

TOWNSHIP OF WEST WINDSOR  
COUNTY OF MERCER, NEW JERSEY

1st Reading March 4, 2019\* March 19, 2019\*\*\* Date to Mayor April 2, 2019  
 2nd Reading & Public Hearing April 1, 2019 Date Signed April 2, 2019  
 Date Adopted April 1, 2019 Date Resubmitted to Council \_\_\_\_\_  
 Date Effective April 22, 2019 Approved as to Form and Legality [Signature]  
 DOT APPROVAL RECEIVED \_\_\_\_\_ Township Attorney

**ORDINANCE 2019-07r**

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

**AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999)  
TO CREATE AN RP-12 DISTRICT**

RECORD OF VOTE													
First Reading							Second Reading						
Council	Yes	No	NV	AB	Mov	Sec	Council	Yes	No	NV	AB	Mov	Sec
GEEVERS	✓					✓	GEEVERS	✓					
HAMILTON	✓						HAMILTON	✓					
MANZARI	✓				✓		MANZARI	✓				✓	
MILLER	✓						MILLER	✓					
ZHANG	✓						ZHANG	✓					✓

x-Indicates Vote AB-Absent NV-Not Voting Mov-Moved Sec-Seconded

Rejected

Approved  [Signature] Hemant Marathe, Mayor 4/2/2019 Date

Reconsidered by Council \_\_\_\_\_ Override Vote: YES \_\_\_\_\_ NO \_\_\_\_\_

[Signature]  
Gay M. Huber, Township Clerk

- \* Sent to Planning Board for Review March 5, 2019
- \*\* Planning Board March 13, 2019 substantive changes needs re-introduction by Council
- \*\*\* Council Re-introduced as amended. Motion by Hamilton; Seconded by Manzari - Hamilton, Manzari Miller yes Geevers/Zhang absent

**ORDINANCE 2019-07r**

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

**AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF WEST WINDSOR  
(1999) TO CREATE AN RP-12 DISTRICT**

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

Section 1. Chapter 200 of the Code of the Township of West Windsor, Land Use, Part 4, Zoning, Article XXVI, Titles, Purposes, Establishment of Districts; General Conditions, Section 200-142, Establishment of Zoning Districts, is hereby amended by adding after the line “RP-11 – “Overlay of the Princeton Junction Redevelopment Plan” the following:

RP-12 Residence/Affordable Housing

Section 2. Chapter 200 of said Code, Land Use, Part 4, Zoning, Article XXVI, Titles, Purposes, Establishment of Districts; General Conditions, Section 200-143, Zoning Map, is amended to read as follows:

The boundaries of said zoning district is hereby established as shown on the Zoning Map, Township of West Windsor, dated March 18, 2019, and revised through April 1, 2019, which, with all explanatory matter thereon, is hereby adopted and made part of this Part IV. An official copy of said Map, indicating the latest amendments shall be kept up-to-date in the office of the Land Use Manager for the use and benefit of the public and shall have the most current revision date shown thereon. The Zoning Map for that shall be the official reference as to the current zoning classification of the land within the boundaries of the Township of West Windsor.

Section 3. Chapter 200 of said Code, Land Use, Part 5, Princeton Junction Redevelopment Plan Regulatory Provisions, Article XXXIV, Land Use Controls, is hereby amended by the adding a New Section 200-272 as follows and by renumbering the subsequent sections accordingly:

**§ 200-272 RP-12 District.**

A. RP-12 District use regulations.

- (1) Purpose. The goal of the RP-12 District is to develop the property in the RP-12 District with attractive, multi-family housing, to include 20% affordable housing.

- (2) Comprehensive development. The District shall be comprehensively developed in accordance with one development application for the entire district.
- (3) Permitted principal uses. In the RP-12 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 the following use:
  - (a) Multifamily dwellings, provided that twenty percent (20%) of such units are affordable housing meeting all of the applicable standards and requirements for affordable units, including those set forth in the *Uniform Housing Affordability Controls* (UHAC), N.J.A.C 5:80-26.1 *et seq.*, and Section 200-237. At least 50% of the affordable units shall be affordable to low-income households, and at least 13% of all rental affordable units shall be affordable to very low-income households earning 30% or less of the regional median household income by household size, which very low-income units shall be included as part of the low-income requirement. The remaining affordable units shall be made affordable to moderate-income households. The affordable units shall be dispersed throughout the building or buildings. Affordable housing shall be architecturally indistinguishable from market-rate housing. Ordinance 2019-03 shall not apply.
- (4) Permitted accessory uses.
  - (a) Recreational and open space facilities, including, but not limited to walkways, courtyards and plazas.
  - (b) Off-street parking and loading associated with multifamily dwellings and townhouses.
  - (c) Signs.
  - (d) Street furnishings, planters, streetlights, and exterior, garden-type shade structures such as gazebos and pavilions.

