

ORDINANCE 2017-07

AN ORDINANCE TO AMEND AND SUPPLEMENT
THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999)

AN ORDINANCE AMENDING THE ZONING MAP OF THE TOWNSHIP OF WEST
WINDSOR TO CHANGE THE ZONING DESIGNATION OF BLOCK 5 LOTS 62
AND 76 FROM THE R-20B DISTRICT TO THE RP-7 DISTRICT,
CHAPTER 200,
OF THE CODE OF THE
TOWNSHIP OF WEST WINDSOR (1999)

- WHEREAS, a longstanding goal of the Township of West Windsor Master Plan is to provide for a wide range of housing densities and housing types to meet the varied income levels and needs of the community's residents; and
- WHEREAS, the Township also seeks to achieve a desirable balance of non-residential, residential, open space and agricultural uses; and
- WHEREAS, by Resolution adopted on December 19, 2005, the governing body of the Township of West Windsor ("The Township") designated the properties consisting of Block 5, Lots 8.05, 14, 19, 20 and 78, and Block 6, Lots 6, 8-12, 14, 16.01, 16.02, 17, 18, 27, 32, 33, 41, 44, 48, 54, 55.01, 57, 60, 64-70, 76, 78.01, 79.01, 84.01, 84.02, 84.03, and 88, and Block 6.20 Lots 20-22, 49, 73, 74, and 88, and Block 12.04, Lots 2, 10, 17, 18, 25, 26, and 27, and Block 13 Lots 1, 9-13 and Block 57, Lot 1, and Block 59, Lots 1-3, and Block 64, Lot 170.01 (collectively, the "Princeton Junction Redevelopment Area") as an area in need of redevelopment under the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the "Redevelopment Law"); and
- WHEREAS, by ordinance adopted on March 23, 2009, the Township adopted a redevelopment plan for the Princeton Junction Redevelopment Area entitled the "Township of West Windsor Redevelopment Plan for Princeton Junction" (the "Princeton Junction Redevelopment Plan"); and
- WHEREAS, by Resolution adopted on December 22, 2014, the Township included two additional properties identified as Block 5 Lots 62 and 76 as part of the aforementioned Area in Need of Redevelopment Designation; and
- WHEREAS, a redevelopment project has subsequently been proposed to redevelop the Ellsworth Center, which is an existing strip commercial development located in the Redevelopment Designation Area at the intersection of Princeton-Hightstown and Cranbury Roads, into a mixed-use development; and

WHEREAS, the site encompasses two lots outside of the RP-7 District but part of the Area in Need of Redevelopment Designation, and;

WHEREAS, the inclusion of those two lots in the RP-7 District would further, and is consistent with, the goals of the Princeton Junction Redevelopment Plan as well as the goals of the Township's Master Plan; and

WHEREAS, the Township thereby seeks to rezone the two adjoining properties, identified as Block 5 Lots 62 and 76, to complement the fact that they are part of the Area in Need of Redevelopment designation but not yet zoned accordingly to facilitate and enhance the redevelopment of those properties currently within the redevelopment zone.

NOW THEREFORE 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, Attachment 9, Zoning Map of Township of West Windsor, is hereby amended to change the zoning designation of Block 5 Lots 62 and 76 from the R-20B District to the RP-7 District.

Section 2. 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: February 13, 2017
Public Hearing: February 27, 2017
Adoption: February 27, 2017
Mayor Approval: February 28, 2017
Effective Date: March 20, 2017

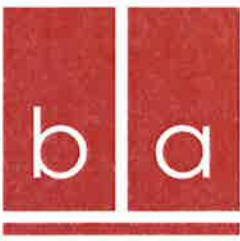
EASTERLY PORTION OF MANEELY AREA REDEVELOPMENT PLAN

BLOCK 10 LOTS 2, 33, AND 108.01 (FORMERLY LOT 8.01)

TOWNSHIP OF WEST WINDSOR
MERCER COUNTY, NEW JERSEY

February 1, 2017





COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

B U R G I S
ASSOCIATES, INC.

PRINCIPALS:

Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA

EASTERLY PORTION OF MANEELY AREA REDEVELOPMENT PLAN

Block 10 Lots 2, 33, and 108.01 (Formerly Lot 8.01)

**Township of West Windsor
Mercer County, New Jersey**

**Prepared for the Township of West Windsor
BA# 3197.23**

The original document was appropriately signed and sealed on February 1, 2017 in accordance with the State Board of Professional Planners.

Joseph H. Burgis, P.P., AICP
Professional Planner #2450

David Novak, P.P., AICP
Professional Planner #6269



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1.0 INTRODUCTION

Pursuant to the provisions of the Local Redevelopment and Housing Law (LRHL), the Township of West Windsor Township Council designated Block 10 Lots 2, 33, and a portion of 8.01 (to be subdivided and identified as 108.01) as an “area in need of redevelopment” by Resolution No. 2016-R211, dated October 17, 2016. In that same Resolution, the Township Council directed the Planning Board, and the Planning Board engaged Burgis Associates, Inc., to prepare a “non-condemnation” redevelopment plan for the aforementioned lots. This report is the culmination of the Planning Board’s efforts.

The 13.5 acre “area in need of redevelopment” is located in the northerly section of the Township, to the southwest of the Princeton Junction Station. It comprises the easterly portion (Project Freedom site) of the property commonly known as the Maneely Property, as well as two adjacent easterly lots. It is identified as Block 10 Lots 2, 33, and 108.01 in municipal tax records. The site contains an auto service center and a heating supply store, a cell tower, and wooded areas. Each of these properties have been found to either satisfy the LHRL criteria for a redevelopment area designation, or be necessary for the effective redevelopment of the area.

The Plan set forth herein is designed to affirmatively address the statutory requirements set forth in the LRHL, identify the Plan’s underlying goals and objectives, enumerate permitted uses and area and bulk regulations by governing redevelopment of the site, and indicate the Plan’s relationship to local, regional, and state land use planning objectives. The resultant Plan consists of two Plan sections as follows:

1. Section 1, identified as the RP-11 of the Princeton Junction Redevelopment Plan, is designed to enable Lot 108.01 to be developed with a 100% municipally sponsored affordable housing project consisting of seventy-two (72) residential units, and;
2. Section 2, identified as the RP-11-Overlay of the Princeton Junction Redevelopment Plan, encompassing Lots 2 and 33. This District is designed to allow for the remainder of the redevelopment area to have a multifamily residential overlay, whereby multifamily development is to be allowed as an additional option for development on these properties’ ROM-2 Zoned uses.

2.0 LOCAL REDEVELOPMENT AND HOUSING LAW (LRHL) PROCESS

In 1992, the State of New Jersey adopted into law legislation which revised and updated the State's local redevelopment and housing enabling legislation. The Local Redevelopment and Housing Law (LRHL) replaced a number of former redevelopment statutes, including the Redevelopment Agencies Law, Local Housing and Redevelopment Corporation Law, Blighted Area Act, and Local Housing Authorities Law, with a single comprehensive statute. The LRHL was ultimately designed by the New Jersey State Legislature to assist municipalities in the process of redevelopment and rehabilitation as evident in its preamble which states that:

"There exist, have existed and persist in various communities of this State conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, and improper, or lack of proper development which result from forces which are amenable to correction and amelioration by concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort."

The LRHL provides the statutory authority for municipalities to designate an "area in need of redevelopment," prepare and adopt redevelopment plans, and implement redevelopment projects. Specifically, the Governing Body has the power to cause a preliminary investigation to determine if an area is in need of redevelopment, determine that an area is in need of redevelopment, adopt a redevelopment plan, and/or determine that an area is in need of rehabilitation.

When authorized by the Governing Body, the Planning Board has the power to conduct a preliminary investigation and hearing and make a recommendation as to whether an area is in need of redevelopment. The Township Council directed the Planning Board to undertake such a study for Block 10 Lots 2, 33, and a portion of 8.01 (to be subdivided and identified as 108.01) by Resolution 2016-R120, dated May 16, 2016. The Planning Board prepared its study and presented its findings and conclusions that the study area met the criteria, which enabled the Township to designate these lots as an "area in need of redevelopment" in a resolution dated October 17, 2016.

