

**MASTER PLAN
REEXAMINATION REPORT**

WEST WINDSOR TOWNSHIP, NEW JERSEY

ADOPTED JUNE 18, 2008

Prepared by the West Windsor Planning Board

Assisted by:

Maser Consulting, P.A.

The original of this report was signed and sealed by

A handwritten signature in cursive script that reads "John Madden". The signature is written in black ink and is positioned above a horizontal line.

John Madden, P.P.

New Jersey Licensed Planner #1452

MC Project No. WWP-099

INTRODUCTION TO THE 2008 WEST WINDSOR MASTER PLAN **REEXAMINATION REPORT**

When the Municipal Land Use Law (NJSA C.40:55D-1 et seq.) was adopted in August 1976, the enabling legislation, which governed municipal planning and zoning in all New Jersey Municipalities, was completely revised. One of the major changes was a provision that required the reexamination of master plans and development regulations every six years pursuant to the provisions of N.J.S.A. C.40:55D-89. The reexamination report is to be prepared by the Planning Board for the governing body. The most recent amendments to N.J.S.A. C.40:55D-89 now require five elements in the reexamination report, as follows:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- c. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last reviewed with particular regard to density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
- d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, C.79(C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The prior West Windsor Master Plan was adopted in 2002. The West Windsor Master Plan Reexamination Report recommends specific amendments to both the Master Plan and Zoning ordinances. An amended Zoning Ordinance text and zoning map may be part of, or a follow-up action to this Reexamination Report. According to N.J.S.40:55D-62-1, the statutory requirement for the giving of personal notice within a district of zoning ordinance amendment proposing a change to the classification or boundaries of a zoning district is not applicable to changes made as a result of a Master Plan Reexamination recommendation.

A. INTRODUCTION: Land development problems and objectives of the 2002 Master Plan and the status of their effectuation.

The primary focus of the 2002 Master Plan was on achieving a desirable balance in the mix of land uses in West Windsor after three decades of substantial suburban growth and development. The balanced land use goals involved implementing proposed policies and programs that included: preservation of remaining open space and farmland, providing a balance of non-residential uses ranging from planned office-research parks to large scale highway-oriented retail and neighborhood convenience retail and creating a variety of housing types including affordable housing as well as a town center as a community focal point. Zoning changes necessary to achieve a balance of land uses as well as matching development regulations more closely with the established character of residential neighborhoods formed a key component of Master Plan policies.

This section of the Master Plan Re-examination Report presents a summary of the major problems and objectives relating to land development in the municipality at the time of the adoption of the last Master Plan. It is followed by a summary indicating in **bold type face** the extent to which such problems and objectives have been reduced or have been increased since the last Master Plan Report.

1. In the face of continuing development demands, the Master Plan recommended the pursuit of an aggressive policy of open space and farmland protection, particularly in those areas of the Township where large tracts of farm-assessed land remain and where open space and farmland of regional importance are located, such as the Millstone River Corridor and the Old Trenton Road Corridor. To the extent possible, maintenance of the rural and open space character of these areas was sought as a desirable balance to the Township's built-up suburban character. Preservation of remaining open space, farmland and natural areas in the Township was recommended through all practical means, including, but not limited to the fee simple acquisition of lands, development rights purchase, dedication and greenbelt protection measures.

An ambitious open space acquisition program was undertaken resulting in the preservation of 8,000 acres acquired, either thru State and County farmland preservation programs or the Green Acres Program including State and County parkland as well as deed restricted homeowner association open space properties. Clustering and creative design review, as well as development ordinances targeted to open space preservation, contributed to the West Windsor inventory of preserved open space and farmland. The use of transfer of development rights was studied but Township officials chose instead to rely on acquisition of fee simple or development rights to preserve open space. The Township, working with the Friends of West Windsor Open Space, continue to seek grants and use open space tax funds to acquire open space. The Township maintains an Open Space map listing all potential tracts desired for preservation and actively solicits property owners for their interest in open space

preservation. To date, West Windsor has received over \$13 million dollars in State, County and private preservation grants.

2. A greater balance of non-residential to residential land uses should be pursued in appropriate areas.

The P-3 district was adopted (12-6-07); P-2 district zoning was rejected for the Princeton Research Lands site on Route 571. It remained R-1/C and was subsequently approved for a single-family residential subdivision. The PO/R-32 and PO-R-2 zone district proposals were rejected by residents and the Township Council.

