

Planning and Zoning Study

Berrien City

West Windsor Township | Mercer County

A discussion of preliminary recommendations for the Berrien City neighborhood in the Township of West Windsor. Prepared by Burgis Associates, Inc. and dated September 4, 2024.



Berrien City Resident

“

Big on
charm,
small on
space.

”



Topics for discussion

Master Plan

Background information on Master Plans

Initial Analysis Recap

A brief recap of the existing development pattern of Berrien City

Zoning

Existing zoning information and preliminary zoning recommendations

Design

Preliminary design recommendations



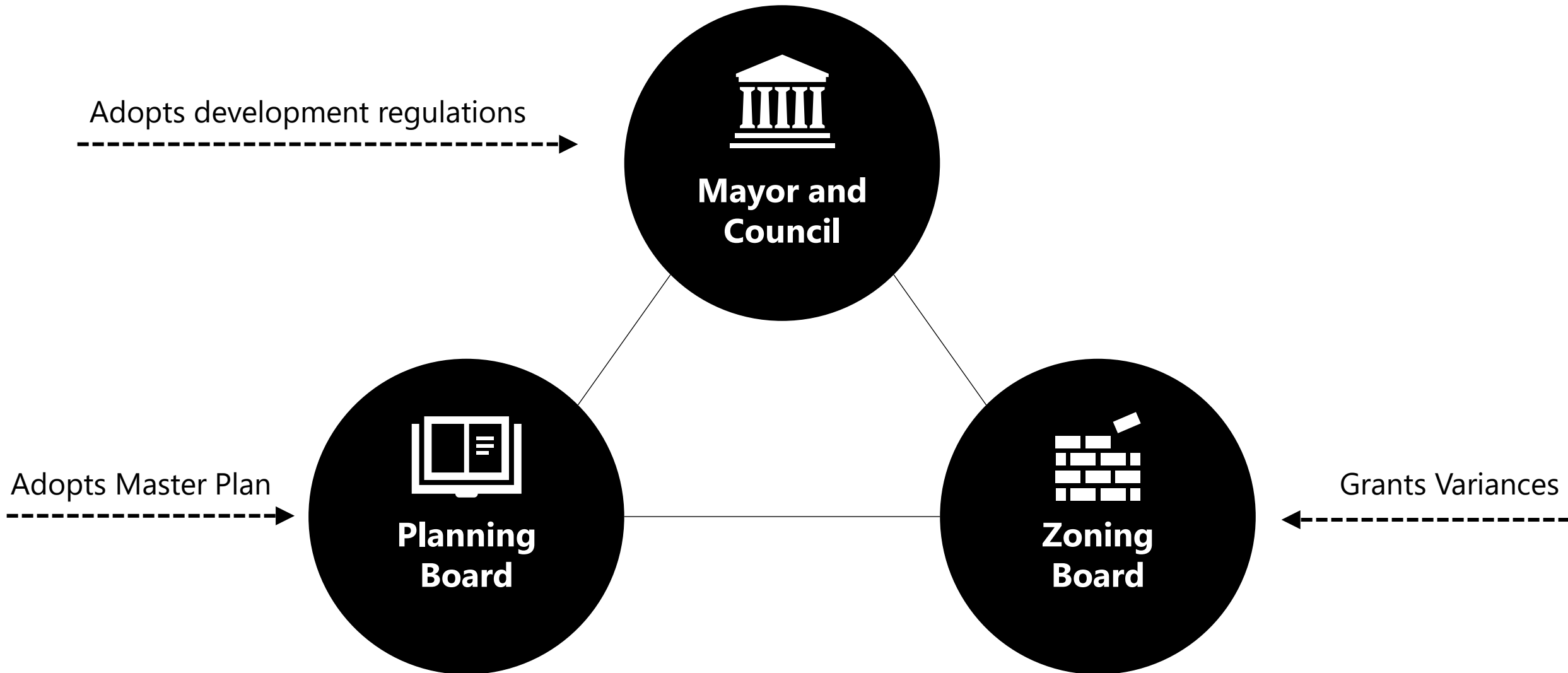
Master Plan Background

Background information on Master Plans

What is a Master Plan?

A comprehensive, long-term strategic document which is intended to guide the growth and development of a community.

