

**TOWNSHIP OF WEST WINDSOR
COUNTY OF MERCER, NEW JERSEY**

1st Reading February 9, 2026
 2nd Reading & Public Hearing March 9, 2026
 Date Adopted March 9, 2026
 Date Effective April 6, 2026
 DOT APPROVAL RECEIVED _____
 Planning Board Approval February 18, 2026

Date to Mayor March 10, 2026
 Date Signed March 17, 2026
 Date Resubmitted to Council _____
 Approved as to Form and Legality _____
 Township Attorney
Michael Herbert Esq.

ORDINANCE NO. 2026-02

TOWNSHIP OF WEST WINDSOR ORDINANCE TO
 AMEND AND SUPPLEMENT CHAPTER 200
 OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999)
 BY AMENDING THE BULK & USE STANDARDS IN THE B-2A DISTRICT
 AND THE SCHEDULE OF OFF-STREET PARKING REQUIREMENTS.

RECORD OF VOTE													
First Reading							Second Reading						
Council	Yes	No	NV	AB	Mov	Sec	Council	Yes	No	NV	AB	Mov	Sec
Charles	✓				✓		Charles	✓				✓	
Gawas	✓						Gawas				✓		
Geevers	✓					✓	Geevers	✓					✓
Mandel	✓						Mandel	✓					
Weiss	✓						Weiss		✓				

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

Hemant Marathe
 Hemant Marathe, Mayor

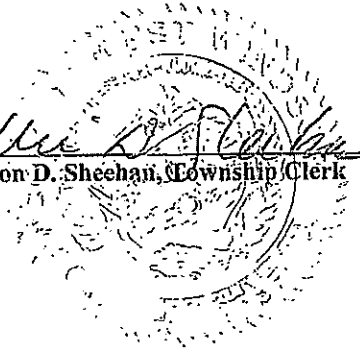
3/17/26
 Date

Rejected _____

Reconsidered by Council _____

Override Vote: YES _____ NO _____

Allison D. Sheehan
 Allison D. Sheehan, Township Clerk



TOWNSHIP OF WEST WINDSOR
MERCER COUNTY, NEW JERSEY

ORDINANCE 2026-02

TOWNSHIP OF WEST WINDSOR ORDINANCE TO
AMEND AND SUPPLEMENT CHAPTER 200
OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999)
BY AMENDING THE BULK & USE STANDARDS IN THE B-2A DISTRICT
AND THE SCHEDULE OF OFF-STREET PARKING REQUIREMENTS.

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 said Code, Land Use, Part 4, Zoning, Article XXVIII, Use and Bulk Regulations for Business Districts, Section 200-202.1, B-2A Business District (neighborhood center) use regulations, Subsection A., Permitted uses, is hereby amended as follows. Added text is underlined, and text to be eliminated is ~~struck through~~.

- A. Permitted uses. In a B-2A District, no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used except for one or more of the following uses, and all such uses shall be subject to the performance standards set forth in Part 1, Site Plan Review, of this chapter.
- (1) Stores and shops for the conduct of any retail business (including curbside pickup for the sale of items not otherwise prohibited in this section).
 - (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.

(8) Car washes.

Section 2. Chapter 200 of said Code, Land Use, Part 4, Zoning, Article XXVIII, Use and Bulk Regulations for Business Districts, Section 200-202.1, B-2A Business District (neighborhood center) use regulations, Subsection C., Accessory uses, is hereby amended as follows. Added text is underlined, and text to be eliminated is ~~struck through~~.

C. Accessory uses in the B-2A District. In a B-2A District, the following uses may be permitted as accessory uses:

- (1) Off-street parking and loading.
- (2) Signs.
- (3) Street furnishings, planters, streetlights, 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 and/or a car wash.
- (11) Emergency generators, with an appropriate visual and sound-attenuating enclosure.

Section 3. Chapter 200 of said Code, Land Use, Part 4, Zoning, Article XXVIII, Use and Bulk Regulations for Business Districts, Section 200-202.2, B-2A Business District bulk and area

restrictions, Subsection D., Standards for accessory buildings and structures, is hereby amended as follows. Added text is underlined, and text to be eliminated is ~~struck through~~.

D. Standards for accessory buildings and structures:

- (1) All accessory uses and elements shall complement the architectural design style, type, color, and/or materials of the building(s) and the overall project design.
- (2) Accessory buildings and structures shall be required to meet the front yard requirement for principal buildings and structures as required herein, unless otherwise noted.
- (3) Accessory structures shall be permitted to have a side or rear yard setback of two feet to adjoining properties located in the same zoning district.
- (4) Accessory structures shall be required to meet the side and rear yard setback requirements identified in Subsection C above if abutting a property zoned or utilized for residential purposes.
- (5) Electric vehicle charging stations, transformers, and other similar utility structures are exempt from the front yard setback requirement.
- (6) Backup generators. Permanent backup generators shall be provided for any gas station/convenience store. Generators shall be tied into natural gas if natural gas is available. Should natural gas not be available to the site, propane generators shall be required.
- (7) Generators shall be required to meet the front yard setback, unless otherwise appropriately landscaped as determined by the Planning Board.
- (8) Vacuums associated with a car wash may be permitted to extend 7 feet in a required front yard setback, provided they are appropriately landscaped as determined by the Planning Board.

Section 4. Chapter 200 of said Code, Land Use, Part 4, Zoning, Article XXVIII, Use and Bulk Regulations for Business Districts, Section 200-202.2, B-2A Business District bulk and area restrictions, Subsection J., Car Washes, is hereby created as follows.

J. Car washes.

- (1) Minimum distance between any car wash queuing lane and any adjoining district boundary line: 25 feet.
- (2) Any car wash shall have a minimum queuing length to accommodate at least 12 vehicles.
- (3) Access to and from car wash facilities shall not be permitted onto public streets. Such access shall be provided from the internal road network servicing the development. Ingress and egress points shall be coordinated so as not to impede the main traffic flow required for the development.

Section 5. Chapter 200 of said Code, Land Use, Part 1, Site Plan Review, Article VI, Design Details, Section 200-27, Circulation and Parking, Subsection B., Schedule of off-street parking requirements, Item (1); Motor vehicle requirements, hereby amended by adding the following requirement for car washes.

Land or Building Use	Minimum Standards
Car wash	1 space per every full-time employee and 2 spaces per every part-time employee on the largest shift, provided that there shall be a minimum of 10 spaces.

Section 6. In the event of any conflict between the provisions and requirements of this section and the provisions and requirements of any other section of this chapter, the provisions and requirements of this section shall govern.

Section 7. This ordinance shall take effect twenty days after action or inaction by the Mayor as approved by law, or an override of a mayoral veto by the Council, whichever is applicable; upon filing with the Mercer County Planning Board; and upon publication according to law.

Introduction: February 9, 2026
 Planning Board Approval: February 18, 2026
 Public Hearing: March 9, 2026
 Adoption: March 9, 2026
 Mayor Approval: March 17, 2026
 Effective Date: April 6, 2026

MULLER & BAILLIE, P.C.
196 Princeton-Hightstown Road
Bldg. 1, Ste. 13
West Windsor, New Jersey 08550

Gerald J. Muller, Esq.
Martina Baillie, Esq.

Telephone: (609) 257-2424
gmuller@mullerbaillielaw.com

February 19, 2026

Sent via Electronic Transmission

Ms. Allison D. Sheehan
West Windsor Township Clerk
271 Clarksville Road
Princeton Junction, NJ 08550

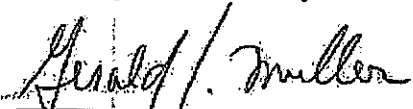
Re: Referral of Ordinances 2026-02 through -09 to Planning Board

Dear Allison:

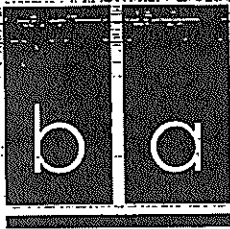
On February 18, 2026, the Planning Board reviewed the above-referenced ordinances. By an 8-0 vote with no abstentions, it determined that Ordinances 2026-03 through -09 were consistent with the Master Plan. By a vote of 7-1, with no abstentions, it determined that Ordinance 2026-02 was consistent with the Master Plan.

Very truly yours,

Muller & Baillie, PC.
West Windsor Township
Planning Board Attorneys



By: Gerald J. Muller



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

Principals:
Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA
David Novak PP, AICP

BURGIS
ASSOCIATES, INC.

MEMORANDUM

To: West Windsor Township Council
From: David Novak PP, AICP
Subject: B-2A Business District (Neighborhood Center)
Draft Zoning Amendment
Date: January 29, 2026
BA#: 4411.03

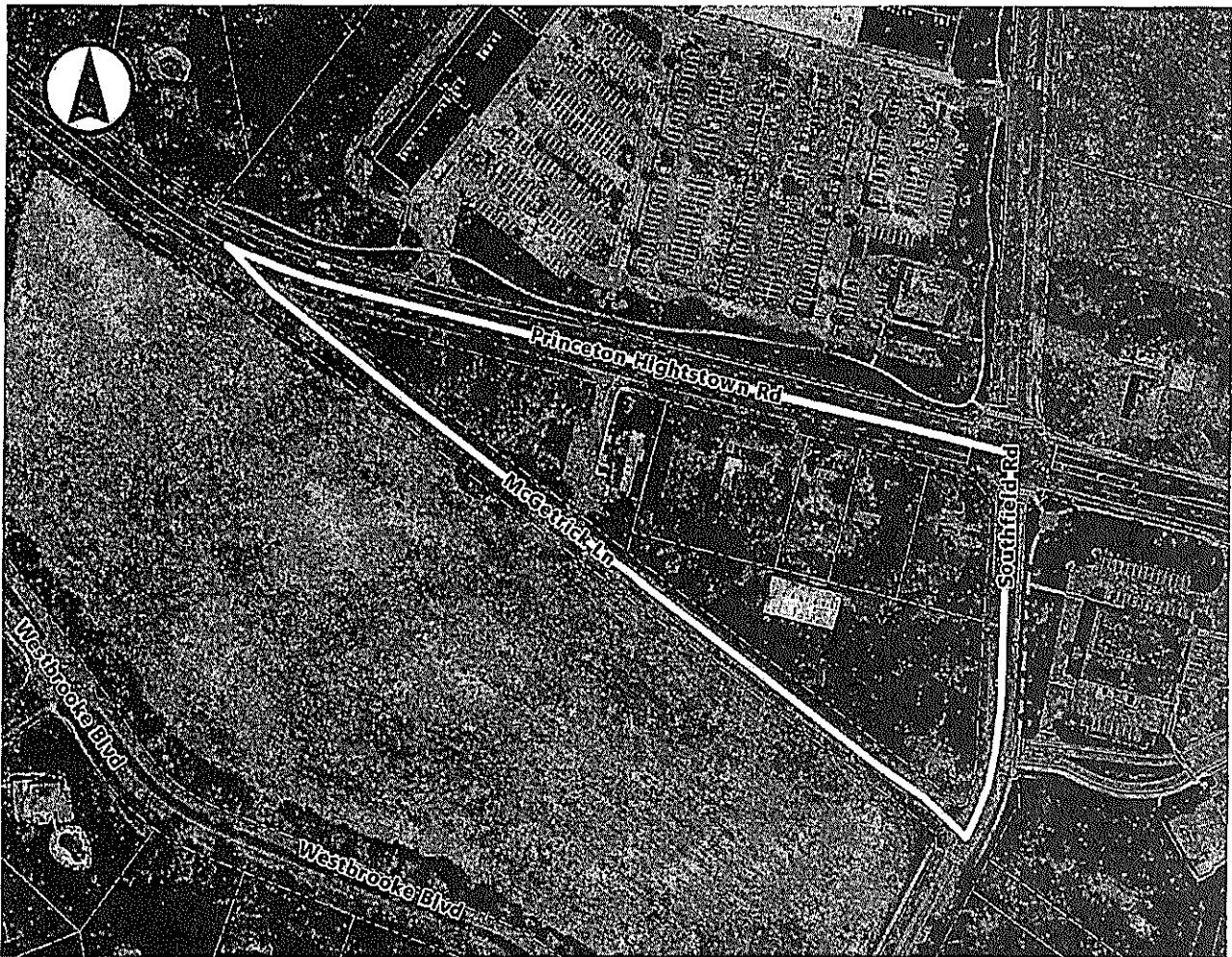
The following memorandum provides a brief summary of the proposed zoning amendments to the B-2A Business District (Neighborhood Center).

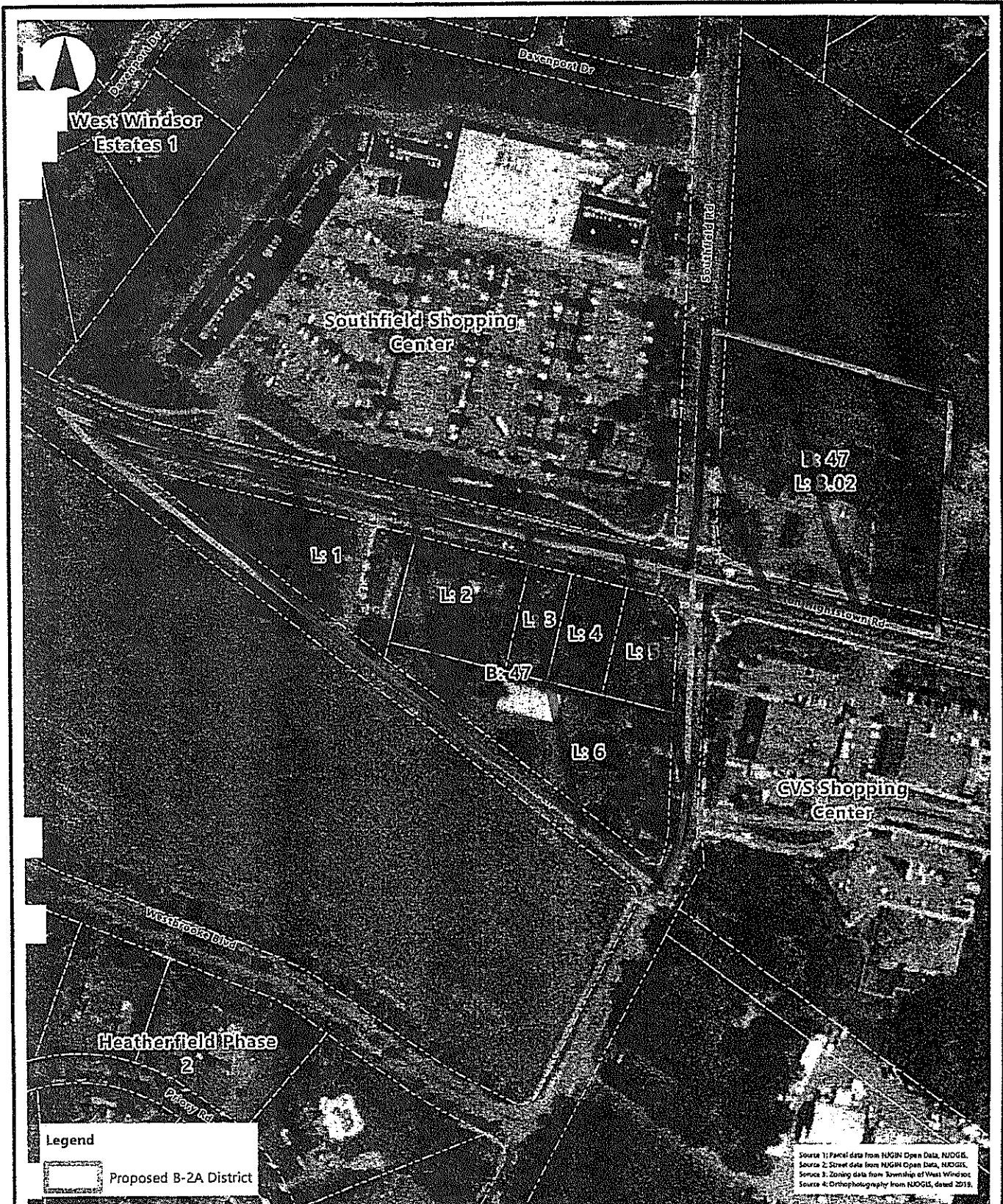
By way of background, this district is located in the easterly portion of the Township at the southwesterly corner of Princeton Hightstown Road and Southfield Road. It comprises Block 47 Lots 1, 2, 3, 4, 5, and 6. Lot 1 is presently developed with a dental office, while Lots 2, 3, 4, 5, and 6 previously received site plan approval for the development of a QuickChek retail convenience store with fueling stations as well as a drive-through restaurant.

