

**MEETING TO BE
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**AGENDA FOR THE REGULAR BUSINESS MEETING
OF THE TOWNSHIP COUNCIL OF WEST WINDSOR TOWNSHIP
WEST WINDSOR SENIOR CENTER
271 CLARKSVILLE ROAD
TO THE EXTENT KNOWN**

VIA Zoom Video Communications

February 22, 2021

6:30 P.M.

1. Call to Order
2. Roll Call
3. Statement of Adequate Notice - Statement of Adequate Notice - January 8, 2021 to The Times and the Princeton Packet and posted on the Township web-site. Closed Session was noticed on February 12, 2021 to the Times, the Princeton Packet and posted on the Township web-site. All Council meetings are open to the public with access via Zoom for those who wish to attend virtually. Please see Township web-site for further details.
4. Closed Session
5. Salute to the Flag
6. Ceremonial Matters and/or Topics for Priority Consideration
7. Public Comment: (30 minutes comment period; 3-minute limit per person)
8. Administration Comments
9. Council Member Comments
10. Chair/Clerk Comments

11. Public Hearings

- 2021-02 AN ORDINANCE TO AMEND AND SUPPLEMENT THE PRINCETON JUNCTION REDEVELOPMENT PLAN REGULATING PROVISIONS IN THE RP-1 ZONING DISTRICT OF THE PRINCETON JUNCTION REDEVELOPMENT PLAN CHAPTER 200 OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999)
- 2021-03 AN ORDINANCE TO AMEND AND SUPPLEMENT THE CODE OF THE TOWNSHIP OF WEST WINDSOR CHAPTER 200 LAND USE; ARTICLE XXXIV; SECTION 200-260 RP-1 DISTRICT
- 2021-04 AN ORDINANCE TO AMEND AND SUPPLEMENT THE CODE OF THE TOWNSHIP OF WEST WINDSOR CHAPTER 200 TO ADJUST THE DISTRICT BOUNDRY LINES OF THE E, ROM-1 AND THE R-2 DISTRICTS; ARTICLE XXVI TITLES, PURPOSES, ESTABLISHMENT OF DISTRICTS; CONDITIONS; SECTION 200-143 ZONING MAP
- 2021-05 AN ORDINANCE TO AMEND AND SUPPLEMENT THE CODE OF THE TOWNSHIP OF WEST WINDSOR CHAPTER 200; PART 4 ZONING ARTICLE XXVI, TITLES, PURPOSES, ESTABLISHMENT OF DISTRICTS; GENERAL CONDITIONS ROM-1A INDUSTRIAL, RESEARCH, OFFICE, LIMITED MANUFACTURING
- 2021-06 AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 200 OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WEST WINDSOR (1999) BY MODIFYING PROVISIONS PERTAINING TO STORMWATER CONTROL REGULATIONS

12. Consent Agenda

A. Resolutions

2021-R052 Authorizing the Refund of \$100.00 to Dolan Inc., for cancellation of work at 32 Tuscany Drive

B. Minutes

Closed Session-November 9, 2020 - as amended
Business Session-January 11, 2021 - as amended
Closed Session-January 11, 2021
Business Session-January 25, 2021 - as amended

C. Bills & Claims

13. Items Removed from Consent Agenda

14. Recommendations from Administration and Council/Clerk

2021-R053 Urging the Governor and Legislature to Affirm the Intent of the Fair Housing Act and to Promulgate Rules Governing its Implementation

2021-R054 Authorizing the Mayor and Clerk to Execute a Contract with Captain Construction for the Project Known as ADA Accessible Ramps, Sidewalks and Pedestrian Safety Improvements - \$345,787.00

2021-R055 Authorizing the Mayor and Clerk to Execute a Contract with On-Site Landscape Management Inc., for the Project Known as Public Lands Maintenance Cul de Sac and Street Tree Maintenance and Replacement - \$112,314.00

2021-R056 Authorizing the Mayor and Clerk to Execute a Contract with On-Site Landscape Management Inc., for the Project Known as Public Lands Maintenance Turfgrass and Stormwater Detention Basin Maintenance - \$97,414.00

2021-R057 Authorizing the Mayor and Clerk to Execute a Professional Services Agreement with Mason, Griffin & Pierson for Special Council for Affordable Housing Litigation - \$25,000.00

2021-R046 Authorizing the West Windsor Police Division to
Continue Participation in the Defense Logistics
Agency (DLA) Law Enforcement Support Office
(LESO) 1033 Program for 2021

15. Introduction of Ordinances
 16. Additional Public Comment (three-minute limit per person)
 17. Council Reports/Discussion/New Business
Discussion on Dissolving Pool Utility
 18. Administration Updates
 19. Closed Session
 20. Adjournment
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ORDINANCE 2021-02

AN ORDINANCE TO AMEND AND SUPPLEMENT THE PRINCETON JUNCTION REDEVELOPMENT PLAN REGULATING PROVISIONS IN THE RP-1 ZONING DISTRICT OF THE PRINCETON JUNCTION REDEVELOPMENT PLAN CHAPTER 200 OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999)

BE IT ORDAINED by the Township Council of the Township of West Windsor, County of Mercer, State of New Jersey, as follows:

Section 1. The first full paragraph on page 8 is amended as necessary to reflect the new district regulations set forth below.

Section 2. The Executive Summary is amended as necessary to reflect the new district regulations set forth below.

Section 3. The Redevelopment Plan Development Summary on page 12 is amended to reflect the new district regulations set forth below.

Section 4. The following shall amend the RP-1 District regulations included in “The Plan” that were amended by Ordinance 2018-28. Added text is underlined, and text being eliminated is [brackets].

DISTRICT RP-1

RP-1 District use regulations

RP-1 District.

A. RP-1 District Use Regulations.

- (1) Purpose. The RP-1 District is envisioned as the core of the Redevelopment Area on the west side of the rail line where a mix of residential, retail, office and civic space can be designed as a distinctive walkable center with a sense of place for Princeton Junction.
- (2) Principal permitted uses. In the RP-1 District, no building or premises shall be used and no building shall be erected or altered on a lot which is arranged, intended or designed to be used, except for one or more of the following uses:
 - (a) Multi-family dwellings, townhouses, stacked townhouses, senior housing and live-work units, including affordable housing meeting all Uniform Housing Affordability Controls (“UHAC”) standards. Residential structures will comply with all federal and state accessibility laws. Senior housing is

defined as housing consisting of a bed and/or unit in one or more of the following housing arrangements: nursing home, senior citizen housing, age-restricted units (independent living), assisted living residence (which may include memory and/or dementia care), and any other housing designed for persons aged 55 and older.

- (b) Civic spaces and uses, including a farmer's market.
- (c) One hotel.
- (d) Stores and shops for the conduct of any retail business, including specialty and gift shops and boutiques, excluding drive-through facilities.
- (e) Personal service establishments (e.g., tailor, barbershop, or beauty salon).
- (f) Offices for professional services (e.g., physicians, lawyers, financial advisors or architects); commercial offices (e.g., realtors or travel agencies); governmental offices (e.g., post office branch); and offices incidental to uses permitted in this section.
- (g) Restaurants, cafes, luncheonettes and delicatessens, excluding curb service establishments and drive-through facilities but not excluding walk-up services and outdoor dining.
- (h) Indoor recreation facilities, including instructional studios and fitness centers.
- (i) Banks and similar financial institutions, including walk-up automated teller machines (ATM), provided that such are compatible with the design of the building and are appropriately located at the side or rear of a building. ATMs located within a building or vestibule are not subject to this restriction. Drive-through facilities serving such uses are not permitted.
- (j) Attended laundry and retail dry-cleaning services, not including bulk processing and, in the case of dry-cleaning establishments, not providing for the storage of more than five gallons of flammable or toxic cleaning fluid on the premises.

- (k) Book, newspaper, periodical and stationery stores and copy centers.
 - (l) Parcel package shipping stores or mailing centers.
 - (m) Artisan studios, craftsman workshops, and art galleries.
 - (n) Museums and other cultural and civic facilities of a similar nature.
 - (o) Parks and plazas.
 - (p) Buildings and uses for municipal purposes owned or operated by West Windsor Township or not-for-profits designated by the Township.
 - (q) Taverns, limited breweries, and brew pubs.
- (3) Permitted accessory uses.
- (a) Recreational and open space facilities, including, but not limited to, pools, walkways, courtyards and plazas.
 - (b) Off-street parking and loading, including parking structures attached to buildings with principal permitted uses, appropriately screened from public view.
 - (c) Signs.
 - (d) Street furnishings, planters, street lights, and exterior, garden-type shade structures.
 - (e) Sidewalk cafes and outdoor dining facilities associated with permitted restaurants, cafes, luncheonettes, and delicatessens.
 - (f) Fences and walls, which shall complement the architectural style, type and design of the building and the overall project design.
 - (g) Decks, patios and terraces (including rooftop facilities), which shall complement the architectural style, type and design of the building and the overall project design.

- (h) Community bulletin or message boards, including electronic signs with changeable type only for the purpose of conveying information about community events. However, animated type signs shall not be permitted.
 - (i) Public service facilities.
 - (j) Accessory uses customarily incidental to permitted principal uses, including structured parking, management and maintenance offices, fitness and other resident amenities, storm water management facilities and structures.
 - (k) Open-air structures such as gazebos, pavilions, children's play areas and pet parks.
 - (l) Kiosks, which may have restrooms.
- (4) Conditional uses. In the RP-1 District, the following uses may be permitted as conditional uses: Child-care centers meeting the standards set forth in § 200-241, except that (i) they shall not be permitted in freestanding buildings, (ii) the minimum standards applicable to a freestanding child-care center in § 200-241A(1), (3) and (4) shall not be applicable and (iii) the provisions related to an outdoor play area center in § 200-241A(8) and (9) shall not be applicable, if one is not provided as permitted by the New Jersey Department of Human Services.

B. RP-1 District intensity, bulk and other regulations. The following shall be the standards for the RP-1 District:

- (1) Minimum tract area: The entirety of the District, which shall be conceptually planned in a comprehensive integrated manner showing the proposed development for the entire District. Individual components of the District may be shown conceptually to allow for the District to be developed in phases.
- (2) Number of dwelling units: The redeveloper may construct up to 800 dwelling units as of right, at least 95 of which shall be senior housing. 16.5% of the dwelling units constructed shall be set aside as affordable units complying with all UHAC regulations. If a hotel is constructed, the maximum number of dwelling units shall remain at 800 units. If a hotel is not constructed, a maximum of sixty-eight (68) additional

dwelling units may be constructed anywhere within the RP-1 District, and 25% of such additional dwelling units constructed shall be set aside as affordable units complying with all UHAC regulations and the distribution of such additional affordable units may be located within any residential component of the development. At least 37% of the affordable units shall be made available to low-income households and at least 13% shall be made available to very-low-income households as defined by the New Jersey Fair Housing Act and such very-low income households may be located within any residential component of the development. The remaining affordable units shall be made available to moderate-income households. The affordable units within each residential component of the development shall be dispersed throughout such component.

- (3) Amount of indoor nonresidential square footage: At least [37,000] 17,000 square feet of indoor nonresidential space shall be constructed by the redeveloper. Nonresidential uses may be located on the first floor of multiuse buildings, except that freestanding one- or two-story nonresidential structures are permitted to be located within the promenade as kiosks or fronting the promenade in a corner location as a nonresidential building. Kiosks and commercial uses within a hotel shall not be counted towards the minimum indoor nonresidential square footage requirement.
- (4) Required outdoor civic space and uses: Consistent with Exhibit E of the Settlement and Redeveloper's Agreement, civic uses shall include a minimum of 50,000 square feet contained in the promenade and shall be provided, owned and maintained by the redeveloper at its cost in perpetuity. It may be used for a farmer's market and other public events sponsored by civic organizations which shall be according to a schedule of availability and rules of usage established by the redeveloper in cooperation with the Township. The promenade shall include a sheltered public gathering space permanently affixed and constructed primarily of glass or other transparent material subject to the approval of the Township. The promenade shall also include a plaza, utilities, and shall be located at a place where the streets could be closed for vehicular traffic at appropriate locations. If necessary, the redeveloper shall provide public use easements allowing the public to use and enjoy the promenade. [Public access to restrooms shall be provided during normal business hours and scheduled public events.]
- (5) A hotel may be constructed and shall be fronting the promenade.
- (6) Maximum improvement coverage: 95%.

- (7) Maximum building height: Four stories with the exception of:
- (a) Mixed-use buildings with nonresidential uses on the ground floor can be up to five stories, provided that the fifth floor facade is stepped back a minimum of six feet from the fourth floor facade below.
 - (b) Senior housing buildings may be up to five (5) stories and seventy (70) feet.
 - (c) One hotel may be up to six stories and eighty-five (85) feet, plus open or partially covered rooftop terraces and outdoor dining facilities. If a hotel is not constructed, one or more other principal permitted uses may be located in its place at the terminus of the promenade and may be up to six stories and eighty-five (85) feet, plus open or partially covered rooftop terraces.
 - (d) Parking structures attached to buildings with principal permitted uses may be up to six levels and seventy (70) feet. Parking levels located below grade shall not be counted in calculating the number of levels or height. In those instances where a side of a garage is not attached to a building, a parapet shall be provided in order to shield from view any parked vehicles.
 - (e) In accordance with New Jersey Building Code (N.J.A.C. 5:23-3.14), Building Height shall be defined as the vertical distance from grade plane to the average height of the highest roof surface. A grade plane shall be defined as a reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet from the building, between the building and a point 6 feet from the building.

In this district, height limitation references to footage and number of stories are intended to limit building height to the specified maximum footage and number of stories within said footage. Building height calculations shall exclude building service equipment (e.g., mechanical services, elevator penthouses, condensers, exhaust fans, air-conditioning and

similar equipment), stair enclosures, skylights or atrium structures, roof-access stairwells and amenities on a rooftop terrace (e.g., decking, landscaping, railing, walls, furniture, lighting, pergolas and similar amenities), and architectural enhancements and appurtenances (e.g., parapets, chimneys, cupolas, steeples, spires, belfries, towers, corner towers, flagpoles and similar elements).

[1] Section 200-229 F of Chapter 200 of the Township's Code relating to height exceptions shall not apply.

[2] Mezzanines and lofts that qualify as mezzanines under the International Building Code (Section 505.2) shall not constitute a story or half story and shall be considered part of the story below.

(8) Minimum Parking requirements.

- (a) 1.4375 off-street parking spaces per residential unit are to be provided within the district except for senior housing and townhouses.
- (b) 2.0 off-street parking spaces per townhouse shall be provided.
- (c) Senior housing requires 0.7 off-street parking spaces per unit.
- (d) Non-residential uses may rely on shared parking and, if available, commuter parking spaces during off-hours and on weekends without the provision of dedicated parking except for employees at a ratio of 1.0 space per 1,000 square feet of non-residential square footage excluding hotels.
- (e) Parking serving hotel guests and employees shall be provided at the rate of 0.6 spaces per room, except that the required number of spaces may be reduced if a shared parking analysis demonstrates that a lower number of spaces will be sufficient.
- (f) The applicable parking requirement may be reduced where it can be demonstrated to the satisfaction of the Planning Board that such reductions are justified by reason of proximity to public transportation and/or documented arrangements for shared parking supported by analyses consistent with the Urban Land Institute's Shared Parking Analysis or other generally accepted standards applicable to shared parking.

- (9) Other standards
 - (a) No development shall proceed in the District without a redeveloper's agreement with the Township.
 - (b) There shall be no FAR (floor area ratio) or MIC (maximum improvement coverage) requirements for individual lots, such requirements applying only district-wide regardless of subdivisions created to separate buildings, uses, ownership or financing within the overall RP-1 District. Setback and building distance standards are not applied in order to maximize flexibility of the design and to achieve the goals of the RP-1 District as a compact, walkable center with an active public space and street life.
 - (c) Procedures for snow storage and removal shall be identified.

C. RP-1 District Design Standards

The RP-1 District is intended to promote redevelopment to achieve the goals of the District as a compact, walkable center with active street life and a promenade as the primary public space. The creation of a cohesive built environment where existing and proposed commercial and residential development are integrated is essential to this district. These design standards are intended to maximize flexibility of the design to achieve the goals of the district. All standards set forth in the Township Land Use Code, other than District regulations, shall continue to apply except when inconsistent with the design standards set forth below.

- (1) Promenade public space (which is shown conceptually in Exhibit E of the Settlement and Redeveloper's Agreement).
 - (a) The promenade shall be designed to include passive areas and active public gathering space that can host a farmer's market and other public events.
 - (b) If applicable, the farmer's market shall include stall areas, an open-air pavilion structure, a plaza and utilities such as electric and water. It shall be located on the promenade at a place where the streets could be closed to vehicular traffic at appropriate locations.
 - (c) The promenade shall utilize shared space principles that combine movement and other civic functions of streets and

public space. This includes aesthetic treatments considering decorative materials and/or patterns for all vehicular, pedestrian and shared paved surfaces. Pavements should be specifically designed to emphasize the creation of spaces and transition between spaces or zones and to provide visual clues to pedestrians, bicyclists and motorists to reinforce the use and function of the area as a low speed pedestrian-oriented public space through which motor vehicles travel and park. Bollards or visual clues (including, but not limited to, pavement, colors/textures, pedestrian/bicycle symbols and/or signage, planters, landscaping, street trees, ground cover landscaping, street furniture, lampposts and other street lighting techniques, fixed benches and moveable seating, and outdoor café zones) shall be utilized for defining separation of pedestrian circulation from vehicular travel lanes and on-street parking. More refined pavements should be utilized to emphasize and enhance areas designed for larger volumes of pedestrian activity such as building entrances, plazas and terraces, nodes, drop-off and pick-up zones and crosswalks. A palette of compatible decorative pavements and/or pavement patterns should be developed for the entire promenade.

- (2) Circulation and parking.
 - (a) Streets may include on-street parallel or angled parking in order to promote pedestrian street activity, lower vehicular speeds, and provide convenient access to retail uses and the promenade.
 - (b) Off-street parking and service access shall be designed to avoid the backing in and out of streets to the greatest extent possible.
 - (c) Roadway identified on the concept plan as Road A shall be contained in a maximum right-of-way of 50 feet.
 - (d) Sidewalk widths shall measure at least 10 feet in the core retail and promenade area in the RP-1 District and shall be a minimum of five feet wide in all other areas (except where vehicle parking overhang of a sidewalk area can occur wherein the width of the sidewalk area is to be a minimum of six feet). All sidewalks should be durably paved and smoothly surfaced to provide for the free movement of pedestrians. All sidewalks and pathways must be designed to provide access for the physically disabled in accordance with state and federal regulations. Access ramps shall be conveniently placed and

sloped to provide easy connection to streets and sidewalks, in conformance with the applicable accessibility standards.

- (e) The minimum width for off-road bike lanes is eight feet.
 - (f) Surface parking cannot be located between the building and the front property line. Where surface parking may be located along a street frontage, such must be screened from the street by a solid fence or wall at a minimum height of 48 inches.
 - (g) Structured parking may be contained within, under or attached to buildings. Parking structures or podium-type parking under buildings may not front toward the promenade public space. Where parking structures front on public streets, such may feature liner buildings which are shallow commercial or residential buildings on the facades of parking structures or ground floor space along the sidewalk designed as amenity, utility, retail, commercial or office space.
 - (h) There shall be one bicycle parking space per 10 automobile parking spaces for the first 100 parking stalls allocated to nonresidential uses for the public, and one bicycle space for every 20 automobile parking spaces allocated to nonresidential uses for the public beyond that.
 - (i) A minimum of two spaces will be provided for parking for shared car services.
 - (j) Loading for nonresidential uses fronting on the promenade may be accommodated by collective provision for loading facilities that allow for sharing of such facilities among two or more uses and may be located in either on-street loading zones or off-street loading areas, which may be located within a building or a parking structure. A hotel shall provide an off-street loading area.
- (3) Landscape architectural treatments and guidelines.
- (a) All plants, trees, shrubs, pedestrian pavements and streetscape elements shall be installed in accordance with a landscape plan and schedule provided by the redeveloper, subject to the approval of the Planning Board.

