

Petition for Plan Conformance Public Hearing - Oxford Township



Oxford Township

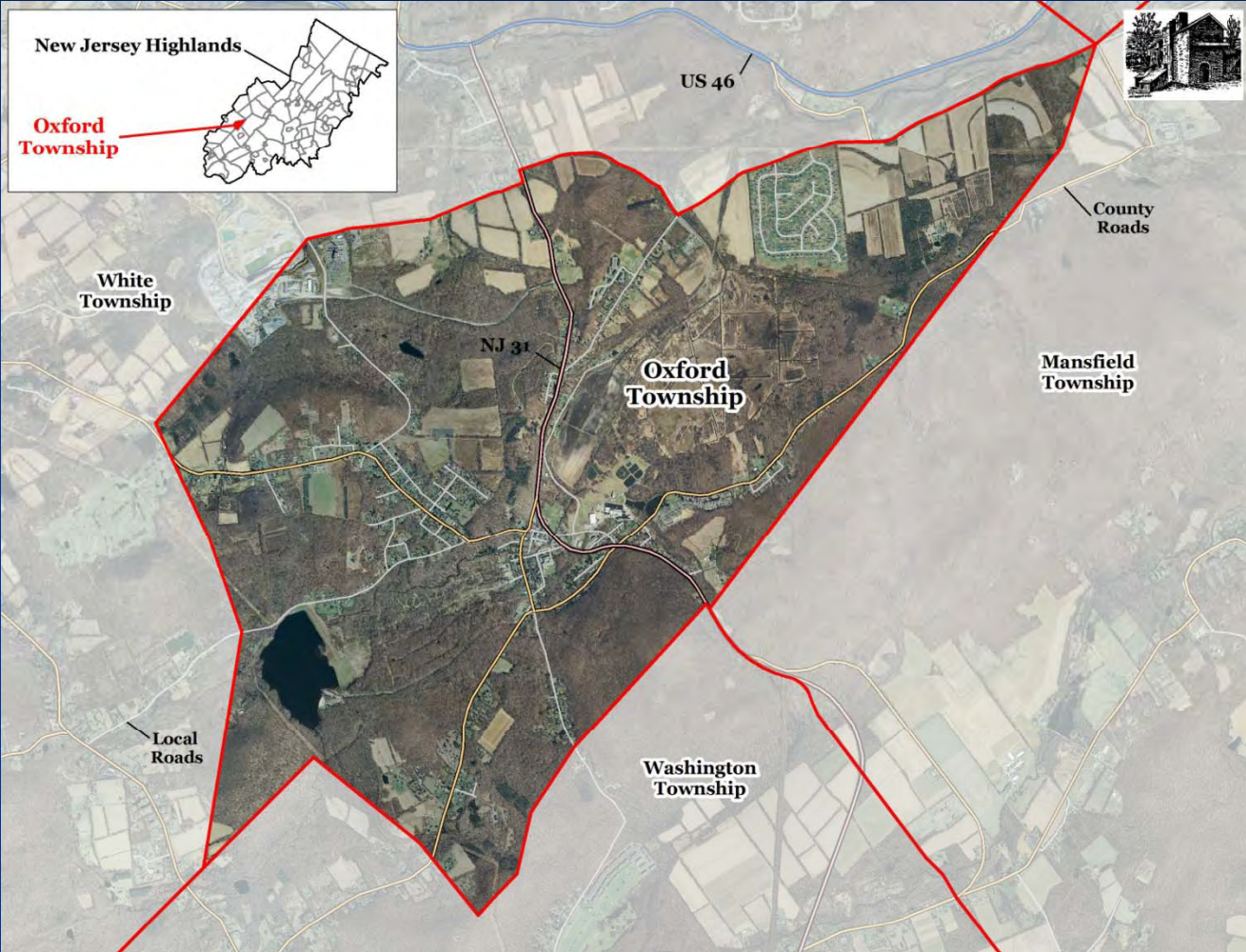
Significant Highlands Statistics

- Preservation Area Lands: 2,206 acres – 57%
- Planning Area Lands: 1,672 acres – 43%

