

ORDINANCE 2009-04

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

**AN ORDINANCE ADOPTING THE PRINCETON JUNCTION
REDEVELOPMENT PLAN AND AMENDING CHAPTER 200 OF THE CODE
OF THE TOWNSHIP OF WEST WINDSOR (1999), "LAND USE," WITH
RESPECT THERETO**

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 Princeton Junction Redevelopment Plan attached hereto is hereby adopted.

Section 2. Chapter 200 of the Code of the Township of West Windsor (1999), Land Use, Part 4, Zoning, Article XXVI, Titles, Purposes, Establishment of Districts: General Conditions, Section 200-142, Establishment of Zoning Districts, is amended to read as follows:

The Township of West Windsor is hereby divided into the following zoning districts, differentiated according to use, area and bulk requirements, to be designated as follows:

District		Description
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-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 Retirement Community	Retirement community/affordable housing
PRRC-1	Planned Residential Retirement Community	Retirement community/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
PJ	Princeton Junction Overlay	Professional office, business
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
<u>RP-1 of the Princeton Junction Redevelopment Plan</u>		
<u>RP-2 of the Princeton Junction Redevelopment Plan</u>		
<u>RP-3 of the Princeton Junction Redevelopment Plan</u>		
<u>RP-4 of the Princeton Junction Redevelopment Plan</u>		
<u>RP-5 of the Princeton Junction Redevelopment Plan</u>		

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

Section 3. 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 districts are hereby established as shown on the Zoning Map, Township of West Windsor, dated March 16, 2009, and revised through March 23, 2009 which, with all explanatory matter thereon, is hereby adopted and made a 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 shall be the official reference as to the current zoning classification of land within the boundaries of the Township of West Windsor.

Section 4. Chapter 200 of said Code, Land Use, Part 4, Zoning, Article XXX, Regulations for Business Districts, is amended by deleting Section 200-207.1, Princeton Junction Overlay District, and by renumbering Sections 200-207.2 and 200-207.3 as Sections 200-207.1 and 200-207.2 respectively.

Section 5. Chapter 200 of said Code, Land Use, is amended by adding a NEW Part 5 entitled “Princeton Junction Redevelopment Plan Regulatory Provisions” as follows: (1) the Redevelopment Goals and Policies of the Princeton Junction Redevelopment Plan shall be NEW Article XXV and Section 200-257, both of which shall be so titled; (2) the Land Use Controls of such Plan shall be NEW article XXVI and shall be so titled; (3) the

Standards Applicable to all Districts of such Plan shall be NEW Section 200-258 of said Article XXVI and shall be so titled; (4) the District Regulations introductory paragraph of such Plan shall be NEW Section 200-259 of said Article XXVI and shall be titled “District Regulations Generally;” and (5) the District Regulations of such Plan entitled Districts RP-1 through RP-10 shall be NEW sections 200-260 through 200-269 of said Article XXVI and shall be respectively so titled. Existing Part 5 shall be renumbered Part 6 and existing Sections 200-157 through 200-161 shall be renumbered 200-270 through 200-274 respectively. The following maps and tables shall be attached to Chapter 200 as “200 attachment 13 through 23:” Maps and Tables I and L through U.

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 veto by the Council, whichever is applicable; upon filing with the Mercer County Planning Board; and upon publication according to law.

INTRODUCTION: February 23, 2009
PUBLIC HEARING: March 23, 2009
ADOPTION: March 23, 2009
MAYORAL APPROVAL: March 24, 2009
EFFECTIVE DATE: April 13, 2009