- (b) Landscape architectural treatments shall be provided throughout the redevelopment area to create spatial definition or separation, shade, visual interest, seasonal color, visual buffering, microclimatic enhancement, and habitat and to improve safety.
 - (c) Indigenous plant species shall be primarily specified within the District and invasive exotic species shall be avoided. Any landscaping that is not resistant to the environment, or that dies, shall be replaced by the redeveloper in accordance with the maintenance guarantee provisions of the municipal land use law.
 - (d) In landscaped spaces, passive systems such as cisterns and water gardens that collect rainwater for irrigation or recharge are encouraged.
 - (e) Soil moisture-sensing irrigation systems shall be used.
- (4) Building orientation, massing and facade composition.
- (a) New buildings within the District should be considered an integral part of the overall site design and developed with appropriate consideration for both proposed and existing buildings with respect to height, mass, siting, location, materials, orientation, signs, lighting and use.
 - (b) Buildings shall front on the promenade and public streets to provide form and function to the streetscape. The streetscape should be continuous and varied through the use of street furniture, landscaping, building articulation, building frontage setbacks and changes in sidewalk types and textures. Driveway intersections with the public street should be minimized to avoid excessive interruptions in the streetwall.
 - (c) Buildings shall be designed to present an articulated facade from all vantage points. Parking structures shall not front on the promenade. Parking structures or that portion of a building containing a parking structure that is not fronting on the promenade may have an exterior clad in a vine-covered trellis, graphic panels, solar panels, a window-like facade treatment,

liner buildings or ground floor space along the sidewalk designed as retail, commercial, residential or office space.

- (d) The architectural treatment of the front facade shall be continued in its major features around all visibly exposed sides of a building with the exception of parking structures or that portion of a building containing a parking structure. All sides of a building shall be architecturally designed to be consistent with regard to style, materials, colors and details. Blank wall or service area treatment of side and/or rear elevations visible from public view shall be avoided.
- (e) Unless the redeveloper proposes a specific use that requires a unique building, such as a hotel, buildings should be designed utilizing base, middle and top forms as the primary method relating buildings to each other.
- (f) The base shall be considered the first story of the facade facing a public street, depending on the overall heights of the building. The design of the base, as well as the quality and durability of its materials, should be emphasized to create visual interest and support pedestrian activity. The building's base should be presented to the Planning Board at a larger scale of drawing and greater detail than the remainder of the facade to ensure it meets the building design objectives.
- (g) In addition to the base, the exterior design of mixed-use residential buildings shall include a middle field section and a cap on the top. The middle of the building shall be differentiated from the base by a horizontal transition line. A horizontal transition line should also be established separating the middle field from the cap or top of the buildings.
- (h) The base transition line should generally be defined at the water table, sill of the ground floor windows or top of the ground floor. The upper transition line articulating the cap should generally be defined by a cornice, projecting overhang or other appropriate means that defines the cap of the building.
- (i) Building exteriors shall have vertical and/or horizontal offsets to create visual breaks on the exterior. Long, monotonous, uninterrupted walls or roof planes shall be avoided. Building wall offsets, including projections such as balconies, canopies,

awnings, and signs, recesses, and changes in floor level shall be used in order to add architectural interest and variety and to relieve the visual effect of a simple, long wall. Similarly, roofline offsets, dormers, or gables shall be provided in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.

- (j) For townhouses or stacked townhouses, buildings may contain a maximum of 12 townhouse dwellings or stacked townhouse modules (24 stacked townhouses) in a single row and shall not require any facade, height or roofline offsets. The base of townhouses or stacked townhouses should generally be defined at the water table, sill of the ground floor windows or top of the ground floor and the cap should generally be defined by a cornice or overhanging eave line. Townhouses or stacked townhouses shall have a front entry that faces a street, courtyard, mews or other open space, with garages accessed from the rear (via a driveway and/or alley), and are not required to have private outdoor space at the ground level.
- (k) In general, it is preferred to keep the street facade parallel to the property line in alignment with adjacent buildings.
- (l) Blank walls must contain architectural relief such as expressive details, blind windows, murals, etc.
- (m) All buildings shall provide scale-defining architectural elements or details at the first two floor levels minimum, such as windows, spandrels, awnings, porticos, pediments, cornices, pilasters, columns and balconies.
- (n) Windows for residential buildings shall be primarily vertically proportioned. Tinted and highly reflective glass are discouraged.
- (o) Ground-floor retail, services, and restaurant uses shall have large transparent windows. Such windows shall be framed by the surrounding wall and shall be a minimum of 75% of the total ground-level facade area adjoining the sidewalk. The window wall facade area may be reduced if, due to a particular use or settings, the provision of windows will present concerns for aesthetic design or security. However, the facade design should employ an arrangement of materials that reflects the

required window area and/or lines to be compatible with the intent of these guidelines.

- (p) The predominant material of all street walls on primary and secondary streets shall be brick, precast, cement-board siding, wood, metal storefront, tile, stone, stone veneer, resin panels, composites, metal panels and finished masonry block, or curtain wall. Stucco may be used as an accent. All materials, colors and elevations shall be approved by the Planning Board.
- (q) Shop fronts may have a kick plate that ranges in height from 8 inches to 42 inches running continuously beneath the required fenestration.
- (r) Public access to commercial and governmental buildings shall be provided at sidewalk grade. The primary floor of and access to residential structures may be elevated.
- (s) The front doors of all buildings shall be visible from the street unless fronting on a courtyard, mews or other open space. If located more than 10 feet from the front building line, their location must be reinforced with additional graphics, signage, lighting, marquees or canopies.
- (t) All entrances to a building, except service and emergency egress doors, shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades, canopies, awnings, and other elements, where appropriate. Any such element utilized, including doors, shall be architecturally compatible with the style, materials, colors and details of the building as a whole. The main entrance shall face the street on which the property fronts.
- (u) Awnings, which add visual richness to the commercial corridor while enhancing the quality of public walkways, are encouraged for all storefronts. Awnings shall have fixed or retractable metal framework.
- (v) Canopies, unlike awnings, are nonretractable. They shall be constructed of wood or metal framing, standing-seam metal roof or glass roof as solid canopies or semi-open trellises.

Canopies may incorporate signage and down lighting. Security shall be implemented so that it cannot be seen, and security grille housing is specifically prohibited. For flat solid panel clad canopies, a membrane could be used if concealed from pedestrian view.

- (w) All awnings and canopies shall be securely attached to the building so that the lowest part of the awning or canopy is mounted a minimum of eight feet above the sidewalk at the storefront. Awnings and canopies may project over a sidewalk and/or in the public right-of-way.
- (x) Buildings directly fronting the promenade shall be designed to appear as landmark buildings. One possible treatment to achieve this goal would have buildings designed with additional height or architectural embellishments, such as corner towers, to emphasize their location.
- (y) Appropriate design of the corner of mixed-use buildings directly fronting the promenade shall include one of the following patterns:
 - [1] Opening the space at ground level for people to walk across the corner, with the building mass above redefining the corner.
 - [2] A recessed entry at the corner such as the familiar angled wall with an entry door.
 - [3] A corner window with an important view into the building.
 - [4] Balconies or bay windows that wrap the corner.
 - [5] A tower element.
- (z) Multistory buildings with flat roofs shall provide light color roof surfaces. Green roof plantings and solar photovoltaic systems on roofs and parking decks shall be permitted.

- (aa) Excepting the antenna itself, all parts and components of personal communications antennas, satellite dishes, and television and radio antennas shall be screened from view regardless of elevation, or shall be disguised within an enclosed structure. The screening shall be designed as part of the overall design theme of the building to which it is associated.
 - (bb) Dish antennas may not exceed 12 feet in diameter.
 - (cc) Mechanical equipment located on building roofs shall be screened so as not to be visible from the ground level from adjacent developments and from public streets and spaces. Mechanical equipment at ground level shall be screened and in the rear.
- (5) Lighting.
- (a) Lighting levels along paved portions of public walks shall be an average of no less than one footcandle for commercial areas and 0.5 footcandle for residential areas.
 - (b) Fixtures serving to light streets shall be at a height of no greater than 20 feet above the adjacent roadway surface. The light center of a fixture for a pedestrian walkway shall be mounted at a height of 12 feet to 14 feet above the adjacent surface of the walkway, except for bollard fixtures, footlight fixtures and other low-mounted fixtures. The fixtures may include attachments to accommodate such amenities as banners, seasonal lighting, and flower pots.
 - (c) The design for a proposed facade must consider the appearance of the building in the evening and develop an exterior lighting plan that includes display window lighting, building lighting, and pedestrian-scaled lighting for both buildings and pedestrian areas within the site. Lighting shall be warm in color, with control of glare for the pedestrian.
- (6) Streetscape.
- (a) A palette of compatible site furnishings should be developed for the entire District. Street furnishings may include elements such as benches, gazebos, trash and recycling receptacles, bicycle racks, bird houses, drinking fountains, kiosks,

sculptural elements, decorative fountains, bollards, decorative fences, seat walls, and pedestrian-scale lighting.

- (b) Community bulletin boards, such as kiosks, may be provided at strategic locations, including on the promenade.
 - (c) Freestanding newspaper and advertising dispensers shall not be permitted in the right-of-way of primary streets and shall be incorporated into approved buildings or pavilions.
 - (d) Outdoor cafes may extend onto the public right-of-way upon issuance of a license by the Township. Such encroachment shall convey no rights to the licensee beyond those enumerated in the license. Outdoor cafes may be delineated from the public way by planters and/or barriers such as metal fencing. A clear width of at least four feet shall be maintained for pedestrians to pass either outboard or inboard.
- (7) Signage. In lieu of § 200-258D, the following shall apply:
- (a) The temporary display of signs, banners, flags, pennants and similar devices in connection with special events or activities of a public or nonprofit nature shall be permitted, provided that temporary signs which are displayed between one (1) and eighty-nine (89) days shall not occur more than twelve (12) times per calendar year and temporary signs that are displayed between ninety (90) and one hundred and twenty (120) days shall not occur more than six (6) times per calendar year. The materials for temporary signage shall consist of vinyl, mesh, fabric, or other durable material. Such temporary signs shall be permitted in the RP-1, RP-4, and RP-6 Districts.
 - (b) The temporary display of signs, banners, flags, pennants and similar devices, in connection with the opening of a new business use or reopening of an existing business use shall be permitted provided such display shall not exceed three months for nonresidential uses and 15 months for hotel and residential uses.
 - (c) Existing nonconforming signs shall be removed from this District within a period of 12 months after building permit issuance.

- (d) All signs within the project area shall be part of the overall total design scheme and in keeping with the architectural character of the District in which the sign is located.
- (e) Each type of signage shall be permitted on the same site, provided that the standards set forth below are satisfied.
 - [1] Wall signage.
 - [a] The following types of wall signs shall be permitted:
 - [i] Internally lit raised letters.
 - [ii] Backlit raised letters.
 - [iii] Signage board with gooseneck lighting.
 - [iv] Individual cut letters with gooseneck lighting.
 - [b] The maximum sign area shall be no greater than five percent (5%) of the total tenant wall area.
 - [2] Hanging signs and blade signs.
 - [a] One (1) hanging sign or blade sign is allowed per twenty-five (25) linear feet of frontage with a maximum of two (2) signs per frontage.
 - [b] The maximum sign area shall be 10 square feet per side.
 - [c] The letter and logo height shall be a maximum of eighteen (18) inches.
 - [d] Hanging signs may project a maximum of five (5) feet over a sidewalk and/or in the public right-of-way. A blade sign may only project beyond five (5) feet if attached to the underside of a tenant's canopy but may not exceed the canopy projection or an overall projection of eight (8) feet, whichever is less.
 - [e] Hanging signs and blade signs must have a clearance height of eight (8) feet above the sidewalk and shall not be mounted above a tenant façade.

- [f] Hanging signs and blade signs may be externally or internally lit.
- [3] Banner signs
- [a] One (1) banner sign shall be permitted per fifty (50) linear feet of frontage with a maximum of two (2) banners per frontage with the exception of residential and hotel entries which can have one (1) per entry and one (1) for each exterior building corner.
 - [b] The maximum sign area shall be 100 square feet per side.
 - [c] Banner signs shall have a maximum projection of eight feet.
 - [d] Banner signs must have a clearance height of ten feet above the sidewalk.
 - [e] Banner signs may be mounted to the base building above the ground floor but shall not exceed an overall height of fifty feet above the finished sidewalk.
 - [f] Letters are limited to twenty-four inches in height.
 - [g] Banner signs may be externally or internally lit.
 - [h] Banner signs may project over a sidewalk and/or in the public right-of-way.
- [4] Street address signage.
- [a] Street address signage shall be provided on each building or for each individual tenant.
 - [b] Street address numbers shall have a maximum height of eight inches.
- [5] Kiosk signage.

- [a] Freestanding signs such as Parisian-style kiosks and interactive digital kiosks shall be permitted in order to identify the promenade and individual uses located in the District to passersby on major roads at the edges of the District as well as within or leading to the promenade and to advertise local events.
 - [b] The maximum kiosk sign area shall be 30 square feet, as measured on each face.
 - [c] The maximum kiosk sign height shall be 16 feet above finished grade.
 - [d] Kiosks may be located in a paved sidewalk area including within the public right-of-way of streets and sidewalks.
 - [e] The base of the kiosk sign shall be landscaped with plants that extend a minimum of two feet in all directions unless such kiosk is located within a paved sidewalk area.
- [6] Awnings and canopies.
- [a] Awnings and canopies shall be architecturally compatible with the building or retail tenant.
 - [b] Awnings and canopies shall be kept in good order.
 - [c] One sign on an awning or canopy shall be permitted, provided that:
 - [i] The letter logo height does not exceed 50% of the main area of the awning or canopy.
 - [ii] The letter and logo area may be located on the valance of the awning or face of the canopy and shall not exceed 12 inches in height.

- [iii] The letter and logo area may be located above the canopy and shall not exceed 12 inches in height.
- [7] Window lettering and signs. Window lettering and signs shall be permitted, provided that they:
 - [a] Are inside the window.
 - [b] Do not exceed 15% of the window area if solid and 25% of the window area if die-cut.
 - [c] Pertain only to the establishment occupying the premises where the window is located except when premises are unleased/empty.
- (f) Temporary construction and sales signage.
 - [a] Signage shall be removed within the later of (a) three years of the issuance of a sign permit or (b) one year of the time of the final certificate of occupancy. One sign per each road frontage shall be permitted. However, construction signs which contain noncommercial messages, such as signs identifying individual lots, construction ingress and/or egress or safety protocols, shall be permitted.
 - [b] Temporary contractor signage. Only one sign shall be permitted identifying lenders, architects, engineers or contractors doing work on the site. Such sign shall be a maximum of four square feet per entity, but not to exceed 25 square feet. This sign shall be removed when work ceases or is abandoned or when a final certificate of occupancy for the project is issued, whichever occurs sooner.
- (g) Billboards are prohibited.
- (h) A signage package shall be submitted as a part of any application for final site plan approval.

Section 5. This ordinance shall be in force after action or inaction by the Mayor as provided by law or an override of mayoral veto by the Council whichever is applicable, and publication according to law.

INTRODUCTION: January 25, 2021

PLANNING BOARD REVIEW:

PUBLIC HEARING:

ADOPTION:

MAYOR'S APPROVAL:

EFFECTIVE DATE:

ORDINANCE 2021-03

AN ORDINANCE TO AMEND AND SUPPLEMENT THE CODE OF THE TOWNSHIP OF WEST WINDSOR CHAPTER 200 LAND USE; ARTICLE XXXIV; SECTION 200-260 RP-1 DISTRICT

BE IT ORDAINED by the Township Council of the Township of West Windsor, County of Mercer, State of New Jersey, as follows:

Section 1. Chapter 200 of the Code of the Township of West Windsor (1999), Land Use, Part 5, Princeton Junction Redevelopment Plan Regulatory Provisions, Article XXVII, Use and Bulk Regulations for Residence Districts, Section 200-260 is hereby amended to read as follows. Added text is underlined, and text being eliminated is in [brackets].

§ 200-260 RP-1 District.

A. RP-1 District Use Regulations.

- (1) Purpose. The RP-1 District is envisioned as the core of the Redevelopment Area on the west side of the rail line where a mix of residential, retail, office and civic space can be designed as a distinctive walkable center with a sense of place for Princeton Junction.
- (2) Principal permitted uses. In the RP-1 District, no building or premises shall be used and no building shall be erected or altered on a lot which is arranged, intended or designed to be used, except for one or more of the following uses:
 - (a) Multi-family dwellings, townhouses, stacked townhouses, senior housing and live-work units, including affordable housing meeting all Uniform Housing Affordability Controls (“UHAC”) standards. Residential structures will comply with all federal and state accessibility laws. Senior housing is defined as housing consisting of a bed and/or unit in one or more of the following housing arrangements: nursing home, senior citizen housing, age-restricted units (independent living), assisted living residence (which may include memory and/or dementia care), and any other housing designed for persons aged 55 and older.
 - (b) Civic spaces and uses, including a farmer’s market.
 - (c) One hotel.

- (d) Stores and shops for the conduct of any retail business, including specialty and gift shops and boutiques, excluding drive-through facilities.
- (e) Personal service establishments (e.g., tailor, barbershop, or beauty salon).
- (f) Offices for professional services (e.g., physicians, lawyers, financial advisors or architects); commercial offices (e.g., realtors or travel agencies); governmental offices (e.g., post office branch); and offices incidental to uses permitted in this section.
- (g) Restaurants, cafes, luncheonettes and delicatessens, excluding curb service establishments and drive-through facilities but not excluding walk-up services and outdoor dining.
- (h) Indoor recreation facilities, including instructional studios and fitness centers.
- (i) Banks and similar financial institutions, including walk-up automated teller machines (ATM), provided that such are compatible with the design of the building and are appropriately located at the side or rear of a building. ATMs located within a building or vestibule are not subject to this restriction. Drive-through facilities serving such uses are not permitted.
- (j) Attended laundry and retail dry-cleaning services, not including bulk processing and, in the case of dry-cleaning establishments, not providing for the storage of more than five gallons of flammable or toxic cleaning fluid on the premises.
- (k) Book, newspaper, periodical and stationery stores and copy centers.
- (l) Parcel package shipping stores or mailing centers.
- (m) Artisan studios, craftsman workshops, and art galleries.
- (n) Museums and other cultural and civic facilities of a similar nature.

- (o) Parks and plazas.
 - (p) Buildings and uses for municipal purposes owned or operated by West Windsor Township or not-for-profits designated by the Township.
 - (q) Taverns, limited breweries, and brew pubs.
- (3) Permitted accessory uses.
- (a) Recreational and open space facilities, including, but not limited to, pools, walkways, courtyards and plazas.
 - (b) Off-street parking and loading, including parking structures attached to buildings with principal permitted uses, appropriately screened from public view.
 - (c) Signs.
 - (d) Street furnishings, planters, street lights, and exterior, garden-type shade structures.
 - (e) Sidewalk cafes and outdoor dining facilities associated with permitted restaurants, cafes, luncheonettes, and delicatessens.
 - (f) Fences and walls, which shall complement the architectural style, type and design of the building and the overall project design.
 - (g) Decks, patios and terraces (including rooftop facilities), which shall complement the architectural style, type and design of the building and the overall project design.
 - (h) Community bulletin or message boards, including electronic signs with changeable type only for the purpose of conveying information about community events. However, animated type signs shall not be permitted.
 - (i) Public service facilities.

- (j) Accessory uses customarily incidental to permitted principal uses, including structured parking, management and maintenance offices, fitness and other resident amenities, storm water management facilities and structures.
- (k) Open-air structures such as gazebos, pavilions, children's play areas and pet parks.
- (l) Kiosks, which may have restrooms.