- Protection Zone – 2,351 acres – 61%
- Conservation Zone – 705 acres – 18%
- Existing Community Zone – 699 acres – 18% (Roads 3%)

- Highlands Open Water Protection – 1,786 acres – 46%
- Forest Resource Area – 3,878 acres – 100%
- Conservation Priority Areas – 1,004 acres – 26%
- Agricultural Priority Areas – 542 acres – 14%

Oxford Township, Warren County



Oxford Township Flyover

New Jersey Highlands

Oxford Township



White Township

Oxford Township

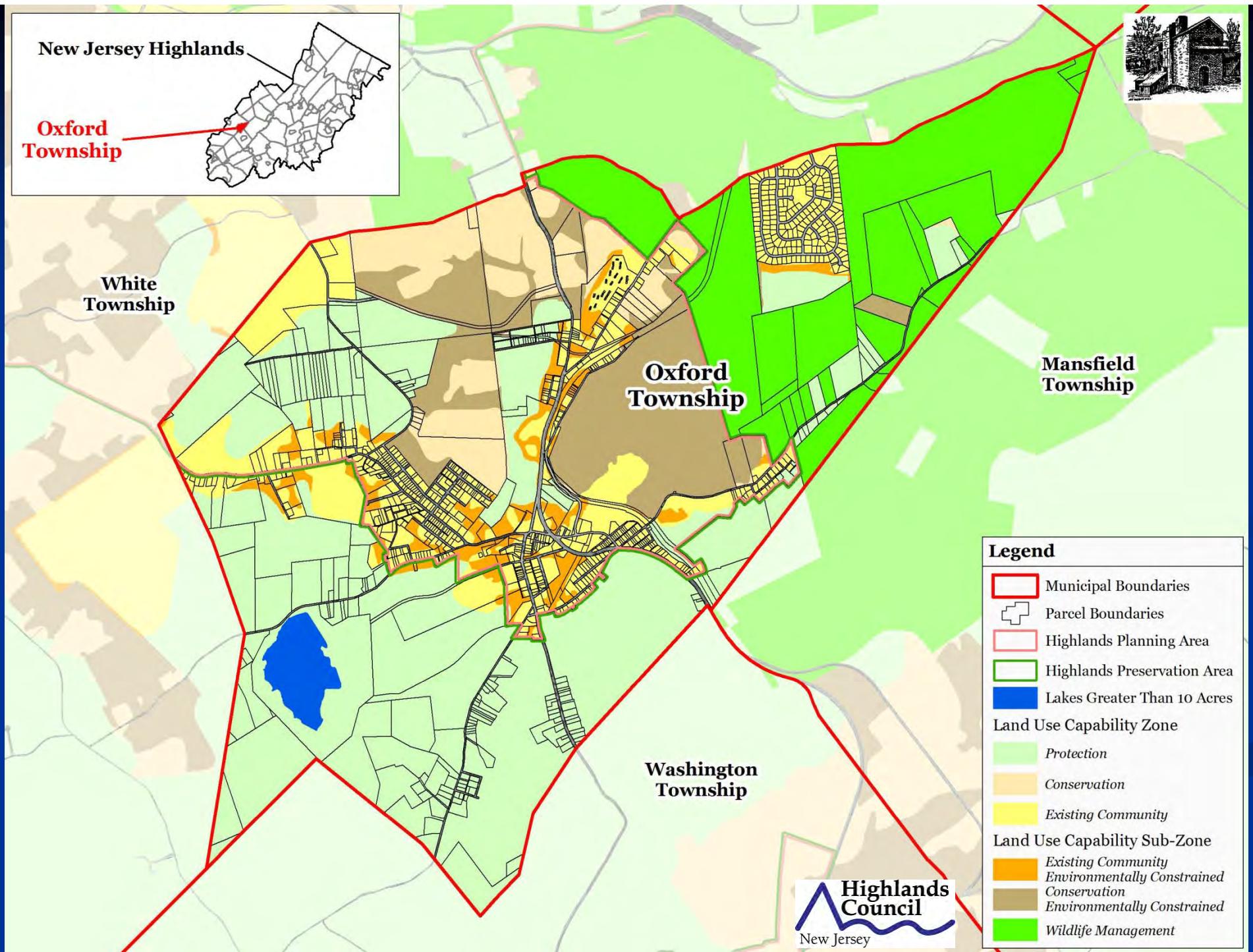
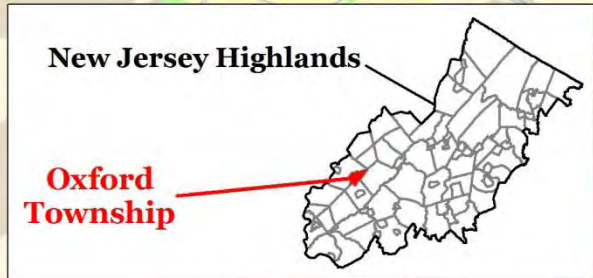
Mansfield Township

