



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

B U R G I S
ASSOCIATES, INC.

Principals:
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David Novak PP, AICP

MEMORANDUM

To: The Council of West Windsor Township
West Windsor Division of Land Use

From: David Novak PP, AICP

Subject: Proposed RRC Ordinance
Summary of Changes

Date: September 3, 2020

BA#: 3576.30

WWT#: PB 19-16

Introduction

The following memorandum provides an overview of the proposed zoning amendment regarding converting a portion of the existing P Professional Office District to a new Residential Retirement Community (RRC) District. Specifically, it provides an overview of:

1. The locations of the existing P District zones throughout the Township, as well as the uses which are presently permitted and conditionally permitted in that district;
2. The 2020 Land Use Plan's recommendation for converting an existing portion of the P District to a proposed RRC District, and;
3. A summary of the proposed ordinance establishing the RRC District.

Existing Zoning

The P District is presently located within two (2) general areas of the Township. Please see Map 1 for a general overview of these locations.

1. Princeton Hightstown Road

One portion of the P District is located along Princeton Hightstown Road, near its intersection with Slayback Drive. This portion of the district is presently developed with the Windsor Business Park office development. Please see Map 2 for an overview of this area.

2. Old Trenton Road

Two additional portions of the P District are located along Old Trenton Road, generally near its intersection with Dorchester Drive. The easterly half of this portion is developed with a building occupied by Eden Autism Services Outreach, while the westerly half consists of farmland owned by Hilton West Windsor Property which is the subject of the proposed RRC Rezoning. Please see Map 3 for an overview of this area.

The P District *presently* permits the following permitted and conditionally permitted uses:

Permitted Uses

1. Offices for professional, financial, and administrative activities, including sale of all products customarily incidental to the uses permitted in the district, such as post office and utility offices
2. Farm and agricultural uses
3. Accessory uses and buildings

Conditional Uses

1. None

2020 Land Use Plan

The Township adopted its most recent Land Use Plan Element of the Master Plan on February 12, 2020. Section 3.2.5 of this 2020 Land Use Plan outlines the Township's "Senior Living" land use categories. In addition to the existing EH Eldering Housing District, PRRC Planned Residential Retirement Community District, and PRRC-1 Planned Residential Retirement Community District, this section recommends the creation of a new RRC Residential Retirement Community District (see page 53).

Specifically, the following is noted:

A new Residential Retirement Community (RRC) land use category and corresponding zoning district is proposed for a portion of the existing P Professional Office District. This property is identified by municipal tax records as Block 37 Lot 7. The Village Grande community is located to the southwest, while the Elements is located to the north. As such, this area is particularly appropriate for age-restricted housing.

Similar to the EH, PRRC, and PRRC-1 Districts, the purpose of this proposed land use category and corresponding zoning district is to provide additional housing opportunities for the elderly population, which has increased both locally and regionally throughout the past several decades. It is recommended that this district permit townhouses and stacked townhouses at a density of two (2) units per acre for a maximum of eight-eight (88) units, provided that at least twenty-five percent (25%) of the total units in the RRC District be reserved for low- and moderate-income households.

Furthermore, in order to balance the needs of the Township's aging population as well as West Windsor's long-standing tradition of environmental protection and open space preservation, it is recommended that there be no permitted disturbance to the Greenbelt areas located within the RRC District. At least fifty percent (50%) of the RRC District should also be set-aside as common open space.

Summary of Proposed Changes

Pursuant to the recommendation offered by the Township's 2020 Land Use Plan, a draft ordinance has been prepared to establish a new Residential Retirement Community (RRC) District for a portion of the existing P Professional Office District. Specifically, the property to be rezoned is identified by municipal tax records as Block 37 Lots 6 and 7. Please see Map 4 for an overview of this site.

The following general summary is offered:

1. Permitted Use

The draft ordinance establishes that the RRC District shall permit a residential retirement community consisting of townhouses and stacked townhouses. This community shall be restricted to those aged fifty-five (55) and older, with the following exceptions:

- a. A member of a couple under the age of 55 years who is residing with his/her partner who is 55 years of age or older.
- b. One adult under 55 years of age will be admitted as a permanent resident if it is established that the presence of such person is essential to the physical care of one or more of the adult occupants 55 years of age or older.

2. Affordable Housing Set-Aside

A minimum of twenty-five percent (25%) of all units within the district are required to be set-aside for low- and moderate-income households.

