

**ORDINANCE 2011-05**

**AN ORDINANCE TO AMEND AND SUPPLEMENT  
THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999)**

**AN ORDINANCE AMENDING THE REDEVELOPMENT PLAN FOR PRINCETON  
JUNCTION AND THE CODIFYING PROVISIONS THEREFOR AND AMENDING  
CHAPTER 200 OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999)**

BE IT ORDAINED by the Township Council of the Township of West Windsor, County of Mercer, State of New Jersey, as follows:

Section 1. The Redevelopment Goals and Policies set forth in the Redevelopment Plan for Princeton Junction and the codification thereof in Chapter 200 of the Code of the Township of West Windsor (1999), Land Use, Part 5, Princeton Junction Redevelopment Plan Regulatory Provisions, Article XXXIII, Redevelopment Goals and Policies, Section 200-257, Goals and policies established, are amended by modifying the application of the following requirements to District 1 and the RP-1 Zoning District. Such requirements shall continue to apply to the remaining districts. To the extent that the remaining terms of the Princeton Junction Redevelopment Plan Regulatory Provisions, Article XXII, Redevelopment Goals and Policies, Section 200-257, Goals and policies conflict with the provisions herein, the provisions of this ordinance shall govern.

- A. Goal 1, Policy 6 and Section 200-257A(2)(f) shall not apply.
- B. Goal 3, Policy 3 and Section 200-257C(2)(c) shall not apply, as transit village rather than growth share standards will be used to calculate the affordable housing obligation in District 1, the RP-1 district.
- C. Goal 4, Policies 2 and 4a and Sections 200-257D(2)(b)[1] and 200-257D(2)(d)[1] and Goal 11, Policy 3 and Section 200-257K(2)(c) are amended by deleting the requirement for separate bike lanes in District 1 and the RP-1 district, except for Vaughn Drive and the street perpendicular to the Promenade and running from Vaughn Drive to the farmer's market. Such bike lanes on the above-referenced streets may be provided off-road. As set forth in a Settlement and Redeveloper's

Agreement between the Township and property owner settling litigation styled *IC/L-A Washington Road, L.L.C. v. Township of West Windsor*, docket number MER-L-1191-09 P.W., the streets in the RP-1 district, other than the two streets identified above, will utilize a shared space concept oriented toward pedestrians that will result in slow automobile speeds, therefore accommodating bicycle traffic, and will necessitate slower speeds for bicycles. A comprehensive bicycle and pedestrian/bicycle-friendly circulation system, consistent with the shared space concept, that safely accommodates road users shall be provided between all uses, along roads, and through the open space. Maps I, J, L, and N through T and Table M shall be treated as being consistent herewith and with the Concept Plan included in the Settlement and Redeveloper's Agreement. Maps I and L shall be treated as amended to reflect the road network set forth in the Concept Plan. Map J shall be treated as showing the streets perpendicular to the Promenade as two-way rather than one-way roadways. Map L shall be treated as showing the roadway running from Vaughn Drive adjacent to the Promenade to Washington Road as a secondary road rather than a primary road.

- D. Goal 11 and Section 200-257K(1) are amended by eliminating the third sentence, the Concept Plan included with the Settlement and Redeveloper's Agreement showing two streets crossing the Promenade to promote vehicular circulation. Such streets, which will be suitable textured, may be blocked off during large public events so as to convert the streets as they run through the Promenade to unimpeded pedestrian space.
- E. Goal 11, Policy 2 and Section 200-257K(2)(b) are amended by deleting the requirement of public restrooms at the farmer's market, restroom facilities being better provided through access to private restrooms in a commercial building on the Promenade, as is required by the Settlement and Redeveloper's Agreement. A portable stage will be used for public events in lieu of a permanent structure which would not be used much of the time and would not animate the space.
- F. Goal 11, Policy 7 and Section 200-257K(2)(g) are amended by deleting the prohibition against new single story, single use structures except for liner buildings used to continue the street wall, since the Concept Plan included in the Settlement and Redeveloper's Agreement shows a single-story retail building.