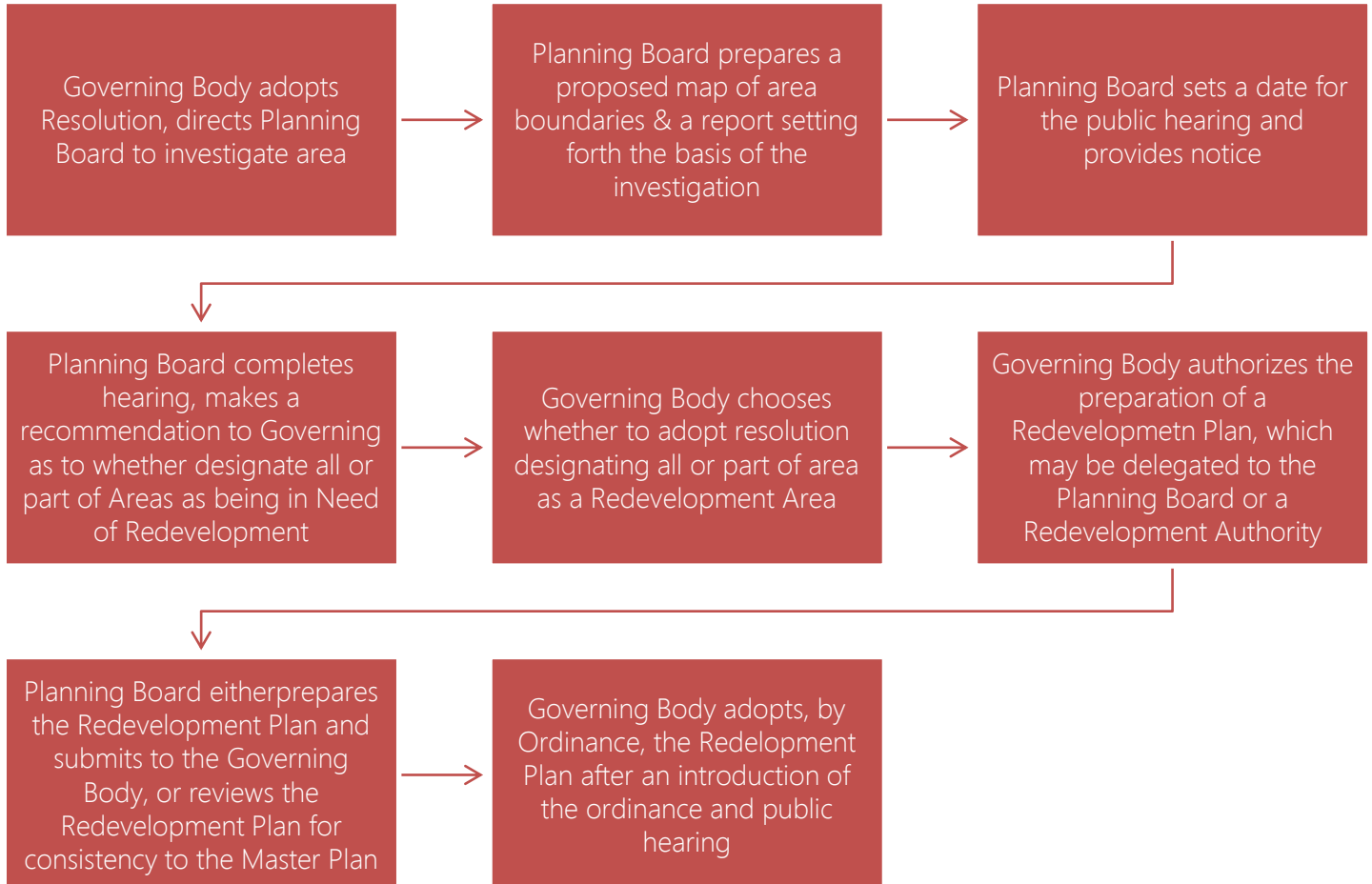
The Planning Board was then authorized to make recommendations concerning a redevelopment plan, and prepare a plan as determined to be appropriate. The Board may also make recommendations concerning a determination if an area is in need of rehabilitation. This Report presents recommendations regarding a redevelopment plan for the study area.

In 2013, the LRHL was amended to mandate that municipalities, at the inception of this entire process, declare whether they intend to use their powers of eminent domain as part of any redevelopment effort. This necessitates an indication, at the time of the Governing Body's initial resolution directing the Planning Board to prepare their analysis, whether the municipality will proceed to study the area within the context of a "condemnation" or "non-condemnation" redevelopment procedure. This amendment was designed to enable property owners and the public

to understand at the outset if eminent domain would ever be considered as part of the process. In this instance, the Township Council chose the “non-condemnation” approach to the Area in Need of Redevelopment study.

The accompanying chart depicts the two-fold process set forth in the LRHL, namely the designation of a site as an area in need of redevelopment (Step 1), and the preparation of the plan (Step 2), which is undertaken if the Governing Body designates an ‘area in need of redevelopment’. This chart identifies the process the Planning Board and Council are required to follow, beginning with the Council adoption of their resolution to direct the Planning Board to study whether the site can meet the criteria to enable it to be designated an ‘area in need of redevelopment,’ through to the preparation and adoption of a plan.

Through this process, the LRHL grants the municipality the power to, amongst other things, adopt a redevelopment plan, which identifies how an area will be developed; issue bonds for redevelopment; lease or convey property without having to go through the public bidding process; collect revenue from a selected developer; and grant tax exemptions and abatements.



3.0 STUDY AREA CONDITIONS

The 13.5-acre subject area, which is identified by municipal tax records as Block 10 Lots 2, 33, and 108.01, is located in the northerly section of the Township immediately southwest of Princeton Junction Station. It is bounded by Alexander Ave to the north and NJ Transit and Amtrak rail lines to the east. The accompanying aerial map provides an illustrative overview of the study area and its existing land development pattern.

3.1 PROPERTY DESCRIPTION

Existing conditions on each of the individual lots in the study area are described below:

1. Block 10 Lot 108.01: The largest lot in the study area is a portion of what is commonly referred to as the Maneely Site. The overall Maneely tract encompasses 45.77 acres and is identified as Block 10 Lot 8.01 in municipal tax records. The westerly portion of this lot was recently approved for a mixed use Village center. The remaining ten acre easterly portion is part of the previously designated "area in need of redevelopment" and is part of this Redevelopment Plan. The 10 acre property is to be subdivided from the 45.77 acre Maneely tract, and will be designated as Lot 108.01 on municipal tax records.

The ten acre area is characterized by an irregular shape. It is typified by limited frontage (100 feet) on Alexander Road and a variable depth which, at midpoint, measures approximately 620 feet.

This property contains 1.1 acres of wetlands and an additional 1.2 acres of associated wetlands buffers. These wetlands are found in the southeasterly portion of the ten acre tract, and account for 23% of the ten acre tract.

A landscape easement extends along the tract's westerly dimension for a varied depth of approximately 30 to 60 feet, encompassing a total of 0.6 acres. This landscape easement requires the homeowners' association for the townhome component of the approved mixed use development to maintain the landscape features in this area. Toll Brothers is the entity which recently received preliminary site plan approval for the westerly portion of the Maneely tract for mixed use Village Center in compliance with PMN guidelines. Conditional Preliminary and Final Major Site plan approval was memorialized on October 21, 2015.