3. Maximum Permissible Density

The proposed maximum gross density of the RRC District is two (2) dwelling units per acre, with the total number of units not to exceed eighty-eight (88) units.

4. Bulk Standards

A minimum building and parking setback of seventy (70) feet is established along the Old Trenton Road, provided that the setback may be reduced to sixty (60) feet where the side of a residential building faces Old Trenton Road. A setback of forty (40) feet is established for all other tract boundaries.

In addition, the proposed maximum improvement coverage for the entirety of the RRC District is forty percent (40%). A maximum height of three (3) stories and thirty-eight (38) feet is proposed. Additional setbacks for the townhouse buildings from internal roadways, parking areas, and other buildings are also established by the draft ordinance.

5. Open Space & Greenbelt

The draft RRC District ordinance establishes that there shall be no disturbance to the site's Greenbelt as designated by the Conservation Element of the Master Plan. This Greenbelt area also is to be preserved through a conservation easement.

In addition to the above, fifty percent (50%) of the district is required to be set-aside in common open space. All environmentally constrained lands, floodplains and associated buffers, Greenbelt areas, and all active recreational open space shall be included in the areas set-aside as common open space.

6. Active Recreation Open Space

In addition to the open space and Greenbelt requirements, the draft RRC ordinance requires a minimum of two hundred and fifty (250) square feet of active recreational open space for each residential unit, which shall be set aside in the form of neighborhood greens, parks, trails, and recreation facilities. The ordinance further establishes that a clubhouse shall be required, which must have at least two thousand (2,000) square feet of building area as well as a swimming pool. Requirements for walking trails and benches are also established. One thousand (1,000) feet of linear trails is also required.