Planning Roles Simplified

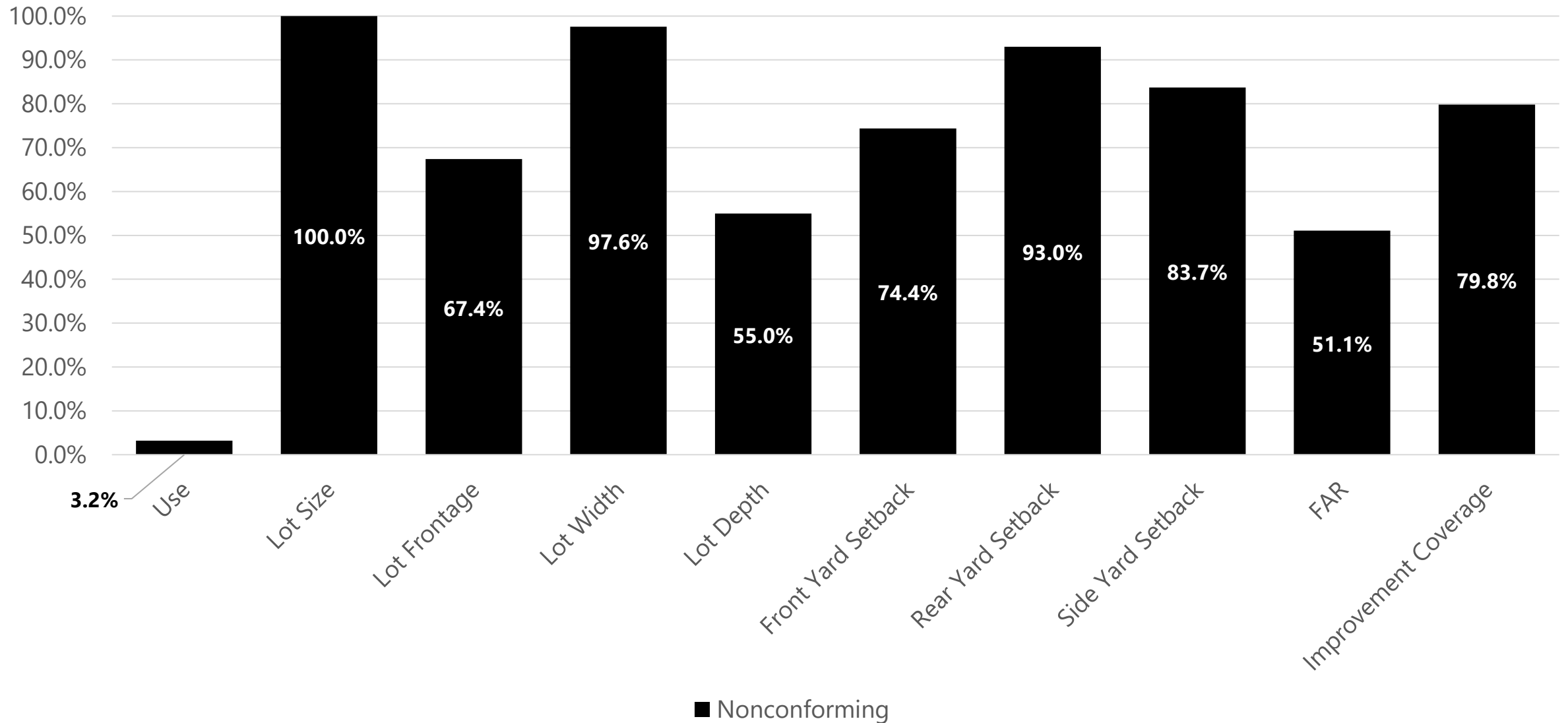




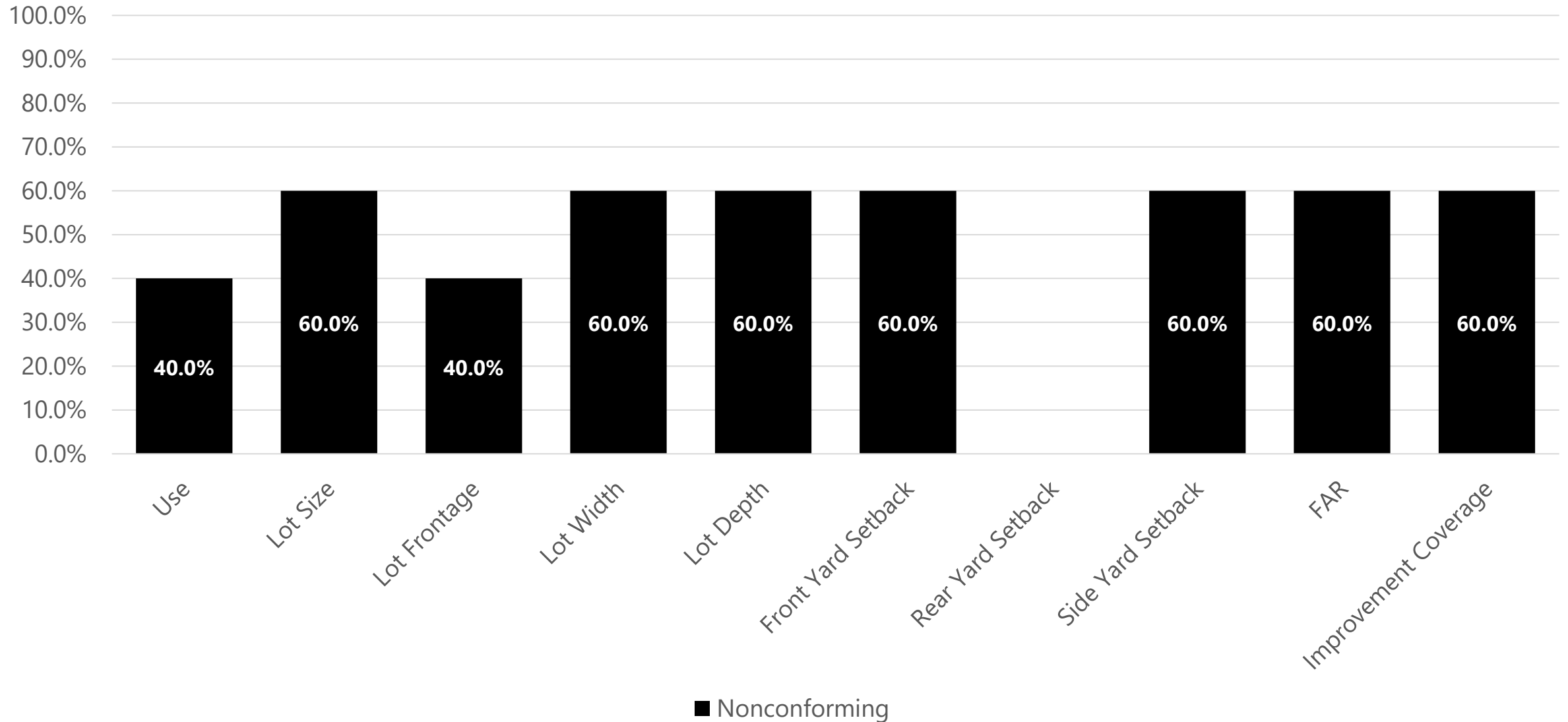
Initial Analysis Recap

A recap of the previously discussed analysis of Berrien City.

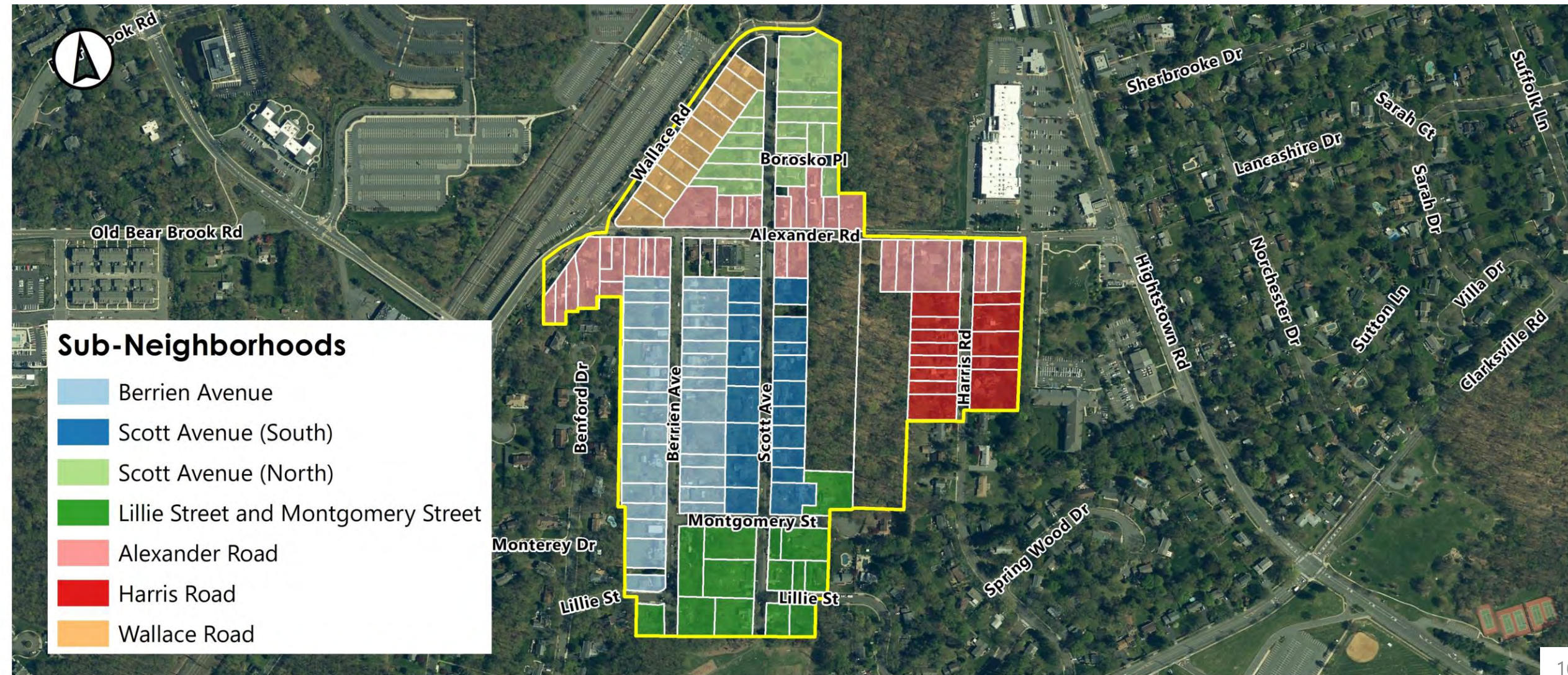
R-1A Residential Analysis



Nonresidential Analysis



R-1A Sub-Neighborhood Analysis



R-1A Sub-Neighborhood Analysis

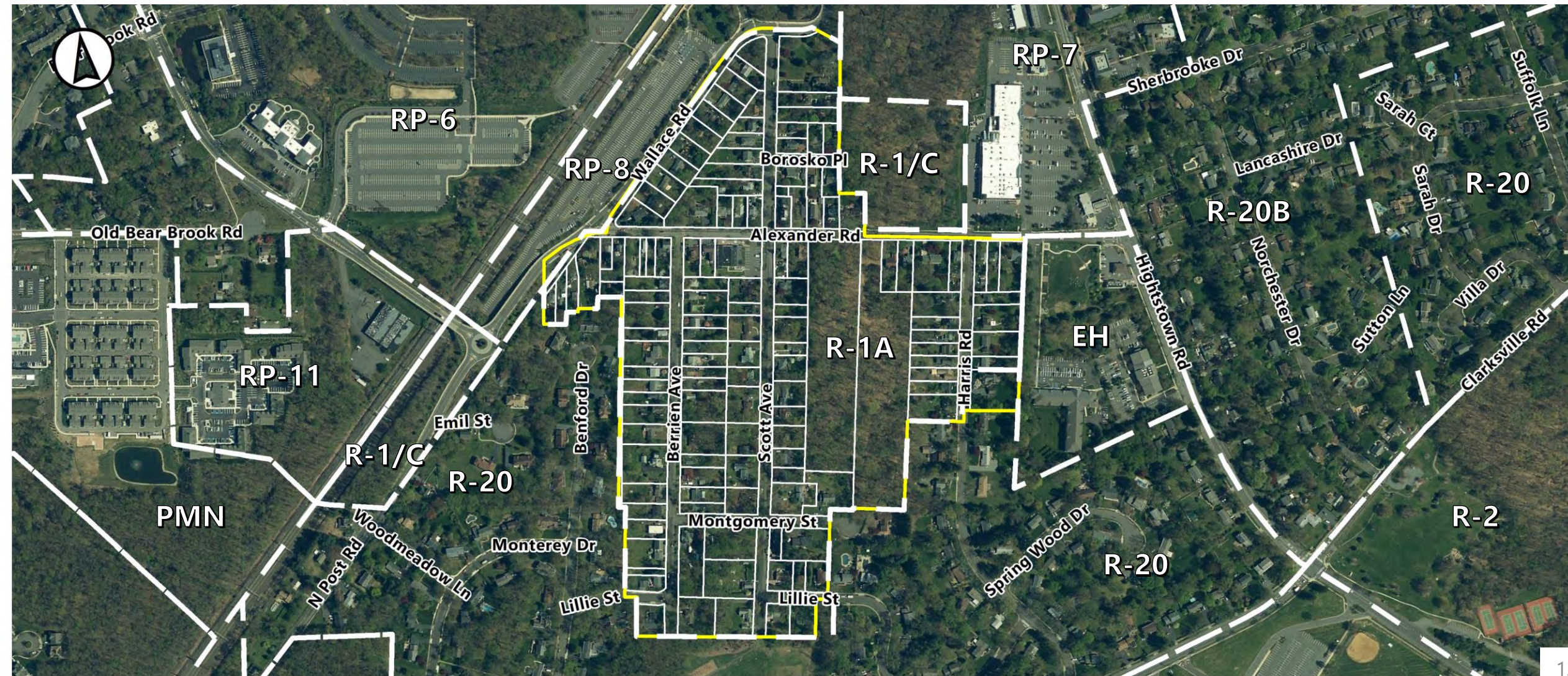
	Lot Size	Lot Frontage	Lot Width	Lot Depth	Front Yard	Rear Yard	Side Yard	FAR	Imp. Cov.
<i>Lillie St. & Montgomery St.</i>	17,655.0	107.2	107.2	144.2	25.8	69.3	35.0	11.4	18.9
<i>Berrien Ave.</i>	12,685.3	71.4	71.4	178.3	20.1	104.2	15.7	12.5	21.4
<i>Scott Ave. South</i>	11,594.0	94.9	94.9	131.0	34.1	55.1	20.3	14.7	245.0
<i>Alexander Rd.</i>	10,923.0	70.2	72.7	167.3	30.1	78.9	14.5	16.2	28.5
<i>Harris Rd.</i>	12,700.6	66.7	62.9	192.5	29.8	111.7	14.6	12.0	21.8
<i>Scott Ave. North</i>	13,621.8	71.9	71.9	172.6	48.4	75.4	16.6	15.3	24.0
<i>Wallace Rd.</i>	11,940.7	81.0	81.0	144.1	52.9	62.8	14.4	11.8	20.4