Washington Township

Legend

-  Municipal Boundaries
-  Parcel Boundaries
-  Highlands Planning Area
-  Highlands Preservation Area
-  Lakes Greater Than 10 Acres
- Land Use Capability Zone**
 -  Protection
 -  Conservation
 -  Existing Community
- Land Use Capability Sub-Zone**
 -  Existing Community Environmentally Constrained
 -  Conservation Environmentally Constrained
 -  Wildlife Management





Legend

- Municipal Boundaries
- Parcel Boundaries
- Highlands Planning Area
- Highlands Preservation Area
- Lakes Greater Than 10 Acres

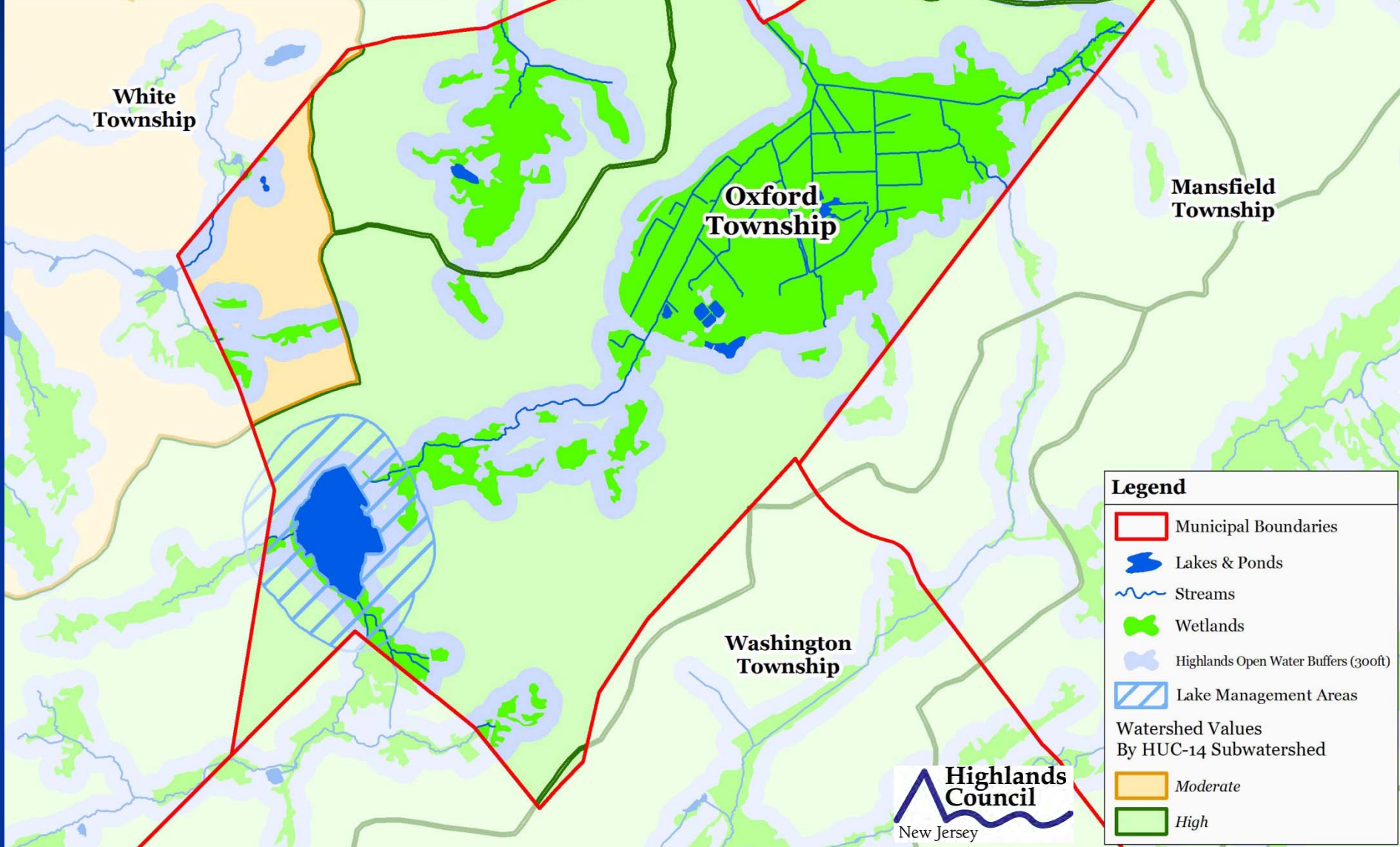
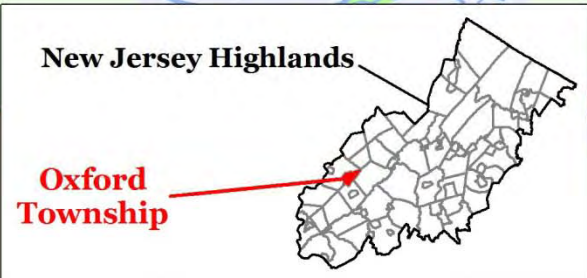
Land Use Capability Zone

- Protection
- Conservation
- Existing Community

Land Use Capability Sub-Zone

- Existing Community
- Environmentally Constrained Conservation
- Wildlife Management





Legend

- Municipal Boundaries
- Lakes & Ponds
- Streams
- Wetlands
- Highlands Open Water Buffers (300ft)
- Lake Management Areas