The drive-through restaurant is no longer proposed. The applicant has subsequently requested a rezoning to permit a car wash in its stead. Accordingly, the following ordinance changes are proposed to accommodate this development.

1. List of Permitted Uses. The list of permitted uses as established by Section 200-202.1A. has been revised to permit car washes.
2. List of Accessory Uses. The list of accessory uses as established by Section 200-202.1C. has been revised to permit air pumps and vacuums as an accessory to gasoline service stations as well as car washes. Previously, these structures were only identified as accessory uses for gasoline service stations.
3. Standards for Accessory Uses. The standards for accessory uses as established by Section 200-202.2D. have been updated to include vacuums. Vacuums associated with a car wash may be permitted to extend seven (7) feet in a required front yard setback, provided they are appropriately landscaped as determined by the Planning Board.

4. *Additional Standards for Car Washes.* A new Item J. is proposed in Section 200-202.2 which establishes additional standards for car washes. These standards are somewhat similar to those already established for restaurants and bank with drive-throughs in the district. They are as summarized as follows:
 - a. A minimum distance of 25 feet is proposed between any car wash queuing lane and any adjoining district boundary line.
 - b. A minimum queueing length of at least 12 vehicles is proposed for car washes.
 - c. It is proposed that access to and from car wash facilities must be provided internally as opposed to from public streets.
5. *Parking Standard.* The Township does not presently establish any parking standards for car washes. Accordingly, such a standard has been proposed. This proposed standard requires 1 space per every full-time employee and 2 spaces per every part-time employee on the largest shift, provided that there shall be a minimum of 10 spaces.





Map 02: Aerial of the Proposed B-2A District

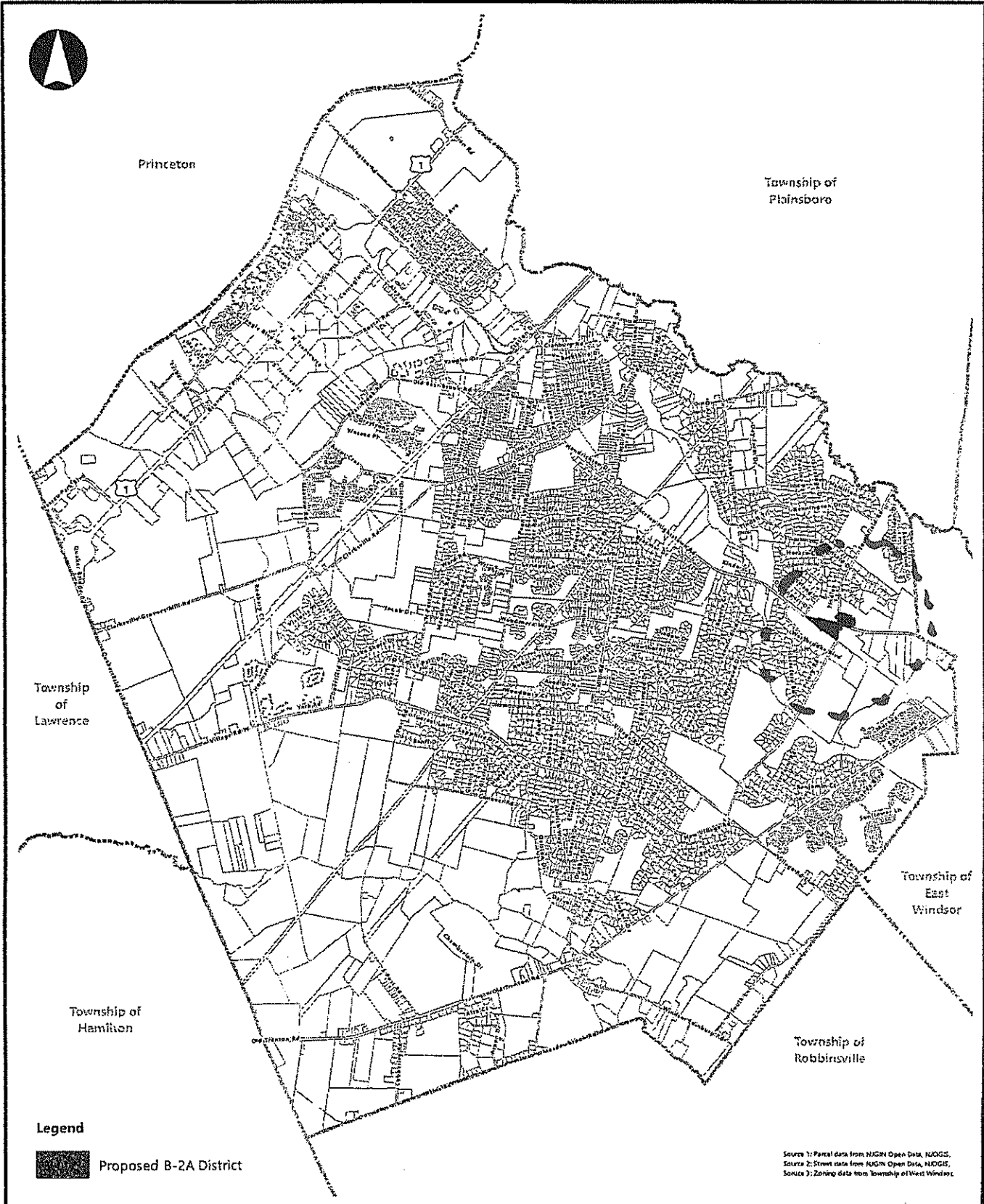
Project No.	Date	Drawn By
3688.10	04.21.21	DN

BURGIS ASSOCIATES, INC.
 COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | ENVIRONMENTAL ARCHITECTURE
 25 Westwood Avenue Westwood, New Jersey 07075
 P: 201.666.1811 F: 201.666.2599


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

Scale	Drawn By
1" = 225'	Map 02

2025 COPYRIGHT SA - NOT TO BE REPRODUCED



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.

Map Title

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

Project No.

3688.10

Date

04.21.21

Drawn By

DN



BURGIS ASSOCIATES, INC.
 Community Planning | Land Development and Design | Landscape Architecture
 25 Westwood Avenue
 Westwood, New Jersey 07675
 P: 201.666.1811
 F: 201.666.2591

Project Title

Proposed B-2A District

Township of West Windsor | Mercer County, New Jersey

Scale

1" = 4,500'

Map No.

Map 01

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TOWNSHIP OF WEST WINDSOR
 COUNTY OF MERCER, NEW JERSEY

1st Reading February 9, 2026
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 Planning Board Approval February 18, 2026

Date to Mayor March 10, 2026
 Date Signed March 19, 2026
 Date Resubmitted to Council _____
 Approved as to Form and Legality _____

Michael L. Hobbs
 Township Attorney
 Esq.

ORDINANCE NO. 2026-03

TOWNSHIP OF WEST WINDSOR ORDINANCE TO
 AMEND AND SUPPLEMENT CHAPTER 200
 OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999)
 BY CREATING THE R-5E ZONING DISTRICT (200-189.4)

RECORD OF VOTE													
First Reading							Second Reading						
Council	Yes	No	NV	AB	Mov	Sec	Council	Yes	No	NV	AB	Mov	Sec
Charles	✓						Charles	✓					
Gajwas	✓						Gawas				✓		
Geevers	✓						Geevers	✓					✓
Mandel	✓					✓	Mandel	✓					
Weiss	✓				✓		Weiss	✓				✓	

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

Hemant Marathe
 Hemant Marathe, Mayor

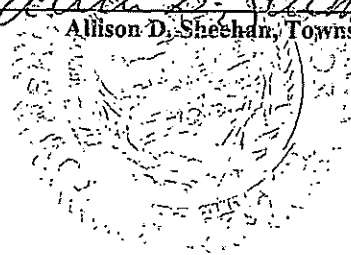
3/19/26
 Date

Rejected _____

Reconsidered by Council _____

Override Vote: YES _____ NO _____

Allison D. Sheehan
 Allison D. Sheehan, Township Clerk



TOWNSHIP OF WEST WINDSOR
MERCER COUNTY, NEW JERSEY

ORDINANCE 2026-03

TOWNSHIP OF WEST WINDSOR ORDINANCE TO
AMEND AND SUPPLEMENT CHAPTER 200
OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999)
BY CREATING THE R-5E ZONING DISTRICT (200-189.4)

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, Establishments of Districts; General Conditions, Section 200-142, Establishment of Zoning Districts, is hereby amended by adding after the line "R-5D Residence Affordable Housing" the following:

R-5E Residence Affordable Housing

Section 2. Chapter 200 of said Code, Land Use, Part 4, Zoning, Article XXVI, Titles, Purposes, Establishment of District; 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 July 12, 2021, and revised through March 9, 2026, 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. The Zoning Map of the Township of West Windsor is hereby amended to change the zoning designation of Block 7.04 Lot 1 to the R-5E District.

Section 4. Chapter 200 of said Code, Land Use, Part 4, Zoning, Article XXVII, Use and Bulk Regulations for Residence Districts, is hereby amended by adding the following new Section 200-189.4.

§ 200-189.4 R-5E Residence District use, bulk and other regulations.

- A. Purpose. The R-5E Residence (R-5E) District is intended to encourage the reutilization of Block 7.04 Lot 1 with a mix of residential development with appropriately small-scaled and compatible commercial development with convenient access to the US Route 1 corridor and surrounding commercial centers.
- B. Planned commercial development, development application requirements and required uses. Any development application in the R-5E District shall be submitted as a planned development by way of a preliminary site plan application for the entire district. Such application shall describe any phasing of the proposal, together with any onsite and off-tract improvements needed to support such phases. The application for preliminary site plan approval may also include a request for final approval with respect to such phase or phases. The following shall apply:
- (1) A R-5E development shall be subject to the requirements of this section and to the mandatory findings for a planned development as required by the Municipal Land Use Law, N.J.S.A. 40:55D-45.
 - (2) Up to a maximum of 650 residential units, market and affordable, shall be provided in one or more buildings.
- C. Principal permitted uses. In the R-5E District, no building or premises shall be used, and no building shall be erected or altered which is arranged, intended, or designed to be used except for one or more of the following uses:
- (1) Neighborhood retail uses providing for the sale of goods and services, not exceeding 5,000 square feet of floor area, including, but not limited to, convenience food stores, pharmacies, restaurants (excluding drive-through facilities), cafes, luncheonettes and delicatessens, indoor recreation facilities, including instructional studios and fitness centers, attended laundry and retail dry-cleaning services (not including bulk processing and, in case of dry-cleaning establishments, not providing for the storage of more than five gallons of flammable or toxic cleaning fluid on the premises), book, newspaper, periodical and stationary stores, copy centers, parcel package shipping stores or mailing

centers, bicycle shops and bicycle rental facilities, banks, and personal services establishments (e.g. barber or beauty salon and spa and massage services).

- (2) General and administrative offices and professional offices (e.g., physicians, lawyers and architects); small commercial offices (e.g., realtors and travel agencies); and offices incidental to uses permitted in this section.
- (3) Multi-family dwellings. The residential units shall be subject to a twenty-five percent (25%) low-and moderate-income housing set aside in accordance with Subsection I.

D. Permitted accessory uses.

- (1) Exterior recreational facilities and uses including, but not limited to swimming pools, gazebos, pavilions, kitchens, BBQ and/or fire pits, seating areas, community gardens, sport courts, putting greens, dog parks/runs, walking paths, and rooftop amenity spaces.
- (2) Interior and exterior amenities including, but not limited to lobbies, fitness facilities, club rooms, lounges, libraries, business centers, game rooms, billiard rooms, recreation rooms, private theater rooms, community kitchens for tenant use, locker rooms, mail rooms, package storage areas, valet spaces, leasing/management offices, maintenance rooms, private storage areas, and mechanical equipment/rooms.
- (3) Waste and recycling receptacles, storage areas, and/or enclosure areas.
- (4) Signs.
- (5) Fences.
- (6) Retaining walls.
- (7) Temporary leasing and construction trailers.
- (8) Generators.
- (9) Off-street parking and loading, including structured and/or garage parking.

- (10) A maintenance building for snow removal and other maintenance equipment customarily incidental to multifamily residential use.
 - (11) Above and/or below ground detention basins, retention basins, and/or stormwater management uses and/or structures which shall have no buffer or setback requirements except along the US Route 1 corridor.
 - (12) Above or below-ground utilities including but not limited to sanitary sewer pump station, cable television and telephone boxes, manholes, fire hydrants, electrical transformers, and other utilities that are customary to a residential development of this type.
 - (13) Accessory uses and buildings customarily associated with residential uses
- E. Minimum tract size. 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.
- F. Maximum permissible development density. 28.5 units per acre, which shall result in a maximum of 650 residential units.
- G. Location of nonresidential uses. Non-residential uses shall be located on the ground floor of buildings.
- H. Maximum improvement coverage. The maximum improvement coverage shall be fifty-five percent (55%).
- I. Twenty-five percent of the residential component shall be low-and moderate-income housing meeting all of the applicable standards and requirements for affordable units, including those set forth in Uniform Housing Affordability Controls (UHAC), N.J.A.C. 5:80-26.1 et seq., and Section 200-237 of the Code. At least fifty percent (50%) of the affordable units shall be made affordable to low-income households and at least thirteen percent (13%) of affordable units shall be made affordable to very low-income households earning thirty percent (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 located on site and shall be reasonably dispersed throughout each residential building phased in accordance with the affordable housing construction schedule set forth in N.J.A.C. 5:97-6.4(d). The state-

wide non-residential development fee shall apply to the non-residential portion of the development to the extent it includes other than residential uses.

J. Building standards.

- (1) Building heights shall not exceed six (6) stories and seventy (70) feet.
- (2) Yard dimensions:
 - [a] Front yard. One hundred and twenty-five (125) feet.
 - [b] Side yard: Forty (40) feet.
 - [c] Rear yard: Forty (40) feet.
- (3) Buffer requirements:
 - [a] Along the US Route 1 Corridor. A buffer of 75 feet or no closer than the line of improvement coverage existing at the date of the adoption of this ordinance, whichever is less.
 - [b] Along Nassau Park Boulevard. A buffer of 120 feet as measured from the curb line
 - [c] Along the Northerly Access Drive. A buffer of 30 feet as measured from the curb line.

K. Required off-street and on-street parking.

- (1) The off-street parking standards set forth in § 200-27B shall apply, except as follows:
 - [a] The number of residential parking spaces shall be provided at a standard of 1.7 parking spaces per unit.
 - [b] Off-street parking for all retail, personal service business or office uses shall be a minimum of one space per each 500 square feet of gross floor area. The applicant shall demonstrate that parking is sufficient for each use.

[c] Amenity uses for residents only shall not have an off-street parking requirement.

(2) Parking spaces shall be permitted in any yard.

L. Pedestrian and bicycle accessibility.

(1) The applicant shall provide paved pedestrian linkages to those portions of Nassau Park and Nassau Pavilion proximate to the project.

(2) Safe and secure (enclosed) bicycle parking shall be provided.

M. Architectural design standards and guidelines.

(1) Buildings shall generally relate in scale to the surroundings buildings in the development. Buildings shall reflect a continuity of treatment obtained by maintaining the building scale or by subtly graduating changes; by maintaining base courses; by extending horizontal lines of fenestration; and by reflecting select architectural styles and details, design themes, building materials, and colors used in surrounding buildings.

(2) Buildings shall avoid long, monotonous, uninterrupted walls or roof planes. Building wall offsets, including projections such as balconies, canopies, 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 simple, 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.

(3) The architectural treatment of the front façade shall be continued in its major features around all visible exposed sides of a building. 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 rear elevations visible from the public views is discouraged.

(4) Fenestration shall be architecturally compatible with the style, materials, colors, and details of the building. Windows shall be vertically proportioned wherever possible. To the extent possible, upper-story windows shall be vertically aligned with the location of windows and doors on the ground level.

- (5) All entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades or others, 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.
- (6) Heating, ventilating and air-conditioning (HVAC) systems, utility meters and regulators, exhaust pipes and stacks, satellite dishes and other telecommunications receiving devices shall be screened or otherwise specially treated or placed to be, as much as possible, inconspicuous as viewed from the public right-of-way and adjacent properties.
- (7) Street furniture such as benches, streetlamps, bicycle racks, receptacles for litter, including mandatory recycling receptacles, bus stops, landscape planters and hanging baskets shall be provided, if applicable. A standard street furnishing plan shall be established for the entire district. Options shall be established in order to permit variety. Furnishings manufactured from recycled materials shall be considered. Furnishings manufactured from local or regional sources shall be considered.

