



COMMUNITY PLANNING  
LAND DEVELOPMENT AND DESIGN  
LANDSCAPE ARCHITECTURE

**B U R G I S**  
ASSOCIATES, INC.

Principals:  
*Joseph H. Burgis PP, AICP*  
*Edward Snieckus, Jr. PP, LLA, ASLA*  
*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 B-2A Ordinance  
Summary of Changes

Date: May 13, 2021

BA#: 3789.06

### Introduction

The following memorandum provides an overview of the draft ordinance amendment pertaining to the proposed B-2A Neighborhood Center Business District. Specifically, it provides an overview of:

1. The location of the proposed rezoning area, as well as the uses which are permitted and conditionally permitted in the existing P-1 and R-1/C Districts in that area.
2. The 2020 Land Use Plan's recommendations for the B-2A District, and;
3. A summary of the proposed ordinance amendment for the B-2A District.

## Location and Existing Zoning

The proposed B-2A District is located within the easterly portion of the Township, near the intersection of Princeton Hightstown Road and Southfield Road. It is comprised of the following properties. Please see Map 1 and Map 2 for a general overview of this area.

### 1. Block 22 Lot 3.02

Block 22 Lot 3.02 is located at the northeasterly corner of Princeton Hightstown Road and Southfield Road. The site is presently developed with a gasoline service station which received approval in 2012 for a car wash.

This lot is located in the R-1/C District which presently permits the following permitted and conditionally permitted uses:

#### *PERMITTED USES*

1. Single-family detached dwellings
2. Home occupations
3. Public and nonprofit playgrounds, athletic fields, recreation and community buildings, swimming pools, and other activities of a recreational character
4. Farm and agricultural activities
5. The sale of processing of agricultural products
6. Temporary buildings/construction offices
7. Accessory uses and buildings
8. Community residences
9. Buildings and structures owned/operated by West Windsor
10. Veterinary clinics in existence as of 1/1/00

#### *CONDITIONAL USES*

1. Open space clusters
2. Houses of worship
3. Public and private schools
4. Public libraries and museums
5. Social clubs, fraternal, veterans, social service, union, and civic organizations
6. Water storage tanks and towers
7. Public utilities
8. Transmission lines
9. Child care centers, day camps, kindergartens and preschools
10. Taking in of non-transient boarders/roomers
11. Nursing homes, rest homes, homes for the aged

### 2. Block 47 Lots 1, 2, 3, 4, 5, and 6

Block 47 Lots 1, 2, 3, 4, 5, and 6 are located at the southwesterly corner of Princeton Hightstown Road and Southfield Road. Lot 1 is presently developed with a dentist's office, while Lots 2 through 6 are generally updated with vacant dwellings in poor condition.

These lots are located in the P-1 District, which presently permits the following permitted and conditionally permitted uses.

#### *PERMITTED USES*

1. Planned village center, consisting of professional offices, personal service establishments, restaurants, and branch banks
2. Veterinary clinics

#### *CONDITIONAL USES*

1. Professional office conversions

## 2020 Land Use Plan

The Township adopted its most recent Land Use Plan Element of the Master Plan on February 12, 2020. Section 3.3.3 of this 2020 Land Use Plan contains several recommendations and proposed changes to the Township's commercial business districts.

One such recommendation is to establish a new B-2A Neighborhood Business District to encompass:

- ❖ Block 22 Lots 3.02
- ❖ Block 47 Lots 1, 2, 3, 4, 5, and 6

The 2020 Plan notes that these properties are located at an intersection which predominantly features other commercial retail uses. Furthermore, while Block 22 Lot 3.02 is located in a residential zone, the 2020 Plan notes that it is nevertheless presently developed with a gasoline service station. The Plan further notes that Block 47 Lots 1, 2, 3, 4, 5, and 6 consist of smaller properties, several of which currently contain abandoned and dilapidated buildings.

In consideration of the above, the 2020 Plan establishes that these properties are more appropriate for retail and commercial development. Specifically, it recommends that a new zoning district be established permitting small-scale stores and shops, offices, eating and drinking establishments, banks and fast food establishments with drive-throughs, memory care establishments, gasoline service stations with a convenience store, medical and professional offices, and freestanding mortuaries without crematoriums. Car washes are also recommended to be an accessory use to a gasoline service station.