3. Planned office and research parks along Route 1 should be encouraged.

A General Development Plan was approved for the Sarnoff tract permitting 1,860,000 square feet of office and research uses.

4. Local retail opportunities are needed to serve the southeastern portion of the Township.

The B-4 district was adopted (3-23-03) and a site plan for 32,000 square feet of retail and daycare uses were approved. This development has been stymied by contaminated soil brought to the site but this property recently received a letter of no further action from NJDEP regarding the site contamination. A 20,000 square foot expansion and façade and sign upgrade was approved for the Princeton Arms Shopping Center.

5. Economic development opportunities should be promoted in the Old Trenton Road and Princeton/Hightstown Road area, near the Hightstown bypass.

The RO-1 district was adopted (12-6-07).

6. Large scale retail should be concentrated on Route 1.

The expansion of Nassau Pavilion continued. The Square at West Windsor Shopping Center at Meadow Road and Route 1 was constructed and completed. All retail zoned properties along Route 1 have been developed or have reviewed development approval to their fullest under current zoning. Development Recreation Credits could be used to expand retail development opportunities.

7. The appearance of existing commercial centers should be improved.

A revised signage control ordinance has been drafted to improve the legibility and appearance of signage in all commercial centers. A proposed property maintenance ordinance is under consideration by the Township Council.

8. The provision of recreational opportunities and community services by private groups should be encouraged through creative public-private partnerships.

There are numerous examples of private recreational opportunities and community services that have been created, including: the Canal Courtyard, a private sector recreational example in Nassau Pavilion; Skate Park and Little League fields implemented by a recreation trust fund, the public-private partnership to create recreational facilities in Community Park including the batting cage, Lacrosse, Pop Warner Football League using funds, two thirds of which were contributed by private donations. Volunteers are contributing to such efforts as the West Windsor Arts Council to create a local home for the arts at Alexander Road firehouse. The Jewish Community Campus development approved in 2007 on Clarkesville Road will also provide recreational opportunities to West Windsor residents.

9. Pedestrian and bicycle linkages should be improved.

A pedestrian/bicycle plan has been prepared; a redesigned Alexander Road bridge over the railroad is under construction; it will be wide enough to accommodate pedestrians and bicyclists. A bicycle and pedestrian pathway has been designed and constructed on the PSE&G power line right-of-way; a bridge link to Community Park has been constructed over Big Bear Brook. A traffic study is currently underway to determine whether the four lane configuration of Canal Pointe Boulevard can be reduced to accommodate two travel lanes as well as bike lanes in each direction.

10. Increase community cohesiveness by creating an improved Princeton Junction Village Center.

An area in need of redevelopment designation was adopted for a 350 area in the vicinity of both sides of the railroad station. The Township adopted an overlay ordinance providing design and bulk standards for uses fronting on Princeton-Hightstown Road in Princeton Junction. The Board of Adjustment approved two new gateway projects at the corner of Princeton-Hightstown Road Wallace and Cranbury Roads that include a PNC Bank with a corner park and a Rite Aid Pharmacy and three retail uses. The Township Council selected

Hillier Architects and its team of consultants to prepare a plan for the Princeton Junction redevelopment area. Active developer interest has resulted in land acquisition of key parcels in anticipation of future redevelopment opportunities.

11. Efforts to protect and preserve the Greenbelt should continue through open space acquisition, development regulation and review

An ordinance was adopted, mandating clustering of development to preserve greenbelt. The Township purchased Duck Pond Road Park and preserved adjacent open space on the JCC site, RR/C zoning was adopted in 2008 for greenbelt extension between North Post Road and Penn Lyle Road. Greenbelt land was added with the approval of West Windsor Gardens, and the Greenview Corporate Park and the PRRC-1 district.

12. Maintain an appropriate scale of building compatible with existing neighborhood character. The medium density residential development pattern in central and north central sections of the township and the smaller lot developments in Berrien City and its immediate vicinity should be acknowledged with appropriate zoning lot area and bulk standards.

Draft ordinances have been prepared, proposing ten new zoning districts consistent with the developed character of neighborhoods in the central and north central sections of the township. A study has been prepared on the lot area and bulk characteristics in Berrien City, Princeton Gardens and its immediate area. Work is progressing on an architectural design overlay ordinance which will provide building design direction for additions or new structures. R-2 zoning covering additional area with existing one acre lots was adopted in 2008.