(4) Conditional uses. In the RP-1 District, the following uses may be permitted as conditional uses: Child-care centers meeting the standards set forth in § 200-241, except that (i) they shall not be permitted in freestanding buildings, (ii) the minimum standards applicable to a freestanding child-care center in § 200-241A(1), (3) and (4) shall not be applicable and (iii) the provisions related to an outdoor play area center in § 200-241A(8) and (9) shall not be applicable, if one is not provided as permitted by the New Jersey Department of Human Services.

B. RP-1 District intensity, bulk and other regulations. The following shall be the standards for the RP-1 District:

- (1) Minimum tract area: The entirety of the District, which shall be conceptually planned in a comprehensive integrated manner showing the proposed development for the entire District. Individual components of the District may be shown conceptually to allow for the District to be developed in phases.
- (2) Number of dwelling units: The redeveloper may construct up to 800 dwelling units as of right, at least 95 of which shall be senior housing. 16.5% of the dwelling units constructed shall be set aside as affordable units complying with all UHAC regulations. If a hotel is constructed, the maximum number of dwelling units shall remain at 800 units. If a hotel is not constructed, a maximum of sixty-eight (68) additional dwelling units may be constructed anywhere within the RP-1 District, and 25% of such additional dwelling units constructed shall be set aside as affordable units complying with all UHAC regulations and the distribution of such additional affordable units may be located within any residential component of the development. At least 37% of the affordable units shall be made available to low-income households and at least 13% shall be made available to very-low-income households as defined by the New Jersey Fair Housing Act and such very-low income households may be located within any residential component

of the development. The remaining affordable units shall be made available to moderate-income households. The affordable units within each residential component of the development shall be dispersed throughout such component.

- (3) Amount of indoor nonresidential square footage: At least [37,000] 17,000 square feet of indoor nonresidential space shall be constructed by the redeveloper. Nonresidential uses may be located on the first floor of multiuse buildings, except that freestanding one- or two-story nonresidential structures are permitted to be located within the promenade as kiosks or fronting the promenade in a corner location as a nonresidential building. Kiosks and commercial uses within a hotel shall not be counted towards the minimum indoor nonresidential square footage requirement.
- (4) Required outdoor civic space and uses: Consistent with Exhibit E of the Settlement and Redeveloper's Agreement, civic uses shall include a minimum of 50,000 square feet contained in the promenade and shall be provided, owned and maintained by the redeveloper at its cost in perpetuity. It may be used for a farmer's market and other public events sponsored by civic organizations which shall be according to a schedule of availability and rules of usage established by the redeveloper in cooperation with the Township. The promenade shall include a sheltered public gathering space permanently affixed and constructed primarily of glass or other transparent material subject to the approval of the Township. The promenade shall also include a plaza, utilities, and shall be located at a place where the streets could be closed for vehicular traffic at appropriate locations. If necessary, the redeveloper shall provide public use easements allowing the public to use and enjoy the promenade. [Public access to restrooms shall be provided during normal business hours and scheduled public events.]
- (5) A hotel may be constructed and shall be fronting the promenade.
- (6) Maximum improvement coverage: 95%.
- (7) Maximum building height: Four stories with the exception of:
 - (a) Mixed-use buildings with nonresidential uses on the ground floor can be up to five stories, provided that the fifth floor facade is stepped back a minimum of six feet from the fourth floor facade below.

- (b) Senior housing buildings may be up to five (5) stories and seventy (70) feet.
- (c) One hotel may be up to six stories and eighty-five (85) feet, plus open or partially covered rooftop terraces and outdoor dining facilities. If a hotel is not constructed, one or more other principal permitted uses may be located in its place at the terminus of the promenade and may be up to six stories and eighty-five (85) feet, plus open or partially covered rooftop terraces.
- (d) Parking structures attached to buildings with principal permitted uses may be up to six levels and seventy (70) feet. Parking levels located below grade shall not be counted in calculating the number of levels or height. In those instances where a side of a garage is not attached to a building, a parapet shall be provided in order to shield from view any parked vehicles.
- (e) In accordance with New Jersey Building Code (N.J.A.C. 5:23-3.14), Building Height shall be defined as the vertical distance from grade plane to the average height of the highest roof surface. A grade plane shall be defined as a reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet from the building, between the building and a point 6 feet from the building.

In this district, height limitation references to footage and number of stories are intended to limit building height to the specified maximum footage and number of stories within said footage. Building height calculations shall exclude building service equipment (e.g., mechanical services, elevator penthouses, condensers, exhaust fans, air-conditioning and similar equipment), stair enclosures, skylights or atrium structures, roof-access stairwells and amenities on a rooftop terrace (e.g., decking, landscaping, railing, walls, furniture, lighting, pergolas and similar amenities), and architectural enhancements and appurtenances (e.g., parapets, chimneys, cupolas, steeples, spires, belfries, towers, corner towers, flagpoles and similar elements).

[1] Section 200-229 F of Chapter 200 of the Township's Code relating to height exceptions shall not apply.

[2] Mezzanines and lofts that qualify as mezzanines under the International Building Code (Section 505.2) shall not constitute a story or half story and shall be considered part of the story below.

(8) Minimum Parking requirements.

- (a) 1.4375 off-street parking spaces per residential unit are to be provided within the district except for senior housing and townhouses.
- (b) 2.0 off-street parking spaces per townhouse shall be provided.
- (c) Senior housing requires 0.7 off-street parking spaces per unit.
- (d) Non-residential uses may rely on shared parking and, if available, commuter parking spaces during off-hours and on weekends without the provision of dedicated parking except for employees at a ratio of 1.0 space per 1,000 square feet of non-residential square footage excluding hotels.
- (e) Parking serving hotel guests and employees shall be provided at the rate of 0.6 spaces per room, except that the required number of spaces may be reduced if a shared parking analysis demonstrates that a lower number of spaces will be sufficient.
- (f) The applicable parking requirement may be reduced where it can be demonstrated to the satisfaction of the Planning Board that such reductions are justified by reason of proximity to public transportation and/or documented arrangements for shared parking supported by analyses consistent with the Urban Land Institute's Shared Parking Analysis or other generally accepted standards applicable to shared parking.

(9) Other standards

- (a) No development shall proceed in the District without a redeveloper's agreement with the Township.
- (b) There shall be no FAR (floor area ratio) or MIC (maximum improvement coverage) requirements for individual lots, such requirements applying only district-wide regardless of

subdivisions created to separate buildings, uses, ownership or financing within the overall RP-1 District. Setback and building distance standards are not applied in order to maximize flexibility of the design and to achieve the goals of the RP-1 District as a compact, walkable center with an active public space and street life.

- (c) Procedures for snow storage and removal shall be identified.

C. RP-1 District Design Standards

The RP-1 District is intended to promote redevelopment to achieve the goals of the District as a compact, walkable center with active street life and a promenade as the primary public space. The creation of a cohesive built environment where existing and proposed commercial and residential development are integrated is essential to this district. These design standards are intended to maximize flexibility of the design to achieve the goals of the district. All standards set forth in the Township Land Use Code, other than District regulations, shall continue to apply except when inconsistent with the design standards set forth below.

- (1) Promenade public space (which is shown conceptually in Exhibit E of the Settlement and Redeveloper's Agreement).
 - (a) The promenade shall be designed to include passive areas and active public gathering space that can host a farmer's market and other public events.
 - (b) If applicable, the farmer's market shall include stall areas, an open-air pavilion structure, a plaza and utilities such as electric and water. It shall be located on the promenade at a place where the streets could be closed to vehicular traffic at appropriate locations.
 - (c) The promenade shall utilize shared space principles that combine movement and other civic functions of streets and public space. This includes aesthetic treatments considering decorative materials and/or patterns for all vehicular, pedestrian and shared paved surfaces. Pavements should be specifically designed to emphasize the creation of spaces and transition between spaces or zones and to provide visual clues to pedestrians, bicyclists and motorists to reinforce the use and function of the area as a low speed pedestrian-oriented public space through which motor vehicles travel and park. Bollards

or visual clues (including, but not limited to, pavement, colors/textures, pedestrian/bicycle symbols and/or signage, planters, landscaping, street trees, ground cover landscaping, street furniture, lampposts and other street lighting techniques, fixed benches and moveable seating, and outdoor café zones) shall be utilized for defining separation of pedestrian circulation from vehicular travel lanes and on-street parking. More refined pavements should be utilized to emphasize and enhance areas designed for larger volumes of pedestrian activity such as building entrances, plazas and terraces, nodes, drop-off and pick-up zones and crosswalks. A palette of compatible decorative pavements and/or pavement patterns should be developed for the entire promenade.

- (2) Circulation and parking.
 - (a) Streets may include on-street parallel or angled parking in order to promote pedestrian street activity, lower vehicular speeds, and provide convenient access to retail uses and the promenade.
 - (b) Off-street parking and service access shall be designed to avoid the backing in and out of streets to the greatest extent possible.
 - (c) Roadway identified on the concept plan as Road A shall be contained in a maximum right-of-way of 50 feet.
 - (d) Sidewalk widths shall measure at least 10 feet in the core retail and promenade area in the RP-1 District and shall be a minimum of five feet wide in all other areas (except where vehicle parking overhang of a sidewalk area can occur wherein the width of the sidewalk area is to be a minimum of six feet). All sidewalks should be durably paved and smoothly surfaced to provide for the free movement of pedestrians. All sidewalks and pathways must be designed to provide access for the physically disabled in accordance with state and federal regulations. Access ramps shall be conveniently placed and sloped to provide easy connection to streets and sidewalks, in conformance with the applicable accessibility standards.
 - (e) The minimum width for off-road bike lanes is eight feet.

- (f) Surface parking cannot be located between the building and the front property line. Where surface parking may be located along a street frontage, such must be screened from the street by a solid fence or wall at a minimum height of 48 inches.
 - (g) Structured parking may be contained within, under or attached to buildings. Parking structures or podium-type parking under buildings may not front toward the promenade public space. Where parking structures front on public streets, such may feature liner buildings which are shallow commercial or residential buildings on the facades of parking structures or ground floor space along the sidewalk designed as amenity, utility, retail, commercial or office space.
 - (h) There shall be one bicycle parking space per 10 automobile parking spaces for the first 100 parking stalls allocated to nonresidential uses for the public, and one bicycle space for every 20 automobile parking spaces allocated to nonresidential uses for the public beyond that.
 - (i) A minimum of two spaces will be provided for parking for shared car services.
 - (j) Loading for nonresidential uses fronting on the promenade may be accommodated by collective provision for loading facilities that allow for sharing of such facilities among two or more uses and may be located in either on-street loading zones or off-street loading areas, which may be located within a building or a parking structure. A hotel shall provide an off-street loading area.
- (3) Landscape architectural treatments and guidelines.
- (a) All plants, trees, shrubs, pedestrian pavements and streetscape elements shall be installed in accordance with a landscape plan and schedule provided by the redeveloper, subject to the approval of the Planning Board.
 - (b) Landscape architectural treatments shall be provided throughout the redevelopment area to create spatial definition or separation, shade, visual interest, seasonal color, visual buffering, microclimatic enhancement, and habitat and to improve safety.

- (c) Indigenous plant species shall be primarily specified within the District and invasive exotic species shall be avoided. Any landscaping that is not resistant to the environment, or that dies, shall be replaced by the redeveloper in accordance with the maintenance guarantee provisions of the municipal land use law.
 - (d) In landscaped spaces, passive systems such as cisterns and water gardens that collect rainwater for irrigation or recharge are encouraged.
 - (e) Soil moisture-sensing irrigation systems shall be used.
- (4) Building orientation, massing and facade composition.
- (a) New buildings within the District should be considered an integral part of the overall site design and developed with appropriate consideration for both proposed and existing buildings with respect to height, mass, siting, location, materials, orientation, signs, lighting and use.
 - (b) Buildings shall front on the promenade and public streets to provide form and function to the streetscape. The streetscape should be continuous and varied through the use of street furniture, landscaping, building articulation, building frontage setbacks and changes in sidewalk types and textures. Driveway intersections with the public street should be minimized to avoid excessive interruptions in the streetwall.
 - (c) Buildings shall be designed to present an articulated facade from all vantage points. Parking structures shall not front on the promenade. Parking structures or that portion of a building containing a parking structure that is not fronting on the promenade may have an exterior clad in a vine-covered trellis, graphic panels, solar panels, a window-like facade treatment, liner buildings or ground floor space along the sidewalk designed as retail, commercial, residential or office space.
 - (d) The architectural treatment of the front facade shall be continued in its major features around all visibly exposed sides of a building with the exception of parking structures or that portion of a building containing a parking structure. All sides

of a building shall be architecturally designed to be consistent with regard to style, materials, colors and details. Blank wall or service area treatment of side and/or rear elevations visible from public view shall be avoided.

- (e) Unless the redeveloper proposes a specific use that requires a unique building, such as a hotel, buildings should be designed utilizing base, middle and top forms as the primary method relating buildings to each other.
- (f) The base shall be considered the first story of the facade facing a public street, depending on the overall heights of the building. The design of the base, as well as the quality and durability of its materials, should be emphasized to create visual interest and support pedestrian activity. The building's base should be presented to the Planning Board at a larger scale of drawing and greater detail than the remainder of the facade to ensure it meets the building design objectives.
- (g) In addition to the base, the exterior design of mixed-use residential buildings shall include a middle field section and a cap on the top. The middle of the building shall be differentiated from the base by a horizontal transition line. A horizontal transition line should also be established separating the middle field from the cap or top of the buildings.
- (h) The base transition line should generally be defined at the water table, sill of the ground floor windows or top of the ground floor. The upper transition line articulating the cap should generally be defined by a cornice, projecting overhang or other appropriate means that defines the cap of the building.
- (i) Building exteriors shall have vertical and/or horizontal offsets to create visual breaks on the exterior. Long, monotonous, uninterrupted walls or roof planes shall be avoided. Building wall offsets, including projections such as balconies, canopies, awnings, and signs, recesses, and changes in floor level shall be used in order to add architectural interest and variety and to relieve the visual effect of a simple, long wall. Similarly, roofline offsets, dormers, or gables shall be provided in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.

- (j) For townhouses or stacked townhouses, buildings may contain a maximum of 12 townhouse dwellings or stacked townhouse modules (24 stacked townhouses) in a single row and shall not require any facade, height or roofline offsets. The base of townhouses or stacked townhouses should generally be defined at the water table, sill of the ground floor windows or top of the ground floor and the cap should generally be defined by a cornice or overhanging eave line. Townhouses or stacked townhouses shall have a front entry that faces a street, courtyard, mews or other open space, with garages accessed from the rear (via a driveway and/or alley), and are not required to have private outdoor space at the ground level.
- (k) In general, it is preferred to keep the street facade parallel to the property line in alignment with adjacent buildings.
- (l) Blank walls must contain architectural relief such as expressive details, blind windows, murals, etc.
- (m) All buildings shall provide scale-defining architectural elements or details at the first two floor levels minimum, such as windows, spandrels, awnings, porticos, pediments, cornices, pilasters, columns and balconies.
- (n) Windows for residential buildings shall be primarily vertically proportioned. Tinted and highly reflective glass are discouraged.
- (o) Ground-floor retail, services, and restaurant uses shall have large transparent windows. Such windows shall be framed by the surrounding wall and shall be a minimum of 75% of the total ground-level facade area adjoining the sidewalk. The window wall facade area may be reduced if, due to a particular use or settings, the provision of windows will present concerns for aesthetic design or security. However, the facade design should employ an arrangement of materials that reflects the required window area and/or lines to be compatible with the intent of these guidelines.
- (p) The predominant material of all street walls on primary and secondary streets shall be brick, precast, cement-board siding, wood, metal storefront, tile, stone, stone veneer, resin panels, composites, metal panels and finished masonry block, or

curtain wall. Stucco may be used as an accent. All materials, colors and elevations shall be approved by the Planning Board.

- (q) Shop fronts may have a kick plate that ranges in height from 8 inches to 42 inches running continuously beneath the required fenestration.
- (r) Public access to commercial and governmental buildings shall be provided at sidewalk grade. The primary floor of and access to residential structures may be elevated.
- (s) The front doors of all buildings shall be visible from the street unless fronting on a courtyard, mews or other open space. If located more than 10 feet from the front building line, their location must be reinforced with additional graphics, signage, lighting, marquees or canopies.
- (t) All entrances to a building, except service and emergency egress doors, shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades, canopies, awnings, and other elements, where appropriate. Any such element utilized, including doors, shall be architecturally compatible with the style, materials, colors and details of the building as a whole. The main entrance shall face the street on which the property fronts.
- (u) Awnings, which add visual richness to the commercial corridor while enhancing the quality of public walkways, are encouraged for all storefronts. Awnings shall have fixed or retractable metal framework.
- (v) Canopies, unlike awnings, are nonretractable. They shall be constructed of wood or metal framing, standing-seam metal roof or glass roof as solid canopies or semi-open trellises. Canopies may incorporate signage and down lighting. Security shall be implemented so that it cannot be seen, and security grille housing is specifically prohibited. For flat solid panel clad canopies, a membrane could be used if concealed from pedestrian view.

- (w) All awnings and canopies shall be securely attached to the building so that the lowest part of the awning or canopy is mounted a minimum of eight feet above the sidewalk at the storefront. Awnings and canopies may project over a sidewalk and/or in the public right-of-way.
- (x) Buildings directly fronting the promenade shall be designed to appear as landmark buildings. One possible treatment to achieve this goal would have buildings designed with additional height or architectural embellishments, such as corner towers, to emphasize their location.
- (y) Appropriate design of the corner of mixed-use buildings directly fronting the promenade shall include one of the following patterns:
 - [1] Opening the space at ground level for people to walk across the corner, with the building mass above redefining the corner.
 - [2] A recessed entry at the corner such as the familiar angled wall with an entry door.
 - [3] A corner window with an important view into the building.
 - [4] Balconies or bay windows that wrap the corner.
 - [5] A tower element.
- (z) Multistory buildings with flat roofs shall provide light color roof surfaces. Green roof plantings and solar photovoltaic systems on roofs and parking decks shall be permitted.
- (aa) Excepting the antenna itself, all parts and components of personal communications antennas, satellite dishes, and television and radio antennas shall be screened from view regardless of elevation, or shall be disguised within an enclosed structure. The screening shall be designed as part of the overall design theme of the building to which it is associated.

- (bb) Dish antennas may not exceed 12 feet in diameter.
- (cc) Mechanical equipment located on building roofs shall be screened so as not to be visible from the ground level from adjacent developments and from public streets and spaces. Mechanical equipment at ground level shall be screened and in the rear.

(5) Lighting.

- (a) Lighting levels along paved portions of public walks shall be an average of no less than one footcandle for commercial areas and 0.5 footcandle for residential areas.
- (b) Fixtures serving to light streets shall be at a height of no greater than 20 feet above the adjacent roadway surface. The light center of a fixture for a pedestrian walkway shall be mounted at a height of 12 feet to 14 feet above the adjacent surface of the walkway, except for bollard fixtures, footlight fixtures and other low-mounted fixtures. The fixtures may include attachments to accommodate such amenities as banners, seasonal lighting, and flower pots.
- (c) The design for a proposed facade must consider the appearance of the building in the evening and develop an exterior lighting plan that includes display window lighting, building lighting, and pedestrian-scaled lighting for both buildings and pedestrian areas within the site. Lighting shall be warm in color, with control of glare for the pedestrian.

(6) Streetscape.

- (a) A palette of compatible site furnishings should be developed for the entire District. Street furnishings may include elements such as benches, gazebos, trash and recycling receptacles, bicycle racks, bird houses, drinking fountains, kiosks, sculptural elements, decorative fountains, bollards, decorative fences, seat walls, and pedestrian-scale lighting.
- (b) Community bulletin boards, such as kiosks, may be provided at strategic locations, including on the promenade.