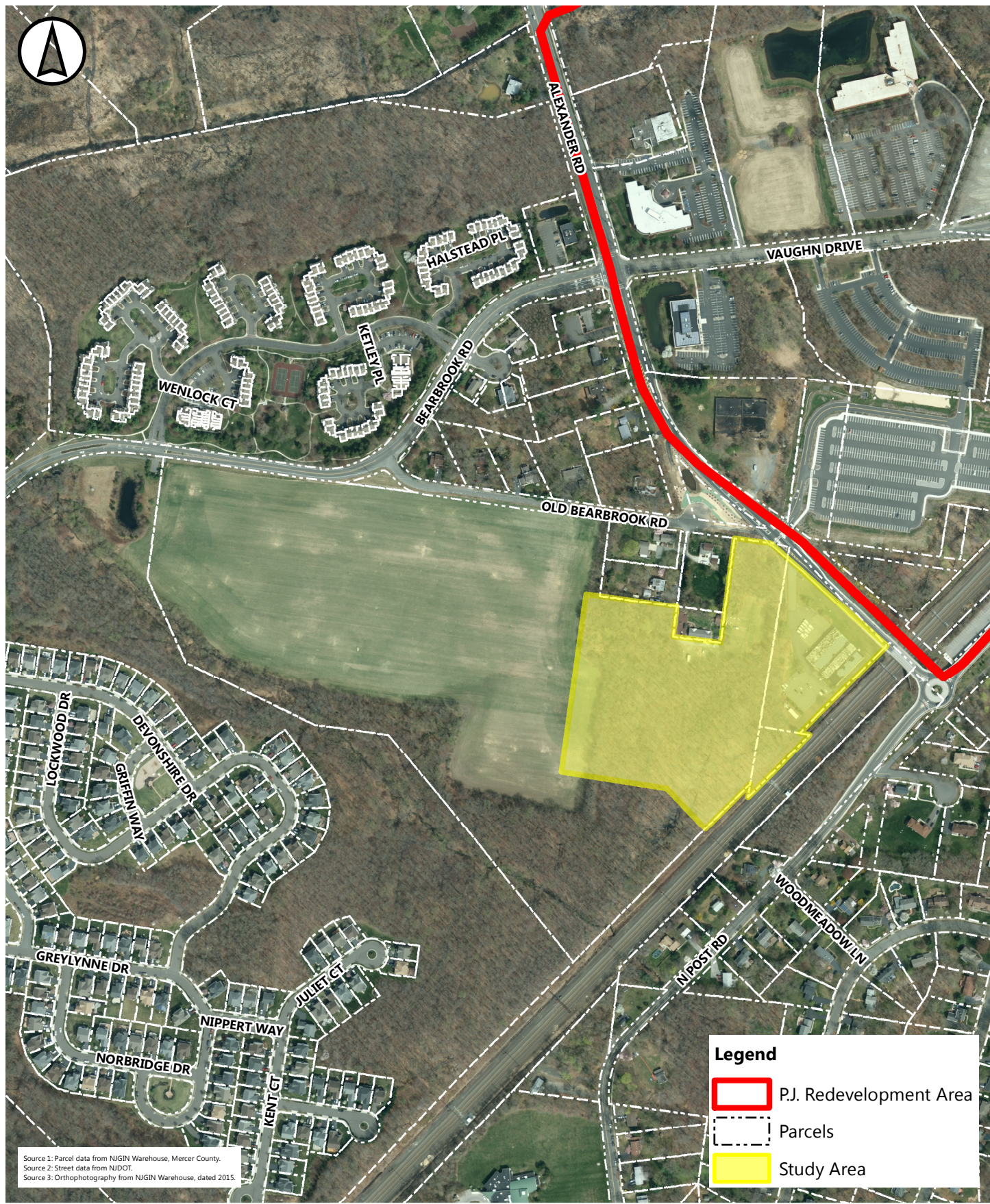
Upon final approval, the eastern 10 acre portion of the site is to be conveyed to the municipality for "sponsored housing."

2. Block 10 Lot 33. The second of the three lots in the study area is the Mark's Trackside property, located at 880 Alexander Road. This is adjacent to and immediately east of the Maneely tract. This site occupies an area of three acres and is triangular in shape. Its dimension includes 450 feet of frontage on Alexander Road and a depth of 720 feet along its easterly dimension. The lot is identified as Block 10 Lot 33.

The property is developed with an approximate 19,400 square foot building that is occupied by an auto service center and a plumbing and heating supply store. Additionally, a cell tower is located at the rear of the property. Ingress and egress is from a driveway from Alexander Road. The auto service is a non-conforming use in the site's Research/ Office/ Manufacturing district.




Environmental constraints are present in the southeast portion of the property in the form of a wetlands buffer that extends from an adjoining property.

3. Block 10 Lot 2. The third lot that is part of this study area is a vacant 0.5-acre lot located on Block 10 Lot 2. It is located to the rear of the Mark's Trackside's lot, and lacks street frontage. To the east of this lot (as well as the Mark's Trackside lot) is the Northeast Corridor rail line. This lot is owned by Amtrak. The parcel lacks street frontage and has nonconforming minimum lot area, frontage, and width dimensions relative to its ROM-2 zone requirements. The available environmental constraints mapping in the Township master plan do not indicate any environmental constraints on this site. However, a review of the site plan for the adjoining westerly lot reveals wetlands extending to the Lot 2 lot line, and thereby suggests that, at a minimum, wetlands buffers are likely to be required on a portion of Lot 2.



Source 1: Parcel data from NGIN Warehouse, Mercer County.
 Source 2: Street data from NJDOT.
 Source 3: Orthophotography from NGIN Warehouse, dated 2015.

Legend

-  P.J. Redevelopment Area
-  Parcels
-  Study Area

Dwg Title
Aerial Map

Project No. 3197.23	Date 12.30.16	Drawn By DN
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BURGIS ASSOCIATES, INC.
 COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE
 25 Westwood Avenue p: 201.666.1811
 Westwood, New Jersey 07675 f: 201.666.2599

Project Title
Easterly Portion of Maneely Area Redevelopment Plan
 TOWNSHIP OF WEST WINDSOR | MERCER COUNTY, NEW JERSEY

Scale 1" = 450'	Dwg. No. aerial
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3.3 SURROUNDING LAND USES

The study area is located along the Alexander Road corridor, directly opposite the Princeton Junction Redevelopment Area. The area surrounding the study area is characterized by a variety of land uses, as follows:

1. North: The area directly to the north, extending northward from Alexander Road, is encompassed by the Princeton Junction Redevelopment Area. The redevelopment plan for this area calls for a variety of land uses around a transit hub and proposes “a compact mixed use community center offering place-making civic features, improved circulation and increased commuter parking, expanded housing options for empty nesters and young professionals, additional retail goods and service fronting on vibrant pedestrian-friendly streetscapes and quality office uses drawn by a sense of place.” The train station is located approximately one half mile from the area that is the subject of this new redevelopment area. The Princeton Junction redevelopment area has not yet developed pursuant to its redevelopment plan.
2. East: The Northeast Corridor rail line borders the property in question to the east, with detached single family residential development located farther east.
3. South: Detached single family residential development is located to the south.
4. West: The property (formerly known as the Maneely Site) to the west of the study area is presently vacant. The plan for adjoining acreage that is to the west of the redevelopment plan that is the subject of this report has been the subject of a recent conditional site plan approval for a project entitled The Enclave at Princeton Junction. The plans for this adjoining acreage call for it to be developed with fifty-one townhouses, two mixed use buildings containing a total of 22,700 square feet of at-grade office/retail space with forty apartments above, and one hundred ninety-two corporate suites in seven buildings. Farther west along Alexander Road are office buildings, and townhouses along Old Bear Brook Road.

3.4 EXISTING ZONING

The study area is in two zone districts. The ten acre Maneely tract is located in the PMN Planned Mixed Use Neighborhood/ Affordable Housing Zone. The other two lots are in the ROM-2 Industrial District.

The PMN Zone permits village style centers with modest size stores, personal and professional services, corporate suites, market-rate residential dwelling units, and plazas. Specific permitted uses in the district are:

1. Neighborhood retail uses not exceeding 40,000 square feet of floor area;
2. Corporate suites;
3. General administrative, professional, small commercial, and small governmental offices, and;
4. Townhouse dwellings, two family dwellings, apartments over retail or office, and live work dwelling units not exceeding 100 total units. The number of market priced townhouses units shall be limited to 51, and the total number of dwelling units is subject to a 20% low and moderate income housing set aside.

Development in the district is subject to following regulations:

1. A planned mixed use neighborhood development is also subject to mandatory findings for a planned development as required by the MLUL;
2. Ten acres shall be dedicated for the use of a municipally sponsored affordable housing development;
3. A roundabout shall be installed at the intersection of Bear Brook Road and Old Bear Brook Road, and the main access road to the development shall run from the fourth point of such roundabout. Such access road shall be primarily retail in character;
4. A minimum of 20,000 square feet of nonresidential floor area shall be devoted to neighborhood retail commercial goods and services. A convenience food store shall be part of the neighborhood retail commercial floor area;
5. A minimum of 70 residential units, market and affordable, other than the units of a municipally sponsored affordable housing development, of which a minimum shall be 15 apartments above retail stores or offices, shall be provided, and;
6. A centrally located public space of at least 5,000 square feet that is associated with the retail space.

Area, bulk and related regulations for the PMN district are shown in Tables 1 & 2 below.