13. Encourage a life cycle housing balance, including senior and age-targeted housing opportunities.

The PRRC-1 district was adopted (9-29-03), implementing the second active adult, age-restricted community on Old Trenton Road. No specific zoning has been adopted designed specifically to create housing for age-targeted households (singles, young married people without children, empty-nesters). The Princeton Junction Redevelopment Area has the potential for housing appealing to age-targeted households.

14. Locate higher density residential uses near access to regional roads, mass transit and other services.

All high density residential uses are concentrated mainly in Route 1 corridor, adjacent to the railroad and between Route 1 and the D&R Canal, near highway and mass transit access and

services. All proposed high density inclusionary housing zones have been developed with the exception of Akselrad, West Windsor Gardens, DiMeglio and adjacent township-owned tracts, which were added since 2002.

15. Reduce dependence on inclusionary residential development to produce affordable housing, using techniques like municipality sponsored affordable housing projects.

The Third Round Housing Plan submitted to COAH relies on prior round credits, municipally sponsored projects, mixed use projects relying more on retail use than market cost residential development. Family rental housing agreements were prepared, which maximized bonus credits for three tracts: West Windsor Gardens, DeMeglio and the Township-owned tract. The Township worked with Maneely to create a mixed use district, which incorporated a municipally sponsored project, Project Freedom.

16. The 2002 Master Plan recommended a number of new zone districts as well as revisions to existing zone districts. The Planning Board prepared ordinances for a majority of these Master Plan district proposals.

RO-1 district proposed

The RO-1 district formerly the ROM-3 district adopted (12-6-07).

B-4 district proposed

B-4 district was adopted in 2003 and a site plan for retail and office development was approved.

The Planned Mixed Use Neighborhood Center (PMN) district proposed.

Land Use Plan amendments were adopted since 2002. Work on draft ordinance is in progress.

P districts proposed

Expanded P district at Slayback and Route 571 (7-20-04). A site plan was approved for this rezoned parcel and office development is under construction.

P-1 district proposed

A revision of P-1 district for 24 acres bounded by Rt. 571, McGetrick and Southfield Roads requested by district property owners and is on-going.

P-2 district proposed

No P-2 district ordinance was proposed for adoption.

P-3 district proposed

P-3 district adopted (12-6-07).

RR/PO district

No ordinance adopted due to use of district for a potential wetlands mitigation area, remains R-1/0.

PO/R-1 district (subsequently revised as PO/R32 district).

One area is located within redevelopment area in the second area the Planning Board is consulting with neighborhood on draft ordinance.

PO/R-2 district, should be revised consistent with lot areas found in the proposed district area.

Changed to R-2 Zone, Adopted by Township Council in 2008

E district

The expansion of E district was adopted in 2008.

ROR district proposed.

ROR zone adopted (6-24-03), JCC development approved in 2007.

Edinburg Village

No changes were made to zoning in Edinburg Village.

17. The 2002 Master Plan made a number of recommendations for further studies of major policies such as non-residential floor area ratio reductions and continued examination of specific uses to determine if any additions or deletions were required during the zoning review process following the Master Plan adoption.

Reduce floor area ratio in ROM and other non-residential districts with a goal of reducing peak hour traffic impacts.

Sarnoff tract, formerly an ROM zone, was placed in Research and Development Zone where the floor area ratio was reduced from .30 to .21. Floor area ratio was reduced to .18 for planned development and .15 for a non-planned development in the RO-1 district which was formerly an ROM-3 district.

Provide limited retail convenience goods and services as accessory uses in large planned development, as a convenience and to reduce lunchtime traffic.

Several restaurants and hotels were built on or near Carnegie Center. The RO-1 zone district was adopted which includes limited retail uses as part of an overall Planned Commercial Development project.

Wyeth tract proposed for special study in 2002 and 2003 of appropriate land use options.

No study was conducted because at the time the property owner was requesting rezoning which was ultimately abandoned by the property owner when market conditions changed.

Provide opportunities for commercial recreation uses.

Commercial recreation uses were added to ROR and RO-1 districts.

Funeral Homes proposed to be added to P-1, P-2, P-3 and B-2

No ordinance changes have been made due to the limited market demand and the difficulty of financing a new funeral home due to this industry's unique economic constraints.

Veterinary Clinics proposed to be added to B-1, B-2, P, P-2 and ROM-1.

Zoning ordinance was adopted, grandfathering all existing veterinary clinics.

Allow fast food drive thru restaurants with more restrictive building requirements.

Ordinance not adopted due to Planning Board decision that no change was needed.

Review the adequacy of parking standards.

A revised parking ordinance was prepared in 2008 and submitted to Township Council for introduction by Fall 2008.