The 2020 Plan further establishes that it is the intent of this district is to encourage future development and redevelopment while also protecting the adjoining residential neighborhoods. Any future development and redevelopment in this area should provide sufficient buffering and landscaping. Parking and signage should also be designed so as to be non-intrusive for the surrounding properties. The 2020 Plan also strongly encourages lot consolidation for Block 47 Lots 1, 2, 3, 4, 5, and 6 in order to accommodate a more useable area and to promote a more cohesively designed environment.

## Summary of Proposed Changes

The draft ordinance proposes to establish the B-2A Neighborhood Business District to encompass:

- ❖ Block 22 Lots 3.02
- ❖ Block 47 Lots 1, 2, 3, 4, 5, and 6

The following general summary is offered:

### 1. Permitted Uses

The proposed B-2A District permits a variety of commercial uses, including: stores and shops for the conduct of any retail business (including curbside pickup for the sale of items not otherwise prohibited in this section); personal service establishments; offices for professional and medical services; restaurants and neighborhood taverns, including curbside pickup and drive-through establishments; fast-food operations with or without drive-throughs; branch banks with or without drive-throughs; and gasoline service stations in conjunction with a convenience store.

### 2. Accessory Uses

The proposed B-2A District also permits a number of accessory uses, including: off-street parking and loading; signage; street furnishings; fences and walls; trash, recycling, and refuse enclosures; maintenance sheds; electric vehicle charging stations; and emergency generators.

In addition to the above, the proposed B-2A District also identifies several accessory uses for gasoline service stations, including: the sale of propane cylinders; car washes; and air pumps and vacuums.

### 3. Yard Setbacks

The proposed B-2A District establishes a front yard setback of forty (40) feet, a rear yard setback of twenty (20) feet, and a side yard setback of fifteen (15) feet. It further establishes that those yards are to be increased by fifty (50) feet in those instances where they abut, whole or in part, a residential district or lot line.

### 4. Standards for Accessory Buildings and Structures

The proposed B-2A District establishes additional standards for accessory buildings and structures. Overall, accessory buildings and structures are required to complement the architectural design style, type, color, and/or materials of the building(s) and the overall project design.

In regard to setbacks, accessory buildings and structures are required to meet the front yard requirement for principal buildings or structures unless otherwise noted. Two such exemptions to this requirement are: electric vehicle charging stations, transformers, and other similar utility structures; and generators if they are appropriately landscaped.

Furthermore, accessory structures are permitted to have a side yard or rear yard setback of two (2) feet if adjoining another property located in the same zoning district; however, accessory buildings and structures shall be required to meet the side and rear yard setback for principal buildings or structures if they are abutting a property zoned or utilized for residential purposes.

Finally, permanent back-up generators are required for any gas station/convenience store. Generators are to be tied into natural gas if natural gas is available. Should natural gas not be available to the site, propane generators are required.

#### 5. Standards for Drive-Throughs

The proposed B-2A District establishes additional standards for restaurants and banks with drive-throughs. A setback of twelve (12) feet is required between any drive-through and any adjoining property line, or fifty (50) feet if adjoining a residential district. Access to and from drive-through facilities are also not permitted onto public streets.

In addition, banks are permitted to have no more than three (3) drive-in teller windows. Any drive-through or drive-up window is required to have a minimum queuing length of 180 feet from the center of the first service area or window.

#### 6. Design Standards

The proposed B-2A District encourages development within it to have a consistent architectural theme and traditional village scale that is matching or compatible with other nearby retail buildings. To do so, the district establishes standards for roofs, façades, and areas with higher pedestrian activity.



Princeton

Township of  
Plainsboro


Township of  
Lawrence

Township of  
Hamilton

Township of  
East Windsor

Township of  
Robbinsville

**Legend**

 Proposed B-2A District

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

Dwg Title  
**Map 01: Location of the Proposed B-2A District**

Project No.	Date	Drawn By
3688.10	04.21.21	DN

 **BURGIS ASSOCIATES, INC.**  
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 B-2A District**  
Township of West Windsor | Mercer County, New Jersey

Scale	Dwg. No.
1" = 4,500'	Map 01
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Dwg. Title  
**Map 02: Aerial of the Proposed B-2A District**