Zoning Recommendations

A brief overview of the Berrien City neighborhood

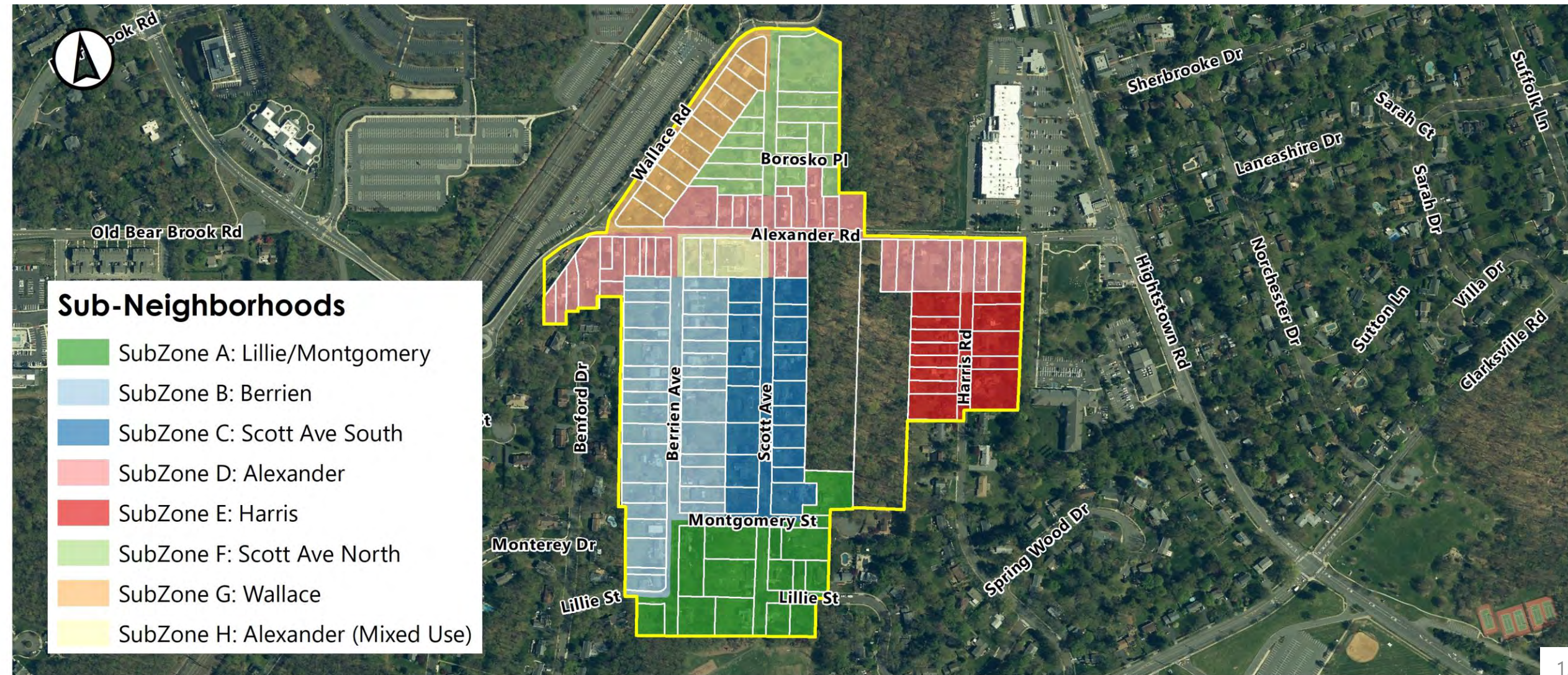
Existing Zoning



Existing Standards

	R-1A District	R-20 District
<i>Min. Lot Area (sf)</i>	72,600	20,000
<i>Min. Lot Frontage (ft)</i>	85	---
<i>Min. Lot Width (ft)</i>	175	100
<i>Min. Lot Depth (ft)</i>	175	---
<i>Min. Front Yard (ft)</i>	40	40
<i>Min. Rear Yard (ft)</i>	20	30
<i>Min. Side Yard (ft)</i>	20	15
<i>Max. Floor Area Ratio (FAR) (%)</i>	13	13
<i>Max. Improvement Coverage (%)</i>	17	20
<i>Max. Building Height (st/ft)</i>	2.5/35	2.5/35

