



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

B U R G I S
ASSOCIATES, INC.

Principals:
Joseph H. Burgis PP, AICP
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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 B-2A Ordinance
Summary of Changes – Additional Information

Date: June 14, 2021

BA#: 3789.06

Introduction

The following memorandum provides additional information regarding the draft ordinance amendment pertaining to the proposed B-2A Neighborhood Center Business District. It is intended to supplement our prior memorandum dated May 13, 2021.

As noted in that prior memo, 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.

Furthermore, the B-2A District also permits a number of accessory uses and structures, 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. Several separate accessory uses for gasoline service stations are also identified, including: the sale of propane cylinders; car washes; and air pumps and vacuums.

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 two (2) separate general areas. These areas, including their existing zoning and development patterns, are discussed in greater detail below.

Block 22 Lot 3.02

Block 22 Lot 3.02 is located at the northeasterly corner of Princeton-Hightstown Road and Southfield Road. This site is presently located in the R-1/C Low-Density Residential/Conservation District. The B-2A zoning change makes the following use changes. These uses will replace those that are presently permitted by the site's R-1/C District zoning.

New Permitted Uses (plus Note on Variance):

1. Stores and shops for the conduct of any retail business (including curbside pickup for the sale of items not otherwise prohibited).
2. Personal service establishments (e.g., a tailor, barbershop or beauty salon.)
3. Offices for professional and medical services (e.g., physicians, lawyers or architects); commercial offices (e.g., realtors or travel agencies); and offices incidental to uses permitted in this subsection.
4. Restaurants and neighborhood taverns, including curbside pickup and drive-through establishments.
5. Fast-food operations with or without drive-throughs.
6. Branch banks with or without drive-throughs.
7. Gasoline service stations in conjunction with a convenience store.

New Conditional Uses (plus Note on Variance):

The B-2A District does not propose any conditional uses.

New Accessory Uses (Plus Note on Variance):

1. Off-street parking and loading.
2. Signs.
3. Street furnishings, planters, street lights, and exterior garden type shade structures.
4. Fences and walls.
5. Trash, recycling, and refuse enclosures.
6. Maintenance sheds.
7. Electric vehicle charging stations.
8. The sale and exchange of prefilled and empty propane cylinders, as accessory to a gasoline service station.
9. Car washes, as accessory to a gasoline service station.
10. Air pumps and vacuums, as accessory to a gasoline service station.
11. Emergency generators, with an appropriate visual and sound attenuating enclosure.

Note on Variance

Block 22 Lot 3.02 previously received preliminary and final site plan approval, minor subdivision approval, "d(1)" use variance relief, and "d(2)" expansion of a nonconforming use variance relief for the development of a gas station with a convenience store and car wash. "D(1)" and "d(2)" use variance relief were required due to the property's residential zoning, which does not permit the approved development.

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. The site is presently located in the P-1 Planned Village Center District. The B-2A zoning change makes the following use changes.

New Permitted Uses:

The P-1 District presently permits professional offices, personal service establishments, restaurants, and branch banks. The proposed B-2A District will continue to permit these uses, but will also allow drive-throughs associated with restaurants and banks. In addition, the following new uses will be permitted:

1. Stores and shops for the conduct of any retail business (including curbside pickup for the sale of items not otherwise prohibited).
2. Offices for medical services (e.g., physicians, lawyers or architects); commercial offices (e.g., realtors or travel agencies); and offices incidental to uses permitted in this subsection.
3. Neighborhood taverns, including curbside pickup and drive-through establishments.
4. Fast-food operations with or without drive-throughs.
5. Gasoline service stations in conjunction with a convenience store.

New Conditional Uses:

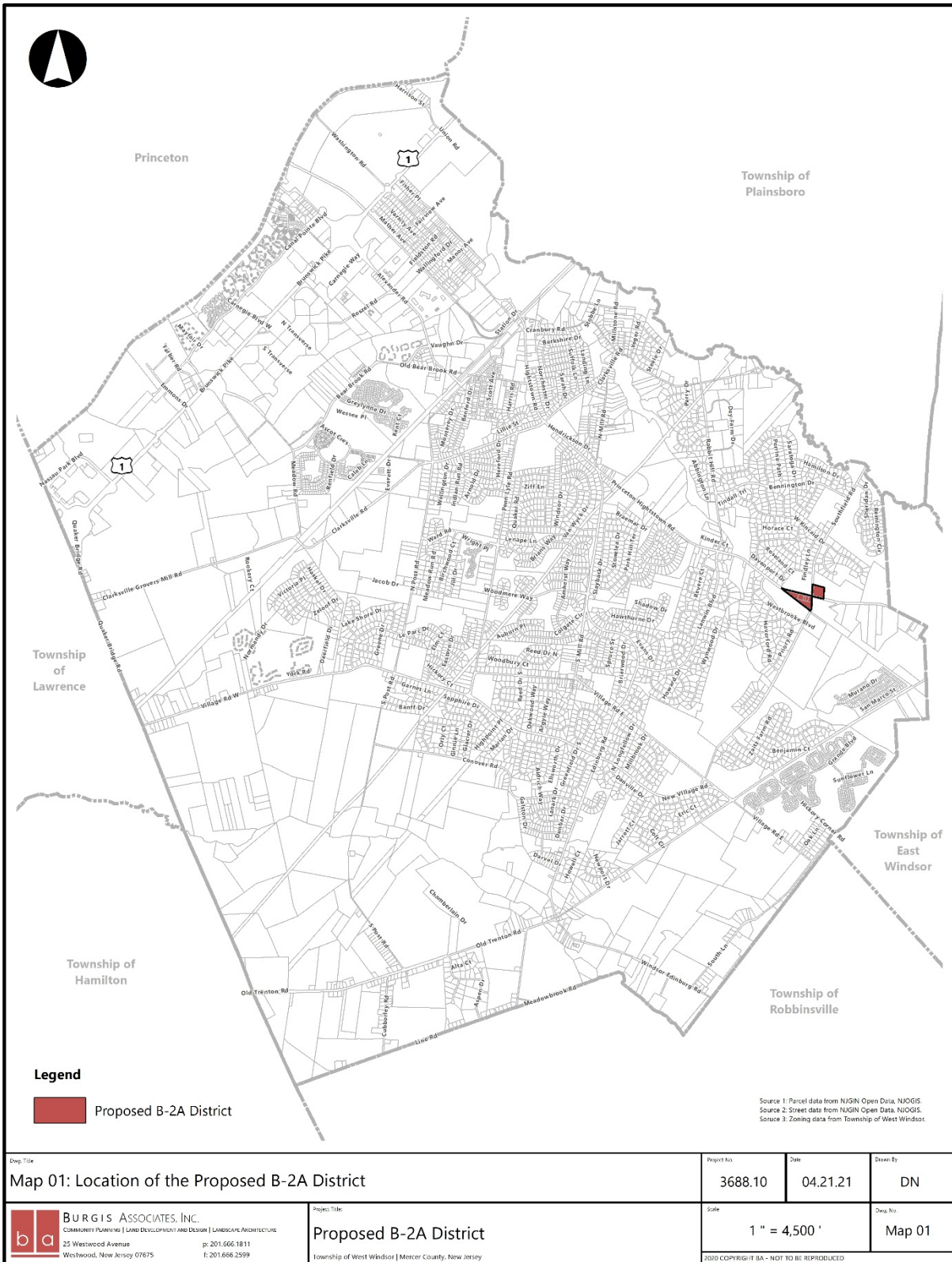
The B-2A District does not propose any conditional uses.

New Accessory Uses

The P-1 District does not presently identify any permitted accessory uses. Thus, the B-2A District will permit the following:

1. Off-street parking and loading.
2. Signs.
3. Street furnishings, planters, street lights, and exterior garden type shade structures.
4. Fences and walls.
5. Trash, recycling, and refuse enclosures.
6. Maintenance sheds.
7. Electric vehicle charging stations.

8. The sale and exchange of prefilled and empty propane cylinders, as accessory to a gasoline service station.
9. Car washes, as accessory to a gasoline service station.
10. Air pumps and vacuums, as accessory to a gasoline service station.
11. Emergency generators, with an appropriate visual and sound attenuating enclosure.



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

Project No.	Date	Drawn By
3688.10	04.21.21	DN

ba 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	Drawn No.
1" = 4,500'	Map 01

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Map 02: Aerial of the Proposed B-2A District		Project No. 3688.10	Date 04.21.21	Drawn By DN
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' Drawn No. Map 02
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