Table 1: West Windsor PMN Zone Regulations – Fee Simple Lots – Residential

Requirement	Live/ Work	Townhouses	2 Fam.	Muni. Sponsored Afford. Housing
Min. Lot Area (square feet)	>3,000 & <6,000 per DU w/ <6,000 of attached retail and office	>1,800 & <4,500 per DU	>3,000 & <5,000 per DU	10 Acres
Max. Lot Depth (feet)	100	75	75	
Lot Width (feet @ front yrd setback)	>40 & <65	>20' & <30 per DU	>30 & <50	
<u>Min. Yard Dimensions (feet)</u> Setback from Old Bear Rd. Build to line from Bear Brook Rd. Build to on Internal Streets	35 25 15	35 25 15	35	35 25 15
Min. Front Yard Setback		>20 ft & <30 ft		>10 ft & <20 ft
Min. Rear Yard Setback (feet)	25	25	25	
Min. Side Yard Setback	>8 & <12	>8 & <15	>8 & <12	
Max. Stories/Height (feet)	2 ½ stories/38	2 ½ stories/38	2 ½ stories/38	
Max. Building Coverage		20%		
Max. Gross Density				7.5 DU per acre
Max. Improvement Coverage (%)	60	60	60	60
Max. Impervious Coverage (%)	70	70	70	70
Max. Building Size		6 DU(s), 10 on public roads		8 DU(s) or 225' of Building Length
Building Spacing (ft) Between End Wall to Window Wall Window to Window wall (Structural)				30 75
Buffers	Min. 50' from Ex. Residential Lot not separated by a Public Rd with proper buffering, 75' without. Ex. Woodlands should be preserved to extent feasible			

Table 2: West Windsor PMN Zone Regulations – Fee Simple Lots – Nonresidential

Requirement	Corporate Suites	Commercial & Mixed Use
Min. Lot Area (Acres)	>5	
Max. Lot Depth (feet)	>750	
Lot Width (feet)	>250	
Min. Yard Dimensions (feet)		
Setback from Old Bear Rd.	35	35
Build to line from Bear Brook Rd.	35	25
Build to on Internal Streets	15	15
Min. Front Yard Setback		>20 ft & <30 ft
Min. Rear Yard Setback (feet)	20 on Internal St.	25
Min. Side Yard Setback (feet)	>10	0 Attached to Adjacent Bldg, or >5 & <20
Max. Stories/Height (stories/ feet) *Whichever is less	3 /40 on Bear Brook Rd. & Main Retail Access. 4/50	75% Min. 3 Stories, 3/40 & 15% of Façade may be 4/50
Max. Building Coverage		20%
Max. Improvement Coverage (%)		60
Max. Impervious Coverage (%)	70	70
Max. Building Size		6 DU(s), 10 on public roads
Building Spacing (ft)		
Buffers	Min. 50' from Ex. Residential Lot not separated by a Public Rd with proper buffering, 75' without. Ex. Woodlands should be preserved to extent feasible	

The remaining properties in the study area, Mark's Traskside Property and the adjacent vacant small lot, are located in the ROM-2 Industrial District. The zone permits industrial uses including research, office, and limited manufacturing. The current Mark's Traskside use is a preexisting non-conforming use as an automotive service center. Area, bulk and other regulations of the ROM-2 district are provided in Table 3 below.

Table 3: West Windsor ROM-2 Zone Regulations

Requirement	Standard
Min. Lot Area (Acres)	5
Min. Lot Frontage (feet)	300
Min. Lot Width (feet)	350
Min. Lot Depth (feet)	N/A
Min. Front Yard Setback (feet)	125 w/ 75 Landscaping Area at the Street ROW
Min. Rear Yard Setback (feet)	40
Min. Side Yard Setback (feet)	(2) 40 ea.
Yards abutting residential districts:	Landscape transition buffer & requirements increased by 20 where instances where they abut residential district or line.
Max. Stories/Height (stories/ feet) *Whichever is less	3 /40 on Bear Brook Rd. & Main Retail Access. 4/50
Max. FAR	Varies according to Use
Max. Improvement Coverage (%)	50
Max. Stories/Height (stories/ feet)	3/45

4.0 REDEVELOPMENT PLAN STATUTORY CRITERIA

Section 40A:12A-7 of the Local Redevelopment and Housing Law (LRHL) identifies the required elements that must be incorporated into a redevelopment plan. The statute provides that the redevelopment plan is to include an outline for the planning, development, redevelopment or rehabilitation of the subject area sufficient to indicate the following:

1. The relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the project area;
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing housing market;
4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan; and
5. Any significant relationship of the redevelopment plan to the master plans of contiguous municipalities, County Master Plan, and State Development and Redevelopment Plan.

5.0 REDEVELOPMENT PLAN: RP-11 AND RP-11-OVERLAY DISTRICTS

The following section identifies the Plan's goals and the regulations intended to implement these goals. This Plan is designed to establish two new redevelopment zones for the subject area:

1. The **RP-11 of the Princeton Junction Redevelopment Plan District** is proposed to encompass Lot 108.01, and is intended to facilitate the development of a 100% municipally sponsored affordable housing project for a maximum of seventy-two (72) residential units.
2. The **RP-11-Overlay of the Princeton Junction Redevelopment Plan District** is proposed to encompass the remainder of the study area (Lots 2 and 33), and is intended to permit multifamily development as a development alternative to complement the area's existing ROM-2 zoning designation, which shall remain in full force and effect.

5.1 RP-11 OF THE PRINCETON JUNCTION REDEVELOPMENT PLAN DISTRICT

The following subsection identifies the goals of the RP-11 of the Princeton Junction Redevelopment Plan District, and the regulations intended to implement those goals.

5.1.1 DESCRIPTION OF THE RP-11 DISTRICT

The RP-11 District shall constitute Block 10 Lot 108.01, as identified in the Township of West Windsor's municipal tax records.

5.1.2 RP-11 PLAN GOAL

The goal of the RP-11 District is to develop the property with an attractive, high quality 100% municipally sponsored affordable housing project which shall help meet the Township's goal of providing for a wide range of housing densities and housing types to meet the varied income level needs of the community.

5.1.3 PERMITTED PRINCIPAL USES

The following principal uses shall be permitted within the RP-11 District:

1. Multifamily dwellings, which shall consist entirely of affordable housing meeting all of the standards and requirements of the New Jersey Council on Affordable Housing and the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1, et seq., as it may from time to time be amended.

5.1.4 PERMITTED ACCESSORY USES

The following accessory uses shall be permitted within the RP-11 Redevelopment Plan District:

1. Recreational and/or open space facilities, including but not limited to, walkways, courtyards, plazas, and club houses.
2. Off-street parking and loading.
3. Signs.

4. Street furnishings, planters, streetlights, and exterior, garden-type shade structures such as gazebos and pavilions.
5. Fences and walls, which shall complement the architectural style, type and design of the building and the overall project design.
6. Decks, patios and terraces, which shall complement the architectural style, type and design of the building and the overall project design.
7. 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 and other signs prohibited by § 200-32C, except for Subsections C(3), (8), and (11) thereof, shall not be permitted.

5.1.5 PROHIBITED USES

Any use or structure other than those uses or structures permitted in Sections 5.1.3 and 5.1.4 above shall be prohibited.

5.1.6 AREA AND BULK REGULATIONS

The following standards shall apply to the RP-11 District:

1. Minimum Lot Size: 10 acres.
2. Minimum Yards:
 - a. Front Yard: 40 feet
 - b. Side Yard: 15 feet
 - c. Rear Yard: 50 feet
3. Number of dwelling units: The developer may construct up to seventy-two (72) dwelling units as of right. All of the dwelling units to be constructed on-site shall be reserved for affordable households, pursuant to the standards and requirements as set forth by the New Jersey Council on Affordable Housing and the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq., as it may from time to time be amended.
4. Maximum Building Height: Two stories, but not to exceed 40 feet.
5. Building Spacing: A minimum of 30 feet shall be provided between buildings.
6. Maximum Improvement Coverage: 35%

5.1.7 PARKING, LOADING AND CIRCULATION

The parking and loading standards for the RP-11 District shall conform with those standards as established in §200-29 of the Township's Land Use Code, as well as §200-258.A which deals with traffic circulation and parking in in the Township's Redevelopment Plan Districts.

5.1.8 SIGNAGE

Signage requirements for the RP-11 District shall be consistent with §230-258.D of the Township's Land Use Code, which governs signs. However, the RP-11 District shall also permit directional signs. Directional signs shall be permitted to have a height of four (4) feet and a width of four (4) feet.

5.1.9 LANDSCAPING

Landscaping shall be in conformance with the landscape treatments and guidelines as established in §200-258.B of the Township's Land Use Code.