Prepare upgraded non-residential design guidelines.

Revised signage ordinance for all non-residential districts was prepared in 2008 and submitted to the Township Council for introduction by Fall 2008.

Review the adequacy of existing buffer standards.

The filtered buffer ordinance was clarified as part of Greenview Corporate Park plan review; greater buffer setback was incorporated into P-3 district to create a wider stream buffer.

Child Care Center ordinance amendments should be adopted consistent with State licensing requirements.

A revised ordinance was adopted to conform to State licensing requirements in 2007.

Assisted Living Facilities proposed to be added to P, P-1, P-2, P-3, MC and EH districts.

The Assisted Living Facility use was deleted from the P-3 district due to market constraints.

Eliminate flag lot subdivision.

A draft ordinance was approved by the Planning Board, eliminating flag lot subdivisions, and sent to Township Council for introduction in Fall 2008.

A review of residential development signage should be conducted to determine if revisions are necessary.

No action has been taken.

It was proposed that public uses be permitted by right in all zone districts.

It was decided that no ordinance needs to be prepared based on a 1979 Board of Adjustment decision that held that firehouses and similar community uses are permitted public uses.

The environmental constraints ordinance should be reviewed to determine if revisions are necessary to avoid a takings challenge.

It was determined that no change necessary because of a favorable court decision.

A study should be conducted to determine whether a once acre minimum lot size should be required in areas without public sewers.

Health Department regulations will deal with lot area necessary for properties using septic systems. The majority of vacant land in areas of the Township not served by public sewers are now zoned for minimum lot areas of 1 2/3 acre and 3 1/3 acres.

Public services facilities should be concentrated at the Municipal Complex.

A new firehouse was built on a site added to the Municipal Complex. New senior citizen building expansion and improvements are underway.

Monitor the need for a residential maintenance code.

The Affordable Housing Committee is drafting a residential maintenance code.

Maintain the quality of municipal services to residential areas and reduce public service costs through efficient design.

The Ward Road connection was retained to assure efficient access. Agreement to extend sewer to service West Windsor Gardens, designed pump station for Princeton Research lands development provided sanitary sewer service to Princeton Oaks. The Planning Board continues to insist on high quality design of physical infrastructure improvements in its development reviews. The land use code allows for cluster development design to be used to reduce road and utility lengths and subsequent public maintenance expenditures.

B. INTRODUCTION: Significant changes since the 2002 Master Plan and potential revisions to the Master Plan and development regulations.

This section of the Master Plan Re-examination Report sets forth the extent to which there have been significant changes in the assumptions and policies forming the basis for the Master Plan and development regulations as last revised. It is followed by a summary indicated in **bold type face** of the specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards or whether a new plan or regulations should be prepared.

1. Open space acquisition continues to be a high priority community goal but greater competition for scarce Green Acres funding is a reality because of other new State goals such as the preservation of the Highlands Region.

West Windsor needs to continue to identify open space funding sources and target site priorities. Transfer of development rights and a mandatory residential cluster ordinance are tools which may need to be used to preserve open space if funding sources significantly decrease. The use of transfer of development rights as a preservation tool needs to be revisited.

2. The imposition of a larger affordable housing obligation for West Windsor under proposed Third Round rules poses challenges to come up with an acceptable mix of policies and land use strategies.

A revised Fair Share Housing Plan needs to be prepared and adopted by December 31, 2008 depending on the outcome of anticipated litigation over the new revisions to the Third Round COAH rules.

3. Local concern has emerged about dealing with global warming / rising energy cost trends and the need to pursue sustainable development.

The Sustainable West Windsor Plan has been prepared by the Environmental Commission. Its proposals should be reviewed for possible implementation as Master Plan policies or regulations. A subcommittee of the Planning Board has been created which will make recommendations to the Planning Board in 2008 as it relates to Master Plan changes.

4. The Penns Neck Bypass proposed by West Windsor was not included in the final recommendations of the State and Federal Environmental Impact Statement. Implementation of the proposed Bus Rapid Transit (BRT), the Princeton Junction Redevelopment project, and the new Princeton Medical Center on Route 1 in Plainsboro adjacent to West Windsor may generate a review of the benefits of a modified bypass route.

The Planning Board should review the findings of the Penns Neck Roundtable, the current plans for the BRT being proposed by New Jersey Department of Transportation and New Jersey Transit and the impact studies for the new Princeton Medical Center towards generating support for a modified Sarnoff Drive route in connection with the BRT.

