument signage shall be exempt from front, side, and rear setback requirements for accessory structures, provided they are not placed in the right of way or within a sight triangle of an access point.

vi. Fire Aisle Standards

1. Fire aisles less than the required width pursuant to regulation may be approved without a waiver subject to the approval of the Fire Official.

vii. Variances

1. The Land Use Board shall be permitted to grant variances classified as “c” variance pursuant to 40:55D-70.C, but are not permitted to grant variances classified as “d” pursuant to 40:55D-70.D.
4. Article V Bulk Schedule Chapter 340-19 Schedule of Area, lot and Bulk requirements and associated schedule attachment is amended to include the following standards for the Wall Street Redevelopment Zone:
 1. Redevelopment Plan shall match the bulk schedule for Town Center 1 zone bulk schedule.

Section 3. The Zoning District Map in the zoning ordinance of the Township shall be amended to depict a zone called “Wall Street Redevelopment Zone” with a boundary of Block 6, Lots 1, 2.01, 2.02, 2.3, 3, 4, 4.01, 5, 6, 7, 8, 9, 10, and 11, and Block 7, Lot 2.

Section 4.

This section of the Block 31 Lot 21.01 Redevelopment Zone addresses the statutory requirements of N.J.S.A. 40A:12A-7. Adoption of redevelopment plan (this ordinance). Responses to N.J.S.A. 40A:12A7.a are provided below:

NJSA 40A:12A-7.a(1) - Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.

As identified in the previously completed area of need of redevelopment study for this property, the master plan promotes the development both new residential and non-residential development and redevelopment of underutilized properties within the township. The 2024 Master Plan Reexamination Report notes this goal.

NJSA 40A:12A-7.a(2) - Proposed land uses and building requirements in the project area.

Within this plan/ordinance, land uses and building requirements have been identified as required by Statute.

NJSA 40A:12A-7.a(3) – Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.

This criterion is not applicable, as no properties are proposed for condemnation or taking as part of this redevelopment plan.

NJSA 40A:12A-7.a(4) – An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.

This redevelopment plan does not propose to acquire land by redevelopment authority of the Township of Oxford.

NJSA 40A:12A-7.a(5) – Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L.1985, c.398 (C.52:18A-196 et al.).

- *Contiguous Municipalities – the Subject redevelopment area is located completely within the Township of Oxford, and is not adjacent to the boundary of any other municipality.*
- *County Master Plan – The subject property is located within Warren County. The County's Master Plan includes a strategic Growth Plan, which this redevelopment plan would align with their goal no. 7 to promote development in existing development centers (this site was previously developed) and was a source for local/regional jobs. There is potential as identified, to set aside portions to create non-developed buffers/set asides (privately owned-no public access).*
- *State Development and Redevelopment Plan – Oxford Township is located entirely within the New Jersey Highlands Region Preservation Area. State planning objectives within the Preservation Area are regulated through the provisions of the Highlands Act and Highlands Regional Master Plan; neither the Township nor the subject property have State Planning Area classifications as a result. It is consistent with Highlands land use objectives to promote development in existing centers to preserve open space and natural resources.*

NJSA 40A:12A-7.a(6) – As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.

No low and moderate-income residential units are proposed to be removed, as there are no low and moderate-income residential units existing in the redevelopment area.

NJSA 40A:12A-7.a(7) – A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.

This project does not include removal of residential properties and as such this requirement is not applicable to this redevelopment plan.

NJSA 40A:12A-7.a(8) – Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

This redevelopment plan will incorporate the current electric vehicle parking standards/guidelines of the State and will permit reduction in required parking onsite should electric vehicle parking be provided.

NJSA 40A:12A-7b – A redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan.

This redevelopment plan does not include provisions to alter or change any state required affordable housing obligations for development at this site nor does this plan require such units unless required by state regulations.

NJSA 40A:12A-7c - The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.

This redevelopment plan includes provisions for zoning and design standards that will amend existing zoning standards and design standards under section 2.

Section 5.

RENUMBERING. This ordinance may be renumbered for codification purposes.

Section 6.

SEVERABILITY. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

Section 7.

REPEALER. Any Ordinances or parts thereof in conflict with the provisions of these Ordinance are hereby repealed as to their inconsistencies only.

Section 8.

EFFECTIVE DATE. This Ordinance shall not take effect until any statutory requirements are addressed.

Notice

NOTICE is hereby given that the foregoing Ordinance was introduced to pass on first reading at a regular meeting of the Township of Oxford Committee held on September 16, 2026 at 6:30 PM and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a regular meeting of the Township of Oxford Committee to be held on October 21, 2026 at 6:30 p.m. or as soon thereafter as the Town Committee may hear this Ordinance at the Municipal Building, 11 Green Street, Oxford, NJ, at which time all persons interested may appear for or against the passage of said Ordinance.



Lee Geller, RMC
Township Clerk



2nd Read Ordinance 2026-12

CERTIFICATON

I, Lee Geller, Registered Municipal Clerk of the Township of Oxford, County of Warren and State of New Jersey, **DO HEREBY CERTIFY** that this is a true and correct copy of an Ordinance adopted by the Township Committee of the Township of Oxford, at their regular meeting held on October 21, 2026.

Lee Geller, RMC
Township Clerk