N. Snow storage and removal. Procedures for snow storage and removal shall be identified on the site plan.

Section 5. In the event of any conflict between the provisions and requirements of this section and the provisions and requirements of any other section of this chapter, the provisions and requirements of this section shall govern.

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 veto by the Council, whichever is applicable; upon filing with the Mercer County Planning Board; and upon publication according to law.

Introduction: February 9, 2026

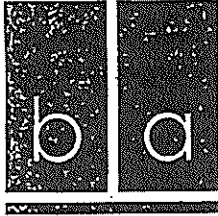
Planning Board Approval: February 18, 2026

Public Hearing: March 9, 2026

Adoption: March 9, 2026

Mayor Approval: March 19, 2026

Effective Date: April 8, 2026



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: West Windsor Township Council
From: David Novak PP, AICP
Subject: 2026 Housing Element and Fair Share Plan (HE&FSP)
Inclusionary Multifamily Residential Zoning Ordinances
Date: January 28, 2026
BA#: 4173.15

Introduction

The following memorandum provides a brief summary of the inclusionary multifamily residential zoning ordinances which have been prepared in conjunction with the 2026 Housing Element and Fair Share Plan (HE&FSP). These ordinances include the following:

1. Draft R-5E District;
2. Draft R-5F District;
3. Draft R-5G District;
4. Draft R-5H District;
5. Draft R-5I District;
6. Draft RP-7A and RP-7B District, and;
7. Draft R5-J District.

Draft R-5E District Ordinance

This ordinance is intended to rezone Block 7,04 Lot 1 from the ROM-1 District to a new R-5E Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 29.2 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 650 residential units, including 163 affordable units.

Draft R-5F District Ordinance

This ordinance is intended to rezone Block 86 Lot 58.02 from the B-2 District to a new R-5F Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 24 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 35 residential units, including 9 affordable units.

Draft R-5G District Ordinance

This ordinance is intended to rezone Block 7 Lots 9.01 and 31 from the R-2 District to a new R-5G Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 15.6 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 80 residential units, including 20 affordable units.

Draft R-5H District Ordinance

This ordinance is intended to rezone Block 9 Lots 83, 84, and 85 from the ROM-1 District to a new R-5H Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 11.8 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 326 residential units, including 82 affordable units.

Draft R-5I District Ordinance

This ordinance is intended to rezone Block 7.15 Lot 12.09 from the ROM-1 District to a new R-5I Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 27.5 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can accommodate a total of 275 residential units, including 69 affordable units.

Draft RP-7A and RP-7B District Ordinance

This ordinance is intended to rezone Block 5 Lot 20 from the RP-7 Princeton Junction Redevelopment Plan District to a new RP-7A Princeton Junction Redevelopment Plan District, as well as rezone Block 5 Lots 62 and 76 from the RP-7 Princeton Junction Redevelopment Plan District to a new RP-7B Princeton Junction Redevelopment Plan District.

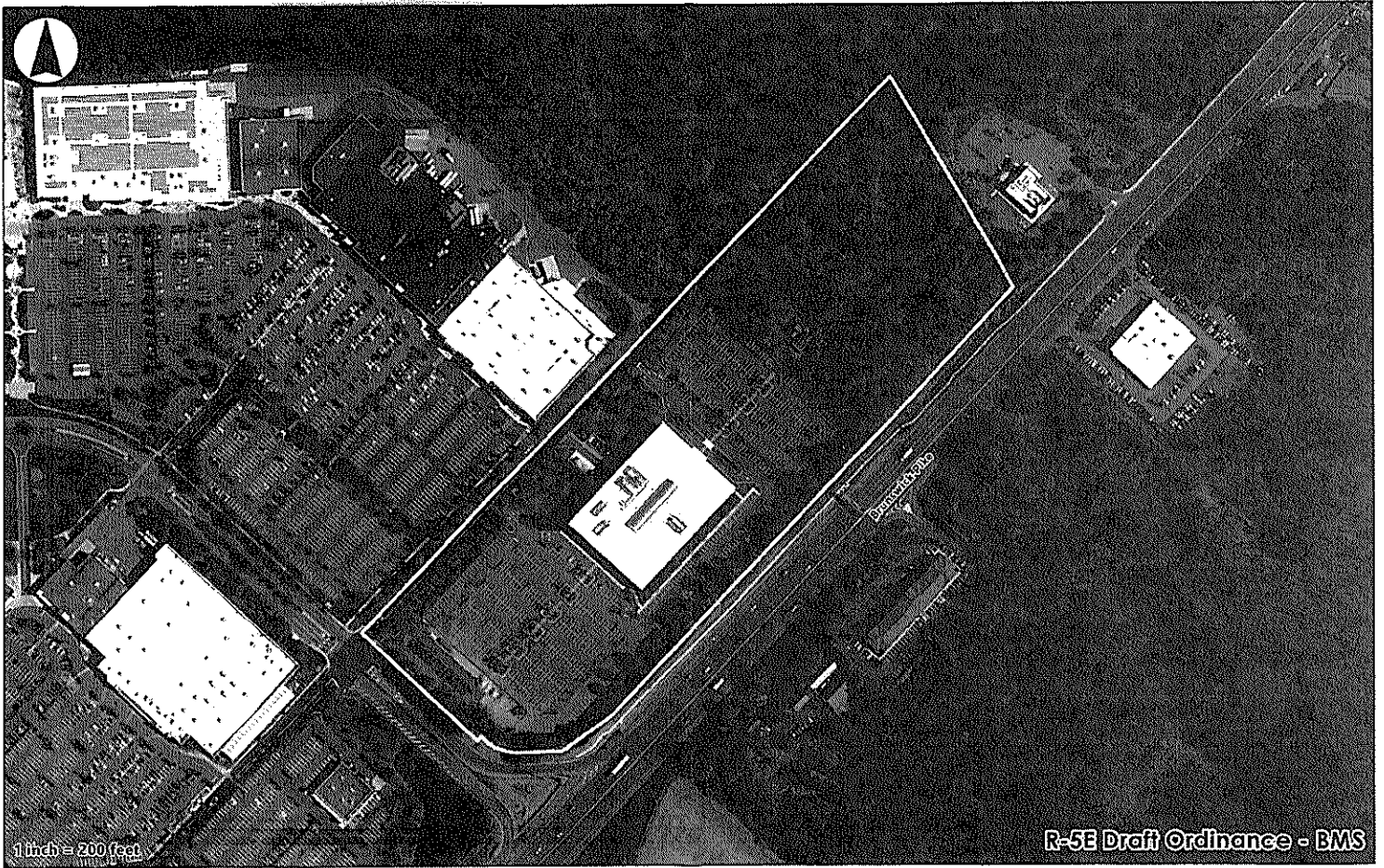
In regard to the RP-7A District, the draft ordinance offers several changes from the RP-7 District regulations. Most notably, the RP-7A District establishes a maximum density of 8.5 units per acre (whereas the RP-7 District does not establish a density requirement) and permits ground floor residential dwelling units for new buildings (whereas the RP-7 District only permits upper story apartments). It is anticipated that this district can accommodate 26 residential units, including 6 affordable units.

In regard to the RP-7B District, the draft ordinance is designed to encourage an inclusionary multifamily development. It permits a maximum density of 25 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 37 total units, including 10 affordable units.

Draft R-5J District Ordinance

This ordinance is intended to rezone Block 8 Lots 17, 24, and 30 from the B-2 District to a new R-5J Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 17.4 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can accommodate a total of 216 residential units, including 54 affordable units.





TOWNSHIP OF WEST WINDSOR
 COUNTY OF MERCER, NEW JERSEY

1st Reading February 9, 2026
 2nd Reading & Public Hearing March 9, 2026
 Date Adopted March 9, 2026
 Date Effective April 8, 2026
 DOT APPROVAL RECEIVED _____
 Planning Board Approval February 18, 2026

Date to Mayor March 10, 2026
 Date Signed March 19, 2026
 Date Resubmitted to Council _____
 Approved as to Form and Legality _____

Michael Herbst
 Township Attorney
 Esq.

ORDINANCE NO. 2026-04

TOWNSHIP OF WEST WINDSOR ORDINANCE TO
 AMEND AND SUPPLEMENT CHAPTER 200
 OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999)
 BY CREATING THE R-5F ZONING DISTRICT (200-189.5)

RECORD OF VOTE													
First Reading							Second Reading						
Council	Yes	No	NV	AB	Mov	Sec	Council	Yes	No	NV	AB	Mov	Sec
Charles	✓				✓		Charles	✓					
Gawas	✓						Gawas				✓		
Geevers	✓					✓	Geevers	✓					✓
Mandel	✓						Mandel	✓					
Weiss	✓						Weiss	✓				✓	

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

Heimant Marathe
 Heimant Marathe, Mayor

3/19/26
 Date

Rejected _____

Reconsidered by Council _____

Override Vote: YES _____ NO _____

Allison D. Sheehan
 Allison D. Sheehan, Township Clerk

TOWNSHIP OF WEST WINDSOR
MERCER COUNTY, NEW JERSEY

ORDINANCE 2026-04

TOWNSHIP OF WEST WINDSOR ORDINANCE TO
AMEND AND SUPPLEMENT CHAPTER 200
OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999)
BY CREATING THE R-5F ZONING DISTRICT (200-189.5)

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, Establishments of Districts; General Conditions, Section 200-142, Establishment of Zoning Districts, is hereby amended by adding after the line “R-5E Residence Affordable Housing” the following:

R-5F Residence Affordable Housing

Section 2. Chapter 200 of said Code, Land Use, Part 4, Zoning, Article XXVI, Titles, Purposes, Establishment of District; 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 July 12, 2021, and revised through March 9, 2026, 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. The Zoning Map of the Township of West Windsor is hereby amended to change the zoning designation of a Block 86 and a portion of Lot 58.02 to the R-5F District as shown on the attached condo plan.

Section 4. Chapter 200 of said Code, Land Use, Part 4, Zoning, Article XXVII, Use and Bulk Regulations for Residence Districts, is hereby amended by adding the following new Section 200-189.5.

§ 200-189.5 R-5F Residence District use, bulk and other regulations.

- A. Purpose. The R-5F Residence (R-5F) District is intended to encourage the production of very -low, low-, and moderate -income housing units in conformance with the latest procedural and substantive rules for affordable housing, as determined by the courts or other applicable authority, by permitting an inclusionary multifamily development subject to the following regulations.

- B. Principal permitted uses. In the R-5F District, no building or premises shall be used, and no building shall be erected or altered which is arranged, intended, or designed to be used except for one or more of the following uses:
 - (1) Multi-family dwellings. The residential units shall be subject to a twenty-five percent (25%) low-and moderate-income housing set aside in accordance with Subsection G.

- C. Permitted accessory uses.
 - (1) Recreational, clubhouse, swimming pool, recycling buildings, and open space facilities, including, but not limited to, walkways, courtyards, plazas, community centers , and community gardens.
 - (2) Amenity space on the ground floor of buildings for use by residents.
 - (3) Off-street parking and loading designed in an aesthetically appealing manner in terms of layout and materials.
 - (4) Signs.
 - (5) Street furniture, planters, approved public art elements, gazebos, park shelters, information kiosks, and waste/recycling receptacles.
 - (6) Fences and walls which shall complement the architectural style, type and design of the building and the overall project design. Such fences and walls shall be constructed in accordance with a fence and wall design plan approved by the board of jurisdiction.

- (7) Decks, patios and terraces, which shall complement the architectural style, type and design on the building and the overall project design. Such features shall be constructed in accordance with a deck, patio and terrace design plans approved by the board of jurisdiction.
 - (8) Garages for use by residential tenants.
 - (9) Accessory uses and buildings customarily associated with residential uses.
- D. Minimum tract size. 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.
- E. Maximum permissible development density. 24 units per acre as measured by the district boundary line, which shall result in a maximum of 35 residential units.
- F. Maximum improvement coverage. The maximum improvement coverage shall be sixty-five percent (65%) of the district.
- G. Twenty-five percent of the residential component shall be low-and moderate-income housing meeting all of the applicable standards and requirements for affordable units, including those set forth in Uniform Housing Affordability Controls (UHAC), N.J.A.C. 5:80-26.1 et seq., and Section 200-237 of the Code. At least fifty percent (50%) of the affordable units shall be made affordable to low-income households and at least thirteen percent (13%) of affordable units shall be made affordable to very low-income households earning thirty percent (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 located on site and shall be reasonably dispersed throughout each residential building phased in accordance with the affordable housing construction schedule set forth in N.J.A.C. 5:97-6.4(d). The state-wide non-residential development fee shall apply to the non-residential portion of the development to the extent it includes other than residential uses.
- H. Building standards.
- (1) Building heights shall not exceed four (4) stories and sixty (60) feet.
 - (2) Yard dimensions:

- [a] Front yard. Thirty (30) feet.
 - [b] Side yard: Forty (40) feet.
 - [c] Rear yard: Forty (40) feet.
- I. Required off-street and on-street parking. The number of residential parking spaces shall conform to the requirements of the Residential Site Improvement Standards (RSIS).
- J. Safe and secure (enclosed) bicycle parking shall be provided.
- K. Architectural design standards and guidelines.
- (1) Buildings shall generally relate in scale to the surroundings buildings. Buildings shall reflect a continuity of treatment obtained by maintaining the building scale or by subtly graduating changes; by maintaining base courses; by extending horizontal lines of fenestration; and by reflecting select architectural styles and details, design themes, building materials, and colors used in surrounding buildings.
 - (2) Buildings shall avoid long, monotonous, uninterrupted walls or roof planes. Building wall offsets, including projections such as balconies, canopies, 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 simple, 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.
 - (3) The architectural treatment of the front façade shall be continued in its major features around all visible exposed sides of a building. 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 rear elevations visible from the public views is discouraged.
 - (4) Fenestration shall be architecturally compatible with the style, materials, colors, and details of the building. Windows shall be vertically proportioned wherever possible. To the extent possible, upper-story windows shall be vertically aligned with the location of windows and doors on the ground level.

- (5) All entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades or others, 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.
- (6) Heating, ventilating and air-conditioning (HVAC) systems, utility meters and regulators, exhaust pipes and stacks, satellite dishes and other telecommunications receiving devices shall be screened or otherwise specially treated or placed to be, as much as possible, inconspicuous as viewed from the public right-of-way and adjacent properties.
- (7) Street furniture such as benches, streetlamps, bicycle racks, receptacles for litter, including mandatory recycling receptacles, bus stops, landscape planters and hanging baskets shall be provided, if applicable. A standard street furnishing plan shall be established for the entire district. Options shall be established in order to permit variety. Furnishings manufactured from recycled materials shall be considered. Furnishings manufactured from local or regional sources shall be considered.

L. Snow storage and removal. Procedures for snow storage and removal shall be identified on the site plan.

Section 5. In the event of any conflict between the provisions and requirements of this section and the provisions and requirements of any other section of this chapter, the provisions and requirements of this section shall govern.

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 veto by the Council, whichever is applicable; upon filing with the Mercer County Planning Board; and upon publication according to law.

Introduction: February 9, 2026

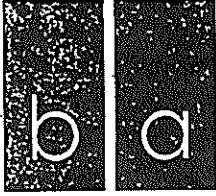
Planning Board Approval: February 18, 2026

Public Hearing: March 9, 2026

Adoption: March 9, 2026

Mayor Approval: March 19, 2026

Effective Date: April 8, 2026



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: West Windsor Township Council
From: David Novak PP, AICP
Subject: 2026 Housing Element and Fair Share Plan (HE&FSP)
Inclusionary Multifamily Residential Zoning Ordinances
Date: January 28, 2026
BA#: 4173.15

Introduction

The following memorandum provides a brief summary of the inclusionary multifamily residential zoning ordinances which have been prepared in conjunction with the 2026 Housing Element and Fair Share Plan (HE&FSP). These ordinances include the following:

1. Draft R-5E District;
2. Draft R-5F District;
3. Draft R-5G District;
4. Draft R-5H District;
5. Draft R-5I District;
6. Draft-RP-7A and RP-7B District, and;
7. Draft R5-J District.

Draft R-5E District Ordinance

This ordinance is intended to rezone Block 7,04 Lot 1 from the ROM-1 District to a new R-5E Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 29.2 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 650 residential units, including 163 affordable units.

Draft R-5F District Ordinance

This ordinance is intended to rezone Block 86 Lot 58.02 from the B-2 District to a new R-5F Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 24 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 35 residential units, including 9 affordable units.

Draft R-5G District Ordinance

This ordinance is intended to rezone Block 7 Lots 9.01 and 31 from the R-2 District to a new R-5G Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 15.6 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 80 residential units, including 20 affordable units.