5. Bus Rapid Transit (BRT) preliminary planning is well underway by New Jersey Department of Transportation and New Jersey Transit.

The Planning Board should review the effect of the BRT on current land use and circulation plans and to provide input on how current or modified plans could affect the success of the BRT.

6. A draft Princeton Junction Redevelopment Area Plan is anticipated for Planning Board review in 2008 or early 2009.

The Planning Board will be responsible for reviewing the draft Princeton Junction Redevelopment Plan, prepared by the Hillier consultant team, and offering recommendations to the Township Council. In this interim period, the Planning Board should send its draft signage regulations to the Township Council for inclusion in the Princeton Junction overlay ordinance.

7. Neighborhood-based zoning districts should be prepared reflecting existing development characteristics.

Master Plan text and map changes should be adopted by the Planning Board and draft ordinances prepared for the proposed R-20, R-20A and R-20B and R-30, R-30A, R-30C, R-30D, R-24 and R 3.5 Medium Density Single Family Residential Districts and Berrien City and its related neighborhoods involving proposed R-12.5, R-10, R-9.5A, R-9.5B, R-9.1, R-7.2 districts as called for in the Master Plan, to better match the actual scale and design of the established neighborhoods.

8. Traffic calming has been proposed for Clarksville Road.

The Planning Board should review the DVRPC traffic calming study and determine the traffic capacity consequences of traffic calming to the roadway network.

9. The Jewish Community Campus (JCC) and West Windsor Gardens development approvals bring the prospect of recreation attractions and a resident population to Clarksville Road on the other side of railroad but pedestrian and pedestrian linkages to the rest of the municipality are not in place.

A pedestrian bridge should be installed on Clarksville Road Bridge over the railroad and sidewalks on Clarksville Road should be proposed as a priority in the Circulation Plan to facilitate pedestrian access from JCC, West Windsor Gardens and the Township's Duck Pond Run Park to and from the east side of railroad.

10. A pedestrian / bicycle plan has been prepared but will require policies, regulations and capital projects to be fully implemented.

The Planning Board should incorporate specific pedestrian and bicycle design policies in future ordinances.

11. The Township is approaching full development and best use of remaining land needs to be studied.

A build-out analysis land use plan should be prepared for remaining vacant land. A detailed land use planning study should be conducted to determine the development potential of the remaining undeveloped and uncommitted land in West Windsor. This study would include all vacant privately-owned land not currently preserved and land approved for development but unbuilt due to market conditions or other temporary limitations. This information would allow the Planning Board to assess potential traffic and other community service impacts and affordable housing growth share implications resulting from both current approvals and current zoning. The Planning Board could evaluate whether zoning changes should be considered.

Another component of this study could be the preparation of a build-out map overlaid on an aerial photograph with lot lines of the municipality. The build-out map would show all existing development and the buildings, parking and open space of all approved development plans as well as how the developable areas of all remaining vacant lands could be developed according to existing zoning. This map could be used to identify how future development should be designed to create secondary greenbelts for continuous wildlife habitats, paths, water quality filters, buffers or mixed use development opportunities.

12. Community physical identity should be enhanced as Township matures.

Besides the ongoing planning efforts to redevelop an attractive, mixed use town center in Princeton Junction, the Planning Board should continue to evaluate opportunities to enhance West Windsor's community identity. One way is to plan for distinctive community gateways. Gateways are principal entrances into a municipality, neighborhood, business district or other unique areas of the township, such as Grovers Mill. Gateways typically occupy a high visibility location and function as a "front door" to the community. Gateways have the potential to convey a community's unique identity and image. Examples of gateways in West Windsor include the PNC gateway at the corner of Wallace Road and Princeton-Hightstown Road or a Clarksville Road gateway feature similar to the one proposed in the DVRPC traffic calming study. Another way community identity could be enhanced would be the use of distinctive street signs highlighting special districts like Princeton Junction, identification signs briefly describing the history of a former village or hamlet within West Windsor and finally commercial signage designed to complement an area's appearance as is planned for Princeton Junction.

13. Occupation of a Carnegie Center office building for administrative functions foreshadows Princeton University campus expansion within West Windsor and offers an opportunity to work with the University to resolve neighborhood planning and affordable housing issues.

Two areas, one on Harrison Street and the other on Alexander Road, both adjacent to Princeton University-owned land should be reviewed to determine if land use planning and draft zoning changes should be prepared and implemented by the Planning Board.