Proposed Zoning

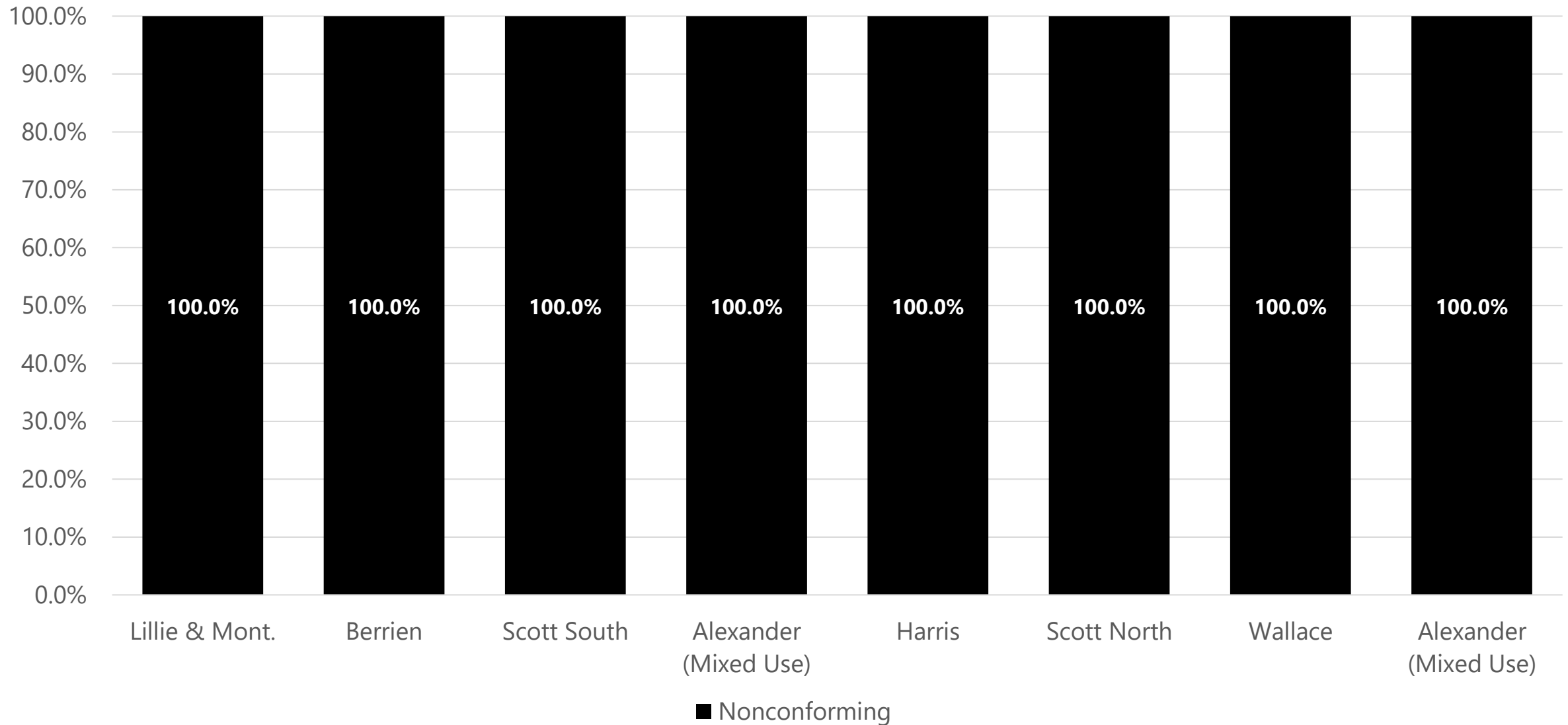


Lot Size Analysis

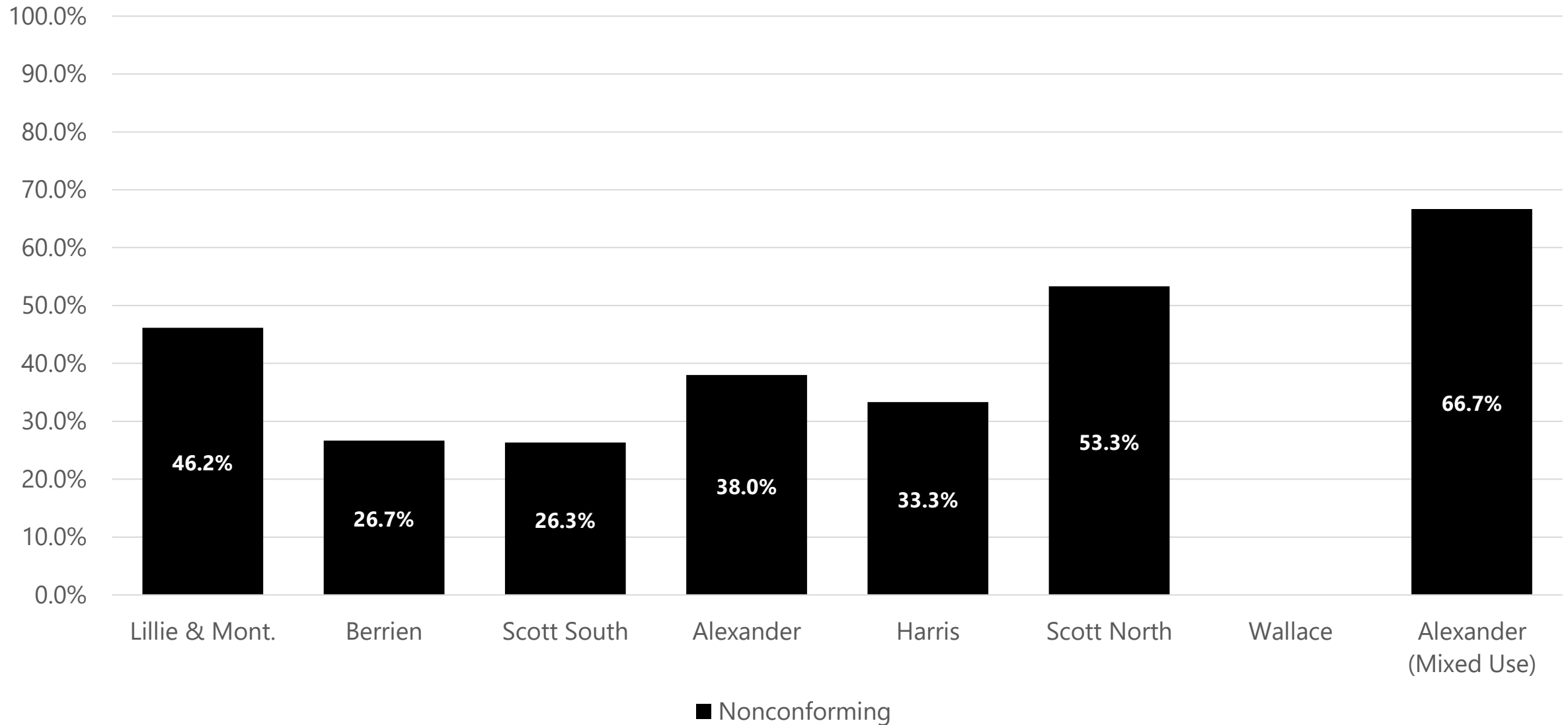
	<i>Smallest Lot</i>	<i>Average Lot</i>	<i>Largest Lot</i>	Proposed Min. Lot	Proposed Max. Lot
<i>Lillie St. & Montgomery St.</i>	6,351.0	17,655.0	30,925.9	12,500.0	25,000.0
<i>Berrien Ave.</i>	7,788.5	12,685.3	27,150.9	9,000.0	18,000.0
<i>Scott Ave. South</i>	6,399.0	11,594.1	18,730.8	7,500.0	15,000.0
<i>Alexander Rd.</i>	3,702.6	10,923.0	27,577.8	7,000.0	14,000.0
<i>Harris Rd.</i>	9,300.1	12,700.6	19,201.2	9,000.0	18,000.0
<i>Scott Ave. North</i>	7,187.4	13,621.8	57,063.6	7,000.0	14,000.0
<i>Wallace Rd.</i>	10,018.8	11,940.7	12,401.5	10,000.0	15,000.0
<i>Alexander Rd. (Mixed Use)</i>	9,300.1	16,022.8	29,185.2	15,000.0	30,000.0

Proposal: A building permit cannot issue for any oversized lot created after the effective date of the ordinance.