Draft R-5H District Ordinance

This ordinance is intended to rezone Block 9 Lots 83, 84, and 85 from the ROM-1 District to a new R-5H Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 11.8 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 326 residential units, including 82 affordable units.

Draft R-5I District Ordinance

This ordinance is intended to rezone Block 7.15 Lot 12.09 from the ROM-1 District to a new R-5I Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 27.5 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can accommodate a total of 275 residential units, including 69 affordable units.

Draft RP-7A and RP-7B District Ordinance

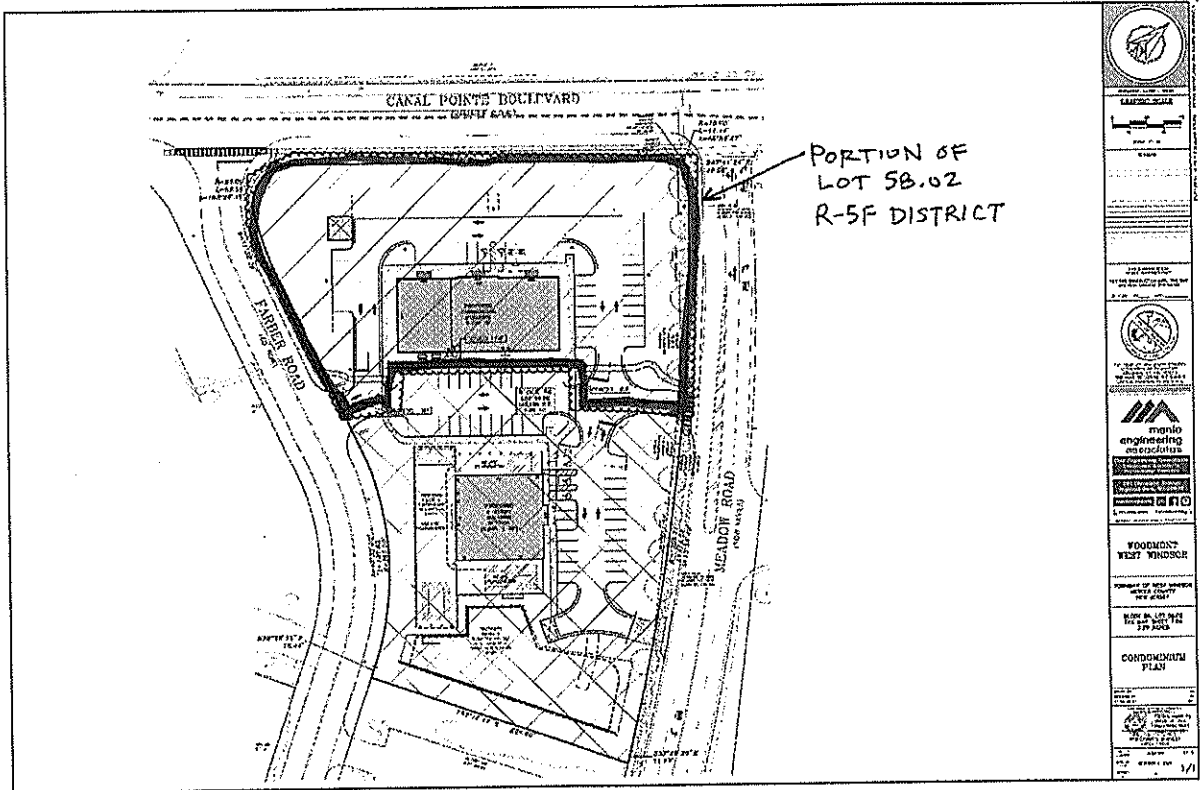
This ordinance is intended to rezone Block 5 Lot 20 from the RP-7 Princeton Junction Redevelopment Plan District to a new RP-7A Princeton Junction Redevelopment Plan District, as well as rezone Block 5 Lots 62 and 76 from the RP-7 Princeton Junction Redevelopment Plan District to a new RP-7B Princeton Junction Redevelopment Plan District.

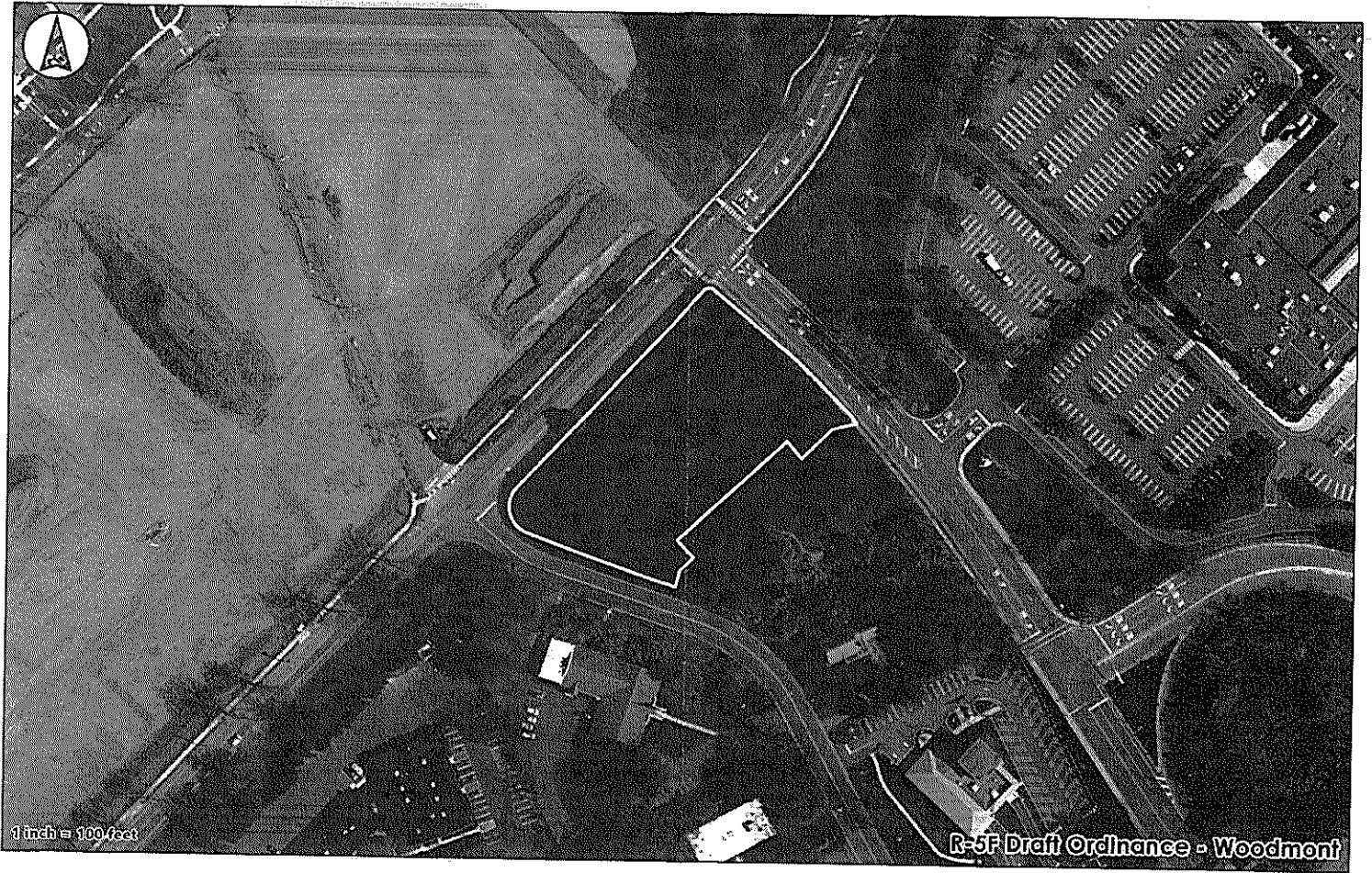
In regard to the RP-7A District, the draft ordinance offers several changes from the RP-7 District regulations. Most notably, the RP-7A District establishes a maximum density of 8.5 units per acre (whereas the RP-7 District does not establish a density requirement) and permits ground floor residential dwelling units for new buildings (whereas the RP-7 District only permits upper story apartments). It is anticipated that this district can accommodate 26 residential units, including 6 affordable units.

In regard to the RP-7B District, the draft ordinance is designed to encourage an inclusionary multifamily development. It permits a maximum density of 25 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 37 total units, including 10 affordable units.

Draft R-5J District Ordinance

This ordinance is intended to rezone Block 8 Lots 17, 24, and 30 from the B-2 District to a new R-5J Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 17.4 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can accommodate a total of 216 residential units, including 54 affordable units.





1 inch = 100 feet

R-5F Draft Ordinance - Woodmont

TOWNSHIP OF WEST WINDSOR
 COUNTY OF MERCER, NEW JERSEY

1st Reading February 9, 2026
 2nd Reading & Public Hearing March 9, 2026
 Date Adopted March 9, 2026
 Date Effective April 8, 2026
 DOT APPROVAL RECEIVED _____
 Planning Board Approval February 18, 2026

Date to Mayor March 10, 2026
 Date Signed March 19, 2026
 Date Resubmitted to Council _____
 Approved as to Form and Legality [Signature]
 Township Attorney
 Michael Herbert
 Esq.

ORDINANCE NO. 2026-05

TOWNSHIP OF WEST WINDSOR ORDINANCE TO
 AMEND AND SUPPLEMENT CHAPTER 200
 OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999)
 BY CREATING THE BULK & USE STANDARDS IN THE R-5G ZONING DISTRICT (200-189.6)

RECORD OF VOTE													
First Reading							Second Reading						
Council	Yes	No	NV	AB	Mov	Sec	Council	Yes	No	NV	AB	Mov	Sec
Charles	✓					✓	Charles	✓				✓	
Gawas	✓						Gawas				✓		
Geevers	✓						Geevers	✓					✓
Mandel	✓				✓		Mandel	✓					
Weiss	✓						Weiss	✓					

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

[Signature]
 Hemant Marathe, Mayor

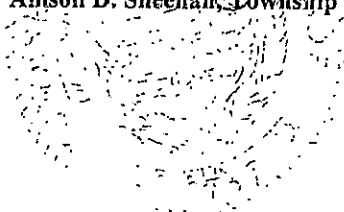
3/19/26
 Date

Rejected _____

Reconsidered by Council _____

Override Vote: YES _____ NO _____

[Signature]
 Allison D. Sheehan, Township Clerk



TOWNSHIP OF WEST WINDSOR
MERCER COUNTY, NEW JERSEY

ORDINANCE 2026-05

TOWNSHIP OF WEST WINDSOR ORDINANCE TO
AMEND AND SUPPLEMENT CHAPTER 200
OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999)
BY CREATING THE BULK & USE STANDARDS IN THE R-5G ZONING DISTRICT (200-189.6)

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, Establishments of Districts; General Conditions, Section 200-142, Establishment of Zoning Districts, is hereby amended by adding after the line "R-5F Residence Affordable Housing" the following:

R-5G Residence Affordable Housing

Section 2. Chapter 200 of said Code, Land Use, Part 4, Zoning, Article XXVI, Titles, Purposes, Establishment of District; 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 July 12, 2021, and revised through March 9, 2026, 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. The Zoning Map of the Township of West Windsor is hereby amended to change the zoning designation of Block 7 Lots 9.01 and 31 to the R-5G District.

Section 4. Chapter 200 of said Code, Land Use, Part 4, Zoning, Article XXVII, Use and Bulk Regulations for Residence Districts, is hereby amended by adding the following new Section 200-189.6.

§ 200-189.6 R-5G Residence District use, bulk and other regulations.

- A. Purpose. The R-5G Residence (R-5G) District is intended to encourage the production of very -low, low-, and moderate -income housing units in conformance with the latest procedural and substantive rules for affordable housing, as determined by the courts or other applicable authority, by permitting an inclusionary multifamily development subject to the following regulations.
- B. Principal permitted uses. In the R-5G District, no building or premises shall be used, and no building shall be erected or altered which is arranged, intended, or designed to be used except for one or more of the following uses:
- (1) Multi-family dwellings including townhouses and stacked townhouses. The residential units shall be subject to a twenty-five percent (25%) low-and moderate-income housing set aside in accordance with Subsection G.
- C. Permitted accessory uses.
- (1) Recreational, clubhouse, swimming pool, recycling buildings, and open space facilities, including, but not limited to, walkways, courtyards, plazas, community centers, and community gardens.
 - (2) Amenity space on the ground floor of buildings for use by residents.
 - (3) Off-street parking and loading designed in an aesthetically appealing manner in terms of layout, landscaping, lighting and materials.
 - (4) Signs.
 - (5) Street furniture, planters, approved public art elements, gazebos, park shelters, information kiosks, and waste/recycling receptacles.
 - (6) Fences and walls which shall complement the architectural style, type and design of the building and the overall project design. Such fences and walls shall be constructed in accordance with a fence and wall design plan approved by the board of jurisdiction.

- (7) Decks, patios and terraces, which shall complement the architectural style, type and design on the building and the overall project design. Such features shall be constructed in accordance with a deck, patio and terrace design plans approved by the board of jurisdiction.
 - (8) Garages for use by residential tenants.
 - (9) Accessory uses and buildings customarily associated with residential uses.
- D. Minimum tract size. The entirety of the zoning 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.
- E. Maximum permissible development density. 15.2 units per acre, which shall result in a maximum of 80 residential units.
- F. Maximum improvement coverage. The maximum improvement coverage for the district shall not exceed seventy percent (70%).
- G. Twenty-five percent of the residential component shall be low-and moderate-income housing meeting all of the applicable standards and requirements for affordable units, including those set forth in Uniform Housing Affordability Controls (UHAC), N.J.A.C. 5:80-26.1 et seq., and Section 200-237 of the Code. At least fifty percent (50%) of the affordable units shall be made affordable to low-income households and at least thirteen percent (13%) of affordable units shall be made affordable to very low-income households earning thirty percent (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 located on site and shall be reasonably dispersed throughout each residential building phased in accordance with the affordable housing construction schedule set forth in N.J.A.C. 5:97-6.4(d). The state-wide non-residential development fee shall apply to the non-residential portion of the development to the extent it includes other than residential uses.
- H. Building standards.
- (1) Building heights shall not exceed three (3) stories and forty (40) feet.
 - (2) Yard dimensions:

- [a] Front yard. Thirty-five (35) feet, as measured to the curb line of Alexander Road.
 - [b] Side yard: There shall be an average side yard setback of thirty-five (35) feet as measured to a single property line, provided that no portion of any building shall have a side yard setback of less than twenty-five (25) feet.
 - [c] Rear yard: Thirty-five (35) feet.
 - [d] To promote architectural diversity, upper-story projections may encroach no more than two (2) feet into any required yard.
 - [e] Retaining walls and fences may be located in any required yard, provided they are buffered to the satisfaction of the Township Landscape Architect.
- I. Individual lot requirements. There shall be no limitation on maximum improvement coverage for individual lots within the R-5G District. Lot widths, frontages, rear yards, side yards, front yards, lot dimensions, parking lot locations and building distances may be freely arranged and disposed of within the District. A lot need not front on a street and there are no minimum building distances for individual lots in the same building. The intent of this provision is to permit individual buildings and/or associated parking areas to exist as separate lots either through subdivision or via condominium arrangements. However, each individual lot shall be subject to and may only be improved in accordance with the final subdivision and/or site plan approval for the R-5G District in accordance with these district regulations. The board of jurisdiction shall condition final approval upon submission by the applicant and approval by the board attorney of a declaration of covenants and restrictions or other suitable instrument setting forth the mechanisms by which and providing adequate assurances that security, outside cleaning and other routine external maintenance, external repainting, maintenance of the common open space, garbage collection, snow removal and other appropriate items will be provided.
- J. Required off-street and on-street parking. The number of residential parking spaces shall conform to the requirements of the Residential Site Improvement Standards (RSIS).
- K. Safe and secure (enclosed) bicycle parking shall be provided.

L. Architectural and site design standards. In addition to the standards applicable to all districts and the goals and policies, and in lieu of the standards established in § 200-30A and § 200-36B(2), the following shall apply.