5.1.10 ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL GUIDELINES

Architectural and landscape architectural designs shall be in conformance with those guidelines relating to residential uses as established in §200-258.C of the Township's Land Use Code.

5.2 REDEVELOPMENT PLAN: RP-11-OVERLAY OF THE PRINCETON JUNCTION REDEVELOPMENT PLAN DISTRICT

The following subsection identifies the goals of the RP-11-Overlay of the Princeton Junction Redevelopment Plan District, and the regulations intended to implement those goals.

5.2.1 DESCRIPTION OF THE RP-11-OVERLAY DISTRICT

The RP-11-Overlay District shall constitute Block 10 Lots 2 and 33, as identified in the Township of West Windsor's municipal tax records.

5.2.2 RP-11-OVERLAY PLAN GOAL

The goal of the RP-11-Overlay District is to provide an overlay zone to permit multi-family housing as a development alternative to those uses that are permitted in the lots' ROM-2 zoning designation.

5.2.3 PERMITTED PRINCIPAL USES

The following principal uses shall be permitted within the RP-11-Overlay District

1. Multifamily dwellings and townhouses, provided that twenty-five percent (25%) of such units are affordable housing meeting all of the standards and requirements of the New Jersey Council on Affordable Housing and the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq., as it may from time to time be amended.
2. Auto service center and plumbing and heating supply uses.
3. Those uses permitted in the ROM-2 District, as set forth in §200-211.A.

5.2.4 PERMITTED CONDITIONAL USES

The following conditional uses shall be permitted within the RP-11-Overlay District:

1. Those conditional uses permitted in the ROM-2 District, as set forth in §200-211.B.

5.2.5 PERMITTED ACCESSORY USES

The following accessory uses shall be permitted within the RP-11-Overlay District:

1. Recreational and/or open space facilities, including but not limited to, walkways, courtyards, and plazas.
2. Off-street parking and loading.
3. Signs
4. Street furnishings, planters, streetlights, and exterior, garden-type shade structures such as gazebos and pavilions
5. Fences and walls, which shall complement the architectural style, type and design of the building and the overall project design.
6. Decks, patios and terraces, which shall complement the architectural style, type and design of the building and the overall project design.
7. 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 and other signs prohibited by § 200-32C, except for Subsections C(3), (8), and (11) thereof, shall not be permitted.

5.2.6 PROHIBITED USES

Any use or structure other than those uses or structures permitted in Sections 5.2.3, 5.2.4, and 5.2.5 above shall be prohibited.

5.2.7 AREA AND BULK REGULATIONS

The following standards shall apply to the RP-11-Overlay District:

1. Minimum Lot Size: 2.75 acres
2. Minimum Yards:
 - a. Front Yard: 40 feet
 - b. Side Yard: 15 feet
 - c. Rear Yard: 20 feet
3. Maximum Density: A maximum density of seven and one-half (7.5) units per acre shall be permitted.
4. Maximum Building Height: Three stories, but not to exceed 40 feet.
5. Building Spacing: A minimum of 30 feet shall be provided between buildings.
6. Maximum Improvement Coverage: 65%

5.2.8 PARKING, LOADING AND CIRCULATION

The parking and loading standards for the RP-11-Overlay District shall conform with those standards as established in §200-29 of the Township's Land Use Code, as well as §200-258.A which deals with traffic circulation and parking in the Township's Redevelopment Plan Districts.

5.2.9 SIGNAGE

Signage requirements for the RP-11-Overlay District shall be consistent with §230-258.D of the Township's Land Use Code, which governs signs.

5.2.10 LANDSCAPING

Landscaping shall be in conformance with the landscape treatments and guidelines as established in §200-258.B of the Township's Land Use Code.

5.2.11 ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL GUIDELINES

Architectural and landscape architectural designs shall be in conformance with those guidelines relating to residential uses as established in §200-258.C of the Township's Land Use Code.



Source 1: Parcel data from NGIN Warehouse, Mercer County.
 Source 2: Street data from NJDOT.
 Source 3: Orthophotography from NGIN Warehouse, dated 2015.

Legend

- P.J. Redevelopment Area
- Parcels

Proposed Redevelopment Zones

- RP-11 Redevelopment Plan District
- RP-11-Overlay Redevelopment Plan District

Proposed Redevelopment Zones		Project No. 3197.23	Date 12.30.16	Drawn By DN
BURGIS ASSOCIATES, INC. <small>COMMUNITY PLANNING LAND DEVELOPMENT AND DESIGN LANDSCAPE ARCHITECTURE</small> 25 Westwood Avenue Westwood, New Jersey 07675 p: 201.666.1811 f: 201.666.2599	Project Title: Easterly Portion of Maneely Area Redevelopment Plan		Scale: 1" = 150'	Dwg. No. redev
	<small>TOWNSHIP OF WEST WINDSOR MERCER COUNTY, NEW JERSEY</small>		<small>2016 COPYRIGHT BA - NOT TO BE REPRODUCED</small>	

6.0 CONSISTENCY TO OTHER PLANS

The following section identifies the relationship of this Redevelopment Plan to a number of other Plans and local, regional, and State goals and objectives in accordance with NJSA 40A:12A-1 et seq. These includes the Township's Master Plan, the Mercer County Master Plan, and the State Development and Redevelopment Plans.

6.1 TOWNSHIP OF WEST WINDSOR MASTER PLAN

The Township adopted a comprehensive Master Plan on June 26, 2002. It has been updated most recently on August 18, 2010. Additionally, Master Plan Reexamination Reports were completed and adopted in 2008 and in 2016. The Master Plan is a comprehensive document encompassing a number of individual plan elements.

The land use plan includes a number of generalized goals, objectives and policies. Notable amongst them are those seeking to achieve a desirable balance of nonresidential, residential, and open space uses, to provide a wide range of housing densities and housing types to meet the varied income and age level needs, the need to preserve established residential areas, and to meet affordable housing obligations.

The Master Plan Reexamination Report further refined the Plan's goals and objectives, particularly with respect to the subject area. The document specifically encourages greater community cohesiveness by creating an improved Princeton Junction Village Center, and encourages the location of higher density residential uses near access to regional roads, mass transit and other services.

The study area is designated Planned Mixed Use Neighborhood (on Lot 108.01) and Research Office Manufacturing (on Lots 2 and 33).

1. The Planned Mixed Use Neighborhood goal is to provide a neighborhood center serving both the large residential populations and the office employees in the immediate area and is intended to provide a compatible setting for affordable housing close to mass transit services and employment. A minimum of five acres is required to be dedicated for use as a municipally not-for-profit affordable housing development. The designation is recommended to allow for a mix of neighborhood commercial retail uses, offices, and a limited amount of housing. Hotels, as well as corporate residential suites, are proposed as center uses in recognition of the proximity of the train and Route 1 office uses.
2. The Research Office Manufacturing goal is to continue to allow the conversion of existing residential structures to office use, subject to special requirements relating to curb cut access, landscaping, and similar controls.

6.2 PRINCETON JUNCTION REDEVELOPMENT PLAN

The Princeton Junction Redevelopment Plan proposes that the 350-acre area in the vicinity of the Princeton Junction train station should serve as a community focal point, within the context of a compact mixed use community center offering place making civic features, improved circulation and increased commuter parking, expanded housing

options for empty nesters and young professionals, additional retail goods and services fronting on vibrant pedestrian friendly streetscapes and high quality office uses drawn by a strong sense of place.

It proposes a total of at least 800 residential units including affordable housing units. It also contemplates 207,910 square feet of retail space with the potential option to increase this in District 1 (of a total of ten districts) by an additional 67,500 square feet along with 7,500 square feet of added office space. The Plan for office development would enable up to 871,900 square feet of floor area. A 200,000 square foot hotel/conference center, previously approved as part of the Sarnoff General Development Plan, is retained as a primary use in the district.

6.3 MERCER COUNTY MASTER PLAN

The Mercer County Master Plan was adopted by the Mercer County Planning Board on September 8, 2010. It consists of four elements, each of which has been independently updated on a periodic basis since 1986. The Plan outlines the following broad policies to guide the balanced growth strategy:

1. Promote appropriate location and design of new development with opportunities for transit, regional equity and preservation;
2. Promote redevelopment;
3. Promote desirable compact design that supports transit and promotes walking;
4. Promote land use patterns that limit stormwater runoff and increase green infrastructure;
5. Direct growth to transit corridors and centers;
6. Mix uses to promote walkable communities;

The Plan recognizes the existing Princeton Junction train station and identifies it as a possible transit oriented development opportunity.