Existing Lot Size Conformance



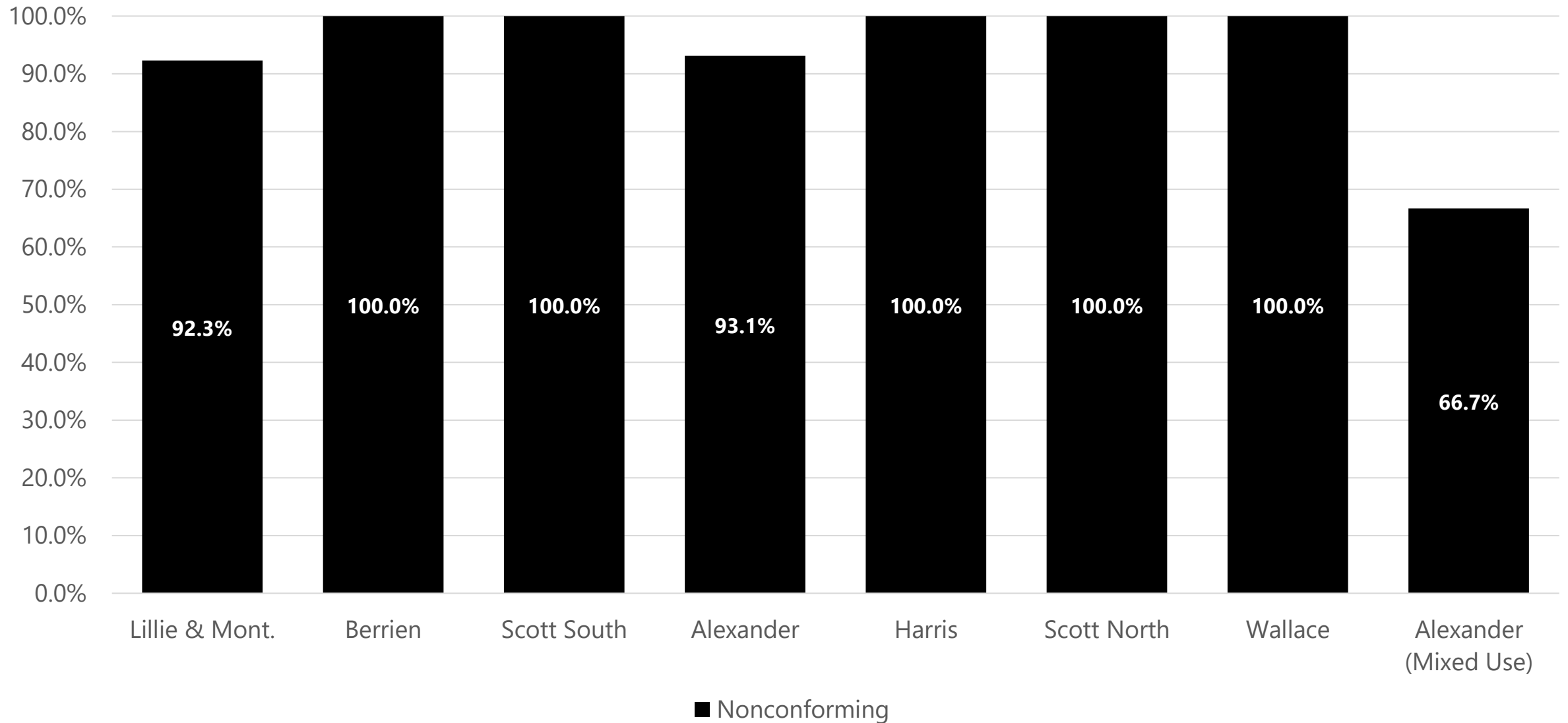
Proposed Lot Size Conformance



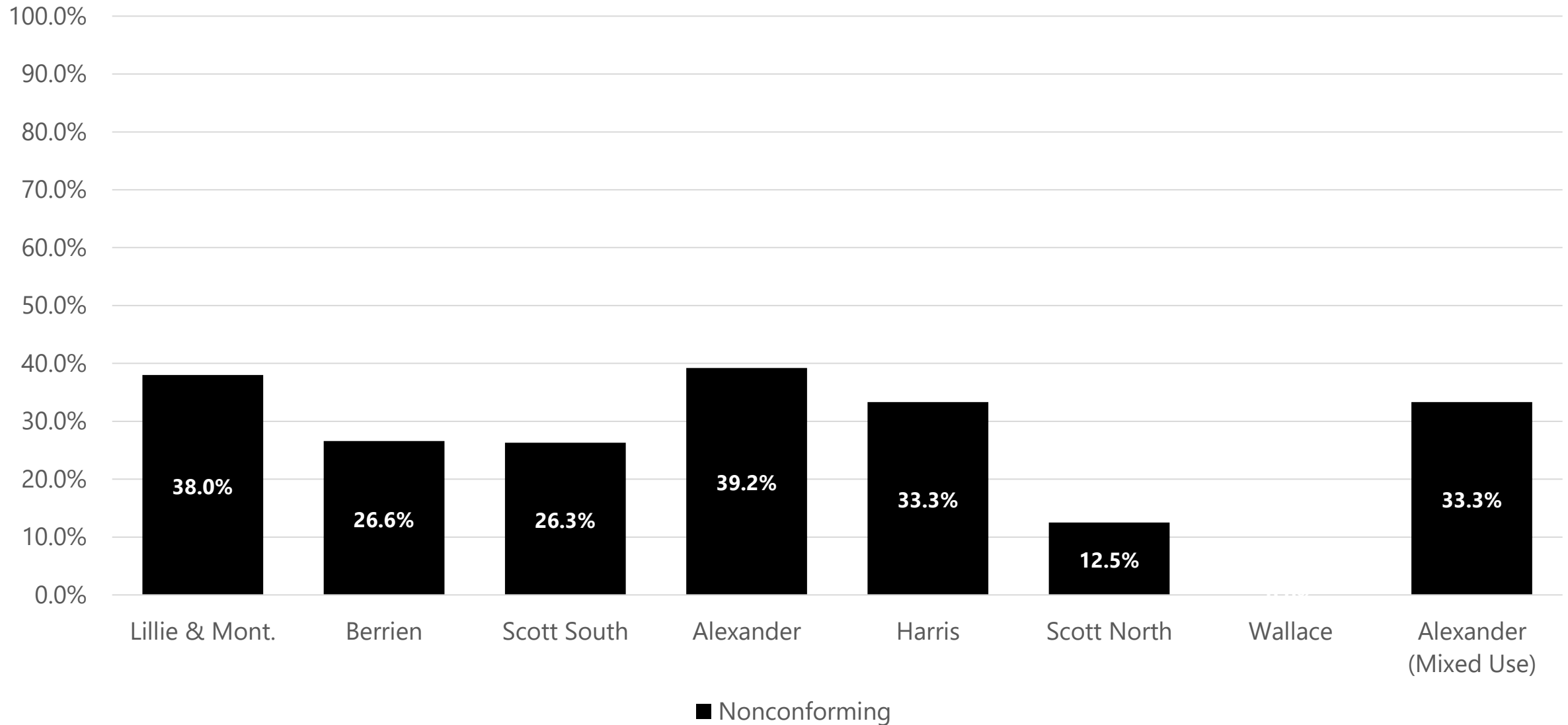
Lot Width Analysis

	<i>Smallest Width</i>	<i>Average Width</i>	<i>Largest Width</i>	Proposed Min. Width	Proposed Max. Width
<i>Lillie St. & Montgomery St.</i>	50.0	107.2	187.8	50.0	120.0
<i>Berrien Ave.</i>	50.0	71.4	150.0	50.0	85.0
<i>Scott Ave. South</i>	50.0	94.9	150.0	50.0	100.0
<i>Alexander Rd.</i>	24.9	70.2	195.2	50.0	85.0
<i>Harris Rd.</i>	50.0	66.7	100.0	50.0	85.0
<i>Scott Ave. North</i>	60.0	71.9	150.0	60.0	100.0
<i>Wallace Rd.</i>	60.0	81.0	110.4	60.0	120.0
<i>Alexander Rd. (Mixed Use)</i>	60.0	103.0	187.6	60.0	120.0

