

(Amending Ordinance 2011-04)

ORDINANCE 2011-17

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

AN ORDINANCE CREATING A MIXED USE PRINCETON JUNCTION TRAIN
STATION DISTRICT 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. Chapter 200 of the Code of the Township of West Windsor (1999), Land Use, Part 4, Zoning, Article XXVIII, Regulations for Business Districts, Section 200-207.3B(2), PM-PJ intensity, bulk, and other regulations, is amended to read as follows:

(2) Number of dwelling units: The redeveloper may construct up to 800 dwelling units as of right. Of the 800 such dwelling units, 760 shall 87.8% may be market rate units with an average of two bedrooms per dwelling. The remaining 40 units 12.2% of the total number of units shall be moderately priced affordable units, 50 percent of which shall be moderate, 40% of which shall be low, and 10% of which shall be very low as defined by statute and shall meet the minimum square foot requirement set forth in Section 200-242.

Section 2. Chapter 200 of said Code, Land Use, Part 4, Zoning, Article XXVIII, Regulations for Business Districts, Section 200-207.3B(7), RP-1 District intensity, bulk and other regulations, is amended to read as follows:

(7) Parking requirements: 4.5 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 3. Chapter 200 of said Code, Land Use, Part 4, Zoning, Article XXVIII, Regulations for Business Districts, Section 200-207.3B(9)(a), RP-1 District intensity, bulk and other regulations, is amended to read as follows:

- (a) No development shall proceed in a district without a redeveloper's agreement with the Township. Such developer's agreement 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 4. Chapter 200 of said Code, Land Use, Part 4, Zoning, Article XXVIII, Regulations for Business Districts, Section 200-207.3B(9), RP1-District intensity bulk and other regulations is amended by adding a NEW Subsection (d) as follows:

- (d) Market rate housing units and affordable units shall be integrated together in any housing development. Clusters of rental affordable units within buildings are acceptable provide that no more than 35% of the units in the building are affordable.

Section 5. Chapter 200 of said Code, Land Use, Part 4, Zoning, Article XXVIII, Regulations for Business Districts, Section 200-207.3C, PM-PJ District design standards, is amended by renumbering Subsection (7), Temporary signage as (8).

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; upon publication according to law; and upon the effective date of Ordinance 2011-04.

INTRODUCTION: August 1, 2011

PUBLIC HEARING: September 19, 2011

ADOPTION: September 19, 2011

MAYORAL APPROVAL: September 21, 2011

EFFECTIVE DATE: Upon entry of an order by a court of law invalidating or having

the effect of invalidating the Redevelopment Plan for Princeton

Ordinance 2011-17.doc 9/15/11 Section and Part 5 of the Land Use Code of the

Township of West Windsor.