- (1) 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 of the same height; by extending horizontal lines of fenestration (windows); 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.
- (2) Signage and lighting shall be designed in a manner complementary to the building's architecture.
- (3) Pitched roofs (5/12 to 12/12) are recommended. Both gable and hipped roofs shall provide overhanging eaves on all sides that extend a minimum of one foot beyond the building wall. Generally, flat and mansard-type roofs should be avoided; however, such roof treatments may be allowed if the architectural detail, style, proportion and massing is complementary of adjacent structures and consistent with a small-scale village character. Buildings may have flat roofs, provided that all visibly exposed walls have an articulated cornice that projects horizontally from the vertical building wall plane
- (4) A maximum of eight (8) stacked townhouse units totaling 16 units in a single row with a minimum offset of two to four feet between every two dwelling units are encouraged. The front facade of no more than five (5) dwelling units should be permitted in a straight line. Buildings shall not exceed a length of 200 feet.
- (5) A minimum distance of 25 feet shall be established between buildings, exclusive of architectural accents including but not limited to nooks, notches, or bays.
- (6) Each dwelling unit shall have not less than two exposures (i.e. two window walls)

M. Snow storage and removal. Procedures for snow storage and removal shall be identified on the site plan.

Section 5. The Township shall dedicate portions of the ROW to the developer, and the developer shall dedicate portions of the ROW to the Township, in accordance to the exhibit attached herein.

Section 6. In the event of any conflict between the provisions and requirements of this section and the provisions and requirements of any other section of this chapter, the provisions and requirements of this section shall govern.

Section 7. This ordinance shall take effect twenty days after action or inaction by the Mayor as approved by law, or an override of a mayoral veto by the Council, whichever is applicable; upon filing with the Mercer County Planning Board; and upon publication according to law.

Introduction: February 9, 2026

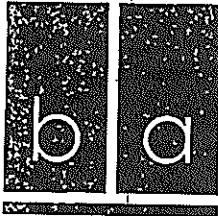
Planning Board Approval: February 18, 2026

Public Hearing: March 9, 2026

Adoption: March 9, 2026

Mayor Approval: March 19, 2026

Effective Date: April 8, 2026



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

Principals:
Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA
David Novak PP, AICP

B U R G I S
ASSOCIATES, INC.

MEMORANDUM

To: West Windsor Township Council
From: David Novak PP, AICP
Subject: 2026 Housing Element and Fair Share Plan (HE&FSP)
Inclusionary Multifamily Residential Zoning Ordinances
Date: January 28, 2026
BA#: 4173.15

Introduction

The following memorandum provides a brief summary of the inclusionary multifamily residential zoning ordinances which have been prepared in conjunction with the 2026 Housing Element and Fair Share Plan (HE&FSP). These ordinances include the following:

1. Draft R-5E District;
2. Draft R-5F District;
3. Draft R-5G District;
4. Draft R-5H District;
5. Draft R-5I District;
6. Draft RP-7A and RP-7B District, and;
7. Draft R5-J District.

Draft R-5E District Ordinance

This ordinance is intended to rezone Block 7,04 Lot 1 from the ROM-1 District to a new R-5E Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 29.2 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 650 residential units, including 163 affordable units.

Draft R-5F District Ordinance

This ordinance is intended to rezone Block 86 Lot 58.02 from the B-2 District to a new R-5F Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 24 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 35 residential units, including 9 affordable units.

Draft R-5G District Ordinance

This ordinance is intended to rezone Block 7 Lots 9.01 and 31 from the R-2 District to a new R-5G Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 15.6 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 80 residential units, including 20 affordable units.

Draft R-5H District Ordinance

This ordinance is intended to rezone Block 9 Lots 83, 84, and 85 from the ROM-1 District to a new R-5H Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 11.8 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 326 residential units, including 82 affordable units.

Draft R-5I District Ordinance

This ordinance is intended to rezone Block 7.15 Lot 12.09 from the ROM-1 District to a new R-5I Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 27.5 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can accommodate a total of 275 residential units, including 69 affordable units.

Draft RP-7A and RP-7B District Ordinance

This ordinance is intended to rezone Block 5 Lot 20 from the RP-7 Princeton Junction Redevelopment Plan District to a new RP-7A Princeton Junction Redevelopment Plan District, as well as rezone Block 5 Lots 62 and 76 from the RP-7 Princeton Junction Redevelopment Plan District to a new RP-7B Princeton Junction Redevelopment Plan District.

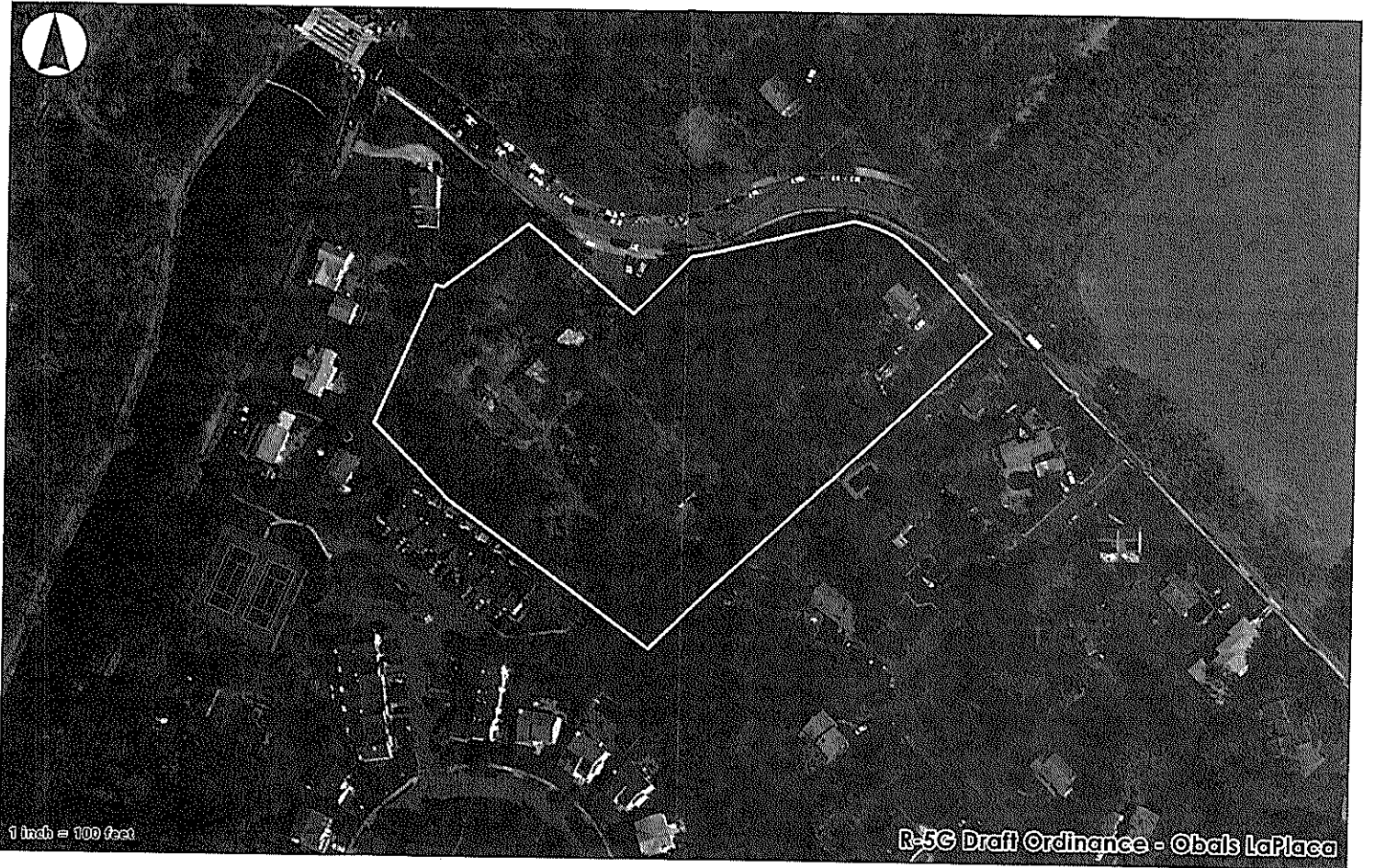
In regard to the RP-7A District, the draft ordinance offers several changes from the RP-7 District regulations. Most notably, the RP-7A District establishes a maximum density of 8.5 units per acre (whereas the RP-7 District does not establish a density requirement) and permits ground floor residential dwelling units for new buildings (whereas the RP-7 District only permits upper story apartments). It is anticipated that this district can accommodate 26 residential units, including 6 affordable units.

In regard to the RP-7B District, the draft ordinance is designed to encourage an inclusionary multifamily development. It permits a maximum density of 25 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 37 total units, including 10 affordable units.

Draft R-5J District Ordinance

This ordinance is intended to rezone Block 8 Lots 17, 24, and 30 from the B-2 District to a new R-5J Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 17.4 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can accommodate a total of 216 residential units, including 54 affordable units.





**TOWNSHIP OF WEST WINDSOR
COUNTY OF MERCER, NEW JERSEY**

1st Reading February 9, 2026
 2nd Reading & Public Hearing March 9, 2026
 Date Adopted March 9, 2026
 Date Effective April 8, 2026
 DOT APPROVAL RECEIVED _____
 Planning Board Approval Febny 18, 2026

Date to Mayor March 10, 2026
 Date Signed March 19, 2026
 Date Resubmitted to Council _____
 Approved as to Form and Legality [Signature]

Township Attorney
Michael Hebert
 Esq.

ORDINANCE NO. 2026-06

TOWNSHIP OF WEST WINDSOR ORDINANCE TO
 AMEND AND SUPPLEMENT CHAPTER 200
 OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999)
 BY CREATING THE BULK & USE STANDARDS IN THE R-5H ZONING DISTRICT (200-189.7)

RECORD OF VOTE													
First Reading							Second Reading						
Council	Yes	No	NV	AB	Mov	Sec	Council	Yes	No	NV	AB	Mov	Sec
Charles	✓					✓	Charles	✓					✓
Gawas	✓						Gawas				✓		
Geevers	✓						Geevers	✓					
Mandel	✓						Mandel	✓					
Weiss	✓				✓		Weiss	✓				✓	

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

[Signature]
 Hemant Marathe, Mayor

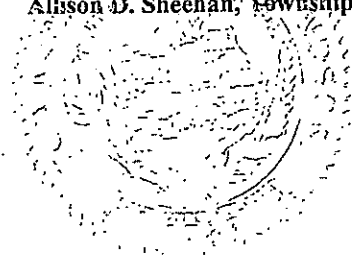
3/19/26
 Date

Rejected _____

Reconsidered by Council _____

Override Vote: YES _____ NO _____

[Signature]
 Allison D. Sheehan, Township Clerk



TOWNSHIP OF WEST WINDSOR
MERCER COUNTY, NEW JERSEY

ORDINANCE 2026-06

TOWNSHIP OF WEST WINDSOR ORDINANCE TO
AMEND AND SUPPLEMENT CHAPTER 200
OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999)
BY CREATING THE BULK & USE STANDARDS IN THE R-5H ZONING DISTRICT (200-189.7)

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, Establishments of Districts; General Conditions, Section 200-142, Establishment of Zoning Districts, is hereby amended by adding after the line "R-5G Residence Affordable Housing" the following:

R-5H Residence Affordable Housing

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

The boundaries of said zoning district are hereby established as shown on the Zoning Map, Township of West Windsor, dated July 12, 2021, and revised through March 9, 2026, 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. The Zoning Map of the Township of West Windsor is hereby amended to change the zoning designation of Block 9, Lots 83, 84 and 85 to the R-5H District.

Section 4. Chapter 200 of said Code, Land Use, Part 4, Zoning, Article XXVII, Use and Bulk Regulations for Residence Districts, is hereby amended by adding the following new Section 200-189.7.

§ 200-189.7 R-5H Residence District use, bulk and other regulations.

- A. Purpose. The R-5H Residence (R-5H) District is intended to encourage a residential development with convenient access to the US Route 1 corridor, proximate to the train station and surrounding commercial employment centers including the Carnegie Center campus in which it is located. Specifically, the district is intended to permit a mix of market-rate and affordable residential dwelling units within a bicycle and pedestrian friendly environment close to mass transit services and employment opportunities. The regulations and standards herein shall supersede any and all regulations and standards established by any prior approvals for the parcels covered by this ordinance except those referenced herein.
- B. Planned unit residential development, development application requirements and required uses. Any development application in the R-5H District shall be submitted as a planned development by way of a preliminary site plan application for the entire district. Such application shall describe any phasing of the proposal, together with any onsite and off-tract improvements needed to support such phases. The application for preliminary site plan approval may also include a request for final approval with respect to such phase or phases. Any application shall include proposed amendments to the Carnegie Center East "Preliminary B" master plan and Carnegie Center II Design Guidelines to reflect the R-5H District development. The following shall apply:
- (1) A R-5H development shall be subject to the requirements of this section and to the mandatory findings for a planned development as required by the Municipal Land Use Law, N.J.S.A. 40:55D-45.
 - (2) Up to a maximum of 326 residential units, market and affordable, shall be provided in one or more buildings.
 - (3) Along Carnegie Center Drive and the North Traverse and South Traverse Roads, there shall be roadside plantings consisting of formal, double rows of shade trees, spaced 30 feet on center. The rows shall be staggered by 15 feet.
- C. Principal permitted uses. In the R-5H District, no building or premises shall be used, and no building shall be erected or altered which is arranged, intended, or designed to be used except for one or more of the following uses:

- (1) Townhouse dwellings; stacked townhouses; and multifamily dwellings (including garden apartments and mid-rise apartments). The residential units shall be subject to a twenty-five (25%) low and moderate-income housing set aside in accordance with Subsection 1.
- (2) Neighborhood retail uses providing for the sale of goods and services, including, but not limited to, convenience food stores, pharmacies, restaurants (excluding drive-through facilities), cafes, luncheonettes and delicatessens, indoor recreation facilities, including instructional studios and fitness centers, attended laundry and retail dry-cleaning services (not including bulk processing and, in case of dry-cleaning establishments, not providing for the storage of more than five gallons of flammable or toxic cleaning fluid on the premises), book, newspaper, periodical and stationary stores, copy centers, parcel package shipping stores or mailing centers, bicycle shops and bicycle rental facilities, banks, and personal services establishments (e.g. barber or beauty salon and spa and massage services).
- (3) General and administrative offices and professional offices (e.g., physicians, lawyers and architects); small commercial offices (e.g., realtors and travel agencies); and offices incidental to uses permitted in this section.

D. Permitted accessory uses.

- (1) Recreational, clubhouse, swimming pool, recycling buildings, and open space facilities, including, but not limited to, walkways, courtyards, plazas, community centers, and community gardens.
- (2) Amenity space for use by residents.
- (3) Off-street parking and loading designed in an aesthetically appealing manner in terms of layout and materials.
- (4) On-street parking.
- (5) Signs.
- (6) Street furniture, planters, approved public art elements, gazebos, park shelters, information kiosks, and waste/recycling receptacles.
- (7) Sidewalk cafes associated with permitted restaurants.

- (8) Fences and retaining walls which shall complement the architectural style, type and design of buildings and the overall project design.
 - (9) Decks, patios and terraces, which shall complement the architectural style, type and design on the buildings and the overall project design.
 - (10) Garages for use by residential tenants.
 - (11) Accessory uses and buildings customarily associated with residential uses.
 - (12) Temporary sales and construction trailers.
- E. Minimum tract size. 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.
- F. Maximum permissible density. 11.82 units per acre for the entirety of the district, which shall result in a maximum of 326 residential units for the entirety of the district.
- G. Location of nonresidential uses. Non-residential uses shall be located on the ground floor of buildings.
- H. Maximum improvement coverage. The maximum improvement coverage shall be seventy percent (70%) for the entirety of the district.
- I. Twenty-five percent of the residential component shall be low-and moderate-income housing meeting all of the applicable standards and requirements for affordable units, including those set forth in Uniform Housing Affordability Controls (UHAC), N.J.A.C. 80-26.5(b)2iii et seq., and Section 200-237 of the Code. At least fifty percent (50%) of the affordable units shall be made affordable to low-income households and at least thirteen percent (13%) of affordable units shall be made affordable to very low-income households earning thirty percent (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. Rental affordable units shall be located onsite and shall be reasonably interspersed throughout the development in accordance with N.J.A.C. 80-26.5(b)2iii. For-sale affordable units shall be located onsite and may be clustered provided buildings or housing product types are integrated throughout the development in accordance with N.J.A.C. 80-26.5(b)3ii. Affordable units shall be phased in accordance with the affordable housing construction schedule set forth in N.J.A.C. 5:80-26.5(b)4. The state-wide non-

residential development fee shall apply to the non-residential portion of the development to the extent it includes other than residential uses.

J. Multifamily building standards:

- (1) Building heights shall not exceed four (4) stories and sixty-five (65) feet.
- (2) Minimum yard dimensions:
 - (a) From internal streets and drives: 15 feet.
 - (b) From public streets: 25 feet measured from the property line.
 - (c) For buildings that front Carnegie Center Drive: 30 feet from the roadway curb line.
 - (d) Paved areas for access to garages and parking lots are permitted in front yards.