Existing Lot Width Conformance



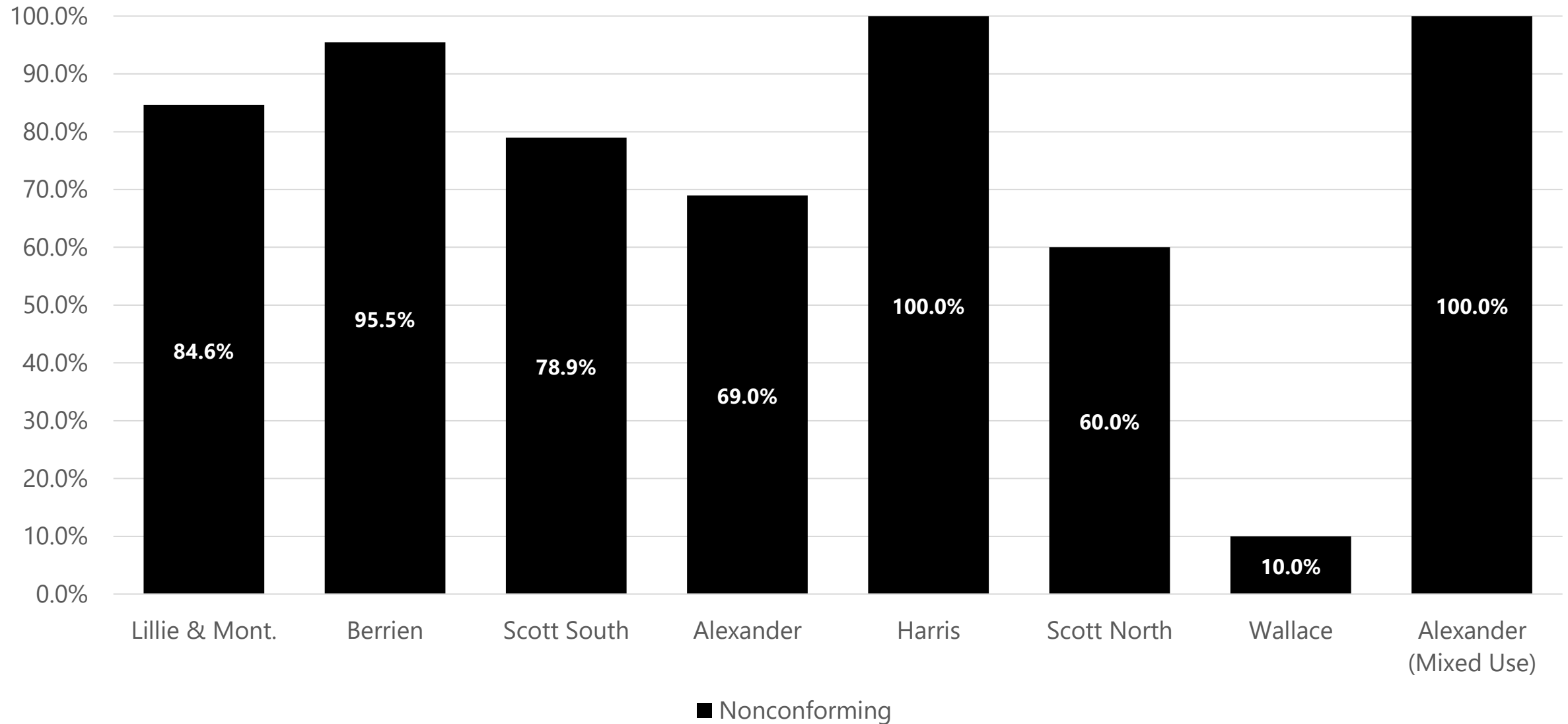
Proposed Lot Width Conformance



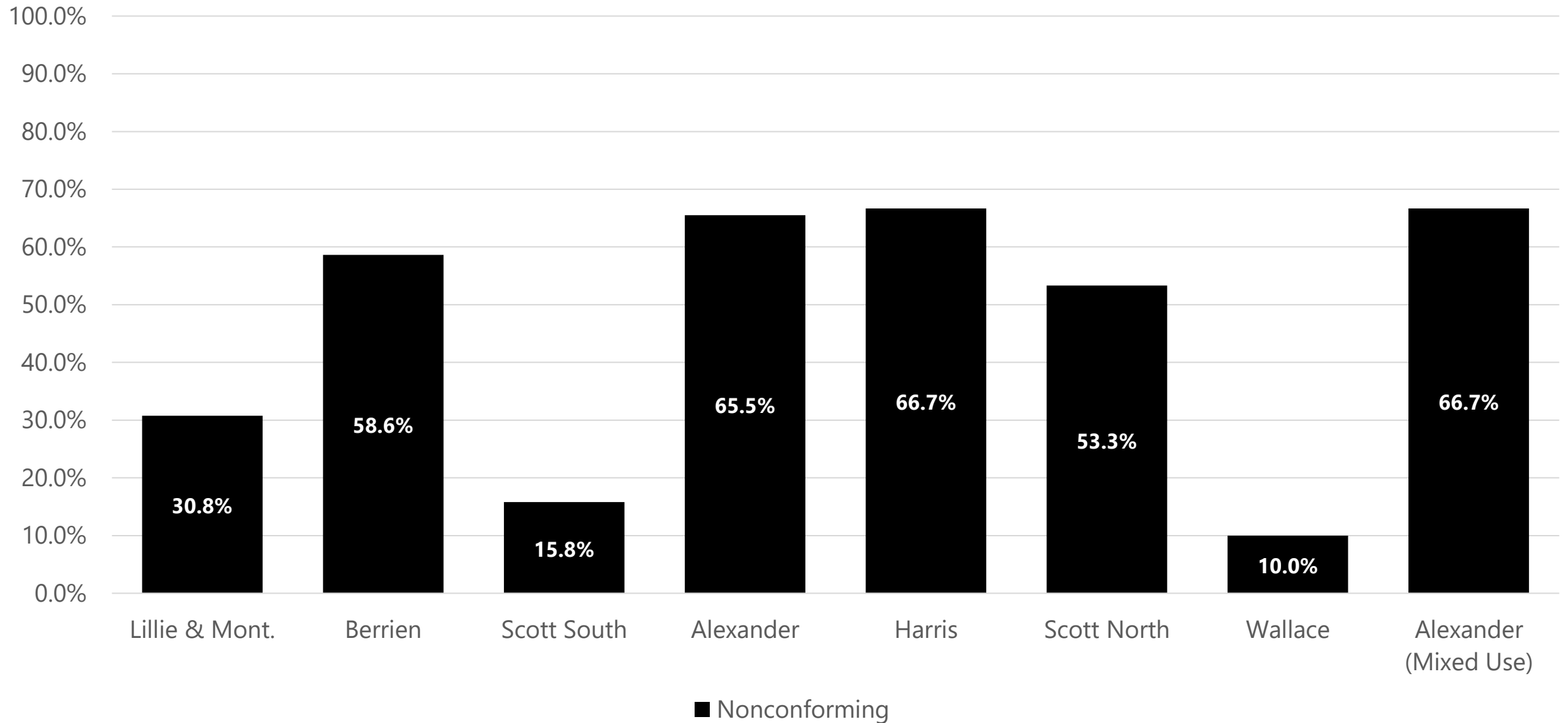
Front Yard Analysis

	Smallest Front Yard	Average Front Yard	Largest Front Yard	Proposed Min. Front Yard
<i>Lillie St. & Montgomery St.</i>	4.0	25.8	48.9	30.0
<i>Berrien Ave.</i>	7.3	20.1	46.8	25.0
<i>Scott Ave. South</i>	20.9	34.1	96.9	35.0
<i>Alexander Rd.</i>	5.6	30.1	59.6	30.0
<i>Harris Rd.</i>	20.5	29.8	39.4	25.0
<i>Scott Ave. North</i>	7.1	48.4	129.7	35.0
<i>Wallace Rd.</i>	25.8	52.9	58.5	40.0
<i>Alexander Rd. (Mixed Use)</i>	28.4	32.4	35.8	30.0

Existing Front Yard Conformance

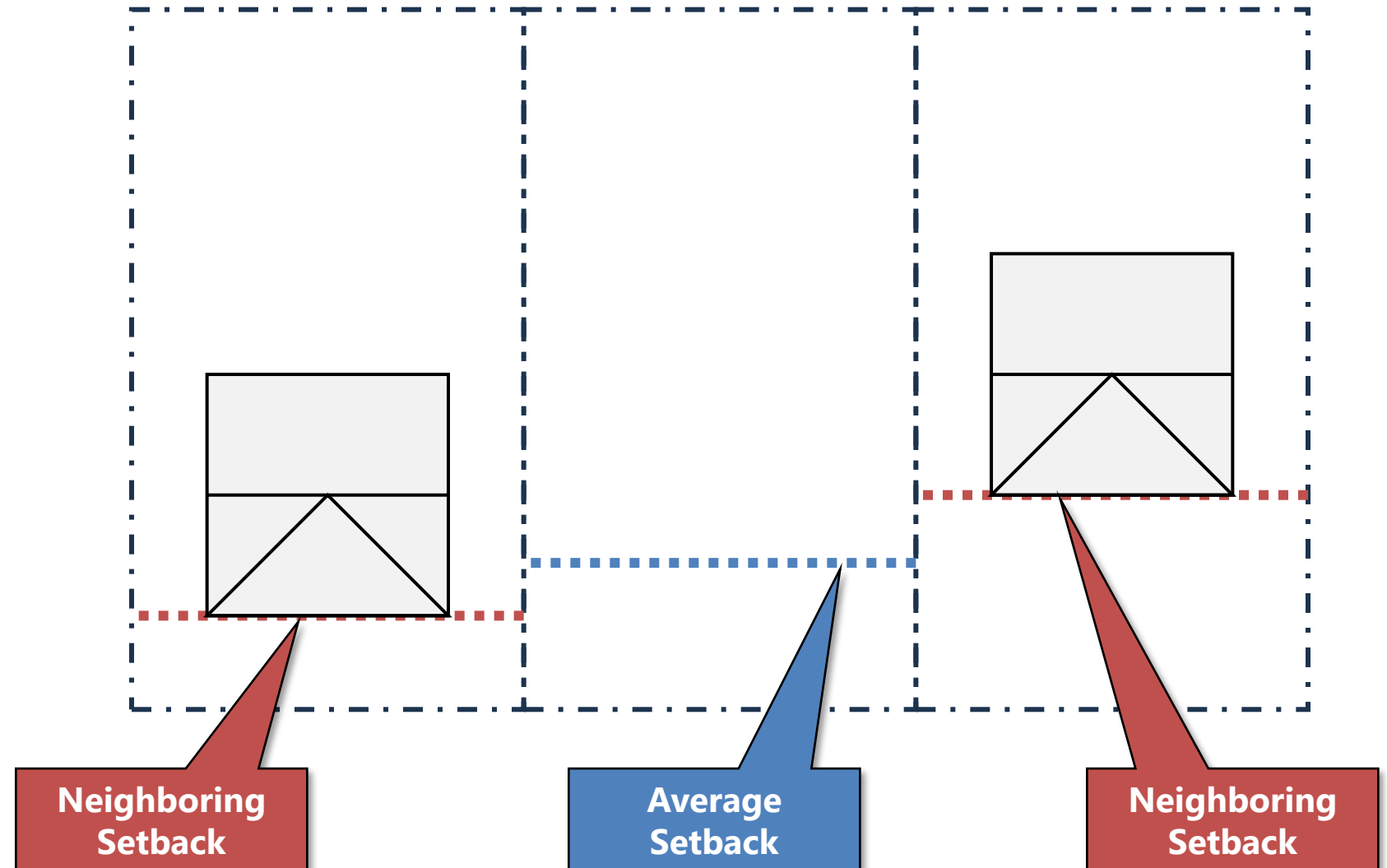


Proposed Front Yard Conformance



Proposed Front Yard Language

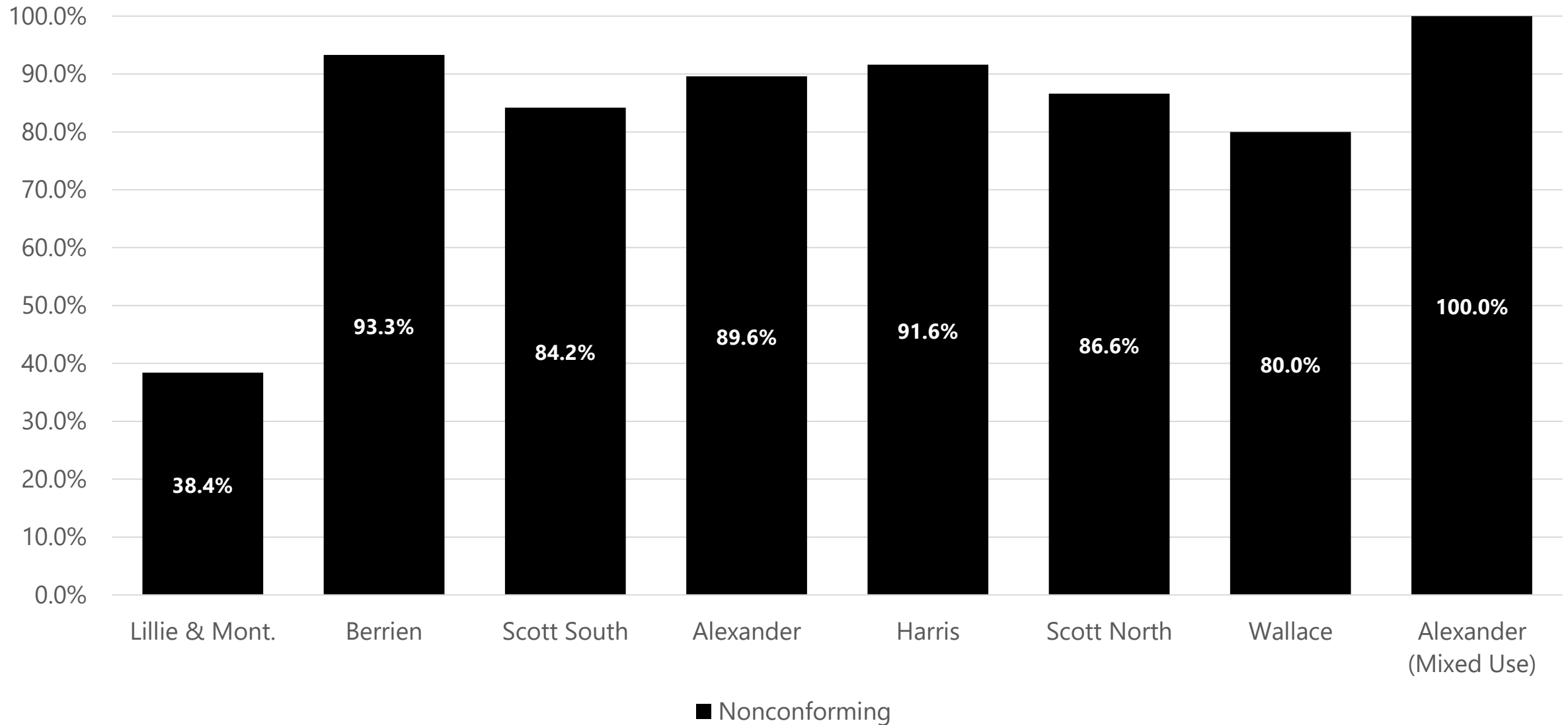
A building constructed on an existing platted lot in single ownership need not be set back any further than the average of the existing setback on each of the abutting lots.