Watershed Values
By HUC-14 Subwatershed

- Moderate
- High



New Jersey Highlands

Oxford Township



White Township

Oxford Township

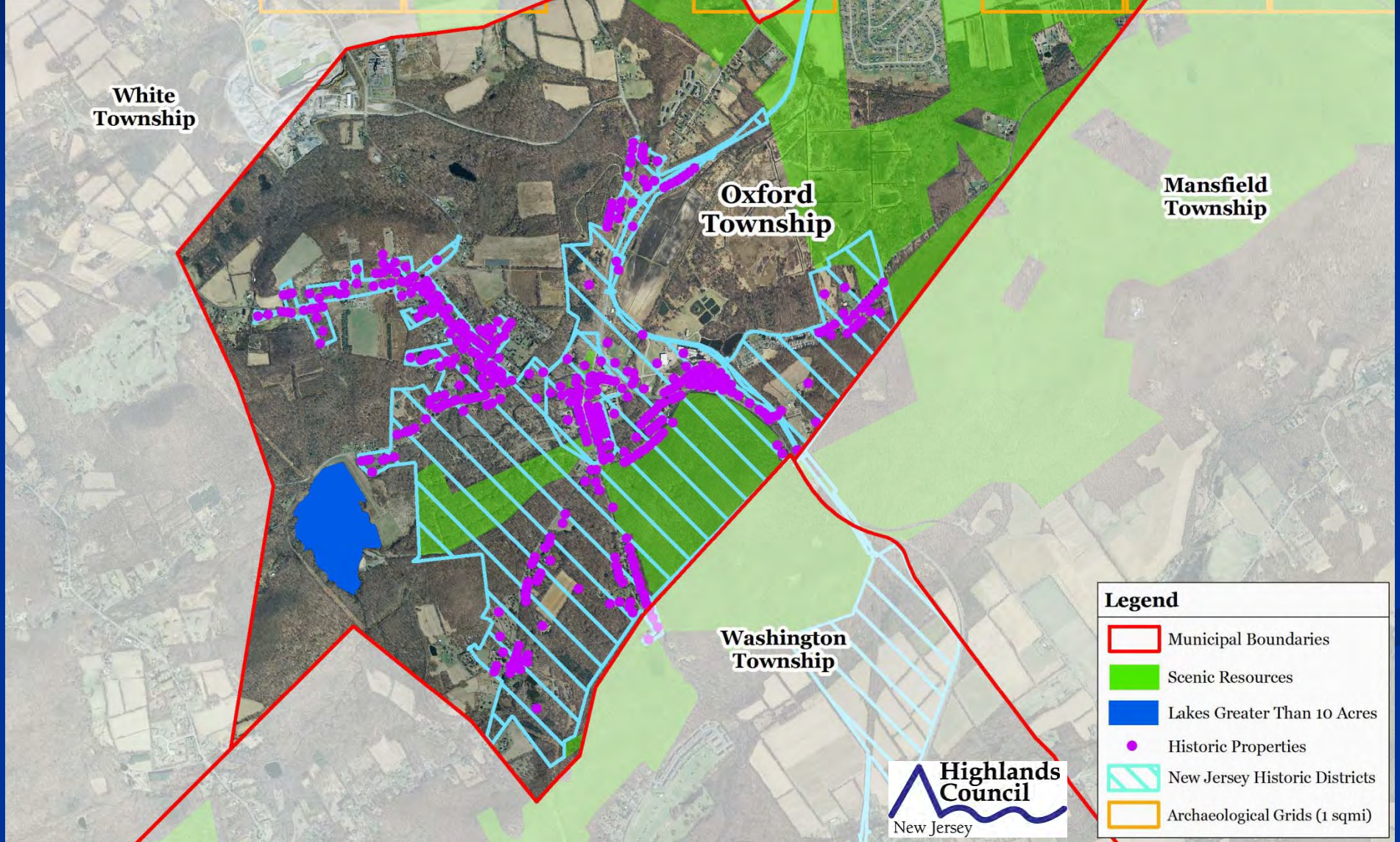
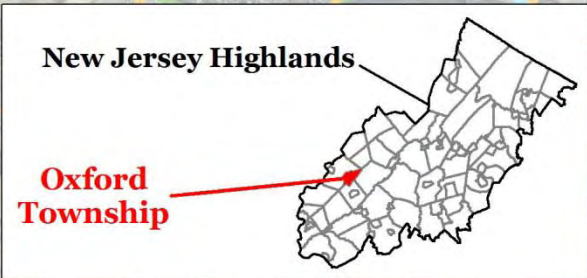
Mansfield Township

Washington Township

Legend

-  Municipal Boundaries
-  Lakes Greater Than 10 Acres
- Steep Slope Protection Area
 -  Severely Constrained
 -  Moderately Constrained
 -  Constrained/Limited Constrained





Legend

	Municipal Boundaries
	Scenic Resources
	Lakes Greater Than 10 Acres
	Historic Properties
	New Jersey Historic Districts
	Archaeological Grids (1 sqmi)