6.4 STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The 2001 New Jersey State Development and Redevelopment Plan has a number of goals and objectives that aim to revitalize the State's cities and towns by promoting the protection, preservation, and development of a municipality's physical assets. The site is located in Planning Area 1 of the 2001 SDRP Map, wherein development and redevelopment is intended to be directed.

The Redevelopment Plan furthers several of the SDRP's goals, including the following:

1. Goal: Revitalize the State's Cities and Towns. The goals of the Township's Redevelopment Plan are comprehensive in scope as it seeks to redevelop the subject site for multifamily units, including a 100% municipally sponsored multifamily development on Lot 108.01. In addition, the subject site is located immediately southwest of the Princeton Junction train station. As such, the Redevelopment Plan will assist in protecting, preserving and developing the valuable assets of the community in a sustainable manner.
2. Goal: Provide Adequate Housing at a Reasonable Cost. As previously noted, a major goal of this Redevelopment Plan is to redevelop Lot 108.01 with a 100% municipally sponsored multifamily development.

As such, this Redevelopment Plan is helping to meet the State's goal of providing and maintaining a broad choice of attractive and affordable housing.

7.5 DRAFT STATE STRATEGIC PLAN

The Draft State Strategic Plan was designed to replace the State Development and Redevelopment Plan, but has not been formally adopted to date. The overall goal of the Draft Plan is to guide future growth by balancing development and conservation objectives best suited to meet the needs of New Jersey.

The Plan establishes several "Garden State Values" to help achieve the Plan's goals and reflect the appropriate balance of channeling growth toward existing infrastructure to promote development and redevelopment initiatives while protecting critical natural resources and promoting healthy lifestyles. These values are the basis for future discretionary State investment. The following relevant values are noted:

1. Concentrate Development and Mix Uses: Promote mixed-use development in Priority Growth and Alternate Investment Areas that is compact, conserves land, offers shopping and services, and provides culturally enriching experiences within convenient walking distance of home and jobs. Build with suitable designs and densities that support walking, biking and public transportation.
2. Prioritize Redevelopment, Infill, and Existing Infrastructure: Strengthen cities, towns and neighborhoods by prioritizing redevelopment, the reuse and remediation of existing sites, and construction on infill sites that are compatible with surrounding uses. Upgrade existing infrastructure where needed, before adding new capacity. Encourage development that incorporates green design and construction principles and opportunities for clean and renewable energy and efficiency measures.
3. Create High-Quality, Livable Places: Work with communities to offer an environmentally healthy place to live, work and recreate. Enhance community character and design, especially in historic areas, by reusing significant buildings, reinforcing architectural styles, incorporating art, and providing pedestrian-friendly streetscapes. Improve community plazas, public performance spaces and parks.
4. Provide Transportation Choice and Efficient Mobility of Goods: Maintain and enhance transportation options that improve access, safety, affordability and air quality for all users: pedestrians, bicyclists, transit-users, ride-shares and drivers. Improve strategic public transportation infrastructure that supports sound economic growth. Encourage options for low emission and alternate fuel vehicles.
5. Diversify Housing Opportunities: Support construction and rehabilitation of homes that meet the needs of households of all sizes and income levels, located near jobs, transit and where services are available.

The Redevelopment Plan contained herein furthers the above noted Garden State Values.

7.0 COMPLIANCE WITH LOCAL REDEVELOPMENT AND HOUSING LAW (LRHL)

In accordance with the LRHL (NJSA 40A:12-A-1 et seq.), the following statements regarding statutory compliance are offered:

- A. The Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, transportation and utilities, recreational and community facilities, and other improvements.
- B. The Redevelopment Plan outlines the proposed land uses and building requirements for the Redevelopment Area.
- C. The Redevelopment Plan does not require the temporary and/or permanent relocation of any residents as the site does not contain any residential uses.
- D. The Redevelopment Plan is substantially consistent with the Township of West Windsor Master Plan and the Princeton Junction Redevelopment Plan. The Plan also advances the goals and objectives of the New Jersey State Development and Redevelopment Plan and the draft State Strategic Plan.

8.0 GENERAL PROVISIONS

The following general provisions are noted:

8.1 ZONING MAP AND ORDINANCE

This Redevelopment Plan shall supersede all use, area and bulk provisions of the Land Use (Chapter 200) ordinances of the Township of West Windsor regulating development on this site. In all situations where development regulations are not specifically addressed herein, the Township of West Windsor Land Use regulations shall remain in effect. Final adoption of this Redevelopment Plan by the Township Council shall be considered an amendment of the Township of West Windsor Zoning Map.

As noted herein, the proposed overlay zone is designed to offer an additional option for development and is not designed to supersede development in the ROM-2 Zone.

8.2 SITE PLAN REVIEW

Any site plan for the construction of improvements within the Redevelopment Area shall be submitted to the Planning Board in accordance with the Township of West Windsor Land Use regulations, Chapter 200, of the Township Code.

8.3 AMENDMENTS TO REDEVELOPMENT PLAN

This Redevelopment Plan may be amended from time to time as provided by the LRHL.

8.4 SEVERABILITY

Should any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan be adjudged by the Courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.

APPENDIX A: RESOLUTION 2016-R120

RESOLUTION OF THE TOWNSHIP OF WEST WINDSOR, IN THE COUNTY OF
MERCER, NEW JERSEY AUTHORIZING AND DIRECTING THE TOWNSHIP
PLANNING BOARD TO UNDERTAKE AN INVESTIGATION TO DETERMINE
WHETHER CERTAIN PROPERTY CONSTITUTES AN AREA IN NEED OF
REDEVELOPMENT

WHEREAS, the governing body of the Township of West Windsor (the "Township") is interested in determining whether certain property located within the Township is in need of redevelopment under the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the "Redevelopment Law"); and

WHEREAS, the Township desires to authorize and direct the Township's Planning Board to undertake an investigation to determine whether the area consisting of Block 10, Lots 2, 33 & 108.01 on the Official Tax Map of the Township (collectively, the "Study Area") constitutes an area in need of redevelopment under Section 5 of the Redevelopment Law (N.J.S.A. 40A:12A-5); and

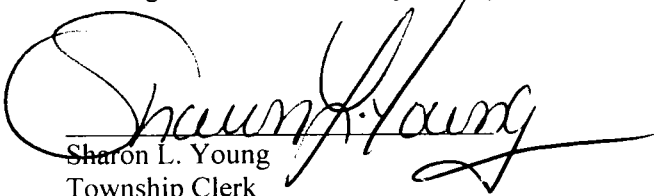
WHEREAS, if the Study Area is determined to meet the criteria for designation as an area in need of redevelopment and the Township so designates the Study Area, then the Township shall be authorized to use all the powers provided under the Redevelopment Law for use in a redevelopment area, except the power of eminent domain.

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

1. The aforementioned recitals hereof are incorporated herein as though set forth at length herein.
2. The Planning Board is authorized and directed to undertake a preliminary investigation and conduct a public hearing(s) to determine whether the Study Area meets the criteria necessary for designation as an area in need of redevelopment under the Redevelopment Law and, if the Study Area so qualifies, to recommend whether it should be so designated.
3. In the event the governing body shall designate the Study Area as a redevelopment area, the Township shall be authorized to use all the powers provided under the Redevelopment Law for use in a redevelopment area, except the power of eminent domain.
4. A copy of this Resolution shall be forwarded to the Planning Board for action consistent therewith.

Adopted: May 16, 2016

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 16th day of May, 2016.