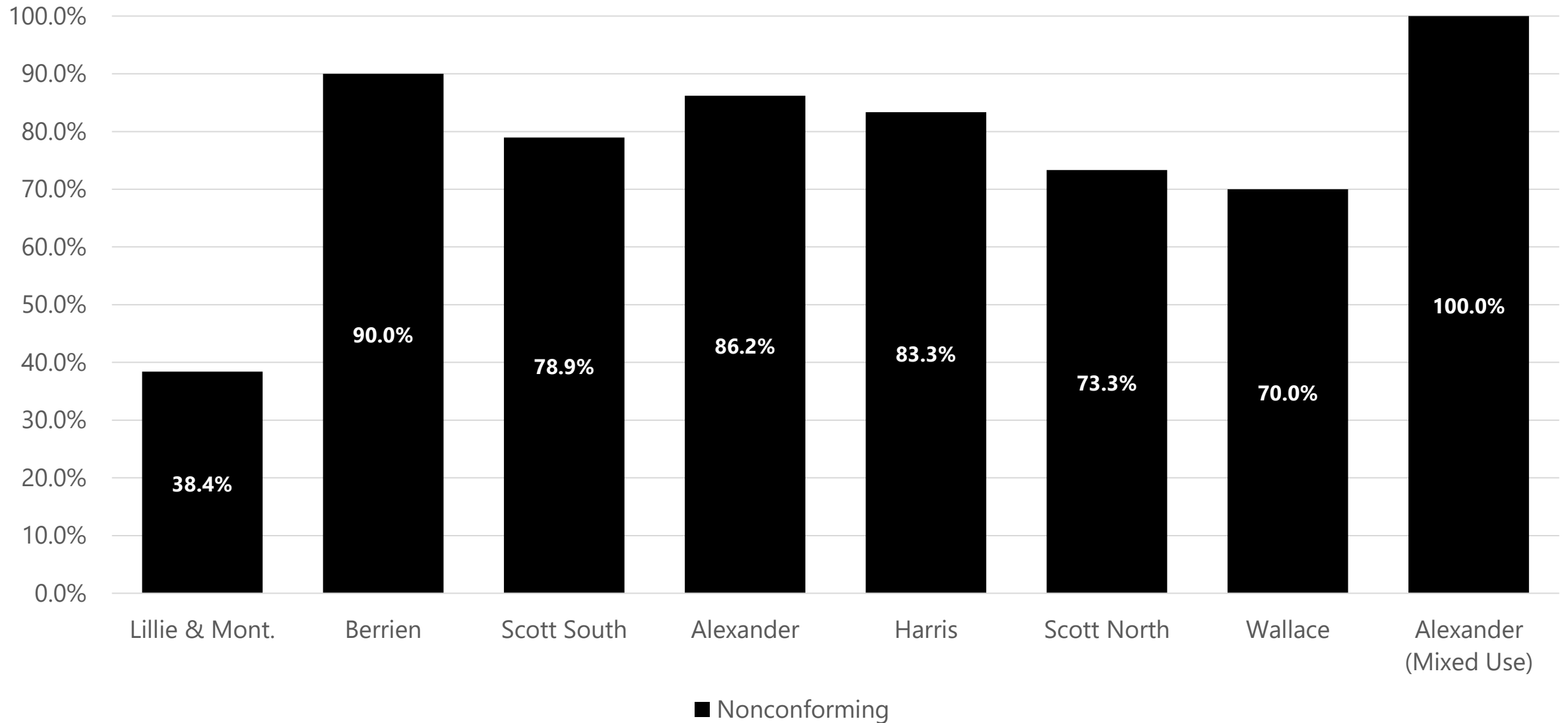
Side Yard Analysis

	Smallest Side Yard	Average Side Yard	Largest Side Yard	Proposed Min. Side Yard
<i>Lillie St. & Montgomery St.</i>	5.5	35.0	84.8	20.0
<i>Berrien Ave.</i>	1.0	15.7	66.7	15.0
<i>Scott Ave. South</i>	2.0	20.3	87.3	15.0
<i>Alexander Rd.</i>	0.0	14.5	122.2	15.0
<i>Harris Rd.</i>	1.0	14.6	71.2	15.0
<i>Scott Ave. North</i>	5.0	16.6	61.6	15.0
<i>Wallace Rd.</i>	4.5	14.4	29.0	15.0
<i>Alexander Rd. (Mixed Use)</i>	2.0	6.6	9.3	15.0

Existing Side Yard Conformance



Proposed Side Yard Conformance



Floor Area Ratio Analysis

	Smallest	1 st Quartile	Median	Average	3 rd Quartile	Largest
<i>Lillie St. & Montgomery St.</i>	2.2	6.2	9.4	11.4	18.1	26.4
<i>Berrien Ave.</i>	4.4	9.5	12.1	12.5	15.9	22.9
<i>Scott Ave. South</i>	7.6	10.2	13.8	14.7	19.4	24.5
<i>Alexander Rd.</i>	8.8	11.5	16.0	16.2	19.9	30.6
<i>Harris Rd.</i>	5.5	8.7	10.4	12.0	15.5	20.8
<i>Scott Ave. North</i>	2.1	9.6	17.6	17.1	20.0	32.3
<i>Wallace Rd.</i>	8.7	10.2	12.1	11.8	13.1	14.6
<i>Alexander Rd. (Mixed Use)</i>	17.0	---	24.7	25.35	---	59.99

Floor Area Analysis

	Smallest	1 st Quartile	Median	Average	3 rd Quartile	Largest
<i>Lillie St. & Montgomery St.</i>	666	1,152	1,452	1,504	1,675	3,178
<i>Berrien Ave.</i>	714	1,249	1,454	1,418	1,636	2,589
<i>Scott Ave. South</i>	940	1,304	1,425	1,529	1,861	2,677
<i>Alexander Rd.</i>	897	1,190	1,490	1,608	1,816	3,392
<i>Harris Rd.</i>	952	1,044	1,366	1,370	1,627	1,995
<i>Scott Ave. North</i>	1,137	1,250	1,504	1,579	1,688	2,400
<i>Wallace Rd.</i>	1,072	1,180	1,455	1,407	1,608	1,783
<i>Alexander Rd. (Mixed Use)</i>	1,630	---	3,188	3,999	---	7,180

Floor Area Analysis by Lot Size

Lot Size (sf)	Smallest	1 st Quartile	Median	Average	3 rd Quartile	Largest
<i>Up to 5,000</i>	1,132	1,132	1,132	1,132	1,132	1,132
<i>5,000 – 7,500</i>	954	1,114	1,197	1,339	1,456	2,400
<i>7,501 – 10,000</i>	714	1,054	1,319	1,380	1,652	2,136
<i>10,001 – 12,500</i>	1,072	1,290	1,528	1,606	1,715	2,652
<i>12,501 – 15,000</i>	1,218	1,305	1,594	1,765	1,961	3,178
<i>15,001 – 17,500</i>	1,173	1,374	1,498	1,700	1,595	3,392
<i>17,501 – 20,000</i>	796	1,180	1,425	1,420	1,641	2,210
<i>20,001 – 22,500</i>	1,546	---	1,820	1,780	---	1,974
<i>22,501 – 25,000</i>	1,322	---	1,494	1,501	---	1,692
<i>25,501 – 27,500</i>	1,005	---	1,138	1,260	---	1,636
<i>Greater than 27,500</i>	666	---	1,570	1,687	---	2,940

FAR Sliding Scale (Residential)

Utilization of a sliding scale to encourage dwellings which are more compatible to their lots and the existing development pattern.

Proposed Allowable Floor Area Ratio:
1,000 sf + 5% of Lot Area

Maximum Dwelling Size can also be established.

Lot Size (sf)	Existing FAR Allowance	Proposed FAR Allowance
5,000	650	1,250
7,500	975	1,375
10,000	1,300	1,500
12,500	1,625	1,625
15,000	1,950	1,750
17,500	2,275	1,875
20,000	2,600	2,000
22,500	2,925	2,125
25,000	3,250	2,250
27,500	3,575	2,375
30,000	3,900	2,500

Improvement Coverage Analysis

	Smallest	1 st Quartile	Median	Average	3 rd Quartile	Largest
<i>Lillie St. & Montgomery St.</i>	6.4	11.1	18.0	18.9	24.6	39.1
<i>Berrien Ave.</i>	9.9	17.4	20.9	21.4	26.0	34.3
<i>Scott Ave. South</i>	11.1	17.6	22.5	24.5	26.2	62.8
<i>Alexander Rd.</i>	14.0	22.3	29.2	28.5	33.9	44.7
<i>Harris Rd.</i>	11.9	15.3	20.7	21.8	24.5	44.2
<i>Scott Ave. North</i>	8.2	17.7	24.2	24.0	28.4	43.6
<i>Wallace Rd.</i>	12.9	19.7	20.1	20.6	21.6	25.6
<i>Alexander Rd. (Mixed Use)</i>	37.15	---	59.99	55.14	---	68.3