The Harrison Street neighborhood encompasses approximately 50 acres consisting mainly of older single-family residences and the Eden Institute. Princeton University is slowly acquiring these homes as they come on the market with an eye toward renovating them for faculty and staff residences. This activity offers an opportunity for the Planning Board to work with the University to create architectural guidelines for restoration and new homes and to design an expanded village in the Harrison Street area which could include a range of housing opportunities.

The area along Alexander Road between Canal Road and Canal Pointe Boulevard offers a potential opportunity to make a small-scale land use change involving the University. The Planning Board should investigate the possibility of permitting the future conversion of Obal's 3.19 acre landscaping business (Block 7, Lot 31) combined with the 1.98 acre LaPlaca parcel (Block 7, Lot 9.01) to permit a mixed use retail and office development that could serve the needs of the residents in Canal Pointe as well as a potential residential village on Princeton University land to serve graduate student needs. This area is in close proximity to the Dinky Line and a small village node at this point might justify a Dinky Line Station here which could also provide relief to the Princeton Junction train station area.

The Seminary property on Wheeler represents another area of West Windsor where the Planning Board could be involved with Princeton Theological Seminary in land use changes. There exists the potential on Seminary-owned land to create a mixed use development as part of a potential revitalization of the Seminary complex. The mixed use development could provide retail convenience services to this housing complex as well as affordable housing.

14. Certain small villages whose structures were built in West Windsor before the modern wave of suburbanization are threatened by the prospect of structural expansion and major exterior appearance changes that would adversely alter their historic character.

A study should be conducted of the potential zoning ordinance revisions and other land use controls, like a neighborhood conservation or historic preservation district, which could be used to preserve West Windsor's unique villages.

A neighborhood conservation district or a local historic district comes into force and effect when a property owner seeks to build a new structure on a previously vacant property, seeks

to demolish and replace an existing structure with a new structure or seeks to expand the floor area of an existing structure.

The typical method of regulation in a neighborhood conservation or historic preservation district is an architectural design overlay ordinance affecting all properties in a specified district area. The architectural design overlay ordinance typically regulates the following features in an attempt to maintain a compatible exterior appearance for new or expanded structures:

- Roof shape and materials
- Rhythm of openings, i.e. number and spacing of windows and doors
- Strong sense of entry
- Vertical façade expression
- Varied massing and articulation of façade forms
- Size and proportions of new or expanded structures that are consistent with adjacent structures

It is recommended that the Planning Board consider the following areas of West Windsor to determine if they would be appropriate candidates for a neighborhood conservation district: Port Mercer, Dutch Neck and Grovers Mill.

15. The current zoning does not present the need for major revisions. There are certain areas of the Township that warrant attention to determine if minor zoning changes would be necessary or appropriate. The prior Master Plan studied major changes to the Edinburg Village area such as road bypasses but no zoning or circulation changes were made and properties in the village area remain nonconforming as to use or bulk requirements.

The zoning regulations for Edinburg should be reviewed and amended towards making lots conforming and to allow for modest additions as part of an upgrading of the crossroads. The zoning of the older core section of Dutch Neck Village should be revised to reflect actual conditions. The dredging of the Grovers Mill Pond and the uncertain status of the historic Grovers Mill barn building indicate both future opportunities and challenges in this historic hamlet.

The ROM-4 district at the Village Road West/Quakerbridge Road intersection to the Baptist Church should be reviewed to determine if current permitted uses are appropriate or if retail commercial uses should be allowed at this convenient node. Public water lines have been recently installed and the potential for public sewer through Lawrence Township have increased the retail potential of this convenient intersection.

16. The relocated new University Medical Center at Princeton along with a skilled nursing facility, a continuing care retirement community and general offices is proposed on a 160 acre redevelopment area in Plainsboro Township fronting on Route 1, Plainsboro Road and Scudders Mill Road and encompassing the existing FMC site and Millstone River floodplains.

This development will be located directly across the Millstone River from the Sarnoff tract in West Windsor. This medical center is envisioned to be a major state-of-the-art regional hospital facility and medical research center. Like many similar medical centers, such as Robert Wood Johnson in New Brunswick or the Lehigh Valley Medical Center in Allentown, Pennsylvania, it will be a substantial generator of jobs, traffic and a major stimulus to ancillary uses which will service this medical center and be attracted to the opportunities it will present.

The Planning Board should evaluate the circulation and land use implications of this major land use change on its border. It should work with Plainsboro Township and State agencies to evaluate the impacts of this project both on West Windsor and the larger region.