Sharon L. Young
Township Clerk
West Windsor Township

APPENDIX B: RESOLUTION 2016-R211

RESOLUTION

- WHEREAS, by Resolution No. 2016-R120, adopted on May 16, 2016, the Township Council (the "Township Council") of the Township of West Windsor (the "Township") authorized and directed the Township's Planning Board (the "Planning Board") to undertake an investigation to determine whether the area consisting of Block 10, Lots 2, 33, and a 10 acre portion of Block 10, Lot 8.01, which will be subdivided with the new 10 acre parcel to be designated Lot 108.01, on the Official Tax Map of the Township (collectively, the "Study Area"), constitutes an area in need of redevelopment under the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the "Redevelopment Law"); and
- WHEREAS, the Planning Board caused Burgis Associates, Inc. (the "Planning Consultant") to conduct a preliminary investigation to determine whether the Study Area should be designated as an area in need of redevelopment; and
- WHEREAS, the Planning Board received a report and map depicting the Study Area prepared by the Planning Consultant, dated September 9, 2016 (the "Report"), concerning the determination of the Study Area as an area in need of redevelopment; and
- WHEREAS, the Study was revised on September 12, 2016 to reflect Planning Board input; and
- WHEREAS, on September 28, 2016, the Planning Board reviewed the Report, heard testimony from a representative of the Planning Consultant, and conducted a public hearing during which the owners of the property in the Study Area and members of the general public were given an opportunity to present their own evidence and/or to cross-examine the Planning Consultant concerning the potential designation of the Study Area as an area in need of redevelopment; and
- WHEREAS, the Planning Consultant concluded in the Report and testified to the Planning Board on September 28, 2016 that the properties in the Study Area satisfy the criteria for redevelopment area designation set forth in N.J.S.A. 40A:12A-5c (as to Lot 2), 5d and 5h; and
- WHEREAS, after the conclusion of the public hearing described above, the Planning Board determined that the Study Area meets criteria set forth in N.J.S.A. 40A:12A-5c (as to Lot 2), 5d and 5h for designation as an area in need of redevelopment and determined that it would recommend that the Township Council so designate the Study Area; and
- WHEREAS, the Township Council agrees with the conclusions of the Planning Board that the Study Area satisfies the criteria for redevelopment area designation set forth in N.J.S.A. 40A:12A-5c (as to Lot 2), 5d and 5h and the Township Council finds that such conclusion is supported by substantial evidence; and

WHEREAS, the Township Council now desires to designate the Study Area as an area in need of redevelopment, pursuant to N.J.S.A. 40A:12A-6; and

WHEREAS, the Township Council further desires to authorize and direct the Planning Board to prepare an amendment(s) to the Princeton Junction Redevelopment Plan to incorporate the Study Area therein.

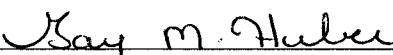
NOW, THEREFORE, BE IT RESOLVED by the Township Council of West Windsor, County of Mercer, State of New Jersey, that the properties designated as Block 10, Lots 2 and 33, and a 10 acre portion of Block 10, Lot 8.01, which will be subdivided with the new 10 acre parcel to be designated Lot 108.01, on the Official Tax Map of the Township satisfy the criteria for redevelopment area designation set forth in N.J.S.A. 40A:12A-5c (as to Lot 2), 5d and 5h as set forth in the Report and such property is hereby designated as an area in need of redevelopment (the "Redevelopment Area"); and

BE IT FURTHER RESOLVED in connection with the redevelopment of the Redevelopment Area, the Township shall be authorized to use all the powers provided under the Redevelopment Law for use in a redevelopment area, except the power of eminent domain; and

BE IT FURTHER RESOLVED the Planning Board is hereby directed, pursuant to N.J.S.A. 40A:12A-7f, to prepare necessary amendments to the Princeton Junction Redevelopment Plan to incorporate the Redevelopment Area therein and to submit such amendment(s) to the Township Council..

ADOPTED: October 17, 2016

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 17th day of October, 2016.



Gay M. Huber
Deputy Township Clerk
West Windsor Township

APPENDIX C: DRAFT ORDINANCE

Draft Ordinance

ORDINANCE 2017-_____

**AN ORDINANCE TO AMEND AND SUPPLEMENT
THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999)**

**AN ORDINANCE AMENDING THE PRINCETON JUNCTION REDEVELOPMENT PLAN
REGULATORY PROVISIONS TO CREATE THE RP-11 OF THE PRINCETON JUNCTION
REDEVELOPMENT PLAN DISTRICT AND THE RP-11-OVERLAY OF THE PRINCETON
JUNCTION REDEVELOPMENT PLAN DISTRICT OF CHAPTER 200,
OF THE CODE OF THE
TOWNSHIP OF WEST WINDSOR (1999)**

- WHEREAS, a longstanding goal of the Township of West Windsor Master Plan is to provide for a wide range of housing densities and housing types to meet the varied income levels and needs of the community's residents; and
- WHEREAS, by Resolution No. 2016-R120, adopted on May 16, 2016, the Township Council of the Township of West Windsor (the "Township") authorized and directed the Township's Planning Board (The "Planning Board") to undertake an investigation to determine if the area consisting of Block 10 Lots 2, 33 and a 10 acre portion of Lot 8.01, to be designated Lot 108.01 on the Official Tax Map of the Township, (collectively, the "Study Area"), constitutes an area in need of redevelopment under the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the "Redevelopment Law"); and
- WHEREAS, the Planning Board caused Burgis Associates, Inc. (the "Planning Consultant") to conduct a preliminary investigation to determine whether the Study Area should be designated as an area in need of redevelopment; and
- WHEREAS, the Planning Board received a report and map depicting the Study Area prepared by the Planning Consultant, dated September 9, 2016 (the "Study"), concerning the determination of the Study Area as an area in need of redevelopment; and
- WHEREAS, the Study was revised on September 12, 2016 to reflect Planning Board input; and
- WHEREAS, on September 28, 2016, the Planning Board reviewed the Report, heard testimony from a representative of the Planning Consultant, and conducted a public hearing during which the owners of the property in the Study Area and members of the general public were given an opportunity to present their own evidence and/or to cross-examine the Planning Consultant concerning the potential designation of the Study Area as an area in need of redevelopment; and
- WHEREAS, the Planning Consultant concluded in the Report and testified to the Planning Board on September 28, 2016 that the properties in the Study Area satisfy the criteria for

redevelopment area designation set forth in N.J.S.A. 40A:12A-5c (as to Lot 2), 5d and 5h; and

WHEREAS, after the conclusion of the public hearing described above, the Planning Board determined that the Study Area meets criteria set forth in N.J.S.A. 40A:12A-5c (as to Lot 2), and 5d and 5h for the other lots, for designation as an area in need of redevelopment recommended that the Township Council so designate the Study Area; and

WHEREAS, the Township Council agreed with the conclusions of the Planning Board that the Study Area satisfies the criteria for redevelopment area designation set forth in N.J.S.A. 40A:12A-5c (as to Lot 2), 5d and 5h and the Township Council finds that such conclusion is supported by substantial evidence; and

WHEREAS, the Township Council desired to designate the Study Area as an area in need of redevelopment, pursuant to N.J.S.A. 40A:12A-6; and

WHEREAS, by Resolution No. 2016-R211, adopted on October 17, 2016, the Township Council further authorized and directed the Planning Board to prepare an amendment(s) to the Princeton Junction Redevelopment Plan to incorporate the Study Area therein.

NOW THEREFORE 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 4, Zoning, Article XXVI, Titles, Purposes, Establishments of Districts; General Conditions, Section 200-142, is hereby amended as follows. Language in brackets and struck through [~~struck through~~] is being deleted and in **bold and underlined** is being added.

RR/C	Residence	Rural residential/conservation
R-1/C	Residence	Low-density residential/conservation
R-1A	Residence	Low-density residential
R-2	Residence	Low-density residential
R-30	Residence	Low-density residential
R-30A	Residence	Low-density residential
R-30B	Residence	Low-density residential
R-30C	Residence	Low-density residential
R-30D	Residence	Low-density residential
R-24	Residence	Low-/medium-density residential
R-20	Residence	Low-/medium-density residential
R-20A	Residence	Low-/medium-density residential
R-20B	Residence	Low-/medium-density residential
R-3	Residence	Low/medium-density residential
R-3A	Residence	Affordable housing

R-3.5	Residence		Medium-density residential
R-4	Residence		Medium-density residential
R-4A	Residence		Affordable housing
R-4B	Residence		Affordable housing
R-5	Residence		High-density residential
R-5A	Residence		High-density residential
R-5B	Residence		Affordable housing
PRN-1	Residence		Planned residential neighborhood
PRRC	Planned Residential Community	Retirement	Retirement community/affordable housing
PRRC-1	Planned Residential Community	Retirement	Retirement community/affordable housing
PMN	Residence/Business		Planned mixed use neighborhood/affordable housing
R-1/O	Residence		Residence office
B-1	Business		Limited convenience center
B-2	Business		Neighborhood center business
B-3	Business		Retail node
B-4	Business		Planned retail village center
P	Business		Professional office
P-1	Planned Village Center		Small-scale village center
P-3	Business		Professional office, residence
ROM-1	Industrial		Research, office, limited manufacturing
ROM-2	Industrial		Research, office, limited manufacturing
ROM-3	Industrial		Research, office, limited manufacturing
ROM-4	Industrial		Research, office, limited manufacturing
ROM-5	Industrial		Research, office, limited manufacturing
R&D	Industrial		Research and development
ROR	Industrial		Research, office, recreation
RO	Industrial		Research, office
RO-1	Industrial		Research, office
E	Educational		
EH	Residence		Elderly housing
RP-1 of the Princeton Junction Redevelopment Plan			
RP-2 of the Princeton Junction Redevelopment Plan			
RP-3 of the Princeton Junction Redevelopment Plan			
RP-4 of the Princeton Junction Redevelopment Plan			
RP-5 of the Princeton Junction Redevelopment Plan			
RP-6 of the Princeton Junction Redevelopment Plan			
RP-7 of the Princeton Junction Redevelopment Plan			
RP-8 of the Princeton Junction Redevelopment Plan			
RP-9 of the Princeton Junction Redevelopment Plan			
RP-10 of the Princeton Junction Redevelopment Plan			
<u>RP-11 of the Princeton Junction Redevelopment Plan</u>			
<u>RP-11-Overlay of the Princeton Junction Redevelopment Plan</u>			

Section 2. Chapter 200 of the Code of the Township of West Windsor (1999), Land Use, Part 5, Princeton Junction Redevelopment Plan Regulatory Provisions, Article XXXIV, Land Use Controls, Section 200-270, is hereby created.

