

**TOWNSHIP OF OXFORD  
COUNTY OF WARREN**

**ORDINANCE 2024-09**

**AN ORDINANCE AMENDING CHAPTER 340-26.A FENCES AND  
WALLS OF THE CODE OF THE TOWNSHIP OF OXFORD, COUNTY OF  
WARREN, STATE OF NEW JERSEY**

**WHEREAS**, the Township of Oxford desires to amend the chapter 340-26 Fences and Walls to incorporate fence requirements for permitted uses under Chapter 340-18.3 Cannabis Overlay Zone pursuant to NJAC 17:30-10.3 requirements for fencing and walls.

**WHEREAS**, the Township of Oxford will permit fence and wall height in all yards to be a height of eight feet (8') for permitted uses of Chapter 340-18.3 by adding exceptions to 340-26.A(2), 340-26.A(4) and 340-26.A(10).

**NOW THEREFORE BE IT ORDAINED** by the Mayor and Committee of the Township of Oxford, County of Warren, State of New Jersey, that Chapter 340-26 will be amended as follows:

A. Walls and fences.

(1) Walls and fences may be erected where required for privacy, screening, separation, security or to serve other necessary and reasonable functions.

(2) Design and materials shall be functional, they shall compliment the character of the size and type of building, and they shall be suited to the nature of the project and the proposed site architecture.

**a. Exception: fences required for uses regulated pursuant to NJAC 17:30-10-3, design and materials shall comply with NJAC 17:30-10-3 requirements and are exempt from design and material requirements that conflict with NJAC 17:30-10-3.**

(3) No fence or wall shall be so constructed or installed so as to constitute a hazard to traffic and safety.

(4) No fence in any front yard shall exceed a height of four feet as measured from the lowest elevation of the finished grade or from the top of the retaining wall. In the case of corner lots, such restrictions shall apply to both street frontages. No fence shall exceed six feet in height inside rear yards. Fences shall have a 50% minimum transparency.

**a. Exception: fences required for uses regulated pursuant to NJAC 17:30-10-3 shall be permitted to be eight feet (8') in height for all yards and transparency limits shall only apply if compliance with NJAC 17:30-10-3 can be achieved.**

(5) Along State Highways Route 31, fences up to six feet high are permitted in the front or the

back yard of single-family homes, whichever abuts the road.

(6) A dog run or privacy area may have fencing a maximum of seven feet in height, provided that such area or structure is located in rear yard areas only and is set back from any lot line in accordance with accessory setback requirements.

(7) A tennis court area, located in rear yard areas only, may be surrounded by a fence at least 15 feet high, said fence to be set back from any lot line the distance required for accessory buildings in the applicable district.

(8) Swimming pool requirements shall be adhered to as per BOCA regulations.

(9) Board-on-board fence shall be constructed with opposing boards separated by a rail/beam no more than four inches in width.

(10) All permitted fences shall be situated on a lot in such a manner that the finished side of such fence shall face adjacent properties. No fence shall be erected nor constructed of any material or in any manner which may be dangerous to persons or animals, except that these provisions shall not apply to farms and except further that fences permitted for commercial and industrial uses may be topped by a barbed wire protective barrier but should not exceed a total height of 10 feet.

**A. Exception: fences required for uses regulated pursuant to NJAC 17:30-10-3 shall comply if compliance with NJAC 17:30-10-3 can be achieved, otherwise the regulated use would be exempt from (10).**

BE IT FURTHER ORDAINED All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

This Ordinance shall take effect upon final passage and publication in accordance with New Jersey law.

Introduced: April 3, 2024

Adopted: May 1, 2024

## NOTICE

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced and passed on the first reading by the Township Committee of Oxford, County of Warren, State of New Jersey on April 3, 2024, at the Oxford Township Municipal Building located at 11 Green Street, Oxford, New Jersey. The Ordinance will be considered for second and final reading at a meeting of the Township Committee **May 1, 2024** or as soon thereafter as the matter may be reached and considered, at the Oxford Township Municipal Building located at 11 Green Street, Oxford, New Jersey. At that time, the public is invited to ask questions, raise objections, or provide public comment with regard to the proposed adoption of this Ordinance.

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Lee Geller Acting Municipal Clerk  
Witness my hand and seal of the Township of Oxford  
This day 3<sup>rd</sup> of April, 2024