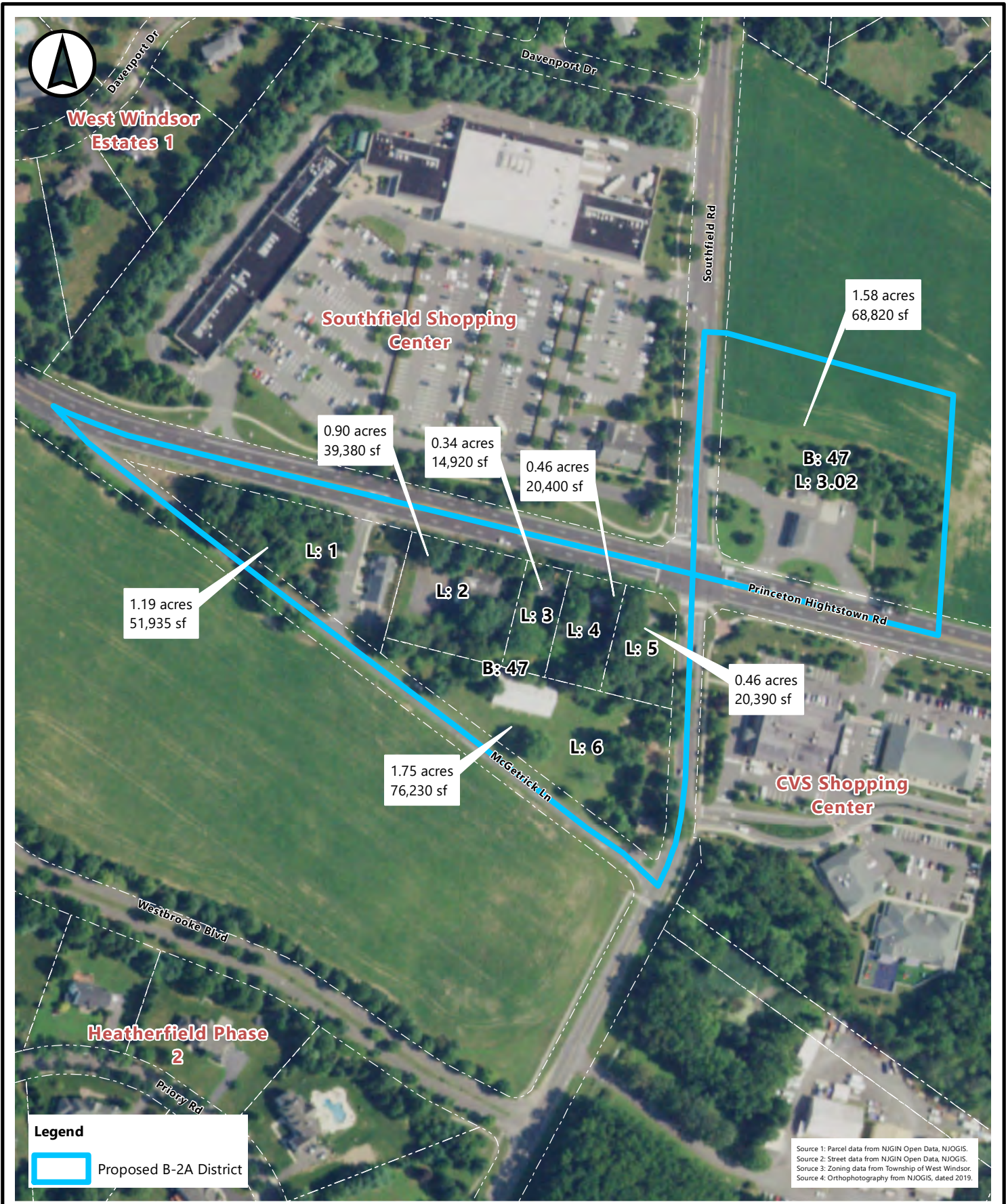
Project No. 3688.10	Date 04.21.21	Drawn By DN
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**BURGIS ASSOCIATES, INC.**  
 COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE  
 25 Westwood Avenue  
 Westwood, New Jersey 07675  
 p: 201.666.1811  
 f: 201.666.2599

Project Title:  
**Proposed B-2A District**  
 Township of West Windsor | Mercer County, New Jersey

Scale 1" = 225'	Dwg. No. Map 02
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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 NJOGIS, dated 2019.

Map 03: Aerial of the Proposed B-2A District (with areas)

Project No.	Date	Drawn By
3688.10	05.05.21	DN

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 COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE  
 25 Westwood Avenue  
 Westwood, New Jersey 07675  
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Scale	Drawn No.
1" = 225'	Map 03

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