§ 200-270 RP-11 District.

A. RP-11 District use regulations.

- (1) Purpose. The goal of the RP-11 District is to develop the property in the RP-11 District with an attractive, high quality 100% municipally sponsored affordable housing project which shall help meet the Township's goal of providing for a wide range of housing densities and housing types to meet the varied income level needs of the community.
- (2) Description of the RP-11 District. The RP-11 District shall constitute Block 10 Lot 108.01, as identified in the Township of West Windsor's municipal tax records.
- (3) Principal permitted uses. In an RP-11 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) Multifamily dwellings, which shall consist entirely of affordable housing meeting all of the standards and requirements of the New Jersey Council on Affordable Housing and the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq., as it may from time to time be amended.
- (4) Permitted accessory uses.
 - (a) Recreational and/or open space facilities, including but not limited to, walkways, courtyards, plazas, and club houses.
 - (b) Off-street parking and loading.
 - (c) Signs.
 - (d) Street furnishings, planters, streetlights, and exterior, garden-type shade structures such as gazebos and pavilions.
 - (e) Fences and walls, which shall complement the architectural style, type and design of the building and the overall project design.
 - (f) Decks, patios and terraces, which shall complement the architectural style, type and design of the building and the overall project design.
 - (g) 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 and other signs prohibited by § 200-32C, except for Subsections C(3), (8), and (11) thereof, shall not be permitted.

- (5) Prohibited Uses. Any use or structure other than those uses or structures permitted by this section shall be prohibited.

B. RP-11 District intensity, bulk, and other regulations. The following standards shall apply to the RP-11 District:

- (1) Minimum Lot Size: 10 acres
- (2) Minimum Yards:
 - (a) Front Yard: 40 feet
 - (b) Side Yard: 15 feet
 - (c) Rear Yard: 50 feet
- (3) Number of dwelling units: The developer may construct up to seventy-two (72) dwelling units as of right. All of the dwelling units to be constructed on-site shall be reserved for affordable households, pursuant to the standards and requirements as set forth by the New Jersey Council on Affordable Housing and the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq., as it may from time to time be amended.
- (4) Maximum Building Height: Two stories, but not to exceed 40 feet.
- (5) Building Spacing: A minimum of 30 feet shall be provided between buildings.
- (6) Maximum Improvement Coverage: 35%
- (7) Off-street parking: The parking and loading standards for the RP-11 District shall conform with those standards as established in §200-29 of the Township's Land Use Code, as well as §200-258.A which deals with traffic circulation and parking in in the Township's Redevelopment Plan Districts.
- (8) Signage. Signage requirements for the RP-11 District shall be consistent with §230-258.D of the Township's Land Use Code, which governs signs in the Redevelopment Area. However, the RP-11 District shall also permit direction signs. Directional signs shall be permitted to have a height of four (4) feet and a width of four (4) feet.
- (9) Landscaping. Landscaping shall be in conformance with the landscape treatments and guidelines as established in §200-258.B of the Township's Land Use Code.
- (10) Architectural and Landscape Architectural Guidelines. Architectural and landscape architectural designs shall be in conformance with those guidelines relating to residential uses as established in §200-258.C of the Township's Land Use Code.

Section 3. Chapter 200 of the Code of the Township of West Windsor (1999), Land Use, Part 5, Princeton Junction Redevelopment Plan Regulatory Provisions, Article XXXIV, Land Use Controls, Section 200-271, is hereby created.

§ 200-271 RP-11-Overlay District.

A. RP-11-Overlay District use regulations.

- (1) Purpose. The goal of the RP-11-Overlay District is to provide an overlay zone to permit multi-family housing as a development alternative to those uses that are permitted by the district's ROM-2 zoning designation.
- (2) Description of the RP-11-Overlay District. The RP-11-Overlay District shall constitute Block 10 Lot 2 and 33, as identified in the Township of West Windsor's municipal tax records.
- (3) Principal permitted uses. In an RP-11-Overlay 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) Multifamily dwellings and townhouses, provided that twenty-five percent (25%) of such units are affordable housing meeting all of the standards and requirements of the New Jersey Council on Affordable Housing and the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq., as it may from time to time be amended.
 - (b) Auto service center and plumbing and heating supply uses.
 - (c) Those uses permitted in the ROM-2 District, as set forth in §200-211.A.
- (4) Permitted conditional uses. The following conditional uses shall be permitted in the RP-11-Overlay District:
 - (a) Those conditional uses permitted in the ROM-2 District, as set forth in §200-211.B.
- (5) Permitted accessory uses.
 - (a) Recreational and/or open space facilities, including but not limited to, walkways, courtyards, and plazas.
 - (b) Off-street parking and loading.
 - (c) Signs.

- (d) Street furnishings, planters, streetlights, and exterior, garden-type shade structures such as gazebos and pavilions.
- (e) Fences and walls, which shall complement the architectural style, type and design of the building and the overall project design.
- (f) Decks, patios and terraces, which shall complement the architectural style, type and design of the building and the overall project design.
- (g) 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 and other signs prohibited by § 200-32C, except for Subsections C(3), (8), and (11) thereof, shall not be permitted.

(6) Prohibited Uses. Any use or structure other than those uses or structures permitted by this section shall be prohibited.

C. RP-11-Overlay District intensity, bulk, and other regulations. The following standards shall apply to the RP-11-Overlay District:

- (1) Minimum Lot Size: 2.75 acres.
- (2) Minimum Yards:
 - (a) Front Yard: 40 feet
 - (b) Side Yard: 15 feet
 - (c) Rear Yard: 20 feet
- (3) Maximum Density: A maximum density of seven and one-half (7.5) units per acre shall be permitted.
- (4) Maximum Building Height: Three stories, but not to exceed 40 feet.
- (5) Building Spacing: A minimum of 30 feet of distance shall be provided between buildings.
- (6) Maximum Improvement Coverage: 65%
- (7) Off-street parking: The parking and loading standards for the RP-11-Overlay District shall conform with those standards as established in §200-29 of the Township's Land Use Code, as well as §200-258.A which deals with traffic circulation and parking in in the Township's Redevelopment Plan Districts.
- (8) Signage. Signage requirements for the RP-11-Overlay District shall be consistent with §230-258.D of the Township's Land Use Code, which governs signs.
- (9) Landscaping. Landscaping shall be in conformance with the landscape treatments

and guidelines as established in §200-258.B of the Township's Land Use Code.

- (10) Architectural and Landscape Architectural Guidelines. Architectural and landscape architectural designs shall be in conformance with those guidelines relating to residential uses as established in §200-258.C of the Township's Land Use Code.

Section 4. Chapter 200 of the Code of the Township of West Windsor (1999), Land Use, Attachment 9, Zoning Map of Township of West Windsor, is hereby amended to create the R-11 Redevelopment Plan District, which shall encompass Block 10 Lot 108.01 and replace its underlying PMN District designation.

Section 5. Chapter 200 of the Code of the Township of West Windsor (1999), Land Use, Attachment 9, Zoning Map of Township of West Windsor, is hereby amended to create the R-11-Overlay Redevelopment Plan District, which shall encompass Block 10 Lots 2 and 33 and exist coincidentally to the underlying existing ROM-2 District.

Section 6. 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.