- G. Goal 13, Policy 1 and Section 200-257M(2)(a) are amended by requiring that all residential market units to be constructed have an average of no more than two bedrooms rather than require that no residential market unit have more than two bedrooms.
- H. Goal 4, Policy 4f and Section 200-257D(2)(d)[6] and Goal 15, Policy 2 and Section 200-257O92)(b) are amended by deleting the requirement of consultation with the West Windsor Bicycle and Pedestrian Alliance since the Concept Plan for District 1 and the RP-1 District, which is binding upon the developer, was arrived at through negotiations settling litigation referenced above.

Section 2. The Procedural and Other Provisions set forth in the Redevelopment Plan for Princeton Junction is amended by modifying paragraph no. 1 as follows:

All developers undertaking new developments and major renovations in the Redevelopment Area shall submit necessary site plans, building plans, sections, building elevations and perspectives, and architectural, streetscape, and landscape proposals, as well as such other information as is required by ordinances to comprehensively convey site design and architectural, streetscape, and landscape designs. The plans shall also show civic features and public art, public amenities, and street furniture and shall include a local services plan, fiscal report, and phasing plan. Such plans should be reviewed in the concept stage as well as the preliminary and final site plan phase. The development, including all of the submissions set forth in this paragraph, shall be reviewed and approved by the Planning Board.

Section 3. Chapter 200 of the Code of the Township of West Windsor (1999), Land Use, Part 1, Site Plan Review, Article II, Terminology, Section 200-4, Definitions, is amended by adding the following NEW definition:

SHARED CAR SERVICES – Car rental services whereby cars are available for rental for short period of times.

Section 4. Chapter 200 of the said Code, Land Use, Part 5, Princeton Junction Redevelopment Plan Regulator Provisions, Article XXXIV, Land Use Controls, Section 200-258, Standards applicable to all districts, and the Land Use Controls; Standards Applicable to All Districts in the Princeton Junction Redevelopment Plan are amended by modifying the first sentence to read as follows: “The districts must be developed in accordance herewith, except that the standards herein shall not apply to the RP-1 District , the regulations for which include standards in lieu of those herein. All development must be substantially consistent with the primary road configuration on the Roads and Circulation Plan and the Promenade shown on the Conceptual Plan.” Such Redevelopment Plan section and Section 258 shall be further amended by modifying the existing third sentence to read as follows: “In addition, all redevelopers in the Redevelopment Area shall satisfy such goals and policies, except when a modification thereof appears specifically herein, and shall comply with the following standards.”

Section 5. The District Regulations for District RP-1 in the Princeton Junction Redevelopment Plan and Section 200-260 are deleted, and the following are substituted thereof. [Note: The numbering below is for Section 200-260. The numbering for the District RP-1 section of the Redevelopment Plan shall use the capital letters and Arabic numerals in parenthesis used in the Plan.]

**§ 200-260. RP-1 District.**

A. RP-1 District use regulations

- (1) Purpose. The RP-1 District is envisioned as the core of the Redevelopment Area on the west side of the rail line. A mix of residential, retail, office and Civic space is intended to be designed as a distinctive walkable and bikeable Center with an active Promenade public space and active street life creating a sense of place.
- (2) Principal permitted uses. In an RP-1 District, no building or premises shall be used and no building shall be erected or altered on a lot which is arranged, intended or designed to be used, except for one or more of the following uses:

- (a) Multifamily dwellings, townhouses and work/live units, including affordable housing meeting all COAH standards. Residential development shall occur in mixed-use structures.
- (b) Civic spaces and uses, including a farmer's market.
- (c) Stores and shops for the conduct of any retail business, including specialty and gift shops and boutiques, excluding drive-through facilities.
- (d) Personal service establishments (e.g., tailor, barbershop, or beauty salon).
- (e) Offices for professional services (e.g., physicians, lawyers, financial advisors or architects); small commercial offices (e.g., realtors or travel agencies); small governmental offices (e.g., post office branch); and offices incidental to uses permitted in this section.
- (f) Restaurants, cafes, luncheonettes and delicatessens, excluding curb service establishments and drive-through facilities but not excluding walk-up services and outdoor dining.
- (g) Indoor recreation facilities, including instructional studios and fitness centers.
- (h) Banks and similar financial institutions, including walk-up automated teller machines (ATM), provided that such are compatible with the design of the building. Drive-through facilities serving such uses are not permitted.
- (i) Attended laundry and retail dry-cleaning services, not including bulk processing and, in the case of dry-cleaning establishments, not providing for the storage of more than five gallons of flammable or toxic cleaning fluid on the premises.
- (j) Book, newspaper, periodical and stationery stores and copy centers.
- (k) Parcel package shipping stores or mailing centers.
- (l) Artisan studios, craftsman workshops, and art galleries.
- (m) Museums and other cultural and civic facilities of a similar nature.
- (n) Parks and plazas.

- (o) Buildings and uses for municipal purposes owned or operated by West Windsor Township or not-for-profits.
- (3) Permitted accessory uses.
- (a) Recreational and/or open space facilities, including, but not limited to, walkways, courtyards and plazas.
  - (b) Off-street parking and loading, including parking structures attached to buildings with principal permitted uses, located to the rear of principal buildings or appropriately screened from public view.
  - (c) Signs.
  - (d) Street furnishings, planters, street lights, and exterior, garden-type, shade structures such as gazebos and pavilions.
  - (e) Sidewalk cafes associated with permitted restaurants.
  - (f) Fences and walls, which shall complement the architectural style, type and design of the building and the overall project design.
  - (g) Decks, patios and terraces, which shall complement the architectural style, type and design of the building and the overall project design.
  - (h) Community bulletin or message boards, including electronic signs with changeable type only for the purpose of conveying information about community events. However, animated-type signs and other signs prohibited by Section 200-32C, except for subsections (3), (8), and (11), shall not be permitted.
  - (i) Public service facilities.
  - (j) Accessory uses customarily incidental to permitted principal uses, including structured parking for residential dwelling units.
  - (k) Open air structures such as gazebos and pavilions.
  - (l) Storage structures or sheds related to the use of the farmer's market.
- (4) Conditional uses. In an RP-1 District, the following uses may be permitted as conditional uses: child-care centers meeting the standards set forth in § 200-241, except that they shall not be permitted in freestanding buildings.
- B. RP-1 District intensity, bulk and other regulations. The following standards shall apply to the RP-1 District:

- (1) Minimum tract area: the entirety of the district, which shall be planned and developed in a comprehensive manner as a single integrated entity with one development application showing the proposed development for the entire district.
- (2) Number of dwelling units: The redeveloper may construct up to 350 dwelling units as of right. It may construct such additional number of dwelling units as the Township agrees to in a redeveloper's agreement after consideration of such factors as the economic feasibility of the project in light of the provision of amenities, infrastructure, and affordable housing and the community fiscal impact. The dwelling units constructed shall include affordable units sufficient to satisfy the transit village requirements of the New Jersey Council on Affordable Housing. Such requirement may be reduced by the number of demolition credits generated by the demolition of existing Structures within the district. All of the affordable units may be moderate-income units and shall meet the minimum square foot requirement set forth in Section 200-242.
- (3) Amount of non-residential commercial space: A minimum of 70,000 square feet and a maximum of 147,500 square feet of commercial space shall be constructed. At least 10% of the commercial space shall be divided into tenant spaces of no more than 1,000 square feet. At least 1,000 square feet of non-residential space shall be provided for artisan studios, craftsman workshops, art galleries, museums or other cultural facilities of an arts-related nature. Professional offices shall be no greater than 10% of the total commercial square footage. Commercial space shall be located on the first floor of multi-use buildings, except that freestanding one or two-story commercial structures are permitted to be located within the Promenade as kiosks or fronting the Promenade in a corner location as a commercial building.
- (4) Required public space and civic uses: Public space and civic uses shall include a minimum of 50,000 square feet contained in the Promenade and shall be provided, owned and maintained by the developer at its cost. The Promenade must be usable for a weekly farmer's market and other public events sponsored by civic organizations which shall be according to a Schedule of availability and rules of usage established by the developer and subject to the review and approval of the Township, such approval not to be unreasonably withheld. The farmer's market shall include a pavilion, plaza, storage and utilities. It shall be located on the Promenade at a place where the streets could be closed for vehicular traffic at appropriate locations. The developer shall provide public use easements allowing the public to use and enjoy the Promenade.
- (5) Maximum improvement coverage: 95%.