- (e) Fences and walls, which shall complement the architectural style, type and design of the building and the overall project design.
- (f) Decks, patios and terraces, which shall complement the architectural style, type and design of the building and the overall project design.
- (g) Stand-alone on-grade garages, trash enclosures, stand-alone storage facilities for apartment tenants, and office and maintenance areas for onsite rental business operations.
- (h) Accessory uses customarily incidental to permitted principal uses.

B. RP-12 District intensity, bulk and other regulations.

- (1) Maximum improvement coverage: 80%.
- (2) Minimum yards.
  - (a) Front yard: 10 feet.
  - (b) Side yard: 5 feet.
  - (c) Rear yard: 5 feet.
- (3) Number of dwelling units: The developer may construct up to one hundred eighty (180) dwelling units.
- (4) Maximum building height:
  - (a) The maximum building height shall be four stories above garage, but no greater than 80 feet.
- (5) Building spacing: A minimum of 30 feet shall be provided between buildings if there is more than one building.
- (6) Parking standards.

- (a) In lieu of the standards set forth in § 200-27B, the following off-street parking standards shall apply: a minimum of 1.0 spaces per dwelling.
- (b) Off-street parking lots shall be accessed by means of common driveways to the extent practicable. Cross-access easements with adjacent lots shall be required. Shared parking facilities are encouraged where possible.

(7) Sidewalks.

- (a) In lieu of the standards set forth in § 200-258A sidewalk widths shall be a minimum of four feet wide, except where sidewalk borders head-in parking stalls, the sidewalk shall be a minimum of six feet wide.
- (b) All internal sidewalks and pathways shall 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. This requirement does not apply to connections to Block 5, Lot 20. A minimum of one accessible route shall be provided to the RP-12 development from the public street and sidewalk, through Block 5, Lot 20.

(8) Landscaping.

- (a) All Section 200-91P standards shall apply except that:
  - [1] In lieu of the standards set forth in §200-91P(4), the following shall apply: Storm water management facilities shall be designed in accordance with the guidelines set forth in the New Jersey Stormwater Best Management Practices Manual.
  - [2] Section 200-91P(5) (Open Space) shall not apply.
  - [3] Section 200-91P(6)(c) (Filtered Buffer) shall not apply to locations where internal drives and parking adjoin the building or buildings.

- [4] Section 200-91P(6)(d)(4) is amended to allow a solid fence or wall serving as a sound barrier ten feet high. Such a fence or wall is only required along a portion of the property line between the building or buildings and the railroad tracks. Any fence or fences constructed along the railroad (Block 5, Lot 14) serving as a sound barrier shall not be considered a structure.
- [5] Sections 200-91P(7)(a), (b), (c), (d), (e), and (f) shall not apply.
- [6] Existing trees over 5 inches DBH that are within ten feet of property lines shall be located and preserved to the extent possible. All other existing trees will be cleared and are not required to be relocated.

(9) Architectural and site design standards.

In lieu of the standards set forth in §200-258C, the following shall apply:

- (a) Architectural detail, style, color, proportion and massing shall reflect the features of a traditional village center. The building or buildings shall reflect a continuity of treatment through the district, obtained by maintaining the building scale or by subtly graduating changes; by maintaining base courses; by maintaining cornice lines in buildings, if more than one, of the same height; by extending horizontal lines of fenestration; and by reflecting architectural styles and details, design themes, building materials and colors used in surrounding buildings. To the extent possible, upper-story windows shall be vertically aligned with the location of windows and doors on the ground level. A variety of building setbacks, roof lines, color schemes, elevations and heights shall be developed, relative to adjacent structures, to avoid a repetitious and monotonous streetscape.
- (b) Any sound barrier along the railroad right-of-way may not be higher than ten (10) feet.
- (c) Signage and lighting shall be designed in a manner complementary to the building's architecture and in keeping with the goal of achieving a traditional village center.

- (d) Pitched roofs (6/12 to 12/12) are required. Both gable and hipped roofs shall provide overhanging eaves on all sides that extend a minimum of one foot beyond the building wall.

(10) Signage.

- (a) Street address signage.

In lieu of the standards set forth in §200-258D4c, the following shall apply:

- [1] Street address signage shall be provided on the building or, if more than one building, each building.
- [2] Street address numbers shall have a maximum height of 24 inches.

- (b) Monument signage.