New Jersey Highlands

Oxford Township



White Township

Oxford Township

Mansfield Township

Washington Township

Legend

- Municipal Boundaries
- Lakes Greater Than 10 Acres
- Existing Area Served for:
 - Public Community Water Systems
 - Highlands Domestic Sewerage Facilities
 - Highlands Domestic Sewerage Facilities and Public Community Water Systems
- Net Water Availability By HUC14 Subwatershed Million Gallons Per Day (MGD)
 - 0.00 - 0.04
 - 0.99 - -0.10



New Jersey Highlands

Oxford Township



White Township

Oxford Township

Mansfield Township

Washington Township

Legend

-  Municipal Boundaries
- Agricultural Priority Areas**
 -  High
 -  Moderate
 -  Preserved Lands
-  Lakes Greater Than 10 Acres



New Jersey Highlands

Oxford Township



White Township

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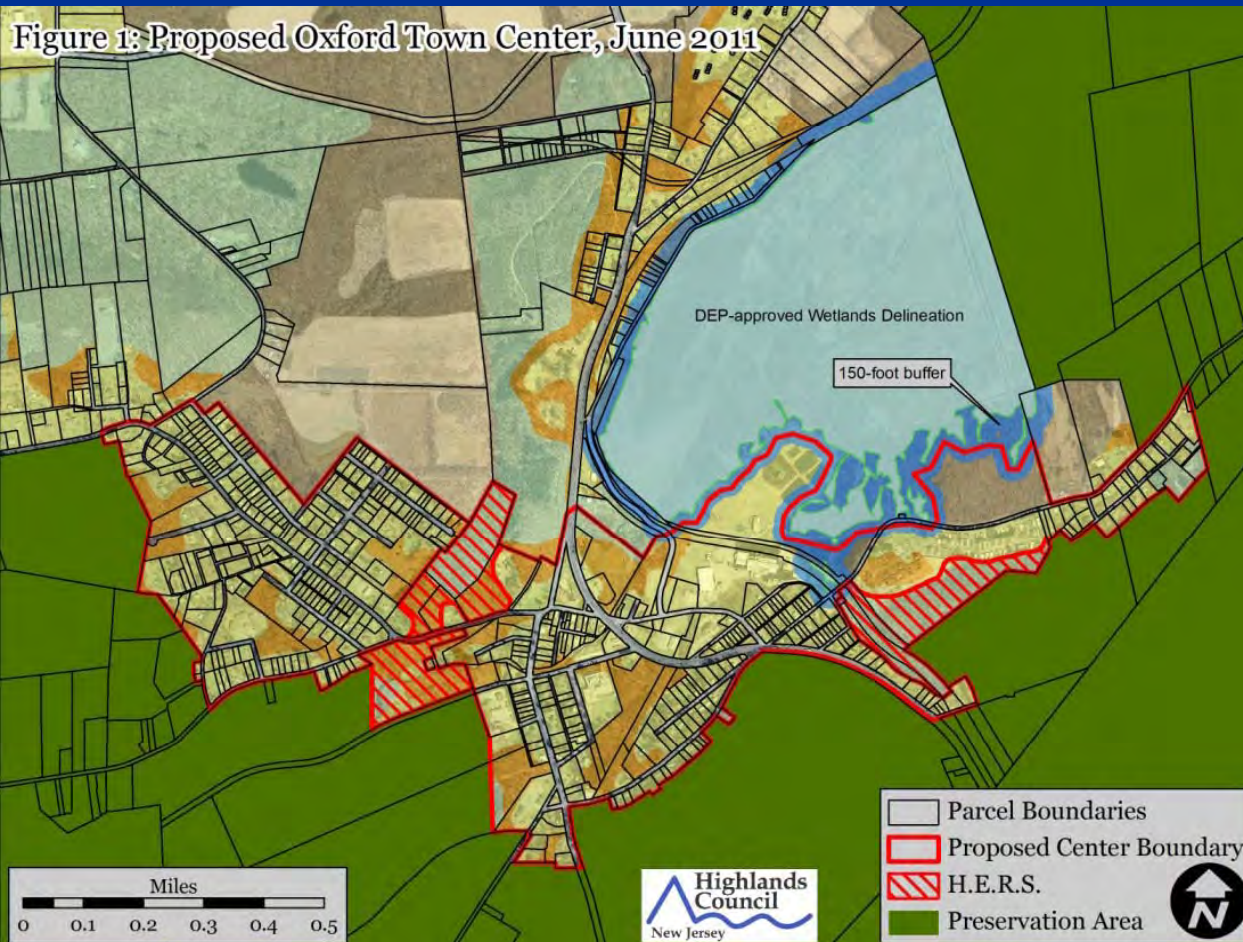
Legend