Improvement Coverage Analysis

	Smallest	1 st Quartile	Median	Average	3 rd Quartile	Largest
<i>Lillie St. & Montgomery St.</i>	1,141	2,322	2,706	2,764	3,130	3,983
<i>Berrien Ave.</i>	1,372	1,894	2,404	2,553	3,085	4,655
<i>Scott Ave. South</i>	1,426	2,109	2,648	2,636	3,118	4,825
<i>Alexander Rd.</i>	854	2,489	2,786	2,963	3,645	5,891
<i>Harris Rd.</i>	1,465	2,126	2,360	2,535	2,900	4,248
<i>Scott Ave. North</i>	1,268	1,968	2,240	2,627	3,231	4,654
<i>Wallace Rd.</i>	1,577	2,302	2,465	2,533	2,637	3,068
<i>Alexander Rd. (Mixed Use)</i>	3,560	---	5,579	9,690	---	19,933

Coverage by Lot Size

Lot Size (sf)	Smallest	1 st Quartile	Median	Average	3 rd Quartile	Largest
<i>Up to 5,000</i>	864	864	864	864	864	864
<i>5,000 – 7,500</i>	854	1,269	1,619	1,817	2,376	2,778
<i>7,501 – 10,000</i>	1,372	1,881	2,246	2,476	2,919	4,825
<i>10,001 – 12,500</i>	1,577	2,212	2,521	2,606	2,840	4,512
<i>12,501 – 15,000</i>	1,426	2,475	3,079	2,964	3,376	4,021
<i>15,001 – 17,500</i>	1,776	2,219	2,563	3,091	3,745	5,891
<i>17,501 – 20,000</i>	1,797	2,807	3,069	3,171	3,659	4,655
<i>20,001 – 22,500</i>	2,417	---	3,814	3,485	---	4,225
<i>22,501 – 25,000</i>	2,588	---	3,385	3,335	---	3,983
<i>25,501 – 27,500</i>	2,015	---	2,952	2,901	---	3,736
<i>Greater than 27,500</i>	1,977	---	3,595	3,518	---	4,906

Cov. Sliding Scale (Residential)

Utilization of a sliding scale to encourage dwellings which are more compatible to their lots and the existing development pattern.

Proposed Allowable Imp. Cov.:
1,000 sf + 12% of Lot Area

Lot Size (sf)	Existing Imp. Allowance	Proposed Imp. Allowance
5,000	850	1,600
7,500	1,275	1,900
10,000	1,700	2,200
12,500	2,125	2,500
15,000	2,550	2,800
17,500	2,975	3,100
20,000	3,400	3,400
22,500	3,825	3,700
25,000	4,250	4,000
27,500	4,675	4,300
30,000	5,100	4,600

Building Height

The vertical distance between the average level of grade along all exterior foundation walls of a building, which grade shall be substantially unchanged from the natural grade existing at the time of a development application submission, and each of the following:

- a) The highest parapet or cornice level, in the case of a flat roof.
- b) The mean level between the eaves and the highest ridge point, in the case of a pitched roof.



Currently Permitted: 35 feet

Proposed Height: 28 feet

Accessory Dwelling Units

An accessory dwelling unit (ADU) is a smaller, independent residential dwelling located on the same lot as a stand-alone (i.e. detached) single-family dwellings.

ADUs are also commonly referred to as accessory apartments, secondary suites, granny flats, and mother-daughters. An ADU may be located in a converted portion of an existing dwelling (i.e., an internal ADU), in an addition to a new or existing home (i.e., an attached ADU), or in a new stand-alone accessory structure or otherwise in a converted portion of an existing stand-alone accessory structure (i.e. a detached ADU).

- ❖ State legislation has been introduced
- ❖ No action recommended at this time

Residential Design Standards

Additions

- ❖ Additions shall be at the rear of the building to minimize their visibility from the street.
- ❖ Additions shall utilize similar finish materials as the original structure.
- ❖ Additions shall use similar window patterns: double-hung sash, arranged singly, or in pairs.
- ❖ The size of a building, the mass of a building in relation to open spaces, and to the existing windows, door openings, porches and balconies shall be visually compatible with the existing structure or structures and places to which it is visually related.
- ❖ For buildings being renovated or rehabilitated, or for additions, windows, doors, and architectural treatments shall be compatible with the original architectural style of the existing building.

Residential Design Standards

Facade Improvements

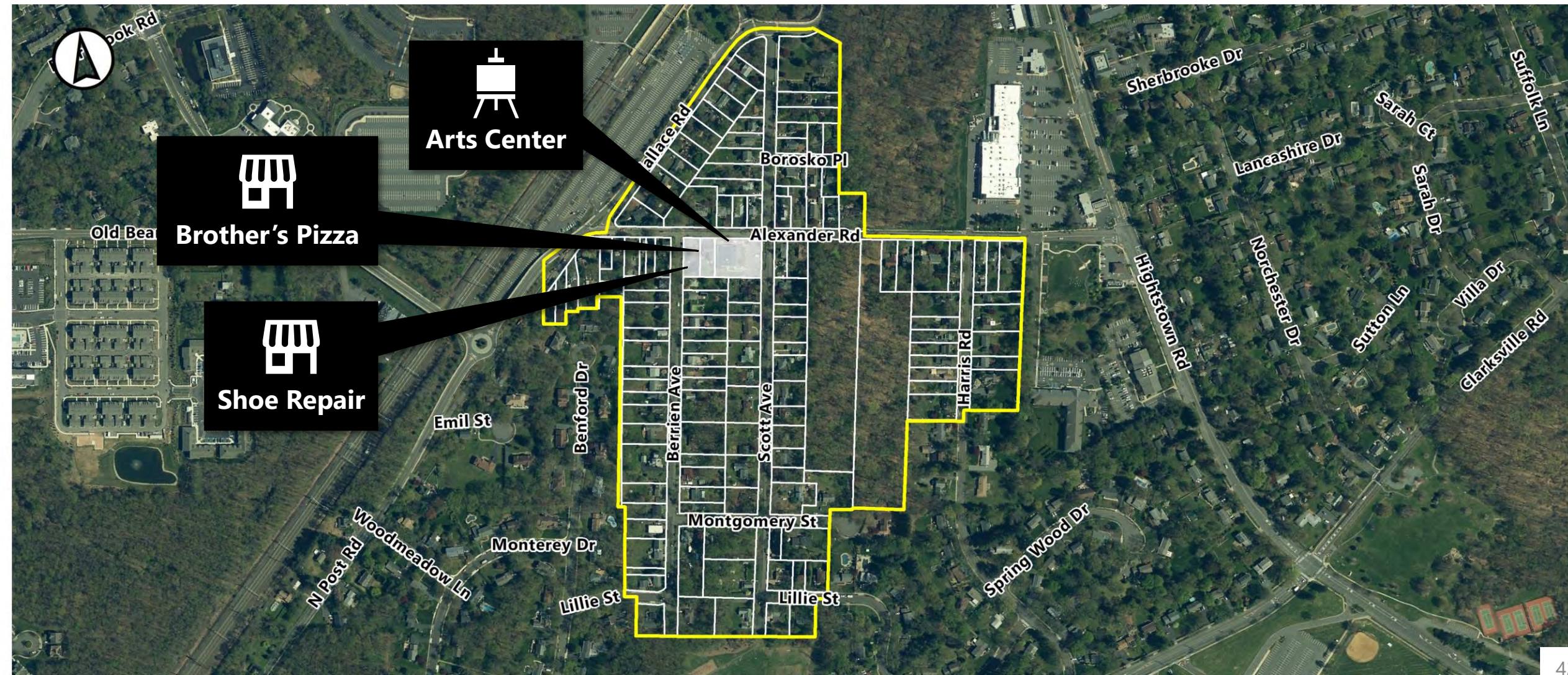
- ❖ Architectural treatments shall be compatible with the original architectural style of the building.
- ❖ A building shall be visually compatible with buildings and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or nondirectional character.
- ❖ Side and rear building elevations shall receive architectural treatments comparable to the front building facade.
- ❖ Blank walls are prohibited.
- ❖ The relationship of materials, texture and color of the facade and roof of a building shall be visually compatible with the predominant materials used in the buildings to which it is visually related.

Residential Design Standards

Roofs

- ❖ The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
- ❖ Flat roofs are prohibited, except on lower-tier roofs.
- ❖ Roof forms shall echo those of the original structure.
- ❖ The cumulative width of attic dormers above the second floor of a dwelling and facing the street shall be limited to a maximum of 50% of the width of the floor below which the dormer is situated measured from the same building facade.
- ❖ The placement of a dormer directly above or atop another dormer feature is prohibited.

Nonresidential/Vacant Lands



Nonresidential Recommendations

- ❖ Establish the preexisting nonconforming uses as permitted.
- ❖ Increase the allowable FAR for nonprofit organizations to allow for the full utilization of the Princeton Junction Firehouse.
- ❖ Review signage regulations, including murals.
- ❖ Permit the satisfaction of parking requirements on another lot within 1,000 feet, subject to lease agreements.

Next Steps

- ❖ Preparation of a Berrien City Plan Appendix to the 2020 Land Use Plan Element of the Master Plan.
- ❖ Drafting of ordinances to implement recommendations in said plan.
- ❖ Ordinance would be first introduced by Township Council.
- ❖ Ordinance is referred to the Planning Board after first reading.
- ❖ Ordinance would then be brought back to Township Council for adoption.
- ❖ Ordinance becomes effective twenty days after mayoral signature.

Planning and Zoning Study

Berrien City

West Windsor Township | Mercer County

An initial analysis of the existing zoning and development patterns of the Berrien City neighborhood in the Township of West Windsor. Prepared by Burgis Associates, Inc. and dated September 4, 2024.