K. Townhouse standards:

- (1) Building heights shall not exceed three (3) stories and forty-five (45) feet.
- (2) The following bulk standards shall apply to townhouses and stacked townhouses in a condominium or fee simple arrangement:
 - [a] Minimum front building setback from curb of internal roadways: 15 feet.
 - [b] Minimum side building setback from curb of internal roadway and parking: 10 feet.
 - [c] Minimum building separation, side to side: 15 feet.
 - [d] Minimum building separation, side to rear or rear to rear: 25 feet.
 - [e] Minimum building separation, front to front: 50 feet.
 - [f] Minimum building separation, front to side: 30 feet.
- (3) Patios, decks, unenclosed porches with roofs, bay windows, chimneys, and similar architectural features are permitted to protrude up to five (5) feet into all required

building separation areas, provided structures maintain the minimum separation to meet applicable building and fire codes.

L. Required off-street and on-street parking.

- (1) All streets shall be designed to accommodate two travel lanes.
- (2) The off-street parking standards set forth in § 200-27B shall apply, except as follows:
 - [a] The number of residential parking spaces shall conform to the requirements of the Residential Site Improvement Standards (RSIS).
 - [b] Off-street parking for all retail, personal service business or office uses shall be a minimum of one space per each 500 square feet of gross floor area. The applicant shall demonstrate that parking is sufficient for each use.
 - [b] Off-street parking for restaurants set forth in Section 200-27B shall apply in the R-5H District unless authorized otherwise by the board of jurisdiction based on the applicant demonstrating that parking is sufficient for the use.
 - [c] Amenity uses for residents only shall not have an off-street parking requirement.
- (3) Parallel on-street parking shall be permitted on internal streets of the development to meet parking requirements.

M. Pedestrian and bicycle accessibility.

- (1) A comprehensive pedestrian and bicycle circulation system shall be provided between all buildings, along roads, and through open space.
- (2) The applicant shall provide paved pedestrian/bicycle linkages to those portions of Carnegie Center Drive surrounding the project. Consideration shall be given to linking pedestrian and bicycle circulation features to adjoining open space amenities, as determined to be appropriate and feasible.
- (3) Safe and secure (enclosed) bicycle parking shall be provided.

N. Architectural design standards and guidelines.

- (1) Buildings shall generally relate in scale to the surroundings buildings in the development. Buildings shall reflect a continuity of treatment obtained by maintaining the building scale or by subtly graduating changes; by maintaining base courses; by extending horizontal lines of fenestration; and by reflecting select architectural styles and details, design themes, building materials, and colors used in surrounding buildings.
 - (2) Buildings shall avoid long, monotonous, uninterrupted walls or roof planes. Building wall offsets, including projections such as balconies, canopies, 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 simple, 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.
 - (3) Side and rear elevations should receive architectural treatments comparable to front facades.
 - (4) Heating, ventilating and air-conditioning (HVAC) systems, utility meters and regulators, exhaust pipes and stacks, satellite dishes and other telecommunications receiving devices shall be screened or otherwise specially treated or placed to be, as much as possible, inconspicuous as viewed from the public right-of-way and adjacent properties, unless screening is unacceptable to the utility companies.
 - (5) Street furniture such as benches, streetlamps, bicycle racks, receptacles for litter, including mandatory recycling receptacles, bus stops, landscape planters and hanging baskets shall be provided, if applicable. A standard street furnishing plan shall be established for the entire district. Options shall be established in order to permit variety. Furnishings manufactured from recycled materials shall be considered. Furnishings manufactured from local or regional sources shall be considered.
- O. Snow storage and removal. Procedures for snow storage and removal shall be identified on the site plan.
- P. Recreation. Residents shall have access to the outdoor recreational amenities located within the adjoining Carnegie Center campus, as same may be modified or altered by the owner thereof.

Section 5. In the event of any conflict between the provisions and requirements of this section and the provisions and requirements of any other section of this chapter, the provisions and requirements of this section shall govern.

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 veto by the Council, whichever is applicable; upon filing with the Mercer County Planning Board; and upon publication according to law.

Introduction: February 9, 2026

Planning Board Approval: February 18, 2026

Public Hearing: March 9, 2026

Adoption: March 9, 2026

Mayor Approval: March 19, 2026

Effective Date: April 8, 2026



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: West Windsor Township Council
From: David Novak PP, AICP
Subject: 2026 Housing Element and Fair Share Plan (HE&FSP)
Inclusionary Multifamily Residential Zoning Ordinances
Date: January 28, 2026
BA#: 4173.15

Introduction

The following memorandum provides a brief summary of the inclusionary multifamily residential zoning ordinances which have been prepared in conjunction with the 2026 Housing Element and Fair Share Plan (HE&FSP). These ordinances include the following:

1. Draft R-5E District;
2. Draft R-5F District;
3. Draft R-5G District;
4. Draft R-5H District;
5. Draft R-5I District;
6. Draft RP-7A and RP-7B District, and;
7. Draft R5-J District.



Draft R-5E District Ordinance

This ordinance is intended to rezone Block 7,04 Lot 1 from the ROM-1 District to a new R-5E Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 29.2 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 650 residential units, including 163 affordable units.

Draft R-5F District Ordinance

This ordinance is intended to rezone Block 86 Lot 58.02 from the B-2 District to a new R-5F Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 24 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 35 residential units, including 9 affordable units.

Draft R-5G District Ordinance

This ordinance is intended to rezone Block 7 Lots 9.01 and 31 from the R-2 District to a new R-5G Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 15.6 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 80 residential units, including 20 affordable units.

Draft R-5H District Ordinance

This ordinance is intended to rezone Block 9 Lots 83, 84, and 85 from the ROM-1 District to a new R-5H Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 11.8 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 326 residential units, including 82 affordable units.

Draft R-5I District Ordinance

This ordinance is intended to rezone Block 7.15 Lot 12.09 from the ROM-1 District to a new R-5I Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 27.5 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can accommodate a total of 275 residential units, including 69 affordable units.

Draft RP-7A and RP-7B District Ordinance

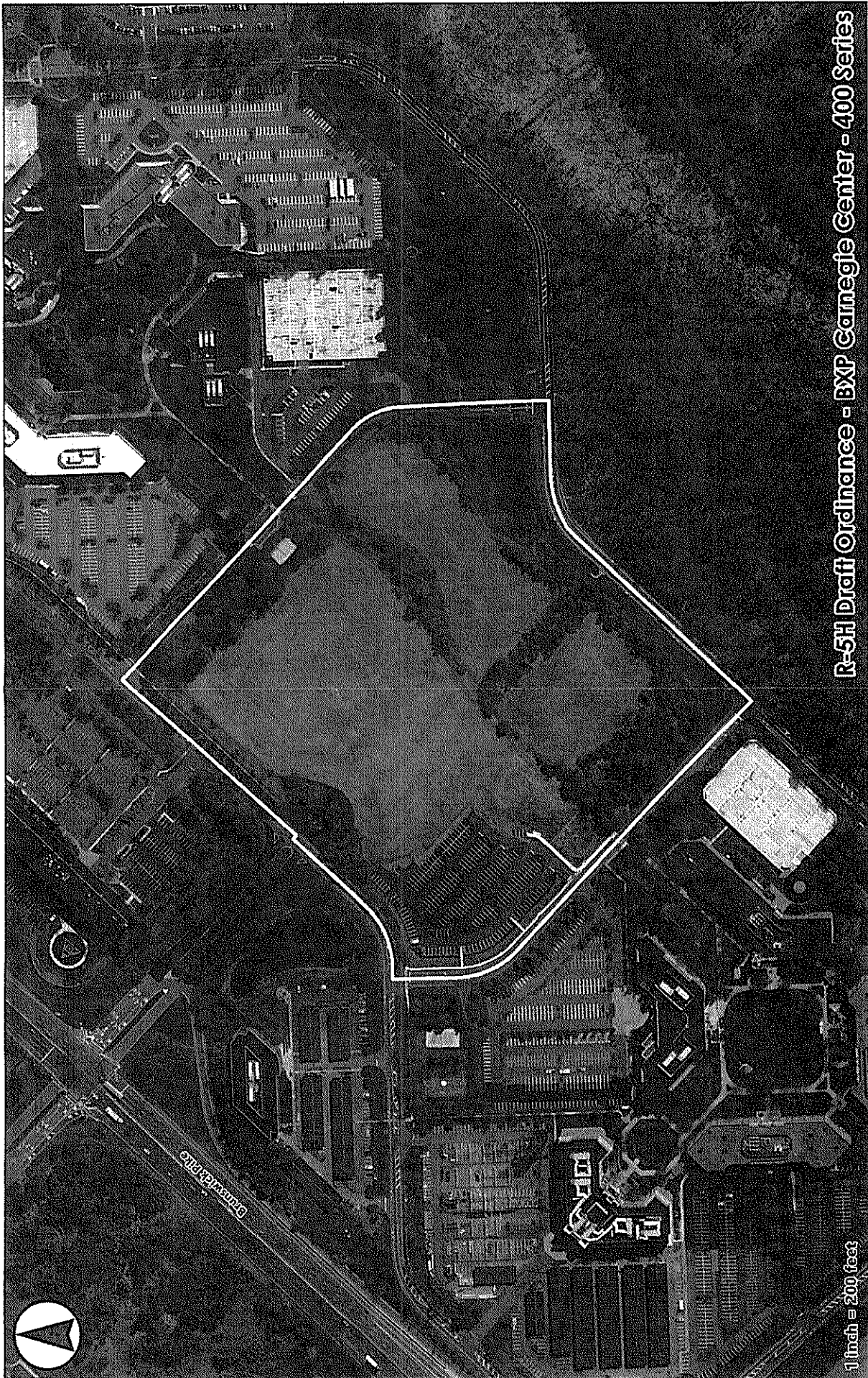
This ordinance is intended to rezone Block 5 Lot 20 from the RP-7 Princeton Junction Redevelopment Plan District to a new RP-7A Princeton Junction Redevelopment Plan District, as well as rezone Block 5 Lots 62 and 76 from the RP-7 Princeton Junction Redevelopment Plan District to a new RP-7B Princeton Junction Redevelopment Plan District.

In regard to the RP-7A District, the draft ordinance offers several changes from the RP-7 District regulations. Most notably, the RP-7A District establishes a maximum density of 8.5 units per acre (whereas the RP-7 District does not establish a density requirement) and permits ground floor residential dwelling units for new buildings (whereas the RP-7 District only permits upper story apartments). It is anticipated that this district can accommodate 26 residential units, including 6 affordable units.

In regard to the RP-7B District, the draft ordinance is designed to encourage an inclusionary multifamily development. It permits a maximum density of 25 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 37 total units, including 10 affordable units.

Draft R-5J District Ordinance

This ordinance is intended to rezone Block 8 Lots 17, 24, and 30 from the B-2 District to a new R-5J Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 17.4 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can accommodate a total of 216 residential units, including 54 affordable units.



R-5H Draft Ordinance - BXP Carnegie Center - 400 Series

1 inch = 200 feet

TOWNSHIP OF WEST WINDSOR
 COUNTY OF MERCER, NEW JERSEY

1st Reading February 9, 2026
 2nd Reading & Public Hearing March 9, 2026
 Date Adopted March 9, 2026
 Date Effective April 8, 2026
 DOT APPROVAL RECEIVED _____
 Planning Board Approval February 18, 2026

Date to Mayor March 10, 2026
 Date Signed March 19, 2026
 Date Resubmitted to Council _____
 Approved as to Form and Legality _____

Michael Herbert
 Township Attorney
 Esq

ORDINANCE NO. 2026-07

TOWNSHIP OF WEST WINDSOR ORDINANCE TO
 AMEND AND SUPPLEMENT CHAPTER 200
 OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999)
 BY CREATING THE BULK & USE STANDARDS IN THE R-5I ZONING DISTRICT (200-189.8)

RECORD OF VOTE													
First Reading							Second Reading						
Council	Yes	No	NV	AB	Mov	Sec	Council	Yes	No	NV	AB	Mov	Sec
Charles	✓				✓		Charles	✓				✓	
Gawas	✓						Gawas				✓		
Geevers	✓						Geevers	✓					
Mandel	✓					✓	Mandel	✓					
Weiss	✓						Weiss	✓					✓

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

Hemant Marathe
 Hemant Marathe, Mayor

3/19/26
 Date

Rejected _____

Reconsidered by Council _____

Override Vote: YES _____ NO _____

Allison D. Sheehan
 Allison D. Sheehan, Township Clerk

TOWNSHIP OF WEST WINDSOR
MERCER COUNTY, NEW JERSEY

ORDINANCE 2026-07

TOWNSHIP OF WEST WINDSOR ORDINANCE TO
AMEND AND SUPPLEMENT CHAPTER 200
OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999)
BY CREATING THE BULK & USE STANDARDS IN THE R-5I ZONING DISTRICT (200-189.8)

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, Establishments of Districts; General Conditions, Section 200-142, Establishment of Zoning Districts, is hereby amended by adding after the line “R-5H Residence Affordable Housing” the following:

R-5I Residence Affordable Housing

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

The boundaries of said zoning district are hereby established as shown on the Zoning Map, Township of West Windsor, dated July 12, 2021, and revised through March 9, 2026, 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. The Zoning Map of the Township of West Windsor is hereby amended to change the zoning designation of Block 7.15, Lot 12.09 to R-5I.

Section 4. Chapter 200 of said Code, Land Use, Part 4, Zoning, Article XXVII, Use and Bulk Regulations for Residence Districts, is hereby amended by adding the following new Section 200-189.7.

§ 200-189.8 R-I Residence District use, bulk and other regulations.

- A. Purpose. The R-5I Residence (R-5I) District is intended to encourage a mix of residential development, with an option for an age-restricted residential development, with convenient access to the US Route 1 corridor, proximate to the train station and surrounding commercial employment centers including the Carnegie Center campus in which it is located. Specifically, the district is intended to permit a mix of market-rate and affordable residential dwelling units within a bicycle and pedestrian friendly environment close to mass transit services, commercial centers and employment opportunities. The regulations and standards herein shall supersede any and all regulations and standards established by any prior approvals for the parcel covered by this ordinance except those referenced herein.
- B. Planned unit residential development, development application requirements and required uses. Any development application in the R-6A District shall be submitted as a planned development by way of a preliminary site plan application for the entire district. Such application shall describe any phasing of the proposal, together with any onsite and off-tract improvements needed to support such phases. The application for preliminary site plan approval may also include a request for final approval with respect to such phase or phases. Any application shall include proposed amendments to the Carnegie Center West "Preliminary A" master plan and Carnegie Center II Design Guidelines to reflect the R-6A District development. The following shall apply:
- (1) A R-5I development shall be subject to the requirements of this section and to the mandatory findings for a planned development as required by the Municipal Land Use Law, N.J.S.A. 40:55D-45.
 - (2) Up to a maximum of 274 residential units, market and affordable, shall be provided in one or more buildings.
 - (3) A fifty foot (50) foot wide planting buffer shall be provided along US Route 1 and a thirty (30) foot planting buffer shall be provided along Carnegie Center Boulevard West.
- C. Principal permitted uses. In the R-6I District, no building or premises shall be used, and no building shall be erected or altered which is arranged, intended, or designed to be used except for one or more of the following uses:
- (1) Townhouse dwellings (including stacked townhouses) and multifamily dwellings (including garden apartments and mid-rise apartments), inclusive of age-restricted

dwellings. The residential units shall be subject to a twenty-five (25%) low and moderate-income housing set aside in accordance with Subsection I.

- (2) Neighborhood retail uses providing for the sale of goods and services, including, but not limited to, convenience food stores, pharmacies, restaurants (excluding drive-through facilities), cafes, luncheonettes and delicatessens, indoor recreation facilities, including instructional studios and fitness centers, attended laundry and retail dry-cleaning services (not including bulk processing and, in case of dry-cleaning establishments, not providing for the storage of more than five gallons of flammable or toxic cleaning fluid on the premises), book, newspaper, periodical and stationary stores, copy centers, parcel package shipping stores or mailing centers, bicycle shops and bicycle rental facilities, banks, and personal services establishments (e.g. barber or beauty salon and spa and massage services).
- (3) General and administrative offices and professional offices (e.g., physicians, lawyers and architects); small commercial offices (e.g., realtors and travel agencies); and offices incidental to uses permitted in this section.