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- (6) Maximum building height: Four stories, except that architectural enhancements such as corner towers are not subject to this limitation. Parking garages may be as tall as a building of four stories in height regardless of the number of levels.
  - (7) Parking requirements: 1.5 off-street parking spaces per unit, to be provided within the district. Commercial and civic uses may rely on sharing on-street parking and, if available, commuter parking spaces in off-hours and on weekends without the provision of dedicated parking except for employees at a ratio of 1.0 space per 1,000 square feet.
  - (8) Setback and building distance standards: such standards shall not be applied in order to maximize flexibility of the design and to achieve the goals of the district as a compact, walkable center with an active public space and street life.
  - (9) Other standards:
    - (a) No development shall proceed in the district without a redeveloper's agreement with the Township.
    - (b) There shall be no FAR or MIC requirements for individual lots.
    - (c) In connection with all development applications submitted within the District, the developer shall conform to the Sustainability Element of the Master Plan and complete the Green Development Practices Checklist, which require information about but do not mandate or require that the developer be bound by any sustainability elements in connection with the development of the project.

C. RP-1 District design standards

The RP-1 District is intended to promote redevelopment to achieve the goals of the district as a compact, walkable and bikeable center with active street life and a Promenade as the primary public space. The creation of a cohesive built environment where existing and proposed commercial and residential development are integrated is essential to this district. These design standards are intended to maximize flexibility of the design to achieve the goals of the district. All standards set forth in the Township Land Use Code, other than district regulations, shall continue to apply except when inconsistent with the design standards set forth below.

- (1) Promenade public space.
  - (a) The Promenade shall be designed to include passive areas and active public gathering space that can host a farmer's market and other public events.



- (b) The farmer's market shall include stall areas, an open air pavilion structure, a plaza, storage and utilities such as electric and water. It shall be located on the Promenade at a place where the streets could be closed to vehicular traffic at appropriate locations.
  - (c) The Promenade shall utilize shared space principles that combine movement and other civic functions of streets and public space. This includes aesthetic treatments using decorative materials and/or patterns for all vehicular, bicycle, pedestrian and shared paved surfaces. Pavements should be specifically designed to emphasize the creation of spaces and transition between spaces or zones and to provide visual clues to pedestrians, bicyclists and motorists to reinforce the use and function of the area as a low speed pedestrian- and bicycle-oriented public space through which motor vehicles travel and park. Bollards, other street furniture, and more refined pavement markings shall be used in place of curbs to provide visual clues for pedestrian circulation, vehicular travel lanes and on-street parking. More refined pavements should be utilized to emphasize and enhance areas designed for larger volumes of pedestrian activity such as building entrances, plazas and terraces, nodes, sidewalk cafes, drop-off and pick-up zones and crosswalks. A palette of compatible decorative pavements and/or pavement patterns should be developed for the entire Promenade.
- (2) Circulation and parking.
- (a) Streets shall include on-street parallel or back in angled parking in order to promote pedestrian street activity, lower vehicular and bicycle speeds, and convenient access to retail uses and the Promenade.
  - (b) Off-street parking and service access shall be designed to avoid the backing in and out of streets.
  - (c) Sidewalk widths shall measure between 10 feet and 15 feet in the core retail and Promenade area in the RP-1 District and shall be a minimum of five feet wide in all other areas. All sidewalks should be durably paved and smoothly surfaced to provide for the free movement of pedestrians. All sidewalks and pathways must be designed to provide access for the physically disabled. Access ramps shall be conveniently placed and sloped to provide easy connection to streets and sidewalks, in conformance with the Americans with Disabilities Act.
  - (d) The minimum width for off-road bike lanes is eight feet.

