

(Amending Ordinance 2011-05)

ORDINANCE 2011-16

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

**AN ORDINANCE AMENDING THE REDEVELOPMENT PLAN FOR PRINCETON
JUNCTION AND THE CODIFYING PROVISIONS THEREFOR AND AMENDING
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 Redevelopment Goals and Policies set forth in the Redevelopment Plan for Princeton Junction and the codification thereof in Chapter 200 of said Code, Land Use, Part 5, Princeton Junction Redevelopment Plan Regulatory Provisions, Article XXXIII, Redevelopment Goals and Policies, Section 200-257, Goals and policies established, are amended as follows.

A. Goal 2, Policy 1e and Section 200-257B(2)(a)[5] shall be amended to read as follows:

Market-rate housing units and affordable housing units are to be integrated together in any housing areas. The only exceptions to this policy would be for municipally sponsored projects such as Project Freedom, mixed-use developments where the number of affordable units is de minimus, and small all-affordable developments not greater than 25 units in District 10. Clusters of rental affordable units within buildings are acceptable provided that no more than 35% of the units in the building are affordable.

B. Goal 2, Policy 2 and Section 200-257B(2)(b) shall be amended to read as follows:

Flats will be marketed as for sale units, except that affordable rental units may be provided for municipally-sponsored projects such as Project Freedom, or in a project where the

number of such units is die minimis, or in a project where the market rate units and affordable units are integrated and some or all of the affordable units may be rental units.

Section 2. Chapter 200 of said Code, Land Use, Part 5, Princeton Junction Redevelopment Plan Regulatory Provisions, Article XXXIV, Land Use Controls, Section 200-258, Standards applicable to all districts, is amended by adding NEW Subsection E as follows:

E. Redeveloper agreements. Pursuant to *N.J.S.A. 40A:12A-9*, all agreements, leases, deeds, and other instruments to or with a redeveloper shall contain a covenant running with the land requiring that the owner or assignee shall construct only the uses established in the Redevelopment Plan and the approved Redevelopment Agreement.

Section 3. Chapter 200 of said Code, Land Use, Part 5, Princeton Junction Redevelopment Plan Regulatory Provisions, Article XXXIV, Section 200-260B(2), RP-1 District intensity, bulk and other regulations, is amended to read as follows:

Number of dwelling units: The redeveloper may construct up to 350 dwelling units as of right. It may construct such additional number of dwelling units as the Township agrees to in a redeveloper's agreement after consideration of such factors as the economic feasibility of the project in light of the provision of amenities, infrastructure, and affordable housing and the community fiscal impact. ~~The dwelling units constructed shall include affordable units sufficient to satisfy the transit village requirements of the New Jersey Council on Affordable Housing. Such requirement may be reduced by the number of demolition credits generated by the demolition of existing structures within the district.~~ Of such dwelling units, 87.8% may be market rate units. 12.2% of the total number of units shall be affordable units, 50% of which shall be moderate, 40% of which shall be low, and 10% of which shall be very low as defined by statute. All of the affordable units ~~may be of moderate income units and~~ shall meet the minimum square foot requirement set forth in Section 200-242.

Section 4. Chapter 200 of said Code, Land Use, Part 5, Princeton Junction Redevelopment Plan Regulatory Provisions, Article XXXIV, Section 200-260B(7), RP-1 District intensity, bulk and other regulations, is amended to read as follows:

Parking requirements: ~~1.5~~ 1.4375 off-street parking spaces per unit, to be provided within the district. Commercial and civic uses may rely on sharing on-street parking and, if available, commuter parking spaces in 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. Such employee parking spaces shall be in addition to the required parking for the residential units.

Section 5. 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: August 1, 2011
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