- (c) Freestanding newspaper and advertising dispensers shall not be permitted in the right-of-way of primary streets and shall be incorporated into approved buildings or pavilions.
 - (d) Outdoor cafes may extend onto the public right-of-way upon issuance of a license by the Township. Such encroachment shall convey no rights to the licensee beyond those enumerated in the license. Outdoor cafes may be delineated from the public way by planters and/or barriers such as metal fencing. A clear width of at least four feet shall be maintained for pedestrians to pass either outboard or inboard.
- (7) Signage. In lieu of § 200-258D, the following shall apply:
- (a) The temporary display of signs, banners, flags, pennants and similar devices in connection with special events or activities of a public or nonprofit nature shall be permitted, provided that temporary signs which are displayed between one (1) and eighty-nine (89) days shall not occur more than twelve (12) times per calendar year and temporary signs that are displayed between ninety (90) and one hundred and twenty (120) days shall not occur more than six (6) times per calendar year. The materials for temporary signage shall consist of vinyl, mesh, fabric, or other durable material. Such temporary signs shall be permitted in the RP-1, RP-4, and RP-6 Districts.
 - (b) The temporary display of signs, banners, flags, pennants and similar devices, in connection with the opening of a new business use or reopening of an existing business use shall be permitted provided such display shall not exceed three months for nonresidential uses and 15 months for hotel and residential uses.
 - (c) Existing nonconforming signs shall be removed from this District within a period of 12 months after building permit issuance.
 - (d) All signs within the project area shall be part of the overall total design scheme and in keeping with the architectural character of the District in which the sign is located.
 - (e) Each type of signage shall be permitted on the same site, provided that the standards set forth below are satisfied.

[1] Wall signage.

[a] The following types of wall signs shall be permitted:

- [i] Internally lit raised letters.
- [ii] Backlit raised letters.
- [iii] Signage board with gooseneck lighting.
- [iv] Individual cut letters with gooseneck lighting.

[b] The maximum sign area shall be no greater than five percent (5%) of the total tenant wall area.

[2] Hanging signs and blade signs.

[a] One (1) hanging sign or blade sign is allowed per twenty-five (25) linear feet of frontage with a maximum of two (2) signs per frontage.

[b] The maximum sign area shall be 10 square feet per side.

[c] The letter and logo height shall be a maximum of eighteen (18) inches.

[d] Hanging signs may project a maximum of five (5) feet over a sidewalk and/or in the public right-of-way. A blade sign may only project beyond five (5) feet if attached to the underside of a tenant's canopy but may not exceed the canopy projection or an overall projection of eight (8) feet, whichever is less.

[e] Hanging signs and blade signs must have a clearance height of eight (8) feet above the sidewalk and shall not be mounted above a tenant façade.

[f] Hanging signs and blade signs may be externally or internally lit.

[3] Banner signs

[a] One (1) banner sign shall be permitted per fifty (50) linear feet of frontage with a maximum of

two (2) banners per frontage with the exception of residential and hotel entries which can have one (1) per entry and one (1) for each exterior building corner.

- [b] The maximum sign area shall be 100 square feet per side.
- [c] Banner signs shall have a maximum projection of eight feet.
- [d] Banner signs must have a clearance height of ten feet above the sidewalk.
- [e] Banner signs may be mounted to the base building above the ground floor but shall not exceed an overall height of fifty feet above the finished sidewalk.
- [f] Letters are limited to twenty-four inches in height.
- [g] Banner signs may be externally or internally lit.
- [h] Banner signs may project over a sidewalk and/or in the public right-of-way.

[4] Street address signage.

- [a] Street address signage shall be provided on each building or for each individual tenant.
- [b] Street address numbers shall have a maximum height of eight inches.

[5] Kiosk signage.

- [a] Freestanding signs such as Parisian-style kiosks and interactive digital kiosks shall be permitted in order to identify the promenade and individual uses located in the District to passersby on major roads at the edges of the District as well as within or leading to the promenade and to advertise local events.

- [b] The maximum kiosk sign area shall be 30 square feet, as measured on each face.
 - [c] The maximum kiosk sign height shall be 16 feet above finished grade.
 - [d] Kiosks may be located in a paved sidewalk area including within the public right-of-way of streets and sidewalks.
 - [e] The base of the kiosk sign shall be landscaped with plants that extend a minimum of two feet in all directions unless such kiosk is located within a paved sidewalk area.
- [6] Awnings and canopies.
- [a] Awnings and canopies shall be architecturally compatible with the building or retail tenant.
 - [b] Awnings and canopies shall be kept in good order.
 - [c] One sign on an awning or canopy shall be permitted, provided that:
 - [i] The letter logo height does not exceed 50% of the main area of the awning or canopy.
 - [ii] The letter and logo area may be located on the valance of the awning or face of the canopy and shall not exceed 12 inches in height.
 - [iii] The letter and logo area may be located above the canopy and shall not exceed 12 inches in height.
- [7] Window lettering and signs. Window lettering and signs shall be permitted, provided that they:
- [a] Are inside the window.

- [b] Do not exceed 15% of the window area if solid and 25% of the window area if die-cut.
 - [c] Pertain only to the establishment occupying the premises where the window is located except when premises are unleased/empty.
- (f) Temporary construction and sales signage.
- [a] Signage shall be removed within the later of (a) three years of the issuance of a sign permit or (b) one year of the time of the final certificate of occupancy. One sign per each road frontage shall be permitted. However, construction signs which contain noncommercial messages, such as signs identifying individual lots, construction ingress and/or egress or safety protocols, shall be permitted.
 - [b] Temporary contractor signage. Only one sign shall be permitted identifying lenders, architects, engineers or contractors doing work on the site. Such sign shall be a maximum of four square feet per entity, but not to exceed 25 square feet. This sign shall be removed when work ceases or is abandoned or when a final certificate of occupancy for the project is issued, whichever occurs sooner.
- (g) Billboards are prohibited.
- (h) A signage package shall be submitted as a part of any application for final site plan approval.

Section 2. This ordinance shall be in force after action or inaction by the Mayor as provided by law or an override of mayoral veto by the Council whichever is applicable, and publication according to law.

INTRODUCTION: January 25, 2021

PLANNING BOARD REVIEW:

PUBLIC HEARING:

ADOPTION:

MAYOR'S APPROVAL:

EFFECTIVE DATE:

ORDINANCE 2021-04

AN ORDINANCE TO AMEND AND SUPPLEMENT THE CODE OF THE TOWNSHIP OF WEST WINDSOR CHAPTER 200 TO ADJUST THE DISTRICT BOUNDRY LINES OF THE E, ROM-1 AND THE R-2 DISTRICTS; ARTICLE XXVI TITLES, PURPOSES, ESTABLISHMENT OF DISTRICTS; CONDITIONS; SECTION 200-143 ZONING MAP

BE IT ORDAINED by the Township Council of the Township of West Windsor, County of Mercer, State of New Jersey, as follows:

Section 1. Chapter 200 of said Code, Land Use, Part 4, Zoning, Article XXVI, Titles, Purposes, Establishment of Districts; General Conditions, Section 200-143, Zoning Map, is amended to read as follows:

The boundaries of said zoning district is hereby established as shown on the Zoning Map, Township of West Windsor, dated _____, and revised through _____, which, with all explanatory matter thereon, is hereby adopted and made part of this Part 4. An official copy of said Map, indicating the latest amendments shall be kept up-to-date in the office of the Land Use Manager for the use and benefit of the public and shall have the most current revision date shown thereon. The Zoning Map for that shall be the official reference as to the current zoning classification of the land within the boundaries of the Township of West Windsor.

Section 2. Chapter 200 of said Code, Land Use, Attachment 9, Zoning Map of West Windsor Township, is hereby amended to change the zoning designation of Block 3 Lot 1.012 and Block 3 Lot 1.0113 so that they shall be entirely located within the E District.

Section 3. This ordinance shall take effect twenty days after action or inaction by the Mayor as approved by law, or an override of a mayoral vote by the Council, whichever is applicable; upon filing with the Mercer County Planning Board; and upon publication according to law.

Introduction: January 25, 2021

Public Hearing:

Adoption:

Mayor Approval:

Effective Date:

ORDINANCE 2021-05

AN ORDINANCE TO AMEND AND SUPPLEMENT THE CODE OF THE TOWNSHIP OF WEST WINDSOR CHAPTER 200; PART 4 ZONING ARTICLE XXVI, TITLES, PURPOSES, ESTABLISHMENT OF DISTRICTS; GENERAL CONDITIONS ADDING ROM-1A INDUSTRIAL, RESEARCH, OFFICE, LIMITED MANUFACTURING

BE IT ORDAINED by the Township Council of the Township of West Windsor, County of Mercer, State of New Jersey, as follows:

Section 1. Chapter 200 of the Code of the Township of West Windsor, Land Use, Part 4, Zoning, Article XXVI, Titles, Purposes, Establishment of Districts; General Conditions, Section 200-142, Establishment of Zoning Districts, is hereby amended by adding after the line “ROM-1 Industrial – Research, office, limited manufacturing” the following:

ROM-1A Industrial – Research, office, limited manufacturing

Section 2. Chapter 200 of said Code, Land Use, Part 4, Zoning, Article XXVI, Titles, Purposes, Establishment of Districts; General Conditions, Section 200-143, Zoning Map, is amended to read as follows:

The boundaries of said zoning district is hereby established as shown on the Zoning Map, Township of West Windsor, dated _____, and revised through _____, which, with all explanatory matter thereon, is hereby adopted and made part of this Part 4. An official copy of said Map, indicating the latest amendments shall be kept up-to-date in the office of the Land Use Manager for the use and benefit of the public and shall have the most current revision date shown thereon. The Zoning Map for that shall be the official reference as to the current zoning classification of the land within the boundaries of the Township of West Windsor.

Section 3. Chapter 200 of said Code, Land Use, Attachment 9, Zoning Map of West Windsor Township, is hereby amended to change the zoning designation of Block 3 Lot 14.02 to the ROM-1A District. A portion of Block 3 Lot 1.0113 extending approximately 521.51 feet in a southwesterly direction from the westerly property line of Block 3 Lot 14.02 shall also be located within the ROM-1A District.

Section 4. Chapter 300 of the Code of the Township of West Windsor (1999), Land Use, Part 4, Zoning, Article XXVIII, Regulations for Business Districts, Section 200-210.1, ROM-1A Industrial District (research, office, limited manufacturing) use regulations, is hereby created as follows.

§ 200-210.1 ROM-1A Industrial District (research, office, limited manufacturing) use regulations.

- A. Permitted uses. In a ROM-1A District, no building or premise shall be used and no building shall be erected or altered which is arranged, intended or designed to be used except for one or more of the following uses, and all such uses shall be

subject to the performance standards set forth in Part 1, Site Plan Review, of this chapter:

- (1) Public utilities substations, electric, and gas facilities.
- B. Conditional uses in the ROM-1A District. In a ROM-1A District, the following uses may be permitted as condition uses.
 - (1) None.

Section 5. Chapter 300 of the Code of the Township of West Windsor (1999), Land Use, Part 4, Zoning, Article XXVIII, Regulations for Business Districts, Section 200-210.2, ROM-1A District bulk and area regulations, is hereby created as follows.

§ 200-210.2 ROM-1A District bulk and area regulations.

The following shall be the standards for the ROM-1A District:

- A. Minimum lot area: two acres.
- B. Minimum lot frontage: 225 feet.
- C. Minimum lot width: 225 feet.
- D. Minimum lot depth: not applicable
- E. Minimum yards:
 - a. Front yard: 90 feet, with a 50-foot wide landscape area at the street right-of-way.
 - b. Rear yard: 20 feet.
 - c. Side yards: 20 feet, except in those instances where a side yard abuts another lot within the ROM-1A District a side yard setback of zero (0) feet shall be permitted.
- F. Maximum FAR: The maximum FAR shall be allowed to vary according to the following schedule:

Use in	Maximum FAR
One-story buildings	0.22
Multistory buildings	0.30

- G. Maximum improvement coverage: 65%
- H. Maximum building height: three stories, but not more than 45 feet
- I. Maximum structure height: 55 feet.

Section 6. In the event of any conflict between the provisions and requirements of this section and the provisions and requirements of any other section of this chapter, the provisions and requirements of this section shall govern.

Section 7. This ordinance shall take effect twenty days after action or inaction by the Mayor as approved by law, or an override of a mayoral veto by the Council, whichever is applicable; upon filing with the Mercer County Planning Board; and upon publication according to law.

Introduction: January 25, 2021

Planning Board Approval:

Public Hearing:

Adoption:

Mayor Approval:

Effective Date:

2021-05

**TOWNSHIP OF WEST WINDSOR
MERCER COUNTY, NEW JERSEY**

2021-06

**AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 200 OF THE REVISED GENERAL
ORDINANCES OF THE TOWNSHIP OF WEST WINDSOR (1999) BY MODIFYING
PROVISIONS PERTAINING TO STORMWATER CONTROL REGULATIONS**

BE IT ORDAINED, by the West Windsor Township Council, County of Mercer, State of New Jersey, that the Code of West Windsor Township, be amended and supplemented as follows:

SECTION I. Chapter 200 of the Code of the Township of West Windsor (1999), Land Use, Part 1, Site Plan Review, Article V, General Performance Standards, Section 200-23, Environmental Considerations, is hereby amended as follows. Added text is **bold underlined** and text being eliminated is ~~struck through~~.

§ 200-23 Environmental considerations.

- C. Requirements of preliminary EIS and Green Development Practices Checklist. Applicants shall supply four copies of the following items to comply with the preliminary EIS requirements:
- (1) West Windsor Township Preliminary Environmental Worksheet and Green Development Practices Checklist. The Environmental Worksheet, provided by the Township, requires information on the existing condition of the site (natural features, land use, water quality, etc.), anticipated changes due to the proposed development and measures which will be used to mitigate adverse environmental impacts. The Green Development Practices Checklist requests a description or consideration of development practices that will seek to balance environmental, economic and social impacts or opportunities. It is intended that this analysis will facilitate more sustainable development. The applicant shall use the most recent, approved edition of the West Windsor Natural Resources Inventory or a Township-approved equivalent as a data source.
 - (2) Preliminary environmental analysis maps.
 - (a) Maps shall be produced which show the location of proposed lots and structures with respect to the natural features of the site. The applicant's proposed development plan shall be superimposed on the natural **resource factor** maps (~~available for purchase from the Township Engineer~~) in outline form. The resulting maps shall be at a scale of one inch equals 800 feet, or larger.

(b) Preliminary environmental analysis maps shall be produced using, but not limited to, the following seven natural resource maps:

[1] Land Suitability for Development.

[2] Environmentally Sensitive Areas.

[3] Vegetation and Wildlife Habitats.

[4] Suitability for Septic Tank Effluent Disposal (if on-site sewage treatment is proposed).

[5] Depth to Seasonally High Water Table.

[6] Aquifer Recharge Potential.

[7] Flood Hazard Areas.

(c) Other maps may be required by the Township land use board of jurisdiction, depending upon the peculiar site characteristics, in order for the Board to determine compliance with Subsection A herein.

(3) Stormwater management plan overview.

(a) The applicant shall provide a brief overview narrative describing stormwater management on the site. Topics discussed shall include, but not be limited to: existing storm water runoff volume and rate and anticipated changes with proposed development at various level storm events, including the water quality, two-, ten- and one-hundred-year storms; the existing direction of flow over the site and anticipated changes; the proposed measures including green infrastructure Best Management Practices and nonstructural stormwater management strategies to maintain groundwater recharge, reduce stormwater runoff quantity and maintain water quality in nearby stream and ponds; and the maintenance plans for proposed stormwater management facilities.

(b) To the extent that technical information is provided as part of a development application in accordance with Article ~~XXI~~ VI, Stormwater Control, of Part 3 of this chapter, it need not be duplicated here but may be referenced as part of the preliminary EIS.

SECTION II. Chapter 200 of the Code of the Township of West Windsor (1999), Land Use, Part 1, Site Plan Review, Article IV, Procedures for Site Plan Approval, Section 200-13 Preliminary site plan approval, Subsection C. Preliminary site plan details is hereby amended to add the following text **bold underlined**.

(12) A site development stormwater control plan meeting the requirements of § 200-104 for projects meeting the definition of a major development in § 200-100.2 of Part 3, Subdivision and Site Plan Procedures, of this chapter.

SECTION III. Chapter 200 of the Code of the Township of West Windsor (1999), Land Use, Part 1, Site Plan Review, Article VI, Design Details, Section 200-36.1, Use of pervious and impervious surfaces, is hereby amended as follows. Added text is **bold underlined** and text being eliminated is ~~struck through~~

§ 200-36.1 Use of pervious and impervious surfaces.

Impervious surfaces shall be used for all drives and parking areas **unless designed as a pervious pavement system for stormwater control and where** ~~except as~~ otherwise required by § 200-27B(1), ~~and pervious surfaces~~ **Pervious materials** shall be used **to the maximum extent practicable** for all other paved areas, including sidewalks, trails, courtyards, and other site amenities. The board of jurisdiction may exclude site amenities from the MIC requirement when necessary to secure site amenities that ~~will~~ **could** not otherwise be provided.

SECTION IV. Chapter 200 of the Code of the Township of West Windsor (1999), Land Use, Part 2, Subdivision, Article XI, Procedure for Subdivision Approval, Section 200-50 Sketch plats for minor or major subdivisions, Subsection C. Sketch plat details is hereby amended to add the following text **bold underlined**.

(18) A concept stormwater control plan meeting the requirements of § 200-104 for projects meeting the definition of a major development in § 200-100.2 of Part 3, Subdivision and Site Plan Procedures, of this chapter.

SECTION V. Chapter 200 of the Code of the Township of West Windsor (1999), Land Use, Part 2, Subdivision, Article XI, Procedure for Subdivision Approval, Section 200-53 Preliminary plat approval for major subdivisions, Subsection C. Preliminary plat details is hereby amended to add the following text **bold underlined**.

(24) A site development stormwater control plan meeting the requirements of § 200-104 for projects meeting the definition of a major development in § 200-100.2 of Part 3, Subdivision and Site Plan Procedures, of this chapter.

SECTION VI. Chapter 200 of the Code of the Township of West Windsor (1999), Land Use, Part 3, Subdivision and Site Plan Procedures, Article XIX, Improvements, Section § 200-91 Construction, maintenance and installation standards for specific improvements, Subsection M. Storm drainage systems is hereby amended as follows. Added text is **bold underlined** and text being eliminated is ~~struck through~~.

M. Storm drainage systems **and stormwater management measures.**

- (1) All storm drainage systems consisting of catch basins, underground drain pipes and storm sewers, ~~paved swales~~, box culverts, rip-rap or otherwise stabilized stream banks, dams, ~~retention basins~~ spillways and swales and other devices shall be installed so that all stormwater is led to ~~and confined~~ an appropriate stormwater management measure, as may be required, and released in natural drainage channels without causing flooding or erosion. Bicycle-safe storm sewer gratings shall be provided. They shall also be designed in accordance with the standards established in Article ~~XXXI~~ of this Part 3.
- (2) Concrete pipe is preferred to box culverts for drainage under roads. In such cases, an easement of appropriate width extending at least 50 feet beyond the right-of-way line shall be granted on either side, and the pipe shall be covered for the full width of the right-of-way and 20 feet beyond.

SECTION VII. Chapter 200 of the Code of the Township of West Windsor (1999), Land Use, Part 3, Subdivision and Site Plan Procedures, Article XXI, Stormwater Control, is hereby deleted in its entirety and replaced with the following text.

ARTICLE XXI Stormwater Control

§ 200-99. Scope and Purpose:

- A. Policy Statement - Flood control, groundwater recharge, and pollutant reduction shall be achieved through the use of stormwater management measures, including green infrastructure Best Management Practices (“GI BMPs”) and nonstructural stormwater management strategies. GI BMPs and low impact development (LID) should be utilized to meet the goal of maintaining natural hydrology to reduce stormwater runoff volume, reduce erosion, encourage infiltration and groundwater recharge, and reduce pollution. GI BMPs and LID should be developed based upon physical site conditions and the origin, nature and the anticipated quantity, or amount, of potential pollutants. Multiple stormwater management BMPs may be necessary to achieve the established performance standards for water quality, quantity, and groundwater recharge.
- B. Purpose - The purpose of this Article XXI is to establish minimum stormwater management requirements and controls for “major development,” as defined below in § 200-100.2
- C. Applicability
 - (1) This Article XXI shall be applicable to the following major developments:

- (a) Non-residential major developments; and

(b) Aspects of residential major developments that are not pre-empted by the Residential Site Improvement Standards at N.J.A.C. 5:21.