- (e) Parking and other automobile facilities should be designed as an integral part of site development with careful regard to safety, topography, landscaping, sight lines and access.
- (f) Surface parking cannot be located between the building and the front property line. Where surface parking may be located along a street frontage, such must be screened from the street by a solid fence or wall at a minimum height of 48 inches. At least 15% of the ground area of parking lots (including driveways) shall be devoted to landscaping along the street right-of-way.
- (g) Structured parking may be contained within, under or attached to buildings. Parking structures or podium-type parking under buildings may not front toward the Promenade public space. Where parking structures front on public streets, such may feature liner buildings or ground floor space along the sidewalk designed as retail, commercial or office space.
- (h) All facilities that provide parking to the public for commercial and non-residential uses shall provide parking for bicycles at a rate of one bicycle space per 10 automobile parking spaces for the first 100 parking stalls and one bicycle space for every 20 automobile parking spaces beyond that. A portion of such bicycle parking shall be provided at the farmer's market pavilion.
- (i) A minimum of 2 spaces will be provided for parking for shared car services.
- (j) The applicant shall address covered bicycle parking for residential dwelling units. The reallocation of required vehicular spaces to bicycle spaces may be considered by the Planning Board. However, the total number of required vehicular spaces shall not be increased to address bicycle spaces.
- (k) Pedestrian and bicycle accessibility
  - [1] A comprehensive bicycle and pedestrian/bicycle-friendly circulation system, consistent with the shared space concept, that safely accommodates road users shall be provided between all uses, along roads, and through the open space.
  - [2] The developer shall provide paved pedestrian/bicycle linkages, including crosswalks, to all off-tract adjacent roadways and paths.

(3) Landscape treatments.

- (a) All plants, trees and shrubs shall be installed in accordance with a landscape plan and schedule provided by the developer, subject to the approval of the Planning Board.
- (b) Landscape shall be provided throughout the redevelopment area to create spatial definition or separation, shade, visual interest, seasonal color, visual buffering, microclimatic enhancement, and habitat and to improve safety.
- (c) Indigenous plant species shall be primarily specified within the district and invasive exotic species shall be avoided. Any landscaping which is not resistant to the environment, or that dies within two years of planting, shall be replaced by the developer.
- (d) In landscaped spaces, passive systems such as cisterns and water gardens that collect rainwater for irrigation or recharge shall be utilized to the extent feasible.
- (e) Soil moisture-sensing irrigation systems shall be used.
- (f) The use of gray water systems shall be permitted.

(4) Building orientation, massing and façade composition.

- (a) Buildings within the district should be considered an integral part of the overall site design and developed with appropriate consideration for both proposed and existing buildings with respect to height, mass, siting, location, materials, orientation, signs, lighting and use.
- (b) Buildings shall front on the Promenade and public streets to provide form and function to the streetscape. The streetscape should be continuous and varied through the use of street furniture, landscaping, building articulation, building frontage setbacks and changes in scale comparable to that of other buildings on the rest of the block or adjacent blocks. Driveway intersections with the public street should be minimized to avoid excessive interruptions in the streetwall.
- (c) Buildings shall be designed so as to present an articulated facade from all vantage points. Parking structures shall not front on the Promenade. Parking structures and portions of buildings containing a parking structure that is not fronting on the Promenade shall have an exterior clad in a vine-covered trellis of appropriate materials, graphic panels, solar panels, a window-like façade

treatment, liner building or ground floor space along the sidewalk designed as retail, commercial or office space.