D. Permitted accessory uses.

- (1) Recreational, clubhouse, swimming pool, recycling buildings, and open space facilities, including, but not limited to, walkways, courtyards, plazas, community centers, and community gardens.
- (2) Amenity space for use by residents.
- (3) Off-street structured and surface parking and loading designed in an aesthetically appealing manner in terms of layout and materials.
- (4) On-street parking.
- (5) Signs.
- (6) Street furniture, planters, approved public art elements, gazebos, park shelters, information kiosks, and waste/recycling receptacles.
- (7) Sidewalk cafes associated with permitted restaurants.
- (8) Fences and retaining walls which shall complement the architectural style, type and design of buildings and the overall project design.

- (9) Decks, patios and terraces, which shall complement the architectural style, type and design on the buildings and the overall project design.
 - (10) Garages for use by residential tenants.
 - (11) Accessory uses and buildings customarily associated with residential uses.
 - (12) Temporary sales and construction trailers.
- E. Minimum tract size. 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.
- F. Maximum permissible development density. 27.4 units per acre for the entirety of the district, which shall result in a maximum of 274 residential units.
- G. Location of nonresidential uses. Non-residential uses shall be located on the ground floor of buildings.
- H. Maximum improvement coverage. The maximum improvement coverage shall be seventy percent (70%) for the entirety of the district.
- I. Twenty-five percent of the residential component shall be low-and moderate-income housing meeting all of the applicable standards and requirements for affordable units, including those set forth in Uniform Housing Affordability Controls (UHAC), N.J.A.C. 5:80-26.1 et seq., and Section 200-237 of the Code. At least fifty percent (50%) of the affordable units shall be made affordable to low-income households and at least thirteen percent (13%) of affordable units shall be made affordable to very low-income households earning thirty percent (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. Rental affordable units shall be located onsite and shall be reasonably interspersed throughout the development in accordance with N.J.A.C. 80-26.5(b)2iii. For-sale affordable units shall be located onsite and may be clustered provided buildings or housing product types are integrated throughout the development in accordance with N.J.A.C. 80-26.5(b)3ii. Affordable units shall be phased in accordance with the affordable housing construction schedule set forth in 5:80-26.5(b)4. The state-wide non-residential development fee shall apply to the non-residential portion of the development to the extent it includes other than residential uses.
- J. Multifamily building standards.
- (1) Building heights shall not exceed four (4) stories and sixty-five (65) feet.

(2) Minimum yard dimensions:

- [a] From internal street and drives: 15 feet.
- [b] From public streets: 35 feet measured from the property line.
- [c] From US Route 1: 65 feet.
- [d] Paved areas for access to garages and parking lots are permitted in front yards.

K. Townhouse standards:

- (1) Building heights shall not exceed three (3) stories and forty-five (45) feet.
- (2) The following building separation standards shall apply to townhouses and stacked townhouses in a condominium or fee simple arrangement:
 - [a] Minimum front building setback from curb of internal roadways: 15 feet.
 - [b] Minimum side building setback from curb of internal roadway and parking: 12 feet.
 - [c] Minimum building separation, side to side: 20 feet.
 - [d] Minimum building separation, side to rear or rear to rear: 30 feet.
 - [e] Minimum building separation, front to front: 40 feet.
 - [f] Minimum building separation, front to side: 30 feet.
- (3) Patios, decks, unenclosed porches with roofs, bay windows, chimneys, and similar architectural features are permitted to protrude up to five (5) feet into all required building separation areas, provided structures maintain the minimum separation to meet applicable building and fire codes.

L. Required off-street and on-street parking.

- (1) All streets shall be designed to accommodate two travel lanes.
- (2) The off-street parking standards set forth in § 200-27B shall apply, except as follows:

- [a] The number of residential parking spaces shall conform to the requirements of the Residential Site Improvement Standards (RSIS).
 - [b] Off-street parking for all retail, personal service business or office uses shall be a minimum of one space per each 500 square feet of gross floor area. The applicant shall demonstrate that parking is sufficient for each use.
 - [b] Off-street parking for restaurants set forth in Section 200-27B shall apply in the R-5I District unless authorized otherwise by the board of jurisdiction based on the applicant demonstrating that parking is sufficient for the use.
 - [c] Amenity uses for residents only shall not have an off-street parking requirement.
- (3) Parallel on-street parking shall be permitted on internal streets of the development to meet parking requirements.
 - (4) Vehicular connections to adjacent properties are to be provided to the greatest extent feasible.

M. Pedestrian and bicycle accessibility.

- (1) A comprehensive pedestrian and bicycle circulation system shall be provided between all buildings, along roads, and through open space.
- (2) The applicant shall provide paved pedestrian/bicycle linkages to Carnegie Center Boulevard West that abuts the tract.
- (3) Bicycle and pedestrian connections to adjacent properties are to be provided to the greatest extent feasible.
- (4) Safe and secure (enclosed) bicycle parking shall be provided.

N. Architectural design standards and guidelines.

- (1) Buildings shall generally relate in scale to the surroundings buildings in the development. Buildings shall reflect a continuity of treatment obtained by maintaining the building scale or by subtly graduating changes; by maintaining base courses; by extending horizontal lines of fenestration; and by reflecting

architectural interest and variety and to relieve the visual effect of a simple, 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.

- (3) Side and rear elevations should receive architectural treatments comparable to front facades.
- (4) Heating, ventilating and air-conditioning (HVAC) systems, utility meters and regulators, exhaust pipes and stacks, satellite dishes and other telecommunications receiving devices shall be screened or otherwise specially treated or placed to be, as much as possible, inconspicuous as viewed from the public right-of-way and adjacent properties, unless screening is unacceptable to the utility companies.
- (5) Street furniture such as benches, streetlamps, bicycle racks, receptacles for litter, including mandatory recycling receptacles, bus stops, landscape planters and hanging baskets shall be provided, if applicable. A standard street furnishing plan shall be established for the entire district. Options shall be established in order to permit variety. Furnishings manufactured from recycled materials shall be considered. Furnishings manufactured from local or regional sources shall be considered.

O. Snow storage and removal. Procedures for snow storage and removal shall be identified on the site plan.

Section 5. In the event of any conflict between the provisions and requirements of this section and the provisions and requirements of any other section of this chapter, the provisions and requirements of this section shall govern.

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 veto by the Council, whichever is applicable; upon filing with the Mercer County Planning Board; and upon publication according to law.

Introduction: February 9, 2026

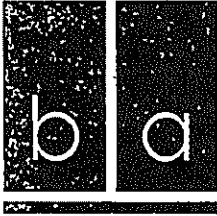
Planning Board Approval: February 18, 2026

Public Hearing: March 9, 2026

Adoption: March 9, 2026

Mayor Approval: March 19, 2026

Effective Date: April 8, 2026



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: West Windsor Township Council
From: David Novak PP, AICP
Subject: 2026 Housing Element and Fair Share Plan (HE&FSP)
Inclusionary Multifamily Residential Zoning Ordinances
Date: January 28, 2026
BA#: 4173.15

Introduction

The following memorandum provides a brief summary of the inclusionary multifamily residential zoning ordinances which have been prepared in conjunction with the 2026 Housing Element and Fair Share Plan (HE&FSP). These ordinances include the following:

1. Draft R-5E District;
2. Draft R-5F District;
3. Draft R-5G District;
4. Draft R-5H District;
5. Draft R-5I District;
6. Draft RP-7A and RP-7B District, and;
7. Draft R5-J District.



Draft R-5E District Ordinance

This ordinance is intended to rezone Block 7,04 Lot 1 from the ROM-1 District to a new R-5E Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 29.2 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 650 residential units, including 163 affordable units.

Draft R-5F District Ordinance

This ordinance is intended to rezone Block 86 Lot 58.02 from the B-2 District to a new R-5F Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 24 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 35 residential units, including 9 affordable units.

Draft R-5G District Ordinance

This ordinance is intended to rezone Block 7 Lots 9.01 and 31 from the R-2 District to a new R-5G Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 15.6 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 80 residential units, including 20 affordable units.

Draft R-5H District Ordinance

This ordinance is intended to rezone Block 9 Lots 83, 84, and 85 from the ROM-1 District to a new R-5H Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 11.8 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 326 residential units, including 82 affordable units.

Draft R-5I District Ordinance

This ordinance is intended to rezone Block 7.15 Lot 12.09 from the ROM-1 District to a new R-5I Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 27.5 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can accommodate a total of 275 residential units, including 69 affordable units.

Draft RP-7A and RP-7B District Ordinance

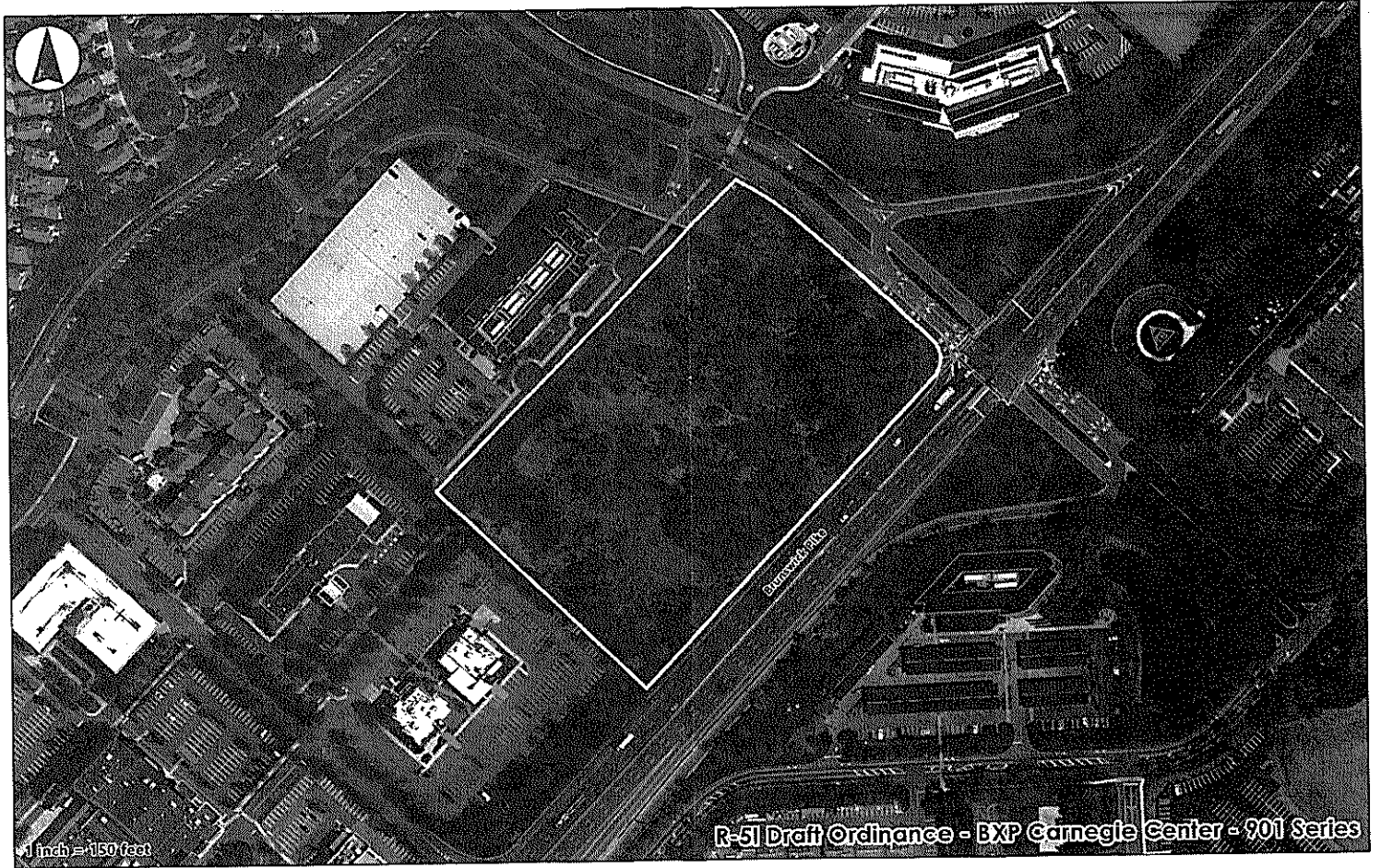
This ordinance is intended to rezone Block 5 Lot 20 from the RP-7 Princeton Junction Redevelopment Plan District to a new RP-7A Princeton Junction Redevelopment Plan District, as well as rezone Block 5 Lots 62 and 76 from the RP-7 Princeton Junction Redevelopment Plan District to a new RP-7B Princeton Junction Redevelopment Plan District.

In regard to the RP-7A District, the draft ordinance offers several changes from the RP-7 District regulations. Most notably, the RP-7A District establishes a maximum density of 8.5 units per acre (whereas the RP-7 District does not establish a density requirement) and permits ground floor residential dwelling units for new buildings (whereas the RP-7 District only permits upper story apartments). It is anticipated that this district can accommodate 26 residential units, including 6 affordable units.

In regard to the RP-7B District, the draft ordinance is designed to encourage an inclusionary multifamily development. It permits a maximum density of 25 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 37 total units, including 10 affordable units.

Draft R-5J District Ordinance

This ordinance is intended to rezone Block 8 Lots 17, 24, and 30 from the B-2 District to a new R-5J Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 17.4 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can accommodate a total of 216 residential units, including 54 affordable units.



TOWNSHIP OF WEST WINDSOR
 COUNTY OF MERCER, NEW JERSEY

1st Reading February 9, 2026
 2nd Reading & Public Hearing March 9, 2026
 Date Adopted March 9, 2026
 Date Effective April 8, 2026
 DOT APPROVAL RECEIVED _____
 Planning Board Approval February 18, 2026

Date to Mayor March 10, 2026
 Date Signed March 19, 2026
 Date Resubmitted to Council _____
 Approved as to Form and Legality [Signature]
 Township Attorney
Michael Herbert
Esq.

ORDINANCE NO. 2026-08

TOWNSHIP OF WEST WINDSOR ORDINANCE TO
 AMEND AND SUPPLEMENT CHAPTER 200
 OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999)
 BY CREATING THE BULK & USE STANDARDS IN THE R-5J ZONING DISTRICT (200-189.9)

RECORD OF VOTE													
First Reading							Second Reading						
Council	Yes	No	NV	AB	Mov	Sec	Council	Yes	No	NV	AB	Mov	Sec
Charles	✓					✓	Charles	✓				✓	
Gawas	✓						Gawas				✓		
Geevers	✓						Geevers	✓					
Mandel	✓				✓		Mandel	✓					
Weiss	✓						Weiss	✓					✓

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

[Signature]
 Hemant Marathe, Mayor

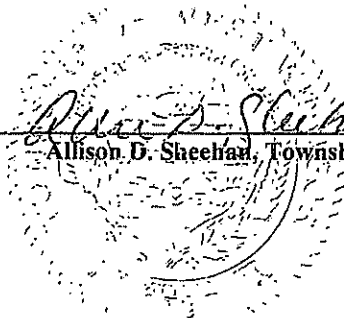
3/19/26
 Date

Rejected _____

Reconsidered by Council _____

Override Vote: YES _____ NO _____

[Signature]
 Allison D. Sheehan, Township Clerk



TOWNSHIP OF WEST WINDSOR
MERCER COUNTY, NEW JERSEY

ORDINANCE 2026-08

TOWNSHIP OF WEST WINDSOR ORDINANCE TO
AMEND AND SUPPLEMENT CHAPTER 200
OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999)
BY CREATING THE BULK & USE STANDARDS IN THE R-5J ZONING DISTRICT (200-189.9)

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, Establishments of Districts; General Conditions, Section 200-142, Establishment of Zoning Districts, is hereby amended by adding after the line "R-5I Residence Affordable Housing" the following:

R-5J Residence Affordable Housing

Section 2. Chapter 200 of said Code, Land Use, Part 4, Zoning, Article XXVI, Titles, Purposes, Establishment of District; 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 July 12, 2021, and revised through March 9, 2026, 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. The Zoning Map of the Township of West Windsor is hereby amended to change the zoning designation of Block 8 Lots 17, 24, and 30 to the R-5J District.

Section 4. Chapter 200 of said Code, Land Use, Part 4, Zoning, Article XXVII, Use and Bulk Regulations for Residence Districts, is hereby amended by adding the following new Section 200-189.9.

§ 200-189.9 R-5J Residence District use, bulk and other regulations.

- A. Purpose. The R-5J Residence (R-5J) District is intended to encourage the production of very-low, low-, and moderate-income housing units in conformance with the latest procedural and substantive rules for affordable housing, as determined by the courts or other applicable authority, by permitting an inclusionary multifamily development subject to the following regulations.

- B. Principal permitted uses. In the R-5J District, no building or premises shall be used, and no building shall be erected or altered which is arranged, intended, or designed to be used except for one or more of the following uses:
 - (1) Multi-family dwellings including townhomes and stacked townhomes. The residential units shall be subject to a twenty-five percent (25%) low- and moderate-income housing set aside in accordance with Subsection G.