(2) This Article XXI shall also be applicable to all major developments undertaken by West Windsor Township.

D. Compatibility with Other Permit and Ordinance Requirements. Development approvals issued pursuant to this Article XXI are to be considered an integral part of the development approval process and do not relieve the applicant of the responsibility to secure required permits or approvals for activities regulated by any other applicable code, rule, act, or ordinance. In their interpretation and application, the provisions of this Article XXI shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.

This Article XXI is not intended to interfere with, abrogate, or annul any other ordinances, rule or regulation, statute, or other provision of law except that, where any provision of this Article XXI imposes restrictions different from those imposed by any other Article, rule or regulation, or other provision of law, the more restrictive provisions or higher standards shall control.

§ 200-100. General administration.

- A. No application for major development shall be approved unless the Township Engineer or other Township review engineer has certified to the approving authority, in writing, that:
- (1) The applicant has provided sufficient information to determine whether or not the proposed development will conform with Township stormwater control standards and stormwater management BMP design criteria.
 - (2) In the judgment of the Township's review engineer, the proposed development will substantially conform with these standards and the design criteria set forth herein.
- B. The stormwater management plans submitted shall also demonstrate careful consideration of the general and specific concerns, values and standards of the Township Master Plan and applicable County and State storm drainage control programs, any Mercer County Mosquito Commission control standards, and shall be based on environmentally sound site planning, engineering and landscape architectural techniques.
- C. Development shall use the best available technology to minimize off-site stormwater runoff, increase on-site infiltration, simulate natural drainage systems and minimize off-site discharge of pollutants to ground and surface water and encourage natural filtration functions. These goals are best achieved through GI BMPs and nonstructural stormwater management strategies.

- D. All development sites, major or not, shall be graded to secure proper drainage away from buildings per applicable State building codes, and to prevent the collection of stormwater in pools on improved surfaces and lawn areas not specifically designed for that purpose. Sufficient inlets, catch basins, swales and other drainage appurtenances shall be provided to convey runoff to the stormwater management BMPs.

§ 200-100.1. Design and Performance Standards for Stormwater Management Measures

- A. Stormwater management measures for major development shall be designed to provide erosion control, groundwater recharge, stormwater runoff quantity control, and stormwater runoff quality treatment as follows:
 - (1) The minimum standards for erosion control are those established under the Soil Erosion and Sediment Control Act, N.J.S.A. 4:24-39 et seq., and implementing rules at N.J.A.C. 2:90.
 - (2) The minimum standards for groundwater recharge, stormwater quality, and stormwater runoff quantity shall be met by incorporating green infrastructure.
- B. The standards in this Article XXI apply to major development, as defined herein, and are intended to minimize the impact of stormwater runoff on water quality and water quantity in receiving water bodies and maintain groundwater recharge. To the extent that alternative design and performance standards are applicable under a regional stormwater management plan, or Water Quality Management Plan adopted in accordance with Department rules, the standards in this Article XXI do not apply to major development.

§ 200-100.2. Definitions:

For the purpose of this Article XXI, the following terms, phrases, words and their derivations shall have the meanings stated herein unless their use in the text of this Article clearly demonstrates a different meaning. When not inconsistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word "shall" is always mandatory and not merely directory. The definitions below are the same as or based on the corresponding definitions in the Stormwater Management Rules at N.J.A.C. 7:8-1.2.

“Best Management Practice” or “BMP” - A strategy or technique to prevent or mitigate one or more of the negative impacts of stormwater runoff. BMPs can be nonstructural or structural.

“Compaction” - the increase in soil bulk density.

“Contributory drainage area” - the area from which stormwater runoff drains to a stormwater management measure, not including the area of the stormwater management measure itself.

“Core” - a pedestrian-oriented area of commercial and civic uses serving the surrounding municipality, generally including housing and access to public transportation.

“County review agency” - an agency designated by the Mercer County Board of County Commissioners to review municipal stormwater management plans and implementing ordinance(s). The County review agency may either be:

1. A Mercer County planning agency or
2. A Mercer County water resource association created under N.J.S.A 58:16A-55.5, if the ordinance or resolution delegates authority to approve, conditionally approve, or disapprove municipal stormwater management plans and implementing ordinances.

“Department” - the New Jersey Department of Environmental Protection or NJDEP.

“Design engineer” - a person professionally qualified and duly licensed in New Jersey to perform engineering services that may include, but not necessarily be limited to, development of project requirements, creation and development of project design and preparation of drawings and specifications.

“Development” - the division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or structure, any mining excavation or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission is required under the Municipal Land Use Law, N.J.S.A. 40:55D-1 *et seq.*

In the case of development of agricultural land, “development” means any activity that requires a State permit, any activity reviewed by the County Agricultural Board (CAB) and the State Agricultural Development Committee (SADC), and municipal review of any activity not exempted by the Right-to-Farm Act, N.J.S.A 4:1C-1 *et seq.*

“Disconnected impervious cover” – an impervious surface that directs stormwater runoff to a pervious surface or BMP, and is not directly connected to a drainage system either on the surface or subsurface.

“Disturbance” - the placement or reconstruction of impervious surface or motor vehicle surface, or exposure and/or movement of soil or bedrock or clearing, cutting,

or removing of vegetation. Milling and repaving is not considered disturbance for the purposes of this definition.

“Drainage area” - a geographic area within which stormwater, sediments, or dissolved materials drain to a particular receiving waterbody or to a particular point along a receiving waterbody.

“Environmentally constrained area” - the following areas where the physical alteration of the land is in some way restricted, either through regulation, easement, deed restriction or ownership such as: wetlands, floodplains, threatened and endangered species sites or designated habitats, and parks and preserves. Habitats of endangered or threatened species are identified using the Department's Landscape Project as approved by the Department's Endangered and Nongame Species Program.

“Environmentally critical area” - an area or feature which is of significant environmental value, including but not limited to: stream corridors, natural heritage priority sites, habitats of endangered or threatened species, large areas of contiguous open space or upland forest, steep slopes, and well head protection and groundwater recharge areas. Habitats of endangered or threatened species are identified using the Department's Landscape Project as approved by the Department's Endangered and Nongame Species Program.

“Erosion” - the detachment and movement of soil or rock fragments by water, wind, ice, or gravity.

“Green infrastructure” - a stormwater management measure that manages stormwater close to its source by:

1. Treating stormwater runoff through infiltration into subsoil;
2. Treating stormwater runoff through filtration by vegetation or soil; or
3. Storing stormwater runoff for reuse.

"HUC 14" or "hydrologic unit code 14" - an area within which water drains to a particular receiving surface water body, also known as a subwatershed, which is identified by a 14-digit hydrologic unit boundary designation, delineated within New Jersey by the United States Geological Survey.

“Impervious surface” - a surface that has been sufficiently compacted or covered with a layer of material so that it is highly resistant to infiltration by water.

“Infiltration” is the process by which water from precipitation seeps into the soil.

“Lead planning agency” - one or more public entities having stormwater management planning authority designated by the regional stormwater management planning committee pursuant to N.J.A.C. 7:8-3.2, that serves as the primary representative of the committee.

“Low Impact Development” or “LID” – development that includes strategies, practices and techniques that preserve, make use of, or mimic natural processes that result in the infiltration, evapotranspiration or use of stormwater in order to protect water quality and associated aquatic habitat.

“Major development” - any development or redevelopment, as defined by this section, that individually or collectively results in the disturbance of one or more acres of land since February 2, 2004;

Major development includes all developments that are part of a common plan of development or sale (for example, phased residential development). Projects undertaken by any government agency that otherwise meet the definition of “major development” but which do not require approval under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., are also considered “major development.”

“Motor vehicle” - land vehicles propelled other than by muscular power, such as automobiles, motorcycles, autocycles, and low speed vehicles. For the purposes of this definition, motor vehicle does not include farm equipment, snowmobiles, all-terrain vehicles, motorized wheelchairs, go-carts, gas buggies, golf carts, ski-slope grooming machines, or vehicles that run only on rails or tracks.

“Motor vehicle surface” - any pervious or impervious surface that is intended to be used by “motor vehicles” and/or aircraft, and is directly exposed to precipitation including, but not limited to, driveways, parking areas, parking garages, roads, racetracks, and runways.

“Municipality” - any city, borough, town, township, or village.

“New Jersey Stormwater Best Management Practices (BMP) Manual” or “NJ BMP Manual” or “BMP Manual” - the manual maintained by the Department providing, in part, design specifications, removal rates, calculation methods, and soil testing procedures approved by the Department as being capable of contributing to the achievement of the stormwater management standards specified in this Article.

The BMP Manual is periodically amended by the Department as necessary to provide design specifications on additional best management practices and new information on already included practices, reflecting the best available current information regarding the particular practice and the Department’s determination as to the ability

of that best management practice to contribute to compliance with the standards contained in this Article.

“Node” - an area designated by the State Planning Commission concentrating facilities and activities which are not organized in a compact form.

“Nutrient” - a chemical element or compound, such as nitrogen or phosphorus, which is essential to and promotes the development of organisms.

“Person” - any individual, corporation, company, partnership, firm, association, political subdivision of this State and any state, interstate or Federal agency.

“Pollutant” - any dredged spoil, solid waste, incinerator residue, filter backwash, sewage, garbage, refuse, oil, grease, sewage sludge, munitions, chemical wastes, biological materials, medical wastes, radioactive substance (except those regulated under the Atomic Energy Act of 1954, as amended (42 U.S.C. §§ 2011 *et seq.*)), thermal waste, wrecked or discarded equipment, rock, sand, cellar dirt, industrial, municipal, agricultural, and construction waste or runoff, or other residue discharged directly or indirectly to the land, ground waters or surface waters of the State, or to a domestic treatment works. “Pollutant” includes both hazardous and nonhazardous pollutants.

“Recharge” - the amount of water from precipitation that infiltrates into the ground and is not lost to evapotranspiration.

“Redevelopment” - land-disturbing activity that results in the creation, addition, or replacement of impervious surface area on an already developed or disturbed site. Redevelopment includes, but is not limited to: the expansion of a building footprint; addition or replacement of a structure; replacement of impervious surface area that is not part of a routine maintenance activity; and land disturbing activities related to structural or impervious surfaces. It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility, nor does it include emergency construction activities required to immediately protect public health and safety.

“Regulated impervious surface” - any of the following, alone or in combination:

1. A net increase of impervious surface;
2. The total area of impervious surface collected by a new stormwater conveyance system (for the purpose of this definition, a “new stormwater conveyance system” is a stormwater conveyance system that is constructed where one did not exist immediately prior to its construction or an existing system for which a new discharge location is created);

3. The total area of impervious surface proposed to be newly collected by an existing stormwater conveyance system; and/or
4. The total area of impervious surface collected by an existing stormwater conveyance system where the capacity of that conveyance system is increased.

“Regulated motor vehicle surface” - any of the following, alone or in combination:

1. The total area of motor vehicle surface that is currently receiving precipitation;
2. A net increase in motor vehicle surface; and/or
3. The total area of motor vehicle surface that is currently receiving water quality treatment either by vegetation or soil, by an existing stormwater management measure, or by treatment at a wastewater treatment plant, where the water quality treatment will be modified or removed.

“Sediment” - solid material, mineral or organic, that is in suspension, is being transported, or has been moved from its site of origin by air, water or gravity as a product of erosion.

“Site” - the lot or lots upon which a major development is to occur or has occurred.

“Soil” - all unconsolidated mineral and organic material of any origin.

“State Development and Redevelopment Plan Metropolitan Planning Area (PA1)” - an area delineated on the State Plan Policy Map and adopted by the State Planning Commission that is intended to be the focus for much of the State’s future redevelopment and revitalization efforts.

“State Plan Policy Map” is defined as the geographic application of the State Development and Redevelopment Plan’s goals and statewide policies, and the official map of these goals and policies.

“Stormwater” - water resulting from precipitation (including rain and snow) that runs off the land’s surface, is transmitted to the subsurface, or is captured by separate storm sewers or other sewage or drainage facilities, or conveyed by snow removal equipment.

“Stormwater management BMP” - an excavation or embankment and related areas designed to retain and manage release of stormwater runoff. A stormwater management BMP may either be normally dry (that is, a detention basin or infiltration system), retain water in a permanent pool (a retention basin), or be planted mainly with wetland vegetation (most constructed stormwater wetlands).

“Stormwater management measure” - any practice, technology, process, program, or other method intended to control or reduce stormwater runoff and associated

pollutants, or to induce or control the infiltration or groundwater recharge of stormwater or to eliminate illicit or illegal non-stormwater discharges into stormwater conveyances.

“Stormwater runoff” - water flow on the surface of the ground or in storm sewers, resulting from precipitation.

“Stormwater management planning agency” - a public body authorized by legislation to prepare stormwater management plans.

“Stormwater management planning area” - the geographic area for which a stormwater management planning agency is authorized to prepare stormwater management plans, or a specific portion of that area identified in a stormwater management plan prepared by that agency.

“Urban Redevelopment Area” is defined as previously developed portions of areas:

1. Delineated on the State Plan Policy Map (SPPM) as the Metropolitan Planning Area (PA1), Designated Centers, Cores or Nodes;
2. Designated as CAFRA Centers, Cores or Nodes;
3. Designated as Urban Enterprise Zones; and
4. Designated as Urban Coordinating Council Empowerment Neighborhoods.

“Water control structure” - a structure within, or adjacent to, a water, which intentionally or coincidentally alters the hydraulic capacity, the flood elevation resulting from the 2-, 10-, or 100-year design storm, flood hazard area limit, and/or floodway limit of the water. Examples of a water control structure may include a bridge, culvert, dam, embankment, fjord (if above grade), retaining wall, and weir.

“Waters of the State” - the ocean and its estuaries, all springs, streams, wetlands, and bodies of surface or groundwater, whether natural or artificial, within the boundaries of the State of New Jersey or subject to its jurisdiction.

“Wetlands” or “wetland” - an area that is inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

§ 200-100.3 Locations.

- A. Stormwater management measures as may be required under the terms of this Article XXI shall be located on site and within the zoning district permitting that use, subject

to the requirements outlined herein. Such measures shall be considered accessory uses and also subject to the conditions of Part 4, Zoning, of this chapter.

- B. Such stormwater management measures may be located within the setback line of the area to be improved, excluding landscape transition buffers, landscape buffers or landscape strips as may be required in Part 4, Zoning, of this chapter. A minimum offset for landscape buffers must be provided from the perimeter of sand-based surface stormwater BMPs outlined in the tables in §200-101 as measured between the maximum water surface elevation and adjacent roads, drive aisles, bike paths, parking lots, property lines and buildings in order to facilitate conformance with the design standards at §200-91 P(4) as follows: 10 feet for small-scale sand filter and small-scale infiltration basin per Table 1; 30 feet for sand filter and infiltration basin per Table 2 and 30 feet for sand filter per Table 3.

§ 200-100.4 Optional locations.

Where it can be demonstrated at the time of Township land use board review that such on-site stormwater management measure location within the zoning district permitting that use is impractical due to engineering feasibility factors, then the Township land use board of jurisdiction may permit such measure to be located off-tract and/or out of the zoning district, provided that the following requirements are met:

- A. All of the conditions noted in this article are met, in addition to § 200-226 of this chapter.
- B. Location of the measure does not hinder or discourage the appropriate development and use of the property on which it is located or the use of adjacent land and buildings.
- C. Permanent access and easement to the measure shall be provided for preservation and for maintenance purposes.
- D. Location of the measure shall be referenced in the deed notice required under § 200-101M and a separate deed notice shall be provided and recorded for the property upon which the measure is located.
- E. Utilization of other nearby off-tract stormwater management facilities is not feasible or practicable as determined by the developer's engineer, subject to confirmation by the Township Engineer.

§ 200-101. Stormwater Management Requirements for Major Development

- A. The development shall include a Maintenance Plan for the stormwater management measures incorporated into the design of a major development in accordance with § 200-105.
- B. Stormwater management measures shall avoid adverse impacts of concentrated flow on habitat for threatened and endangered species as documented in the Department's Landscape Project or Natural Heritage Database established under N.J.S.A. 13:1B-15.147 through 15.150, particularly *Helonias bullata* (swamp pink) and/or *Clemmys muhlnebergi* (bog turtle).
- C. The following linear development projects are exempt from the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity requirements of § 200-101.P, 101.Q and 101.R:
 - (1) The construction of an underground utility line provided that the disturbed areas are revegetated upon completion;
 - (2) The construction of an aboveground utility line provided that the existing conditions are maintained to the maximum extent practicable; and
 - (3) The construction of a public pedestrian access, such as a sidewalk or trail with a maximum width of 14 feet, provided that the access is made of permeable material.
- D. A waiver from strict compliance from the green infrastructure, groundwater recharge, stormwater runoff quality, and stormwater runoff quantity requirements of § 200-101.O, 101.P, 101.Q and 101.R may be obtained for the enlargement of an existing public roadway or railroad; or the construction or enlargement of a public pedestrian access, provided that the following conditions are met:
 - (1) The applicant demonstrates that there is a public need for the project that cannot be accomplished by any other means;
 - (2) The applicant demonstrates through an alternatives analysis, that through the use of stormwater management measures, the option selected complies with the requirements of § 200-101.O, 101.P, 101.Q and 101.R to the maximum extent practicable;
 - (3) The applicant demonstrates that, in order to meet the requirements of § 200-101.O, 101.P, 101.Q and 101.R, existing structures currently in use, such as homes and buildings, would need to be condemned; and
 - (4) The applicant demonstrates that it does not own or have other rights to areas, including the potential to obtain through condemnation lands not falling under IV.D.3 above within the upstream drainage area of the receiving stream, that would provide additional opportunities to mitigate the requirements of § 200-101.O, 101.P, 101.Q and 101.R that were not achievable onsite.

E. Tables 1 through 3 below summarize the ability of stormwater best management practices identified and described in the New Jersey Stormwater Best Management Practices Manual to satisfy the green infrastructure, groundwater recharge, stormwater runoff quality and stormwater runoff quantity standards specified in § 200-101.O, 101.P, 101.Q and 101.R. When designed in accordance with the most current version of the New Jersey Stormwater Best Management Practices Manual, the stormwater management measures found at N.J.A.C. 7:8-5.2 (f) Tables 5-1, 5-2 and 5-3 and listed below in Tables 1, 2 and 3 are presumed to be capable of providing stormwater controls for the design and performance standards as outlined in the tables below. The most current version of the BMP Manual can be found on the Department's website at:

https://njstormwater.org/bmp_manual2.htm.

F. Where the BMP tables in this Article XXI are different from the corresponding tables in the NJ Stormwater Management Rule N.J.A.C. 7:8-5.2(f) due to updates or amendments to N.J.A.C. 7:8-5.2(f), the BMP Tables in the Stormwater Management rule at N.J.A.C. 7:8-5.2(f) shall take precedence.