- (d) The architectural treatment of the front facade shall be continued in its major features around all visibly exposed sides of a building with the exception of parking structures or that portion of a building containing a parking structure. All sides of a building shall be architecturally designed to be consistent with regard to style, materials, colors and details. Blank wall or service area treatment of side and/or rear elevations visible from public view shall be avoided.
- (e) Unless the developer proposes a specific use that requires a unique building, buildings should be designed utilizing base, middle and top forms as the primary method relating buildings to each other.
- (f) The base shall be considered the first story of the facade facing a public street, depending on the overall heights of the building. The design of the base, as well as the quality and durability of its materials, should be emphasized to create visual interest and support pedestrian activity. The building's base should be presented to the Planning Board at a larger scale of drawing and greater detail than the remainder of the facade to ensure it meets the building design objectives.
- (g) In addition to the base, the exterior design shall include a middle field section and a cap on the top. The middle of the building shall be differentiated from the base by a horizontal transition line. The transition line's specific location shall be determined primarily by the overall height of the building and that of any adjacent buildings. If adjacent buildings are lower than the proposed building, then the transition line should relate to such adjacent building. A horizontal transition line should also be established separating the middle field from the cap or top of the buildings.
- (h) The base transition line should range from one-fifth to one-quarter of the overall height. The upper transition line, articulating the cap, should be placed approximately one-eighth of the overall height from the top. Transition lines may consist of a continuous, shallow balcony, a shallow recess, an articulated trim course cornice, a water table, fenestration or other appropriate means. The transition should be supported by a change of window rhythm or size and a change in material, color or texture.
- (i) Building exteriors shall have vertical and/or horizontal offsets to create visual breaks on the exterior. Long, monotonous, uninterrupted walls or roof planes shall be avoided. Building wall offsets, including projections such as balconies, canopies, awnings, and signs, recesses,

- and changes in floor level shall be used in order to add architectural interest and variety and to relieve the visual effect of a single long wall. Similarly, roofline offsets, dormers, or gables shall be provided in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.
- (j) A minimum of one facade element shall align horizontally with adjacent buildings. Facade elements include, but are not limited to, rooftops, cornices, signs, storefront windows, windows above the first floor and awnings. Awnings are encouraged. There should be a balance between variety and harmony of building facades. Maintain the similarity in the building width. New or larger buildings on parcels shall incorporate architectural elements which reflect the width of adjacent buildings. Successful methods for achieving this include, but are not limited to, window pattern and detail placement.
  - (k) In general, it is preferred to keep the street facade built to the property line in alignment with adjacent buildings.
  - (l) Blank walls in excess of 25% or 10 continuous feet of the frontage of the property shall not be used at the street level. Blank walls must contain architectural relief such as expressive details, blind windows, murals, etc.
  - (m) All buildings shall provide scale-defining architectural elements or details at the first two floor levels minimum, such as windows, spandrels, awnings, porticos, pediments, cornices, pilasters, columns and balconies.
  - (n) Windows shall be primarily vertically proportioned. Large areas of glass curtain walls or strip windows of more than 15 feet in length are discouraged, as are tinted and highly reflective glass. Window openings shall have sills and heads of masonry or stone. These may be of precast concrete, limestone, granite, brick soldier courses, or slabs exposed only for the length of the window. Masonry units may be turned at the wall opening to visually create a thick wall and should be used in the design of balconies, loggias and larger openings.
  - (o) Ground-floor retail, services, and restaurant uses shall have large transparent windows, preferably divided-light. Such windows shall be framed by the surrounding wall and shall be a minimum of 75% of the total ground-level facade area adjoining the sidewalk. The window wall facade area may be reduced if, due to a particular use or settings, the provision of windows will present concerns for aesthetic design or security. However, the facade design should employ an arrangement of

materials that reflects the required window area and/or lines to be compatible with the intent of these guidelines.

- (p) The predominant material of all street walls on primary and secondary streets shall be brick, precast, cement-board siding, wood and finished masonry block, or curtain wall. Stucco may be used as an accent.
- (q) Shop fronts should have a kick plate that ranges in height from 18 inches to 42 inches running continuously beneath the required fenestration.
- (r) Public access to commercial and governmental buildings shall be provided at sidewalk grade. The primary floor of and access to residential structures may be elevated.
- (s) The front doors of all buildings shall be visible from the street. If located more than 10 feet from the front building line, their location must be reinforced with additional graphics, lighting, marquees or canopies.
- (t) All entrances to a building, except service and emergency egress doors, shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades and other elements, where appropriate. Any such element utilized shall be architecturally compatible with the style, materials, colors and details of the building as a whole, as shall the doors. The main entrance shall face the street on which the property fronts.
- (u) Awnings, which add visual richness to the commercial corridor while enhancing the quality of public walkways, are encouraged for all storefronts. Awnings shall have fixed or retractable metal framework, with vinyl laminated polyester base scrim awning fabric to blend with storefront paint colors.
- (v) Canopies, unlike awnings, are nonretractable. They shall be constructed of wood or metal framing, standing-seam metal roof, plywood and molded millwork trim. Canopies shall incorporate signage and down lighting. Security shall be implemented so that it cannot be seen, and security grille housing is specifically prohibited.
- (w) All awnings and canopies shall be securely attached to the building so that the lowest part of the awning or canopy is mounted a minimum of eight feet and a maximum of 12 feet above the sidewalk at the storefront.