Princeton

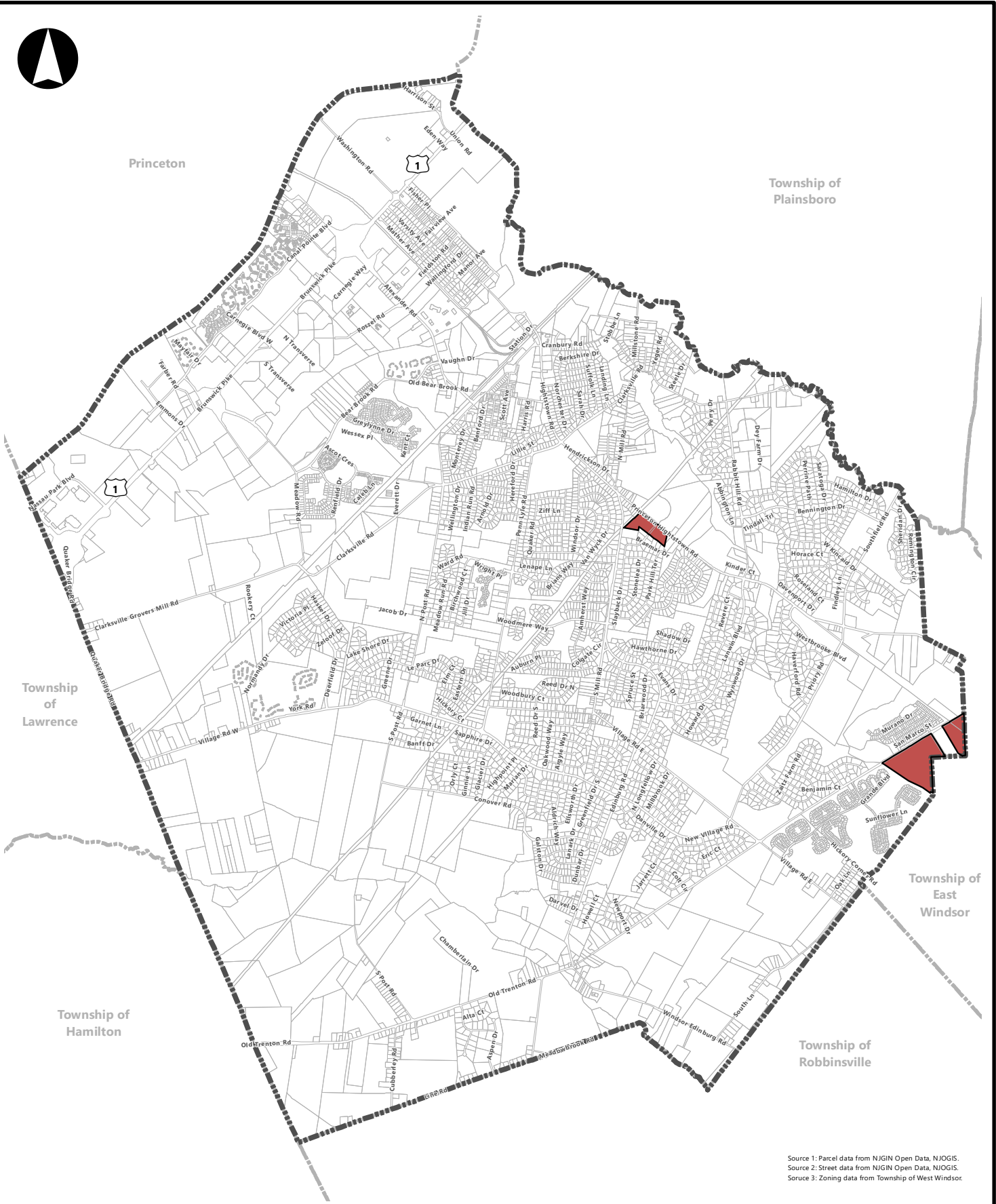
Township of
Plainsboro

Township of
Lawrence

Township of
Hamilton

Township of
East Windsor

Township of
Robbinsville



Source 1: Parcel data from NJGIN Open Data, NJGIS.
Source 2: Street data from NJGIN Open Data, NJGIS.
Source 3: Zoning data from Township of West Windsor.

Map 01: Location of the Existing P District

Project No.	Date	Drawn By
3576.30	08.20.20	DN

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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:
Proposed RRC District Ordinance
Township of West Windsor | Mercer County, New Jersey

Scale	Dwg. No.
1" = 4,500'	Map 01

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Source 1: Parcel data from NJGIN Open Data, NJOGIS.
 Source 2: Street data from NJGIN Open Data, NJOGIS.
 Source 3: Zoning data from Township of West Windsor.
 Source 4: Orthophotography from NJGIN Warehouse, dated 2015.

Dwg. Title
Map 02: Location of the Existing P District - Princeton Hightstown Road Corridor

Project No.	Date	Drawn By
3576.30	08.20.20	DN

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 25 Westwood Avenue p: 201.666.1811
 Westwood, New Jersey 07675 f: 201.666.2599

Project Title
Proposed RRC District Ordinance
 Township of West Windsor | Mercer County, New Jersey

Scale	Dwg. No.
1" = 300'	Map 02



Source 1: Parcel data from NJGIN Open Data, NJOGIS.
 Source 2: Street data from NJGIN Open Data, NJOGIS.
 Source 3: Zoning data from Township of West Windsor.
 Source 4: Orthophotography from NJGIN Warehouse, dated 2015.

Dwg. Title	Project No.	Date	Drawn By
Map 03: Location of the Existing P District Old Trenton Road Corridor	3576.30	08.20.20	DN

<p>BURGIS ASSOCIATES, INC. COMMUNITY PLANNING LAND DEVELOPMENT AND DESIGN LANDSCAPE ARCHITECTURE 25 Westwood Avenue Westwood, New Jersey 07675 p: 201.666.1811 f: 201.666.2599</p>	Project Title Proposed RRC District Ordinance Township of West Windsor Mercer County, New Jersey	Scale	Dwg. No.
		1" = 400'	Map 03



Source 1: Parcel data from NJGIN Open Data, NJOGIS.
 Source 2: Street data from NJGIN Open Data, NJOGIS.
 Source 3: Zoning data from Township of West Windsor.
 Source 4: Orthophotography from NJGIN Warehouse, dated 2015.