Table 1 Green Infrastructure BMPs for Groundwater Recharge, Stormwater Runoff Quality, and/or Stormwater Runoff Quantity				
Best Management Practice	Stormwater Runoff Quality TSS Removal Rate (percent)	Stormwater Runoff Quantity	Groundwater Recharge	Minimum Separation from Seasonal High Water Table (feet)
Cistern	0	Yes	No	--
Dry Well ^(a)	0	No	Yes	2
Grass Swale	50 or less	No	No	2 ^(e) 1 ^(f)
Green Roof	0	Yes	No	--

Manufactured Treatment Device ^(a) (g)	50 or 80	No	No	Dependent upon the device
Pervious Paving System ^(a)	80	Yes	Yes ^(b) No ^(c)	2 ^(b) 1 ^(c)
Small-Scale Bioretention Basin ^(a)	80 or 90	Yes	Yes ^(b) No ^(c)	2 ^(b) 1 ^(c)
Small-Scale Infiltration Basin ^(a)	80	Yes	Yes	2
Small-Scale Sand Filter	80	Yes	Yes	2
Vegetative Filter Strip	60-80	No	No	--

(Notes corresponding to annotations ^(a) through ^(g) are found after Table 3)

Table 2 Green Infrastructure BMPs for Stormwater Runoff Quantity (or for Groundwater Recharge and/or Stormwater Runoff Quality with a Waiver or Variance from N.J.A.C. 7:8-5.3)				
Best Management Practice	Stormwater Runoff Quality TSS Removal Rate (percent)	Stormwater Runoff Quantity	Groundwater Recharge	Minimum Separation from Seasonal High Water Table (feet)
Bioretention System	80 or 90	Yes	Yes ^(b) No ^(c)	2 ^(b) 1 ^(c)
Infiltration Basin	80	Yes	Yes	2
Sand Filter ^(b)	80	Yes	Yes	2

Standard Constructed Wetland	90	Yes	No	N/A
Wet Pond ^(d)	50-90	Yes	No	N/A

(Notes corresponding to annotations ^(b) through ^(d) are found after Table 3)

Table 3 BMPs for Groundwater Recharge, Stormwater Runoff Quality, and/or Stormwater Runoff Quantity only with a Waiver or Variance from N.J.A.C. 7:8-5.3				
Best Management Practice	Stormwater Runoff Quality TSS Removal Rate (percent)	Stormwater Runoff Quantity	Groundwater Recharge	Minimum Separation from Seasonal High Water Table (feet)
Blue Roof	0	Yes	No	N/A
Extended Detention Basin	40-60	Yes	No	1
Manufactured Treatment Device ^(h)	50 or 80	No	No	Dependent upon the device
Sand Filter ^(c)	80	Yes	No	1
Subsurface Gravel Wetland	90	No	No	1
Wet Pond	50-90	Yes	No	N/A

Notes for Tables 1, 2, and 3:

- (a) subject to the applicable contributory drainage area limitation specified at § 200-101.(O)2;
 - (b) designed to infiltrate into the subsoil;
 - (c) designed with underdrains;
 - (d) designed to maintain at least a 10-foot wide area of native vegetation along at least 50 percent of the shoreline and to include a stormwater runoff retention component designed to capture stormwater runoff for beneficial reuse, such as irrigation;
 - (e) designed with a slope of less than two percent;
 - (f) designed with a slope of equal to or greater than two percent;
 - (g) manufactured treatment devices that meet the definition of green infrastructure at § 200-100.2;
 - (h) manufactured treatment devices that do not meet the definition of green infrastructure at § 200-100.2.
- G. An alternative stormwater management measure, alternative removal rate, and/or alternative method to calculate the removal rate may be used if the design engineer demonstrates the capability of the proposed alternative stormwater management measure and/or the validity of the alternative rate or method to the Township. A copy of any approved alternative stormwater management measure, alternative removal rate, and/or alternative method to calculate the removal rate shall be provided to the Department in accordance with § 200-101.2.B.
- (1) Alternative stormwater management measures may be used to satisfy the requirements at § 200-101.O only if the measures meet the definition of green infrastructure at § 200-100.2.
 - (2) Alternative stormwater management measures that function in a similar manner to a BMP listed at Section 101.O(2) are subject to the contributory drainage area limitation specified at Section 101.O(2) for that similarly functioning BMP.
 - (3) Alternative stormwater management measures approved in accordance with this subsection that do not function in a similar manner to any BMP listed at Section 101.O(2) shall have a contributory drainage area less than or equal to 2.5 acres, except for alternative stormwater management measures that function similarly to cisterns, grass swales, green roofs, standard constructed wetlands, vegetative filter strips, and wet ponds, which are not subject to a contributory drainage area limitation.
 - (4) Alternative measures that function similarly to standard constructed wetlands or wet ponds shall not be used for compliance with the stormwater runoff quality standard unless a variance in accordance with N.J.A.C. 7:8-4.6 or a

waiver from strict compliance in accordance with § 200-101.D is granted from § 200-101.O.

- H. Groundwater mounding analysis. Whenever the stormwater management design includes one or more BMPs that will infiltrate stormwater into subsoil, the design engineer shall assess the hydraulic impact on the groundwater table and design the site, so as to avoid adverse hydraulic impacts. Potential adverse hydraulic impacts include, but are not limited to, exacerbating a naturally or seasonally high-water table, so as to cause surficial ponding, flooding of basements, or interference with the proper operation of subsurface sewage disposal systems or other subsurface structures within the zone of influence of the groundwater mound, or interference with the proper functioning of the stormwater management measure itself.
- I. Design standards for stormwater management measures are as follows:
 - (1) Stormwater management measures shall be designed to take into account the existing site conditions, including, but not limited to, environmentally critical areas; wetlands; flood-prone areas; slopes; depth to seasonal high-water table; soil type, permeability, and texture; drainage area and drainage patterns;
 - (2) Stormwater management measures shall be designed to minimize maintenance, facilitate maintenance and repairs, and ensure proper functioning. Trash racks shall be installed at the intake to the outlet structure, as appropriate, and shall have parallel bars with one-inch spacing between the bars to the elevation of the water quality design storm. For elevations higher than the water quality design storm, the parallel bars at the outlet structure shall be spaced no greater than one-third the width of the diameter of the orifice or one-third the width of the weir, with a minimum spacing between bars of one inch and a maximum spacing between bars of six inches. In addition, the design of trash racks must comply with the safety standards of § 200-103.C;
 - (3) Stormwater management measures and their components shall be designed, constructed, and installed to be strong, durable, and corrosion resistant, where required. Measures that are consistent with the relevant portions of the Residential Site Improvement Standards at N.J.A.C. 5:21-7.3, 7.4, and 7.5 shall be deemed to meet this requirement;
 - (4) Stormwater management BMPs shall be designed to meet the minimum safety standards for stormwater management BMPs at § 200-103; and
 - (5) The minimum size of the orifice at the intake to the outlet from the stormwater management BMP shall be two and one-half inches (2-1/2") in diameter.
- J. Manufactured treatment devices may be used to meet the requirements of this Article, provided the pollutant removal rates are verified by the New Jersey Corporation for Advanced Technology and certified by the Department. Manufactured treatment devices that do not meet the definition of green infrastructure at § 200-100.2 may be

used only under the circumstances described at § 200-101.O(4) where a variance or waiver is granted.

- K. Any application for a new agricultural development that meets the definition of major development at § 200-100.2 shall be submitted to the Soil Conservation District for review and approval in accordance with the requirements at § 200-101.O, 101.P, 101.Q and 101.R and any applicable Soil Conservation District guidelines for stormwater runoff quantity and erosion control. For purposes of this subsection, "agricultural development" means land uses normally associated with the production of food, fiber, horticultural product and livestock for sale. Such uses do not include the development of land for the processing or sale of food and the manufacture of agriculturally related products.
- L. If there is more than one drainage area involved in a major development, the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards at § 200-101.P, 101.Q and 101.R shall be met in each drainage area, unless the runoff from the drainage areas converge onsite and no adverse environmental impact would occur as a result of compliance with any one or more of the individual standards being determined utilizing a weighted average of the results achieved for that individual standard across the affected drainage areas.
- M. Any stormwater management measure authorized under the Township stormwater management plan or this Article XXI shall be reflected in a deed notice recorded in the Office of the Mercer County Clerk. A form of deed notice shall be submitted to the Township for approval prior to filing. The deed notice shall contain a description of the stormwater management measure(s) used to meet the green infrastructure, groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards at § 200-101.O, 101.P, 101.Q and 101.R and shall identify the location of the stormwater management measure(s) in NAD 1983 State Plane New Jersey FIPS 2900 US Feet or Latitude and Longitude in decimal degrees. The deed notice shall also reference the Maintenance Plan required to be recorded upon the deed pursuant to § 200-105.B(5).

Prior to the commencement of construction, proof that the above required deed notice has been filed shall be submitted to the Township. Proof that the required information has been recorded on the deed shall be in the form of either a copy of the complete recorded document or a receipt from the Clerk or other proof of recordation provided by the recording office. However, if the initial proof provided to the Township is not a copy of the complete recorded document, a copy of the complete recorded document shall be provided to the Township within 180 calendar days of the authorization granted by the Township.

N. A stormwater management measure approved under the Township stormwater management plan or Article XXI may be altered or replaced with the approval of the Township, if the Township determines that the proposed alteration or replacement meets the design and performance standards pursuant to § 200-101 of this Article XXI and provides the same level of stormwater management as the previously approved stormwater management measure that is being altered or replaced. If an alteration or replacement is approved, a revised deed notice shall be submitted to the Township for approval and subsequently recorded with the Office of the Mercer County Clerk. The revised deed notice shall contain a description and location of the altered or replacement stormwater management measure, as well as reference to the Maintenance Plan, in accordance with 101.M above.

Prior to the commencement of construction, proof that the above required deed notice has been filed shall be submitted to the Township in accordance with 101.M above.

O. Green Infrastructure Standards

- (1) This subsection specifies the types of green infrastructure BMPs that may be used to satisfy the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards.
- (2) To satisfy the groundwater recharge and stormwater runoff quality standards at § 200-101.P and 101.Q, the design engineer shall utilize green infrastructure BMPs identified in Table 1 at § 200-101.F and/or an alternative stormwater management measure approved in accordance with § 200-101.G. The following green infrastructure BMPs are subject to the following maximum contributory drainage area limitations:

Best Management Practice	Maximum Contributory Drainage Area
Dry Well	1 acre
Manufactured Treatment Device	2.5 acres
Pervious Pavement Systems	Area of additional inflow cannot exceed three times the area occupied by the BMP
Small-scale Bioretention Systems	2.5 acres
Small-scale Infiltration Basin	2.5 acres
Small-scale Sand Filter	2.5 acres

- (3) To satisfy the stormwater runoff quantity standards at § 200-101.R, the design engineer shall utilize BMPs from Table 1 or from Table 2 and/or an alternative stormwater management measure approved in accordance with § 200-101.G.
- (4) If a variance in accordance with N.J.A.C. 7:8-4.6 or a waiver from strict compliance in accordance with § 200-101.D is granted from the requirements of this subsection, then BMPs from Table 1, 2, or 3, and/or an alternative stormwater management measure approved in accordance with § 200-101.G may be used to meet the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards at § 200-101.P, 101.Q and 101.R.

P. Groundwater Recharge Standards

- (1) This subsection contains the minimum design and performance standards for groundwater recharge as follows:
- (2) The design engineer shall, using the assumptions and factors for stormwater runoff and groundwater recharge calculations at § 200-101.1, either:
 - (i) Demonstrate through hydrologic and hydraulic analysis that the site and its stormwater management measures maintain 100 percent of the average annual pre-construction groundwater recharge volume for the site; or
 - (ii) Demonstrate through hydrologic and hydraulic analysis that the increase of stormwater runoff volume from pre-construction to post-construction for the 2-year storm is infiltrated.
- (3) This groundwater recharge requirement does not apply to projects within the “urban redevelopment area,” or to projects subject to 101.P(4) below.
- (4) The following types of stormwater shall not be recharged:
 - (i) Stormwater from areas of high pollutant loading. High pollutant loading areas are areas in industrial and commercial developments where solvents and/or petroleum products are loaded/unloaded, stored, or applied, areas where pesticides are loaded/unloaded or stored; areas where hazardous materials are expected to be present in greater than “reportable quantities” as defined by the United States Environmental Protection Agency (EPA) at 40 CFR 302.4; areas where recharge would be inconsistent with Department approved remedial action work plan or landfill closure plan and areas with high risks for spills of toxic materials, such as gas stations and vehicle maintenance facilities; and
 - (ii) Industrial stormwater exposed to “source material.” “Source material” means any material(s) or machinery, located at an industrial facility, that is directly or indirectly related to process, manufacturing or other industrial activities, which could be a source of pollutants in any industrial stormwater discharge to groundwater. Source materials include, but are not limited to, raw materials; intermediate products; final products; waste materials; by-products; industrial

machinery and fuels, and lubricants, solvents, and detergents that are related to process, manufacturing, or other industrial activities that are exposed to stormwater.

Q. Stormwater Runoff Quality Standards

- (1) This subsection contains the minimum design and performance standards to control stormwater runoff quality impacts of major development. Stormwater runoff quality standards are applicable when the major development results in an increase of one-quarter acre or more of regulated motor vehicle surface.
- (2) Stormwater management measures shall be designed to reduce the post-construction load of total suspended solids (TSS) in stormwater runoff generated from the water quality design storm as follows:
 - (i) Eighty percent (80%) TSS removal of the anticipated load, expressed as an annual average shall be achieved for the stormwater runoff from the net increase of motor vehicle surface.
 - (ii) If the surface is considered regulated motor vehicle surface because the water quality treatment for an area of motor vehicle surface that is currently receiving water quality treatment either by vegetation or soil, by an existing stormwater management measure, or by treatment at a wastewater treatment plant is to be modified or removed, the project shall maintain or increase the existing TSS removal of the anticipated load expressed as an annual average.
- (3) The requirement to reduce TSS does not apply to any stormwater runoff in a discharge regulated under a numeric effluent limitation for TSS imposed under the New Jersey Pollutant Discharge Elimination System (NJPDES) rules, N.J.A.C. 7:14A, or in a discharge specifically exempt under a NJPDES permit from this requirement. Every major development, including any that discharge into a combined sewer system, shall comply with 101.Q(2) above, unless the major development is itself subject to a NJPDES permit with a numeric effluent limitation for TSS, or the NJPDES permit to which the major development is subject exempts the development from a numeric effluent limitation for TSS.
- (4) The water quality design storm is one and one-quarter inches (1.25") of rainfall in two hours. Water quality calculations shall take into account the distribution of rain from the water quality design storm, as reflected in Table 1 at N.J.A.C. 7:8-5.5. The calculation of the volume of runoff may take into account the implementation of stormwater management measures.
- (5) If more than one BMP in series is necessary to achieve the required 80 percent TSS reduction for a site, the applicant shall utilize the following formula to calculate TSS reduction:

$$R = A + B - (A \times B) / 100,$$

Where:

R = total TSS Percent Load Removal from application of both BMPs, and

A = the TSS Percent Removal Rate applicable to the first BMP

B = the TSS Percent Removal Rate applicable to the second BMP.

- (6) Stormwater management measures shall also be designed to reduce, to the maximum extent feasible, the post-construction nutrient load of the anticipated load from the developed site in stormwater runoff generated from the water quality design storm. In achieving reduction of nutrients to the maximum extent feasible, the design of the site shall include green infrastructure BMPs that optimize nutrient removal while still achieving the performance standards in § 200-101.P, 101.Q and 101.R.
- (7) In accordance with the definition of "FW1" at N.J.A.C. 7:9B-1.4, stormwater management measures shall be designed to prevent any increase in stormwater runoff to waters classified as FW1.
- (8) The Flood Hazard Area Control Act Rules at N.J.A.C. 7:13-4.1(c)1 establish 300-foot riparian zones along Category One waters, as designated in the Surface Water Quality Standards at N.J.A.C. 7:9B, and certain upstream tributaries to Category One waters. A person shall not undertake a major development that is located within or discharges into a 300-foot riparian zone without prior authorization from the Department under N.J.A.C. 7:13.
- (9) Pursuant to the Flood Hazard Area Control Act Rules at N.J.A.C. 7:13-11.2(j)3.i, runoff from the water quality design storm that is discharged within a 300-foot riparian zone shall be treated in accordance with this subsection to reduce the post-construction load of total suspended solids by 95 percent of the anticipated load from the developed site, expressed as an annual average.
- (10) This stormwater runoff quality standards do not apply to the construction of one individual single-family dwelling, provided that it is not part of a larger development or subdivision that has received preliminary or final site plan approval prior to December 3, 2018, and that the motor vehicle surfaces are made of permeable materials.

R. Stormwater Runoff Quantity Standards

- (1) This subsection contains the minimum design and performance standards to control stormwater runoff quantity impacts of major development.
- (2) In order to control stormwater runoff quantity impacts, the design engineer shall, using the assumptions and factors for stormwater runoff calculations at § 200-101.1, complete one of the following:

- (i) Demonstrate through hydrologic and hydraulic analysis that for stormwater leaving the site, post-construction runoff hydrographs for the 2-, 10-, and 100-year storm events do not exceed, at any point in time, the pre-construction runoff hydrographs for the same storm events; or
 - (ii) Demonstrate through hydrologic and hydraulic analysis that there is no increase, as compared to the pre-construction condition, in the peak runoff rates of stormwater leaving the site for the 2-, 10- and 100-year storm events and that the increased volume or change in timing of stormwater runoff will not increase flood damage at or downstream of the site. This analysis shall include the analysis of impacts of existing land uses and projected land uses assuming full development under existing zoning and land use ordinances in the drainage area; or
 - (iii) Design stormwater management measures so that the post-construction peak runoff rates for the 2-, 10- and 100-year storm events are 50, 75 and 80 percent, respectively, of the pre-construction peak runoff rates. The percentages apply only to the post-construction stormwater runoff that is attributable to the portion of the site on which the proposed development or project is to be constructed.
- (3) The stormwater runoff quantity standards shall be applied at the site's boundary to each abutting lot, roadway, watercourse, or receiving storm sewer system.

§ 200-101.1. Calculation of Stormwater Runoff and Groundwater Recharge:

A. Stormwater runoff shall be calculated in accordance with the following:

(1) The design engineer shall calculate runoff using one of the following methods:

- (i) The USDA Natural Resources Conservation Service (NRCS) methodology, including the NRCS Runoff Equation and Dimensionless Unit Hydrograph, as described in Chapters 7, 9, 10, 15 and 16 Part 630, Hydrology National Engineering Handbook, incorporated herein by reference as amended and supplemented. This methodology is additionally described in *Technical Release 55 - Urban Hydrology for Small Watersheds* (TR-55), dated June 1986, incorporated herein by reference as amended and supplemented. Information regarding the methodology is available from the Natural Resources Conservation Service website at:

https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1044171.pdf

or at United States Department of Agriculture Natural Resources Conservation Service, 220 Davison Avenue, Somerset, New Jersey 08873; or

- (ii) The Rational Method for peak flow and the Modified Rational Method for hydrograph computations. The rational and modified rational methods are described in "Appendix A-9 Modified Rational Method" in the Standards for Soil Erosion and Sediment Control in New Jersey, January 2014. This document is available from the State Soil Conservation Committee or any of the Soil Conservation Districts listed at N.J.A.C. 2:90-1.3(a)3. The location, address, and telephone number for each Soil Conservation District is available from the State Soil Conservation Committee, PO Box 330, Trenton, New Jersey 08625. The document is also available at:

<http://www.nj.gov/agriculture/divisions/anr/pdf/2014NJSoilErosionControlStandardsComplete.pdf>.

- (2) For the purpose of calculating runoff coefficients and groundwater recharge, there is a presumption that the pre-construction condition of a site or portion thereof is a "wooded" land use with "good" hydrologic condition. The term "runoff coefficient" applies to the NRCS methodology and both the Rational and Modified Rational Methods at § 200-101.1.A(1). A runoff coefficient or a groundwater recharge land cover for an existing condition may be used on all or a portion of the site if the design engineer verifies that the hydrologic condition has existed on the site or portion of the site for at least five (5) years without interruption prior to the time of application. If more than one land cover has existed on the site during the five (5) years immediately prior to the time of application, the land cover with the lowest runoff potential shall be used for the computations. In addition, there is the presumption that the site is in "good" hydrologic condition if the land use type is pasture, lawn, or park; with "good" cover if the land use type is woods; and with hydrologic condition "good with conservation treatment" if the land use type is cultivation.
- (3) In computing pre-construction stormwater runoff, the design engineer shall account for all significant land features and structures, such as ponds, wetlands, depressions, hedgerows, or culverts, that may reduce pre-construction stormwater runoff rates and volumes.