In lieu of the standards set forth in § 200-258D4d, the following shall apply:

- [1] Two monument signs shall be permitted for the RP-12 District. One of the two signs shall be an identification sign along Cranbury Road at the entrance to the Ellsworth Center.
- [2] The maximum monument sign area for each sign shall be 40 square feet.
- [3] The maximum monument sign height for each sign shall be six feet above existing grade.

(11) Internal Streets.

- (a) Geometry of streets shall be sufficient for Township emergency vehicles and private waste removal.
- (b) Street names shall not duplicate or nearly duplicate the names of existing streets in the municipality or contiguous communities. The continuation of an existing street shall have the same name.

- (c) Endings of proposed street names shall reflect street classification for a cul-de-sac: lane, court, place, or circle.

(12) Other Standards.

- (a) No development shall proceed in the District without a redeveloper's agreement with the Township or redevelopment entity.
- (b) Section 200-20 (Common Open Space) shall not apply.
- (c) The standards set forth in § 200-23 requiring an environmental appraisal of the property are not applicable.
- (d) Interconnection with Block 5, Lot 20 for storage or other complimentary service uses is allowed.
- (e) In lieu of the standards set forth in § 200-25B2, steps shall be taken to minimize indoor noise levels. Building code requirements shall be met.
- (f) In lieu of the standards set forth in § 200-25C2, steps shall be taken to minimize vibration levels.

(13) Pedestrian and Bicycle Circulation

- (a) A comprehensive bicycle and pedestrian circulation plan shall be provided. Consideration shall be given to linking pedestrian and bicycle circulation features to adjoining open space amenities, as determined to be appropriate and feasible.
- (b) Pedestrian crossing in streets and alleys shall include special ground texture treatment such as brick, stone, cobblestones and other suitable material. The treatment of any crosswalk shall be designed with materials that indicate the different traffic characteristics of intersecting streets.



- (c) There shall be a dedicated interior space or an enclosed room for storage of bicycles. Such a space may be located within a parking garage.

Section 4. This ordinance shall be in force after action or inaction by the Mayor as provided by law or an override of mayoral veto by the Council, whichever is applicable, and publication according to law.

Introduction: March 4, 2019\*; March 18, 2019\*\*\*

Public Hearing: April 1, 2019

Adoption: April 1, 2019

Mayor's Approval: April 2, 2019

Effective Date: April 22, 2019

\*Sent to Planning Board for Review March 5, 2019

\*\*Sent to Planning Board March 13, 2019 substantive changes needs re-introduction by Council

\*\*\*Council Reintroduced as amended: Motion by Hamilton; Seconded by Manzari  
Vote Hamilton Manzari Miller yes  
Absent: Geever/Zhang

Appendix 4:  
Adopted RP-12 Ordinance Amending the Princeton  
Junction Redevelopment Plan

TOWNSHIP OF WEST WINDSOR  
COUNTY OF MERCER, NEW JERSEY

1st Reading March 4, 2019\* March 19, 2019\*\*\*  
 2nd Reading & Public Hearing April 1, 2019  
 Date Adopted April 1, 2019  
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 DOT APPROVAL RECEIVED \_\_\_\_\_

Date to Mayor April 2, 2019  
 Date Signed April 2, 2019  
 Date Resubmitted to Council \_\_\_\_\_  
 Approved as to Form and Legality [Signature]  
 Township Attorney

**ORDINANCE 2019-08r**

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

**AN ORDINANCE AMENDING THE REDEVELOPMENT PLAN  
FOR PRINCETON JUNCTION BY ADDING A NEW RP-12 DISTRICT**

RECORD OF VOTE													
First Reading <u>3/14/2019</u>							Second Reading						
Council	Yes	No	NV	AB	Mov	Sec	Council	Yes	No	NV	AB	Mov	Sec
GEEVERS	✓					✓	GEEVERS	✓					
HAMILTON	✓						HAMILTON	✓					
MANZARI	✓				✓		MANZARI	✓				✓	
MILLER	✓						MILLER	✓					
ZHANG	✓						ZHANG	✓					✓

x-Indicates Vote AB-Absent NV-Not Voting Mov-Moved Sec-Seconded

Rejected

Approved  \_\_\_\_\_  
 Hemant Marathe, Mayor

\_\_\_\_\_ Date  
 April 2, 2019

Reconsidered by Council \_\_\_\_\_ Override Vote: YES \_\_\_\_\_ NO \_\_\_\_\_

\_\_\_\_\_ Date  
 Gay M. Huber, Township Clerk

- \* Sent to Planning Board for review March 5, 2019
- \*\* Planning Board March 13, 2019 substantive changes needs re-introduction by Council
- \*\*\* Council Re-introduced as amended Motion by Hamilton; Seconded by Manzari  
 Hamilton, Manzari, Miller yes  
 Beererol Zhang absent

**ORDINANCE 2019-08r**

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

**AN ORDINANCE AMENDING THE REDEVELOPMENT PLAN  
FOR PRINCETON JUNCTION BY ADDING A NEW RP-12 DISTRICT**

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 first full paragraph on page 8 of the Redevelopment Plan for Princeton Junction is amended to reflect the new district regulations set forth below.