Dwg. Title
Map 04: Hilton West Windsor Property (Proposed RRC Rezoning)

Project No.	Date	Drawn By
3576.30	09.03.20	DN

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 25 Westwood Avenue
 Westwood, New Jersey 07675
 p: 201.666.1811
 f: 201.666.2599

Project Title
Proposed RRC District Ordinance
 Township of West Windsor | Mercer County, New Jersey

Scale	Dwg. No.
1" = 300'	Map 04



Princeton

Township of
Plainsboro

Township of
Lawrence

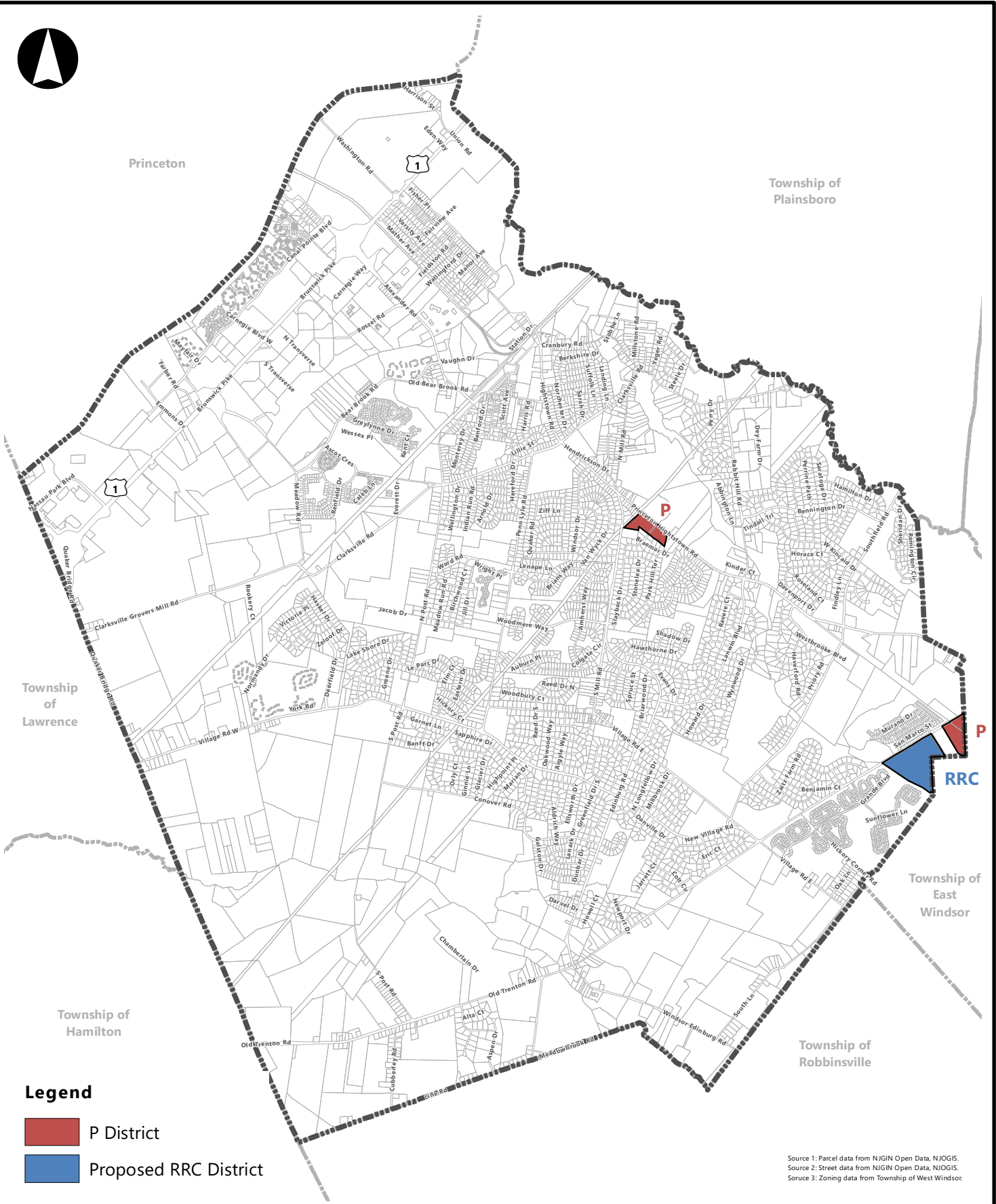
Township of
Hamilton

Township of
Robbinsville

Township of
East Windsor

Legend

- P District
- Proposed RRC District



Source 1: Parcel data from NJGIN Open Data, NJGIS.
 Source 2: Street data from NJGIN Open Data, NJGIS.
 Source 3: Zoning data from Township of West Windsor.

Dwg. Title
Map 05: Location of the Existing P District and Proposed RRC District

Project No.	Date	Drawn By
3576.30	09.03.20	DN

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 25 Westwood Avenue p: 201.666.1811
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Scale	Dwg. No.
1" = 4,500'	Map 05
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