In computing stormwater runoff from all design storms, the design engineer shall consider the relative stormwater runoff rates and/or volumes of pervious and impervious surfaces separately to accurately compute the rates and volume of stormwater runoff from the site. To calculate runoff from disconnected impervious surface, urban impervious area modifications as described in the NRCS *Technical Release 55 – Urban Hydrology for Small Watersheds* or other methods may be employed.

- (4) If the invert of the outlet structure of a stormwater management measure is below the flood hazard design flood elevation as defined at N.J.A.C. 7:13, the design

engineer shall take into account the effects of tailwater in the design of structural stormwater management measures.

B. Groundwater recharge may be calculated in accordance with the following:

The New Jersey Geological Survey Report GSR-32, A Method for Evaluating Groundwater-Recharge Areas in New Jersey, incorporated herein by reference as amended and supplemented. Information regarding the methodology is available from the New Jersey Stormwater Best Management Practices Manual; at the New Jersey Geological Survey website at:

<https://www.nj.gov/dep/njgs/pricelst/greport/gsr32.pdf>

or at New Jersey Geological and Water Survey, 29 Arctic Parkway, PO Box 420, Mail Code 29-01, Trenton, New Jersey 08625-0420.

§ 200-101.2. Sources for Technical Guidance:

A. Technical guidance for stormwater management measures can be found in the documents listed below, which are available to download from the Department's website at:

http://www.nj.gov/dep/stormwater/bmp_manual2.htm.

(1) Guidelines for stormwater management measures are contained in the New Jersey Stormwater Best Management Practices Manual, as amended and supplemented. Information is provided on stormwater management measures such as, but not limited to, those listed in Tables 1, 2, and 3.

(2) Additional maintenance guidance is available on the Department's website at:

https://www.njstormwater.org/maintenance_guidance.htm.

B. Submissions required by this Article for review by the Department should be mailed to:

(1) The Division of Water Quality, New Jersey Department of Environmental Protection, Mail Code 401-02B, PO Box 420, Trenton, New Jersey 08625-0420.

Proof of mailing shall be provided to the Township Engineer.

§ 200-102. Solids and Floatable Materials Control Standards:

A. Site design features identified under the BMP Tables at § 200-101.F above, or alternative designs in accordance with § 200-101.G above, in order to prevent discharge of trash and debris from drainage systems, shall comply with the following standard to control passage of solid and floatable materials through storm drain inlets. For purposes of this paragraph, "solid and floatable materials" means sediment, debris, trash, and other floating, suspended, or settleable solids. Exemptions to this standard are outlined in § 200-102.A(2).

(1) Design engineers shall use one of the following grates whenever they use a grate in pavement or another ground surface to collect stormwater from that surface into a storm drain or surface water body under that grate:

- (i) The New Jersey Department of Transportation (NJDOT) bicycle safe grate, which is described in Chapter 2.4 of the NJDOT Bicycle Compatible Roadways and Bikeways Planning and Design Guidelines; or
- (ii) A different grate, if each individual clear space in that grate has an area of no more than seven (7.0) square inches, or is no greater than 0.5 inches across the smallest dimension.

Examples of grates subject to this standard include grates in grate inlets, the grate portion (non-curb-opening portion) of combination inlets, grates on storm sewer manholes, ditch grates, trench grates, and grates of spacer bars in slotted drains. Examples of ground surfaces include surfaces of roads (including bridges), driveways, parking areas, bikeways, plazas, sidewalks, lawns, fields, open channels, and stormwater system floors used to collect stormwater from the surface into a storm drain or surface water body.

- (iii) For curb-opening inlets, including curb-opening inlets in combination inlets, the clear space in that curb opening, or each individual clear space if the curb opening has two or more clear spaces, shall have an area of no more than seven (7.0) square inches, or be no greater than two (2.0) inches across the smallest dimension.

(2) The standard in 102.A(1) above does not apply:

- (i) Where each individual clear space in the curb opening in existing curb-opening inlet does not have an area of more than nine (9.0) square inches;
- (ii) Where the Township agrees that the standards would cause inadequate hydraulic performance that could not practicably be overcome by using additional or larger storm drain inlets;
- (iii) Where flows from the water quality design storm as specified in N.J.A.C. 7:8 are conveyed through any device (e.g., end of pipe netting facility, manufactured treatment device, or a catch basin hood) that is designed, at a minimum, to

prevent delivery of all solid and floatable materials that could not pass through one of the following:

- (a) A rectangular space four and five-eighths (4.625) inches long and one and one-half (1.5) inches wide (this option does not apply for outfall netting facilities); or
- (b) A bar screen having a bar spacing of 0.5 inches.

Note that these exemptions do not authorize any infringement of requirements in the Residential Site Improvement Standards for bicycle safe grates in new residential development (N.J.A.C. 5:21-4.18(b)2 and 7.4(b)1).

- (iv) Where flows are conveyed through a trash rack that has parallel bars with one-inch (1 inch) spacing between the bars, to the elevation of the Water Quality Design Storm as specified in N.J.A.C. 7:8; or
- (v) Where the New Jersey Department of Environmental Protection determines, pursuant to the New Jersey Register of Historic Places Rules at N.J.A.C. 7:4-7.2(c), that action to meet this standard is an undertaking that constitutes an encroachment or will damage or destroy the New Jersey Register listed historic property.

§ 200-103. Safety Standards for Stormwater Management Facilities:

- A. This section sets forth requirements to protect public safety through the proper design and operation of stormwater management BMPs. This section applies to any new, modified or altered stormwater management BMP.
- B. Stormwater management BMPs providing long-term water retention, shall be designed to be able to be dewatered, with minimal reliance on mechanical pumping, where practical. Pedestrian or vehicular traffic adjacent to these facilities should be evaluated to determine if and what safety measures or barriers should be provided in addition to safety ledges required by § 200-103.C(3).
- C. Requirements for Trash Racks, Overflow Grates and Escape Provisions
 - (1) A trash rack is a device designed to catch trash and debris and prevent the clogging of outlet structures. Trash racks shall be installed at the intake to the outlet from the Stormwater management BMP to ensure proper functioning of the BMP outlets in accordance with the following:
 - (i) The trash rack shall have parallel bars, with no greater than six-inch spacing between the bars;

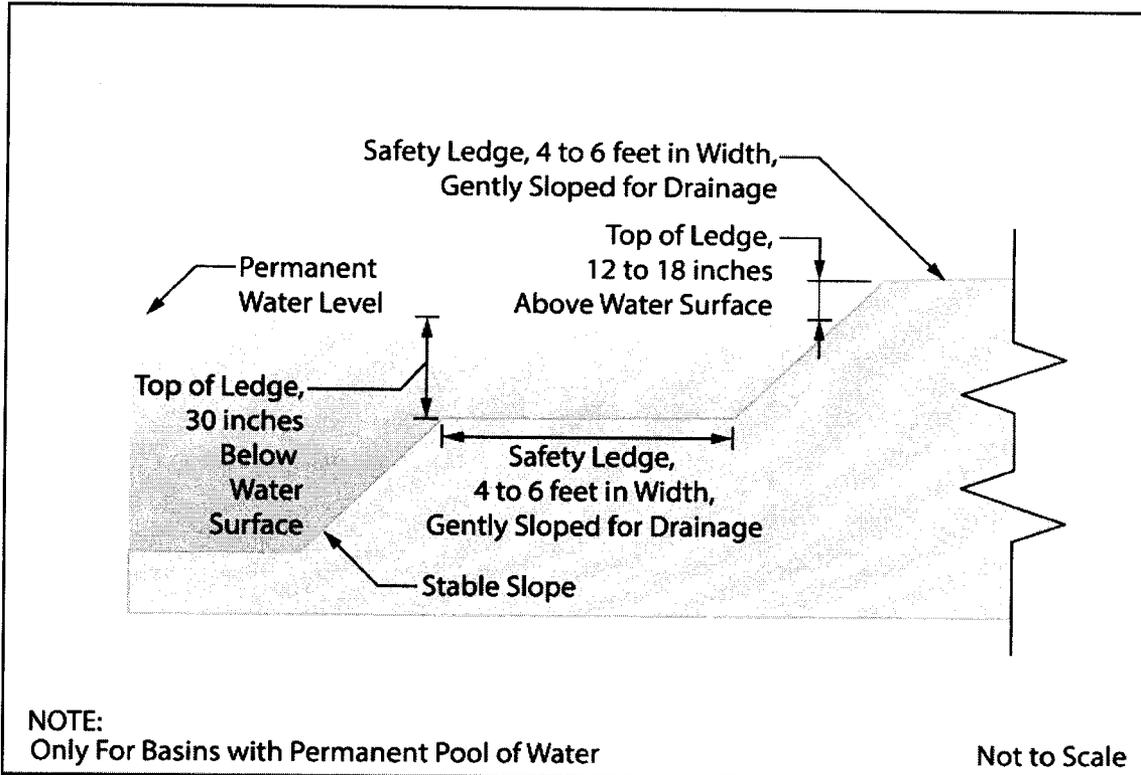
- (ii) The trash rack shall be designed so as not to adversely affect the hydraulic performance of the outlet pipe or structure;
 - (iii) The average velocity of flow through a clean trash rack is not to exceed 2.5 feet per second under the full range of stage and discharge. Velocity is to be computed on the basis of the net area of opening through the rack; and
 - (iv) The trash rack shall be constructed of rigid, durable, and corrosion resistant material and designed to withstand a perpendicular live loading of 300 pounds per square foot.
- (2) An overflow grate is designed to prevent obstruction of the overflow structure. If an outlet structure has an overflow grate, such grate shall meet the following requirements:
- (i) The overflow grate shall be secured to the outlet structure but removable for emergencies and maintenance.
 - (ii) The overflow grate spacing shall be no less than two inches across the smallest dimension
 - (iii) The overflow grate shall be constructed and installed to be rigid, durable, and corrosion resistant, and shall be designed to withstand a perpendicular live loading of 300 pounds per square foot.
- (3) Stormwater management BMPs shall include escape provisions as follows:
- (i) If a stormwater management BMP has an outlet structure, escape provisions shall be incorporated in or on the structure. Escape provisions include the installation of permanent ladders, steps, rungs, or other features that provide easily accessible means of egress from stormwater management BMPs. With the prior approval of the Township pursuant to 103.C, a free-standing outlet structure may be exempted from this requirement;
 - (ii) Safety ledges shall be constructed on the slopes of all new stormwater management BMPs having a permanent pool of water deeper than two and one-half feet. Safety ledges shall be comprised of two steps. Each step shall be four to six feet in width. One step shall be located approximately two and one-half feet below the permanent water surface, and the second step shall be located one to one and one-half feet above the permanent water surface. See 103.E for an illustration of safety ledges in a stormwater management BMP; and
 - (iii) In new stormwater management BMPs, the maximum interior slope for an earthen dam, embankment, or berm shall not be steeper than three horizontal to one vertical (3:1).

D. Variance or Exemption from Safety Standard

A variance or exemption from the safety standards for stormwater management BMPs may be granted only upon a written finding by the Township that the variance or exemption will not constitute a threat to public safety.

E. Safety Ledge Illustration

Elevation View –Basin Safety Ledge Configuration



§ 200-104. Requirements for a Site Development Stormwater Plan:

A. Submission of Site Development Stormwater Plan

- (1) Whenever an applicant seeks Township approval of a major development subject to this Article XXI, the applicant shall submit all of the required components of the Checklist for the Site Development Stormwater Plan at § 200-104.C as part of the submission of the application for approval.
- (2) The applicant shall demonstrate that the project meets the standards set forth in this Article XXI.
- (3) The applicant shall submit two (2) copies of the materials listed in the Checklist for Site Development Stormwater Plans in accordance with § 200-104.C of this Article XXI.

(4) Sketch plats and concept plans shall at a minimum submit the information required by § 200-104.C(1) through § 200-104.C(4).

B. Site Development Stormwater Plan Approval

The applicant's Site Development project shall be reviewed as a part of the review process by the Township board or official from which Township approval is sought. That Township board or official shall consult the Township's review engineer to determine if all of the checklist requirements have been satisfied and to further determine if the project meets the standards set forth in this Article XXI.

C. Checklist for Site Development Stormwater Plan

The following information shall be required:

(1) Topographic Base Map

Topographic base map of the site shall be submitted which extends a minimum of 200 feet beyond the limits of the proposed development, at a scale of 1"=200' or greater, showing 1-foot contour intervals. The map is to indicate the following, as appropriate: existing surface water drainage, riparian zones and steep slopes per § 200-149, soil types, perennial or intermittent streams, Greenbelt areas, limits and normal water surface elevation of existing water bodies, wetlands and flood plains along with their appropriate buffer strips, vegetative and other pervious surfaces, existing man-made structures, roads, bearing and distances of project property lines, existing easements or property reservations, and significant natural and manmade features not otherwise shown. The reviewing engineer may require additional upstream tributary drainage system information, as necessary.

(2) Environmental Site Analysis

A written and graphic description of the natural and man-made features of the site and its surroundings is to be submitted. This description is to include a discussion of soil conditions, slopes, wetlands, waterways and vegetation on the site. Particular attention should be given to unique, unusual, or environmentally sensitive features and to those that provide particular opportunities or constraints for development. Provision of an Environmental Impact Statement prepared in compliance with § 200-23 *Environmental considerations* shall be deemed to satisfy this requirement.

(3) Project Description and Site Plans

Provide a map or maps at the scale of the topographical base map indicating the existing and proposed land use cover conditions, and including location of buildings roads, parking areas, utilities, structural facilities for stormwater management and sediment control, and other permanent structures. The map(s) shall also clearly

show areas where alterations will occur in the natural terrain and cover, including lawns and other landscaping, and soil test locations with seasonal high groundwater elevations (observed or estimated). A written description of the site plan including justifications for proposed changes in natural conditions shall also be provided.

(4) Land Use Planning and Stormwater Source Control Plan

This plan shall provide a demonstration of how the goals and standards of § 200-100.1 through § 200-101.1 are being met. The focus of this plan shall be to describe how the site is being developed to meet the objectives of maintaining groundwater recharge, addressing stormwater quality and mitigating stormwater quantity increases at the source by land management and source controls whenever possible.

(5) Stormwater Management Facilities Map

The following information, illustrated on a map of the same scale as the topographic base map, shall be provided:

- (i) Total area to be disturbed by the project; proposed surface contours after construction; drainage area to each stormwater BMP with breakdown of land area to be occupied by each stormwater BMP, total area to be paved or otherwise built upon, and total area to remain pervious; the location of each stormwater outfall and each stormwater BMP in NAD 1983 State Plane New Jersey FIPS 2900 US Feet or Latitude and Longitude in decimal degrees, and written summary tables indicating required and achieved groundwater recharge, required and achieved stormwater quality control and required and achieved stormwater quantity control achieved, listing values for each BMP and for the project as a whole.
- (ii) Details of all stormwater management facility designs, both during and after construction, including precautions and protections to be taken during construction, discharge provisions, discharge capacity for each outlet at different levels of detention, and emergency spillway provisions with maximum discharge capacity of each spillway.

(6) Calculations

- (i) Provide comprehensive hydrologic and hydraulic design calculations for the pre-development and post-development conditions for the required design storms specified in § 200-101, prepared in accordance with the requirements of § 200-101.1 of this Article XXI by a qualified licensed professional engineer.
- (ii) When the proposed stormwater management control measures depend on the hydrologic properties of soils or require certain separation from the seasonal high-water table, then a soils report prepared by a qualified licensed

professional shall be submitted. The soils report shall be based on onsite boring logs or soil pit profiles. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soils present at the location of the control measure. All soils investigation and testing shall be performed in accordance with soil testing criteria outlined in Chapter 12 of the NJ BMP Manual.

(7) Maintenance and Repair Planning

A preliminary Maintenance Plan is to be provided meeting the requirements outlined in § 200-105. The planning and design of stormwater management facilities shall take into consideration aspects of future maintenance requirements, including ease of access, and the costs of maintenance and repair and replacement of their components.

(8) A Major Development Stormwater Summary Form

Submit a preliminary version of the NJDEP's Tier A MS4 NJPDES Permit Attachment D – Major Development Stormwater Summary form for the major development.

D. Waiver from Submission Requirements

The Township official or board reviewing an application under this Article XXI may, in consultation with the Township's review engineer, waive submission of any of the requirements in § 200-104.C(1) through 104.C(6) of this Article XXI when it can be demonstrated that the information requested is impossible to obtain, or it would create a hardship on the applicant to obtain, and its absence will not materially affect the review process.

§ 200-105. Maintenance and Repair:

A. Applicability

Projects subject to review as outlined in § 200-99.C of this Article XXI shall comply with the requirements of § 200-105.B and 105.C.

B. Maintenance Plan and Maintenance Responsibilities

- (1) The design engineer shall prepare a Maintenance Plan for the stormwater management measures incorporated into the design of a major development.
- (2) The Maintenance Plan shall contain specific preventative maintenance tasks and schedules; cost estimates, including estimated cost of sediment, debris, or trash removal; and the name, address, and telephone number of the person or persons responsible for preventative and corrective maintenance, including replacement. The Plan shall contain information on BMP location, design, ownership, maintenance tasks and frequencies, and other details as specified in Chapter 8 of the NJ BMP Manual, as well as the tasks specific to the type of BMP, as described in the applicable chapter containing design specifics.

- (3) If the Maintenance Plan identifies a person other than the property owner (for example, a developer, a public agency or homeowners' association) as having the responsibility for maintenance, the Plan shall include documentation of such person's or entity's agreement to assume this responsibility, or of the owner's obligation to dedicate a stormwater management facility to such person under an applicable ordinance or regulation.
- (4) Responsibility for maintenance shall not be assigned or transferred to the owner or tenant of an individual property in a residential development or project, unless such owner or tenant owns or leases the entire residential development or project. An individual property owner within a development may be assigned incidental tasks, such as weeding of a green infrastructure BMP, provided the individual agrees to assume these tasks; however, the individual cannot be made legally responsible for all of the maintenance required.
- (5) If the party responsible for maintenance identified under § 200-105.B(3) above is not a public agency, the Maintenance Plan, and any future revisions based on § 200-105.B(7) below, shall be recorded upon the deed of record for each property on which the maintenance described in the Maintenance Plan must be undertaken.
- (6) Preventative and corrective maintenance shall be performed to maintain the functional parameters (storage volume, infiltration rates, inflow/outflow capacity, etc.) of the stormwater management measure, including, but not limited to, repairs or replacement to the structure; removal of sediment, debris, or trash; restoration of eroded areas; snow and ice removal; fence repair or replacement; restoration of vegetation; and repair or replacement of non-vegetated linings.
- (7) The party responsible for maintenance shall maintain a detailed log of all preventative and corrective maintenance undertaken on the stormwater management measures, including a record of all inspections and copies of all maintenance-related work orders or invoices.
- (8) The party responsible for maintenance identified under § 200-105.B(3) above shall submit a copy of the detailed log along with an annual inspection report prepared by a professional engineer licensed in New Jersey or a New Jersey certified stormwater inspector to the Township of West Windsor Department of Community Development, Division of Engineering, by June 30th of each year. The inspection report and log shall include those items outlined within the Maintenance Plan, and not be limited to condition assessment with recommendations on the following items:
 - (i) Stormwater BMP outlet structure and outfall, including escape provisions as outlined in N.J.A.C. 7:8-6.2;
 - (ii) Vegetation cover and health;
 - (iii) Trash racks and overflow grates;
 - (iv) Embankments;
 - (v) Erosion, including outfall;

- (vi) Sediment and debris removal;
- (vii) Retention pond maintenance; and
- (viii) An evaluation of the effectiveness of the current Maintenance Plan and any recommended adjustments to the plan.