- (x) Corner buildings shall be designed to appear as landmark buildings, since they have at least two front facades visibly exposed to the street. One possible treatment to achieve this goal would have buildings designed with additional height or architectural embellishments, such as corner towers, to emphasize their location.
  - (y) Appropriate design of the corner shall include one of the following patterns:
    - [1] Opening the space at ground level for people to walk across the corner, with the building mass above redefining the corner.
    - [2] A recessed entry at the corner such as the familiar angled wall with an entry door.
    - [3] A corner window with an important view into the building.
    - [4] Balconies or bay windows that wrap the corner
    - [5] A tower element
  - (z) Multistory buildings with flat roofs shall provide light color roof surfaces. Green roof plantings and solar photovoltaic systems on roofs and parking decks shall be permitted.
  - (aa) Excepting the antenna itself, all parts and components of personal communications antennas, satellite dishes, and television and radio antennas shall be screened from view regardless of elevation, or shall be disguised within an enclosed structure. The screening shall be designed as part of the overall design theme of the building to which it is associated.
  - (bb) Dish antennas may not exceed 12 feet in diameter.
  - (cc) Mechanical equipment located on building roofs shall be screened so as not to be visible from the ground level from adjacent developments and from public streets and spaces. Mechanical equipment at ground level shall be screened and in the rear.
- (5) Lighting
- (a) Lighting levels along paved portions of public walks shall be an average of no less than one foot candle for commercial areas and 0.5 foot candle for residential areas.
  - (b) Fixtures serving to light streets shall be at a height of no greater than 20 feet above the adjacent roadway surface. The light center of a fixture for a pedestrian walkway shall be mounted at a height of 12 feet to 14 feet above the adjacent surface of the walkway. The fixtures

shall include attachments to accommodate such amenities as banners and flower pots.

- (c) The design for a proposed facade must consider the appearance of the building in the evening and develop an exterior lighting plan that includes display window lighting, building lighting, and pedestrian-scaled lighting for both buildings and pedestrian areas within the site. Lighting shall be warm in color, with control of glare for the pedestrian.

(6) Streetscape

- (a) A palette of compatible street furnishings should be developed for the entire district. Street furnishings may include elements such as benches, gazebos, trash and recycling receptacles, bicycle racks, bird houses, drinking fountains, kiosks, sculptural elements, decorative fountains, bollards, decorative fences, seat walls, parking meters, and pedestrian-scale lighting.
- (b) Community bulletin boards, such as kiosks, shall be provided at strategic locations.
- (c) Freestanding newspaper and advertising dispensers shall not be permitted in the right-of-way of primary streets, but, if proposed, shall be incorporated into approved buildings and pavilions.
- (d) Outdoor cafes may extend onto the public right-of-way upon issuance of a license by the Township. Such encroachment shall convey no rights to the licensee beyond those enumerated in the license. Outdoor cafes may be delineated from the public way by planters. A clear width of at least four feet shall be maintained between any outward portion of the cafe and the closest street furniture and equipment.

(7) Signage

- (a) The temporary display of signs, banners, flags, pennants and similar devices in connection with special events or activities of a public or nonprofit nature, including the farmer's market, shall be permitted, provided such display shall not exceed 14 days upon any occasion.
- (b) The temporary display of signs, banners, flags, pennants and similar devices in connection with the opening of a new business use shall be permitted, provided that such display shall not exceed 14 days upon any occasion.