Section 2. The Executive Summary is amended by adding the following at the end:

**District 12** is intended to facilitate redevelopment of a portion of what was District 7 by providing for an inclusionary development consisting of 144 market units and 36 affordable units.

Section 3. The Redevelopment Plan Development Summary on page 12 is amended to reflect the new district regulations set forth below.

Section 4. The Study Area District Map on page 25 is amended by creating a RP-12 District in the portion of the RP-7 District north of the most northerly lot line shown on the Map and known as Block 5, Lot 19.

Section 5. The following shall be added at the end of the District Regulations.

**DISTRICT RP-12**

**RP-12 District use regulations**

- A. Purpose. The goal of the RP-12 District is to develop the property in the RP-12 District with attractive, multi-family housing, to include 20% affordable housing.
- B. Comprehensive development. The District shall be comprehensively developed in accordance with one development application for the entire district.
- C. Permitted principal uses. In the RP-12 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 the following use:
  - (1) Multifamily dwellings, provided that twenty percent (20%) of such units are affordable housing meeting all of the applicable standards and requirements for affordable units, including those set forth in the *Uniform Housing Affordability Controls* (UHAC), N.J.A.C 5:80-26.1 *et seq.*, and Section 200-237. At least 50% of the affordable units shall be affordable to low-income households, and at least 13% of all rental affordable units shall be affordable to very low-income households earning 30% or less of the regional median household income by household size, which very low income units shall be included as part of the low income requirement. The remaining affordable units shall be made affordable to moderate-income households. The affordable units shall be dispersed throughout the building or buildings. Affordable housing shall be architecturally indistinguishable from market-rate housing. Ordinance 2019-03 shall not apply.
- D. Permitted accessory uses.
  - (1) Recreational and open space facilities, including, but not limited to walkways, courtyards and plazas.
  - (2) Off-street parking and loading associated with multifamily dwellings and townhouses.
  - (3) Signs.
  - (4) Street furnishings, planters, streetlights, and exterior, garden-type shade structures such as gazebos and pavilions.

- (5) Fences and walls, which shall complement the architectural style, type and design of the building and the overall project design.
- (6) Decks, patios and terraces, which shall complement the architectural style, type and design of the building and the overall project design.
- (7) Stand-alone on-grade garages, trash enclosures, stand-alone storage facilities for apartment tenants, and office and maintenance areas for onsite rental business operations.
- (8) Accessory uses customarily incidental to permitted principal uses.

**RP-12 District intensity, bulk and other regulations.**

- A. Maximum improvement coverage: 80%.
- B. Minimum yards.
  - (1) Front yard: 10 feet.
  - (2) Side yard: 5 feet.
  - (3) Rear yard: 5 feet.
- C. Number of dwelling units: The developer may construct up to one hundred eighty (180) dwelling units.
- D. Maximum building height:
  - (1) The maximum building height shall be four stories above garage, but no greater than 80 feet.
- E. Building spacing: A minimum of 30 feet shall be provided between buildings if there is more than one building.
- F. Parking standards.
  - (1) In lieu of the standards set forth in § 200-27B, the following off-street parking standards shall apply: a minimum of 1.0 spaces per dwelling.

- (2) Off-street parking lots shall be accessed by means of common driveways to the extent practicable. Cross-access easements with adjacent lots shall be required. Shared parking facilities are encouraged where possible.

G. Sidewalks.

- (1) In lieu of the standards set forth in § 200-258A sidewalk widths shall be a minimum of four feet wide, except where sidewalk borders head-in parking stalls, the sidewalk shall be a minimum of six feet wide.
- (2) All internal sidewalks and pathways shall 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. This requirement does not apply to connections to Block 5, Lot 20. A minimum of one accessible route shall be provided to the RP-12 development from the public street and sidewalk, through Block 5, Lot 20.