-  Municipal Boundaries
- Conservation Priority Areas**
-  Moderate
-  High
-  Preserved Lands
-  Lakes Greater Than 10 Acres



Oxford Township Highlands Center

Oxford requested a Highlands Center to assist with economic development and the redevelopment of industrial sites. Iron ore mining operations began in the 1700's, followed by the textile industry, operating until the first half of the 20th century. Oxford's Center includes the Industrial Historic District, Oxford Textile Mill Redevelopment Area, a 14-acre forested site proposed for housing with mitigation for this loss, and the "Triangle" (former Oxtech Industries). The Oxford Highlands Center includes 367 acres of the 3,878 acre township.



Oxford Township

Warren County, New Jersey



PETITION FOR PLAN CONFORMANCE ADMINISTRATIVE RECORD

12/7/09	Petition for Plan Conformance Submitted, Full Municipality
1/22/10	Petition Deemed Administratively Complete
2/1/10	Petition Posted to Highlands Council Website
6/22/11	Draft Consistency Report Sent to Municipality
7/8/11	Final Draft Report Posted to Highlands Council Website
7/22/11	End of Public Comment Period (Start 7/8/11)
7/28/11	Final Report Posted to Highlands Council Website
8/3/11	Highlands Council Public Hearing

Oxford's Petition for Plan Conformance

Public Comments Received

- Oxford Township provided comments and public comments were received from:
 - Paul Gleitz of Heyer, Gruel & Associates, on behalf of Oxford Township
 - Helen Heinrich, on behalf of the New Jersey Farm Bureau
 - Erica Van Auken, on behalf of the New Jersey Highlands Coalition
 - Robert Freudenberg and Peter Kasabach, on behalf of Regional Plan Association and New Jersey Future
- A Comment/Response Document included detailed responses to all public comments received.

Plan Conformance Modules

Petition Requirements	Consistent with the RMP	Specific Issues
Modules 1-2 Municipal Build-Out Report	X	
Module 3 Housing Element/Fair Share Plan	X	
Module 4 Environmental Recourse Inventory	X	
Module 5 Highlands Element	X	Highlands Center
Module 6 Land Use Ordinance	X	Highlands Center
Module 7 Petition for Plan Conformance	X	Request Highlands Center and continued TDR evaluation.

Recommendation

Oxford Township's Petition

Staff Recommendation: **APPROVE (LISTING MAJOR CONDITIONS)**

- Adoption of Planning Area Ordinance and Checklist Ordinance
- Adoption of Completed ERI, Highlands Master Plan Element and Highlands Land Use Ordinance
- Compliance with Fair Housing Act
- Highlands Center Designation Planning (intra-municipal TDR)
- Wastewater Management Plan
- Sustainable Economic Development Plan
- Water Use & Conservation Management Plan
- Habitat Conservation and Management Plan
- Agricultural Retention & Farmland Preservation Plan
- Stream Corridor Protection & Restoration Plan

Council Deliberation



Oxford Township