- (c) Existing nonconforming signs shall be removed within a period of 12 months after plan approval.
- (d) All signs within the project area shall be part of the overall total design scheme and in keeping with the architectural character of the district in which the sign is located.
- (e) Each type of signage shall be permitted on the same site, provided that the standards set forth below are satisfied.

[1] Wall signage.

[a] The following types of wall signs shall be permitted:

- [i] Internally lit raised letters.
- [ii] Backlit raised letters.
- [iii] Signage board with gooseneck lighting.
- [iv] Individual cut letters with gooseneck lighting.

[b] The maximum sign area shall be 80% of the linear tenant frontage, with a maximum of 50 square feet.

[c] The letter height shall be:

	<b>Linear Tenant Frontage (feet)</b>	<b>Letter Height (inches)</b>
	0 to 25	10
	26 to 50	12
	51 to 75	14
	76 and greater	18

[2] Hanging signs.

[a] One hanging sign shall be permitted per business.

[b] The maximum sign area shall be 10 square feet, except that for corner buildings the sign area may be up to 20 square feet.

[c] The letter and logo height shall be a maximum of 12 inches.

[3] Street address signage.

[a] Street address signage shall be provided on each building or for each individual tenant.

[b] Street address numbers shall have a maximum height of eight inches.

[4] Kiosk signage.

- [a] Free-standing signs designed as Parisian-style kiosks shall be permitted in order to identify the Promenade and individual commercial businesses located on the Promenade to passersby on major roads at the edges of the district as well as within or leading to the Promenade.
- [b] The maximum kiosk sign area shall be 30 square feet.
- [c] The maximum kiosk sign height shall be 16 feet above existing grade.
- [d] Kiosk signs may be located in a paved sidewalk area including within the public right-of-way of streets.
- [e] The base of the kiosk sign shall be landscaped with plants that extend a minimum of two feet in all directions unless such kiosk is located within a paved sidewalk area.

[5] Awnings and canopies.

- [a] Awnings and canopies shall be architecturally compatible with the building.
- [b] Awnings and canopies shall be kept in good order.
- [c] One sign on an awning or canopy shall be permitted, provided that:
  - [i] The letter logo height does not exceed 50% of the awning or canopy height.
  - [ii] The letter and logo height is located on the vertical flap and does not exceed eight inches.
  - [iii] The letter and logo area does not exceed 50% of the area of the diagonal portion of the awning or canopy.

[6] Window lettering and signs. Window lettering and signs shall be permitted, provided that they:

- [a] Are inside the window
- [b] Do not exceed 15% of the window area.
- [c] Pertain only to the establishment occupying the premises where the window is located.

The comprehensive signage plan shall include all illuminated interior signs, which shall be consistent throughout the development and which shall not detract from the aesthetic impression created by the remainder of the signage plan and architectural design.

- (f) Signage indicating that the roads abutting the Promenade are shared space shall be provided at appropriate locations.

(8) Temporary Signage

- (a) Any signage which identifies a mixed-use or nonresidential project under construction within the redevelopment area and/or opening date for occupancy shall not exceed 50 square feet. Signage shall be removed within one year of the issuance of a sign permit or at the time of the final certificate of occupancy, whichever comes first. One sign per lot or one sign per each road frontage shall be permitted. However, construction signs which contain noncommercial messages, such as signs identifying individual lots or construction ingress and/or egress, shall be permitted which do not exceed four square feet.
- (b) Temporary contractor signage. Only one sign shall be permitted identifying lenders, architects, engineers or contractors doing work on the site. Such sign shall be a maximum of four square feet per entity, but not to exceed 25 square feet. This sign shall be removed when work ceases or is abandoned or when a certificate of occupancy for the project is issued, whichever occurs sooner.

Section 6. This ordinance shall take effect twenty days after action or inaction by the Mayor as approved by law or an override of a mayoral vote by the Council, whichever is applicable; upon filing with the Mercer County Planning Board; and upon publication according to law.

INTRODUCTION: January 18, 2011  
PUBLIC HEARING: March 7, 2011  
ADOPTION: March 7, 2011  
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