(9) The party responsible for maintenance shall retain and make available, upon request by any public entity with administrative, health, environmental or safety authority over the site, the Maintenance Plan and the documentation required by § 200-105.B(7) and 105.B(8).

(10) Penalty for failure to provide annual inspection report and maintenance log: \$100. Each act or violation, and every day upon which any violation shall occur or continues to occur, shall constitute a separate offense as provided for in Chapter 1, General Provisions, Article II, § 1-3, General penalty, of the Township Code.

(11) The requirements of § 200-105.B(3), 105.B(4) and 105.B(8) do not apply to stormwater management facilities that are dedicated to and accepted by the Township or another governmental agency, subject to all applicable Township stormwater general permit conditions, as issued by the Department.

(12) In the event that the stormwater management facility becomes a danger to public safety or public health, or if it is in need of maintenance or repair, the Township shall so notify the responsible party in writing. Upon receipt of that notice, the responsible party shall have fourteen (14) calendar days to effect maintenance and repair of the facility in a manner that is approved by the Township Engineer or his designee. The Township, in its discretion, may extend the time allowed for effecting maintenance and repair for good cause. If the responsible party fails or refuses to perform such maintenance and repair, the Township or County may immediately proceed to do so and shall bill the cost thereof to the responsible party. Nonpayment of such bill may result in a lien on the property.

C. Nothing in this subsection shall preclude the Township from requiring the posting of a performance or maintenance guarantee in accordance with N.J.S.A. 40:55D-53.

§ 200-106. Inspection and stop-work order.

Such stormwater control improvements on the site, during and upon completion of their construction, shall be subject to inspection and approval by the Township Engineer, following the provisions of § 200-92 *Inspection and fees*. No underground installation shall be covered until inspected and approved. Approval or reasons for withholding approval shall be given promptly, and in any event within three (3) business days following an inspection. If work proceeds without such approval or is not in compliance therewith, the Township Engineer, in addition to any other remedies available to the Township, may issue an order requiring immediate cessation of the affected work and prohibiting resumption thereof (a "stop-work order") until approval is obtained or noncompliance is corrected.

§ 200-107. As-built certification.

- A. Prior to the acceptance by the Township of any constructed stormwater BMPs, the developer shall provide a survey prepared by a land surveyor licensed in New Jersey showing the location and pertinent details of all stormwater BMPs and stormwater outfalls as built. The survey shall identify the location of the stormwater management measure(s) and all stormwater outfalls in NAD 1983 State Plane New Jersey FIPS 2900 US Feet. Submission shall be in the form of both signed and sealed prints AND digital data file for incorporation of the information into the Township's GIS database, as directed by the Township Engineer. Alternate standards may be permitted subject to the prior review and approval of the Township Engineer.
- B. The developer's engineer shall perform an inspection of the project, review the as-built survey and certify to the Township, in writing, that said facilities were constructed in accordance with the approved stormwater control plans. Along with the certification the developer shall provide a final completed version of the NJDEP's Major Development Stormwater Summary form for the project.
- C. The developer shall provide a copy of the as built survey and engineer certification to the party responsible for maintenance of the constructed stormwater BMP(s), for their inclusion into the Maintenance Plan required under § 200-108.
- D. If the location of the constructed stormwater BMP(s) differs significantly from that recorded in the deed notice under § 200-108.M, a corrective deed notice shall be recorded by the developer following the procedures outlined in § 200-108.N.

§ 200-108. Time for completion of stormwater detention facilities.

- A. Stormwater control improvements shall be completely installed and stabilized, except for final landscaping, prior to issuance of any building permit for the development.
- B. Final landscaping shall be completed in accordance with the schedule established for the completion of all other improvements, and the appropriate planting seasons.

§ 200-109. Violations and penalties.

Any person who erects, constructs, alters, repairs, converts, maintains or uses any building, structure or land in violation of this article where no specific penalty is provided regarding the section violated shall be subject to the penalties as provided in Chapter 1, General Provisions, Article II, § 1-3, General penalty, of the Township Code.

SECTION VIII. In the event of any conflict between the provisions and requirements of these sections and the provisions and requirements of any other section of this chapter, the provisions and requirements of this section shall govern. Each section, subsection, sentence, clause and phrase of this article is declared to be an independent section, subsection, sentence, clause and phrase, and the finding or holding of any such portion of this article to be unconstitutional, void or ineffective for any cause or reason shall not affect any other portion of these sections.

SECTION IX. This Ordinance shall take effect twenty (20) days after action or inaction by the Mayor as approved by law, or an override of a mayoral veto by the Council, whichever is applicable; upon the approval by the County review agency or sixty (60) days from the receipt of the ordinance by the County review agency if the County review agency should fail to act; and upon publication according to law.

RESOLUTION

WHEREAS, the Construction Official, Domenick Cardarelli, has certified that the following applicant has paid \$101.00 for permit fees; and

WHEREAS, said applicant had permits for 32 Tuscany Drive cancelled by the homeowner; and

WHEREAS, said applicant is entitled to a refund of \$100.00 which is the permit fees minus the DCA fees, which are nonrefundable.

NOW, THEREFORE BE IT RESOLVED by the Township of West Windsor Township Council that the following refund be made:

<u>Applicant</u>	<u>Refund</u>
Dolan Inc. Plumbing, Heating, Cooling & Electric 696 Franklin Blvd. Somerset, NJ 08873	\$100.00

Adopted: February 22, 2021

I hereby certify that the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 22nd day of February, 2021.

Gay M. Huber
Township Clerk
Township of West Windsor

A RESOLUTION URGING THE NEW JERSEY GOVERNOR AND LEGISLATURE TO
AFFIRM THE INTENT OF THE FAIR HOUSING ACT AND TO PROMULGATE RULES
GOVERNING ITS IMPLEMENTATION

- WHEREAS, the Township of West Windsor supports the provision of affordable housing in a reasonable, rational and achievable way, showing respect for the environment, and consistent with sound planning and the economic realities of declining State growth, while dealing with the devastating health and business crises from the global COVID-19 pandemic; and
- WHEREAS, pursuant to the March 2015 New Jersey Supreme Court order which transferred oversight of the Fair Housing Act (FHA) to the courts, hundreds of municipalities, including West Windsor Township, filed declaratory judgment actions to voluntarily comply with their State imposed affordable housing requirements; and
- WHEREAS, the Council on Affordable Housing (COAH) was obliged by the Fair Housing Act to adopt Third Round Rules to take effect in 2004, but never adopted rules that were acceptable to the Court; and
- WHEREAS, in 2015, the Supreme Court again stepped in, finding that COAH's failure to adopt Third Round Rules forced the Court to intervene; and
- WHEREAS, the Supreme Court designated Mount Laurel judges in each of the 15 court vicinages to hear all Mount Laurel cases; and
- WHEREAS, as a result of the Supreme Court's decision in Mount Laurel IV, municipalities no longer were assigned fair share numbers, no longer had clear and concise procedural and substantive rules to follow, and no longer had one tribunal to decide these issues, which meant that even the threshold issues of regional need and local fair share obligations had to be litigated before the 15 different Mount Laurel judges; and
- WHEREAS, as a result, municipalities were forced to spend thousands of dollars on litigation expenses; and
- WHEREAS, West Windsor Township has spent in excess of \$800,000 during the past five years on attorney and planner fees for litigation-related expense, culminating in our court approved affordable housing Settlement Agreement by Superior Court Judge Mary Jacobson in 2019; and

WHEREAS, West Windsor Township's Third Round New Construction (Prospective Need and Gap Present Need) Obligation (1999-2025) pursuant to the settlement agreement is 1,500; and

WHEREAS, the Supreme Court in Mount Laurel IV concluded its opinion by encouraging the Legislature to once again assume responsibility in the area of affordable housing, saying: "In conclusion, we note again that the action taken herein does not prevent either COAH or the Legislature from taking steps to restore a viable administrative remedy that towns can use in satisfaction of their constitutional obligation. In enacting the FHA, the Legislature clearly signaled, and we recognized, that an administrative remedy that culminates in voluntary municipal compliance with constitutional affordable housing obligations is preferred to litigation that results in compelled rezoning. (Citation omitted.) It is our hope that an administrative remedy will again become an option for those proactive municipalities that wish to use such means to obtain a determination of their housing obligations and the manner in which those obligations can be satisfied." (In re Adoption of N.J.A.C. 5:96 & 5:97 ex rel. New Jersey Council on Affordable Housing, 221 N.J. 1, 34 (2015); and

WHEREAS, it has been six years since the Mount Laurel IV opinion was issued and, to the detriment of each municipality in New Jersey and to the future viability of the State, neither the Governor, not the Legislature nor COAH have taken any action to remedy the situation; and

WHEREAS, the West Windsor Township Affordable Housing Committee supports the goals of this resolution; and

WHEREAS, if the Governor, the Legislature and COAH continue to avoid their responsibilities, municipalities will once again face a burdensome, time-consuming and expensive process to obtain Fourth Round Mount Laurel compliance starting in 2025.

NOW, THEREFORE BE IT RESOLVED, by the West Windsor Township Mayor and Council that they strongly urge the New Jersey Governor and Legislature to reaffirm the legislative intent of the Fair Housing Act and return computation of any subsequent fair share constitutional obligations to an administrative agency, such as COAH, which shall apply regulations that will be administered on a consistent statewide basis; and

NOW, BE IT FURTHER RESOLVED, that the West Windsor Township Mayor and Council urge the Governor and Legislature to immediately begin the preparation work for the Fourth Round affordable housing obligations which are slated to commence in 2025; Copies of this resolution shall be distributed to New Jersey Governor Phil Murphy and Lieutenant Governor Sheila K. Oliver; Senate President Steve Sweeney, General Assembly Speaker Craig Coughlin, State Senator Shirley K. Turner, Assembly Members Verlina Reynolds-Jackson and Anthony Verrelli and Assembly Member Holly T. Schepisi.

Adopted: February 22, 2021

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 22nd day of February, 2021.

Gay M. Huber
Township Clerk
Township of West Windsor

RESOLUTION

WHEREAS, the Township of West Windsor has determined the need to repair and reconstruct accessibility ramps, sidewalks and construct pedestrian safety improvements to a portion of Alexander Road between Wallace Road and Harris Road; and

WHEREAS, said contract was put out to public bid and the following bids were received and opened on Wednesday, January 20, 2021; and

WHEREAS, the Township has received Twelve (12) bids from the following bidders:

Contractor	Total**	As Bid
Captain Construction	\$345,787.00	\$347,507.00
Esposito Construction	\$358,344.42	\$358,352.06
Seacoast Construction	\$373,133.57	
S&G Paving, Inc.	\$375,015.47	
Blackrock	\$386,196.64	\$386,187.64
Top Line	\$396,779.69	
Earle Asphalt	\$399,413.13	
Landtek Construction	\$485,528.00	
Diamond	\$583,944.37	
Berto Construction	\$590,669.00	
JC Contracting	\$594,285.96	
Ocean Construction	\$822,102.75	\$822,102.57

** - Total is the mathematically correct number based on unit prices proposed.

WHEREAS, the Township Engineering staff have reviewed the bids and have determined that the bid submitted by Captain Construction has provided the lowest responsible and responsive bid; and

WHEREAS, Certification of Funds has been received from the Chief Financial Officer and funds for said contract are available in the following line item appropriation accounts:

Bicycle and Pedestrian Improvements	<u>405-2017-21-004</u>	<u>\$ 10,700.00</u>
Bicycle and Pedestrian Improvements	<u>405-2016-09-003</u>	<u>\$ 25,000.00</u>
Bicycle and Pedestrian Improvements	<u>405-2013-09-004</u>	<u>\$ 70,000.00</u>
<u>Roadway Improvements</u>	<u>405-2019-18-011</u>	<u>\$240,087.00</u>
Account Title	Account Number	Amount

NOW, THEREFORE, BE IT RESOLVED by the Township of West Windsor that the contract for the ADA Accessible Ramps, Sidewalks and Pedestrian Safety Improvements project be awarded to **Captain Construction, 104 George Street, South River, New Jersey 08882**, and the Mayor and Clerk are authorized to execute said contract; and

Adopted: February 22, 2021

I hereby certify that the above resolution was adopted by the West Windsor Township Council at meeting held on the 22nd day of February, 2021.

 Gay M. Huber
 Township Clerk
 Township of West Windsor

RESOLUTION

WHEREAS, the Township of West Windsor has determined the need for landscape maintenance for public cul de sac island and street trees; and

WHEREAS, said contracts were put out to public bid seeking bids for this annual project, including bids for two additional one year renewal options, and said bids were opened on February 13, 2020; and

WHEREAS, eight contractors picked up bids and the Township received bids from the following bidders:

<u>Contractor</u>	<u>Base Bid-2021</u>
On Site Landscape Management Inc.	\$ 112,314.00
Greenleaf Landscape systems & Services	\$ 124,200.00
Sunset Creations Landscape Contractors	\$ 158,675.00

WHEREAS, the Township staff has reviewed all bids and determined that the lowest responsible bid for 2021, which is the first of two option years, was submitted by On Site Landscape Management Inc.; and

WHEREAS, the Township of West Windsor wishes to plant trees that will minimize root damage to sidewalks, while at the same time maximizing the planting of native trees as much as possible with the confines of good community forestry practices; and

WHEREAS, Certification of Funds has been received from the Chief Financial Officer and funds for said contract are available in the following line item appropriation accounts:

Facilities & Open Space Service / Maintenance	105 44 251	\$ 78,588.50
Preserve Open Space Development	405 2015 07 003	\$ 13,725.50
Street Tree Planting Program	405 2020 14 017	\$ 20,000.00

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of West Windsor that the contract for the renewal of Public Lands Maintenance Cul de Sac and Street Tree Maintenance and Replacement be awarded to On Site Landscape Management Inc., 203 Sweetmans Lane, Millstone, NJ, and PO Box 294, Perrineville, NJ 08535, and the Mayor and Clerk are authorized to execute said contract.

Adopted: February 22, 2021

I hereby certify that the above resolution was adopted by the Township Council of the Township of West Windsor at their meeting held on the 22nd day of February, 2021.

Gay M. Huber
Township Clerk
Township of West Windsor

RESOLUTION

WHEREAS, the Township of West Windsor has determined the need for landscape maintenance for detention basins and open space lands; and

WHEREAS, said contracts were put out to public bid seeking bids for this annual project, including bids for two additional one year renewal options, and said bids were opened on February 6, 2020; and

WHEREAS, five contractors picked up bids and the Township received bids from the following two bidders:

<u>Contractor</u>	<u>Base Bid-2020</u>
On-Site Landscape Management Inc.	\$ 97,414.00
Greenleaf Landscape Systems, Inc.	\$137,186.00

WHEREAS, the contract was successfully carried out in 2020 by On-Site Landscape Management Services; and

WHEREAS, the Township staff has reviewed all bids and determined that the lowest responsible 2021 bid, which is the first of two option years, was submitted by On-Site Landscape Management, Inc.; and

WHEREAS, Certification of Funds has been received from the Chief Financial Officer and funds for said contract are available in the following line item appropriation accounts:

Facilities & Open Space Service/Maintenance	105 44 251	\$ 36,497.00
Preserve Open Space Maintenance	405 2019 17 004	\$ 60,917.00

NOW, THEREFORE, BE IT RESOLVED, by the Township of West Windsor that the contract for the renewal of Public Lands Maintenance-Detention Basins and Open Space be awarded to On-Site Landscape Management, Inc., 203 Sweetmans Lane, Millstone, NJ, and PO Box 294, Perrineville, NJ 08535, and the Mayor and Clerk are authorized to execute said contract.

Adopted: February 22, 2021

I hereby certify that the above resolution was adopted by the Township Council of the Township of West Windsor at their meeting held on the 22nd day of February, 2021.

Gay M. Huber
Township Clerk
Township of West Windsor

RESOLUTION

- WHEREAS, the Township of West Windsor has a need to retain counsel to handle land use litigation brought by or against it and Township Council and Township officials and employees; and
- WHEREAS, Mason, Griffin & Pierson has the expertise to perform such services and has done so in the past for the Township; and
- WHEREAS, it is in the best interest of the Township to enter into an Agreement with Mason, Griffin & Pierson to provide such services; and
- WHEREAS, a Certification of Funds has been received from the Chief Financial Officer and funds for said Agreement are available in the following line item appropriation account:

Affordable Housing – Legal Fees 106-25-223 \$25,000.00

NOW, THEREFORE, BE IT RESOLVED on this 22nd day of February, 2021 by the West Windsor Township Council as follows:

- (1) The Mayor and Clerk are hereby authorized and directed to execute the Professional Services Agreement.
- (2) The contract may be awarded without competitive bidding as authorized by the Local Public Contracts Law pursuant to N.J.S.A. 40A:11-5(1)(a) because the services are professional in nature.
- (3) A notice of this action shall be published in the newspaper used by the Township for legal publications as required by law within ten (10) days of its passage.
- (4) An executed copy of the Contract between the Township and the Mason, Griffin & Pierson and a copy of this Resolution, shall be on file and available for public inspection in the office of the Township Clerk.

Adopted: February 22, 2021

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 22nd day of February, 2021.

Gay M. Huber
Township Clerk
Township of West Windsor

RESOLUTION

- WHEREAS, the United State Congress authorized the Defense Logistics Agency (DLA) Law Enforcement Support Office (LESO) 1033 Program to make use of excess Department of Defense personal property by making that personal property available to municipal, county and State law enforcement agencies; and
- WHEREAS, DLA rules mandate that all equipment acquired through the 1033 Program remain under the control of the requesting law enforcement agency; and
- WHEREAS, participation in the 1033 Program allows municipal and county law enforcement agencies to obtain property they might not otherwise be able to afford in order to enhance community preparedness, response, and resiliency; and
- WHEREAS, although property is provided through the 1033 Program at no cost to municipal and county law enforcement agencies, these entities are responsible for the costs associated with delivery, maintenance, fueling, and upkeep of the property, and for specialized training on the operation of any acquired property; and
- WHEREAS, N.J.S.A. 40A:5-30.2 requires that the governing body of the municipality or county approve, by a majority of the full membership, both enrollment in, and the acquisition of any property through, the 1033 Program.

NOW THEREFORE BE IT RESOLVED by the Township Council of the Township of West Windsor that the Police Division is hereby authorized to enroll in the 1033 Program for a one-year period from February 22, 2021 to Dec 31, 2021; and

BE IT FURTHER RESOLVED that the Township of West Windsor Police Division is hereby authorized to acquire items of non-controlled property designated "DEMIL A," which may include office supplies, office furniture, computers, electronic equipment, generators, field packs, military and non-military vehicles, clothing, traffic and transit signal systems, exercise equipment, farming and moving equipment, storage devices and containers, tools, medical and first aid equipment and supplies, personal protection equipment and supplies, construction materials, lighting supplies, beds and sleeping mats, wet and cold weather equipment and supplies, respirators, binoculars, and any other supplies or equipment of a non-military nature identified by the LEA, if it shall become available in the next twelve months, based on the needs of the West Windsor Township Police Division, without restriction; and

BE IT FURTHER RESOLVED that the West Windsor Township Police Division is hereby authorized to acquire the following "DEMIL B through Q" property, if it shall become available in the next six months: (1) utility vehicle for transporting equipment to emergency scenes and (1) vehicle capable of traversing high water and high snow conditions during emergency response needs; and

BE IT FURTHER RESOLVED that the West Windsor Township Police Division shall develop and implement a full training plan and policy for the maintenance and use of the acquired property; and

BE IT FURTHER RESOLVED that the West Windsor Township Police Division shall provide a yearly accounting of all property obtained through the 1033 Program which shall be available to the public upon request; and

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately shall be valid to authorize requests to acquire "DEMIL A" property that may be made available through the 1033 Program until December 31, 2021. Requests to acquire "DEMIL B through Q" property that may be made available through the 1033 Program until August 22, 2021.

Adopted: February 22, 2021

I hereby certify that the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 22nd day of February, 2021.

Gay M. Huber
Township Clerk
Township of West Windsor