H. Landscaping.

- (1) All Section 200-91P standards shall apply except that:
  - (a) In lieu of the standards set forth in §200-91P(4), the following shall apply: Storm water management facilities shall be designed in accordance with the guidelines set forth in the New Jersey Stormwater Best Management Practices Manual.
  - (b) Section 200-91P(5) (Open Space) shall not apply.
  - (c) Section 200-91P(6)(c) (Filtered Buffer) shall not apply to locations where internal drives and parking adjoin the building or buildings.
  - (d) Section 200-91P(6)(d)(4) is amended to allow a solid fence or wall serving as a sound barrier ten feet high. Such a fence or wall is only required along a portion of the property line between the apartment building or buildings and the railroad tracks. Any fence or fences constructed along the railroad (Block 5, Lot 14) serving as a sound barrier shall not be considered a structure.
  - (e) Sections 200-91P(7)(a), (b), (c), (d), (e), and (f) shall not apply.

- (f) Existing trees over 5 inches DBH that are within ten feet of property lines shall be located and preserved to the extent possible. All other existing trees will be cleared and are not required to be relocated.

I. Architectural and site design standards.

In lieu of the standards set forth in § 200-258C, the following shall apply:

- (a) Architectural detail, style, color, proportion and massing shall reflect the features of a traditional village center. The building or buildings shall reflect a continuity of treatment through the district, obtained by maintaining the building scale or by subtly graduating changes; by maintaining base courses; by maintaining cornice lines in buildings, if more than one, of the same height; by extending horizontal lines of fenestration; and by reflecting architectural styles and details, design themes, building materials and colors used in surrounding buildings. To the extent possible, upper-story windows shall be vertically aligned with the location of windows and doors on the ground level. A variety of building setbacks, roof lines, color schemes, elevations and heights shall be developed, relative to adjacent structures, to avoid a repetitious and monotonous streetscape.
- (b) Any sound barrier along the railroad right-of-way may not be higher than ten (10) feet.
- (c) Signage and lighting shall be designed in a manner complementary to the building's architecture and in keeping with the goal of achieving a traditional village center.
- (d) Pitched roofs (6/12 to 12/12) are required. Both gable and hipped roofs shall provide overhanging eaves on all sides that extend a minimum of one foot beyond the building wall.

J. Signage.

- (1) Street address signage.

In lieu of the standards set forth in § 200-258D4c, the following shall apply:

- (a) Street address signage shall be provided on the building or, if more than one building, each building.



- (b) Street address numbers shall have a maximum height of 24 inches.
- (2) Monument signage.  
In lieu of the standards set forth in § 200-258D4d, the following shall apply:
  - (a) Two monument signs shall be permitted for the RP-12 District. One of the two signs shall be an identification sign along Cranbury Road at the entrance to the Ellsworth Center.
  - (b) The maximum monument sign area for each sign shall be 40 square feet.
  - (c) The maximum monument sign height for each sign shall be six feet above existing grade.

K. Internal Streets.

- (1) Geometry of streets shall be sufficient for Township emergency vehicles and private waste removal.
- (2) Street names shall not duplicate or nearly duplicate the names of existing streets in the municipality or contiguous communities. The continuation of an existing street shall have the same name.
- (3) Endings of proposed street names shall reflect street classification for a cul-de-sac: lane, court, place, or circle.

L. Other Standards.

- (1) No development shall proceed in the District without a redeveloper's agreement with the Township or redevelopment entity.
- (2) Section 200-20 (Commons Open Space) shall not apply.
- (3) The standards set forth in § 200-23 requiring an environmental appraisal of the property are not applicable.
- (4) Interconnection with Block 5, Lot 20 for storage or other complimentary service uses is allowed.

- (5) In lieu of the standards set forth in § 200-25B2, steps shall be taken to minimize indoor noise levels. Building code requirements shall be met.
- (6) In lieu of the standards set forth in § 200-25C2, steps shall be taken to minimize vibration levels.

M. Pedestrian and Bicycle Circulation

- (1) A comprehensive bicycle and pedestrian circulation plan shall be provided. Consideration shall be given to linking pedestrian and bicycle circulation features to adjoining open space amenities, as determined to be appropriate and feasible.
- (2) Pedestrian crossing in streets and alleys shall include special ground texture treatment such as brick, stone, cobblestones and other suitable material. The treatment of any crosswalk shall be designed with materials that indicate the different traffic characteristics of intersecting streets.
- (3) There shall be a dedicated interior space or an enclosed room for storage of bicycles. Such a space may be located within a parking garage.

Section 6. This ordinance shall be in force after action or inaction by the Mayor as provided by law or an override of mayoral veto by the Council, whichever is applicable, and publication according to law.

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Vote Hamilton Manzari Miller yes  
Absent: Geevers/Zhang