- C. Permitted accessory uses.
 - (1) Recreational, clubhouse, swimming pool, recycling buildings, and open space facilities, including, but not limited to, walkways, courtyards, plazas, community center, tot lots and community gardens.
 - (2) Amenity space on the ground floor of buildings for use by residents.
 - (3) Off-street parking designed in an aesthetically appealing manner in terms of layout and materials.
 - (4) Signs.
 - (5) Street furniture, planters, approved public art elements, gazebos, park shelters, information kiosks, and waste/recycling receptacles.
 - (6) Fences and walls which shall complement the architectural style, type and design of the building and the overall project design. Such fences and walls shall be constructed in accordance with a fence and wall design plan approved by the board of jurisdiction.

- (7) Decks, patios and terraces, which shall complement the architectural style, type and design on the building and the overall project design. Such features shall be constructed in accordance with a deck, patio and terrace design plans approved by the board of jurisdiction.
 - (8) Garages for use by residential tenants.
 - (9) Accessory uses and buildings customarily associated with residential uses.
- D. Minimum tract size. 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.
- E. Maximum permissible development density. 17.7 units per acre, which shall result in a maximum of 216 residential units.
- F. Maximum improvement coverage. The maximum improvement coverage for the district shall not exceed sixty-five percent (65%).
- G. Twenty-five percent of the housing units shall be low-and moderate-income housing meeting all of the applicable standards and requirements for affordable units, including those set forth in Uniform Housing Affordability Controls (UHAC), N.J.A.C. 5:80-26.1 et seq. At least fifty percent (50%) of the affordable units shall be made affordable to low-income households and at least thirteen percent (13%) of affordable units shall be made affordable to very low-income households earning thirty percent (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 located on site and shall be reasonably dispersed throughout each residential building phased in accordance with the affordable housing construction schedule set forth in N.J.A.C. 5:97-6.4(d). No development fee shall be charged in addition to the set-aside requirement.
- H. Building standards.
- (1) Building heights shall not exceed:
 - [a] Five (5) stories and sixty-five (65) feet for multifamily buildings.
 - [b] Three (3) stories and forty-five (45) feet for townhomes and stacked townhomes.

(2) Building setback dimensions from tract boundary: Tract set-back dimensions:

[a] Front yard. Thirty (30) feet.

[b] Side yard: Forty (40) feet.

[c] Rear yard: Forty (40) feet.

(3) Distance between buildings:

[a] Forty (40) feet between multifamily buildings

[b] Forty (40) feet between a multifamily building and a townhome/stacked townhome.

[c] Twenty (20) feet between townhouses and stacked townhouses.

(4) Set-back from internal roads and parking: Ten (10) feet.

- I. Individual lot requirements. There shall be no limitation on maximum improvement coverage for individual lots within the R-5J District. Lot widths, frontages, rear yards, side yards, front yards, lot dimensions, parking lot locations and building distances may be freely arranged and disposed of within the District. A lot need not front on a street and there are no minimum building distances for individual lots in the same building. The intent of this provision is to permit individual buildings and/or associated parking areas to exist as separate lots either through subdivision or via condominium arrangements. However, each individual lot shall be subject to and may only be improved in accordance with the final subdivision and/or site plan approval for the R-5J District in accordance with these district regulations. The board of jurisdiction shall condition final approval upon submission by the applicant and approval by the board attorney of a declaration of covenants and restrictions or other suitable instrument setting forth the mechanisms by which and providing adequate assurances that security, outside cleaning and other routine external maintenance, external repainting, maintenance of the common open space, garbage collection, snow removal and other appropriate items will be provided.
- J. Required off-street and on-street parking. The number of residential parking spaces shall conform to the requirements of the Residential Site Improvement Standards (RSIS).
- K. Safe and secure (enclosed) bicycle parking shall be provided for any housing unit that does not have a garage.

L. In lieu of the standards contained in Section 200-36, the following architectural design standards and guidelines shall apply.

M. Vehicular, bicycle, and/or pedestrian connections to adjacent commercial properties should be provided to the greatest extent feasible.

- (1) Buildings shall generally relate in scale to the surroundings buildings. Buildings shall reflect a continuity of treatment obtained by maintaining the building scale or by subtly graduating changes; by maintaining base courses; by extending horizontal lines of fenestration; and by reflecting select architectural styles and details, design themes, building materials, and colors used in surrounding buildings.
- (2) Buildings shall avoid long, monotonous, uninterrupted walls or roof planes. Building wall offsets, including projections such as balconies, canopies, 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 simple, 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.
- (3) The architectural treatment of the front façade shall be continued in its major features around all visible exposed sides of a building. 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 rear elevations visible from the public views is discouraged.
- (4) Fenestration shall be architecturally compatible with the style, materials, colors, and details of the building. Windows shall be vertically proportioned wherever possible. To the extent possible, upper-story windows shall be vertically aligned with the location of windows and doors on the ground level.
- (5) All entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades or others, 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.
- (6) Heating, ventilating and air-conditioning (HVAC) systems, utility meters and regulators, exhaust pipes and stacks, satellite dishes and other

telecommunications receiving devices shall be screened or otherwise specially treated or placed to be, as much as possible, inconspicuous as viewed from the public right-of-way and adjacent properties.

- (7) Street furniture such as benches, streetlamps, bicycle racks, receptacles for litter, including mandatory recycling receptacles, bus stops, landscape planters and hanging baskets shall be provided, if applicable. A standard street furnishing plan shall be established for the entire district. Options shall be established in order to permit variety. Furnishings manufactured from recycled materials shall be considered. Furnishings manufactured from local or regional sources shall be considered.

N. Snow storage and removal. Procedures for snow storage and removal shall be identified on the site plan.

O. Open space. General requirements. Except as otherwise provided herein, not less than the lesser of 25% of the development area, excluding the area of single-family lots, or 20% of the gross development area shall be designed as and devoted to common open space for use primarily by the residents of the planned development or subject to conservation easements restricting their development.

Section 5. In the event of any conflict between the provisions and requirements of this section and the provisions and requirements of any other section of this chapter, the provisions and requirements of this section shall govern.

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 veto by the Council, whichever is applicable; upon filing with the Mercer County Planning Board; and upon publication according to law.

Introduction: February 9, 2026

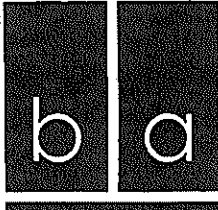
Planning Board Approval: February 18, 2026

Public Hearing: March 9, 2026

Adoption: March 9, 2026

Mayor Approval: March 19, 2026

Effective Date: April 8, 2026



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: West Windsor Township Council
From: David Novak PP, AICP
Subject: 2026 Housing Element and Fair Share Plan (HE&FSP)
Inclusionary Multifamily Residential Zoning Ordinances
Date: January 28, 2026
BA#: 4173.15

Introduction

The following memorandum provides a brief summary of the inclusionary multifamily residential zoning ordinances which have been prepared in conjunction with the 2026 Housing Element and Fair Share Plan (HE&FSP). These ordinances include the following:

1. Draft R-5E District;
2. Draft R-5F District;
3. Draft R-5G District;
4. Draft R-5H District;
5. Draft R-5I District;
6. Draft RP-7A and RP-7B District, and;
7. Draft R5-J District.

Draft R-5E District Ordinance

This ordinance is intended to rezone Block 7.04 Lot 1 from the ROM-1 District to a new R-5E Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 29.2 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 650 residential units, including 163 affordable units.

Draft R-5F District Ordinance

This ordinance is intended to rezone Block 86 Lot 58.02 from the B-2 District to a new R-5F Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 24 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 35 residential units, including 9 affordable units.

Draft R-5G District Ordinance

This ordinance is intended to rezone Block 7 Lots 9.01 and 31 from the R-2 District to a new R-5G Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 15.6 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 80 residential units, including 20 affordable units.

Draft R-5H District Ordinance

This ordinance is intended to rezone Block 9 Lots 83, 84, and 85 from the ROM-1 District to a new R-5H Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 11.8 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 326 residential units, including 82 affordable units.

Draft R-5I District Ordinance

This ordinance is intended to rezone Block 7.15 Lot 12.09 from the ROM-1 District to a new R-5I Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 27.5 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can accommodate a total of 275 residential units, including 69 affordable units.

Draft RP-7A and RP-7B District Ordinance

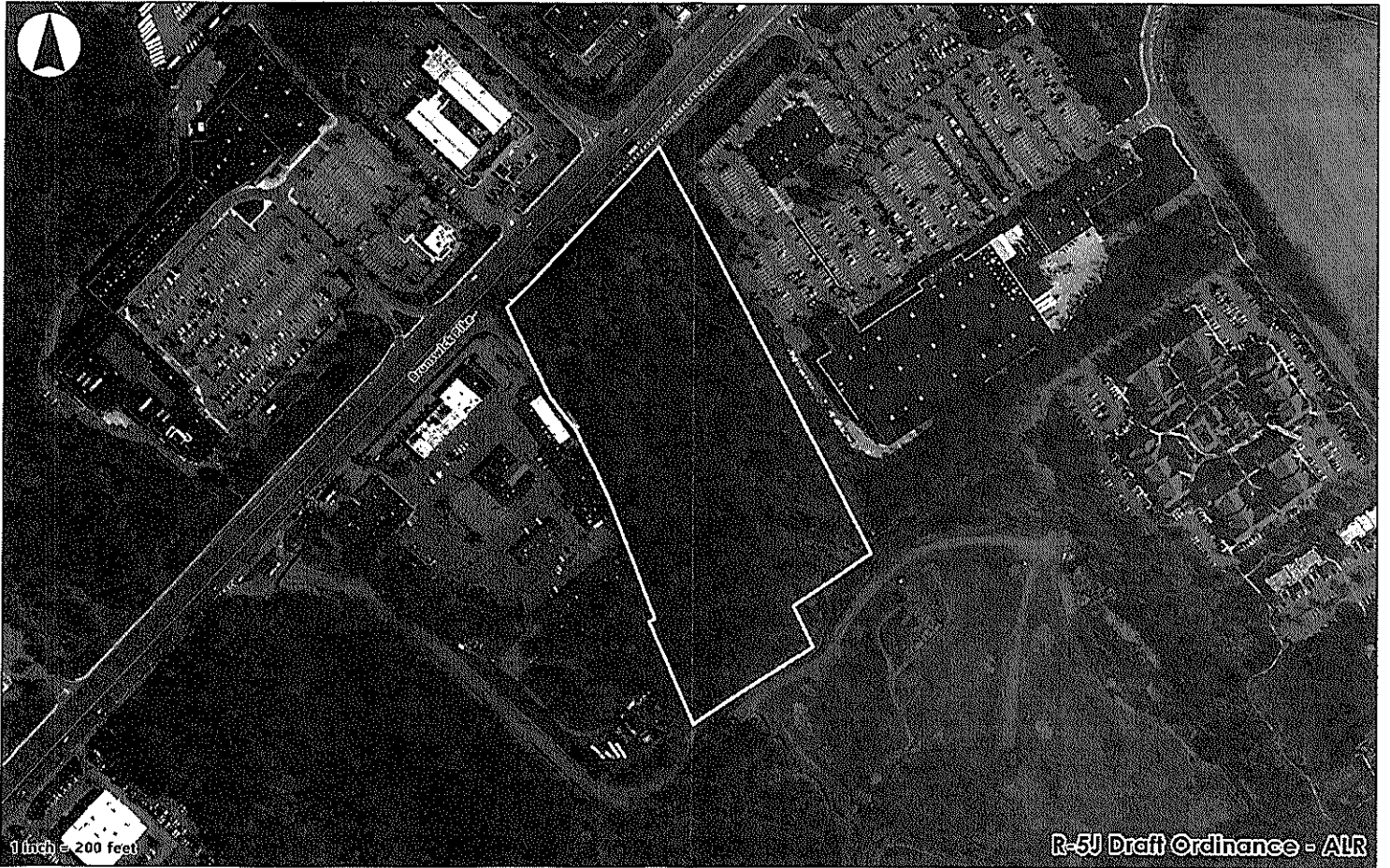
This ordinance is intended to rezone Block 5 Lot 20 from the RP-7 Princeton Junction Redevelopment Plan District to a new RP-7A Princeton Junction Redevelopment Plan District, as well as rezone Block 5 Lots 62 and 76 from the RP-7 Princeton Junction Redevelopment Plan District to a new RP-7B Princeton Junction Redevelopment Plan District.

In regard to the RP-7A District, the draft ordinance offers several changes from the RP-7 District regulations. Most notably, the RP-7A District establishes a maximum density of 8.5 units per acre (whereas the RP-7 District does not establish a density requirement) and permits ground floor residential dwelling units for new buildings (whereas the RP-7 District only permits upper story apartments). It is anticipated that this district can accommodate 26 residential units, including 6 affordable units.

In regard to the RP-7B District, the draft ordinance is designed to encourage an inclusionary multifamily development. It permits a maximum density of 25 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 37 total units, including 10 affordable units.

Draft R-5J District Ordinance

This ordinance is intended to rezone Block 8 Lots 17, 24, and 30 from the B-2 District to a new R-5J Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 17.4 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can accommodate a total of 216 residential units, including 54 affordable units.



**TOWNSHIP OF WEST WINDSOR
COUNTY OF MERCER, NEW JERSEY**

1st Reading February 9, 2026
 2nd Reading & Public Hearing March 9, 2026
 Date Adopted March 9, 2026
 Date Effective April 8, 2026
 DOT APPROVAL RECEIVED _____
 Planning Board Approval February 19, 2026

Date to Mayor March 10, 2026
 Date Signed March 19, 2026
 Date Resubmitted to Council _____
 Approved as to Form and Legality _____

Michael Hebert
 Township Attorney
 Esq

ORDINANCE NO. 2026-09

TOWNSHIP OF WEST WINDSOR ORDINANCE TO
 AMEND AND SUPPLEMENT THE PRINCETON JUNCTION REDEVELOPMENT PLAN REGULATING
 PROVISIONS TO CREATE THE RP-7A & RP-7B ZONING DISTRICTS OF THE PRINCETON JUNCTION
 REDEVELOPMENT PLAN
 CHAPTER 200 OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999)

RECORD OF VOTE													
First Reading							Second Reading						
Council	Yes	No	NV	AB	Mov	Sec	Council	Yes	No	NV	AB	Mov	Sec
Charles	✓					✓	Charles	✓					
Gawas	✓						Gawas				✓		
Geevers	✓						Geevers	✓				✓	
Mandel	✓						Mandel	✓					
Weiss	✓				✓		Weiss	✓					✓

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

Hemant Marathe
 Hemant Marathe, Mayor

3/19/26
 Date

Rejected _____
 Reconsidered by Council _____
 Override Vote: YES _____ NO _____

Allison D. Sheehan
 Allison D. Sheehan, Township Clerk



TOWNSHIP OF WEST WINDSOR
MERCER COUNTY, NEW JERSEY

ORDINANCE NO. 2026-09

ORDINANCE TO AMEND AND SUPPLEMENT THE PRINCETON JUNCTION REDEVELOPMENT PLAN REGULATING PROVISIONS TO CREATE THE RP-7A & RP-7B ZONING DISTRICTS OF THE PRINCETON JUNCTION REDEVELOPMENT PLAN 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. Chapter 200 of the Code 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-7 of the Princeton Junction Redevelopment Plan."

RP-7A Of the Princeton Junction Redevelopment Plan

RP-7B of the Princeton Junction Redevelopment Plan

Section 2. Chapter 200 of said Code, Land Use, Part 4, Zoning, Article XXXVI, 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 July 12, 2021, and revised through March 9, 2026, which, with all explanatory matter thereon, is hereby adopted and made part of this Part 4. 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. The Zoning Map of the Township of West Windsor is hereby amended to change the zoning designation of Block 5 Lot 20 to the RP-7A Princeton Junction Redevelopment Plan District.

Section 4. The Zoning Map of the Township of West Windsor is hereby amended to change the zoning designation of Block 5 Lots 62 and 76 to the RP-7B Princeton Junction Redevelopment Plan District.

Section 5. Chapter 200 of said Code, Land Use, Part 5, Princeton Junction Redevelopment Plan Regulatory Provisions, Article XXXIV, Land Use Controls, is hereby amended by adding a new Section 200-266.1 entitled RP-7A District.

§ 200-266.1 RP-7A District.

- A. Purpose. The purpose of the RP-7A District is three-fold: to contribute to the "Main Street" environment envisioned by the RP-7 District by providing additional residential units within walking distance to the Princeton Hightstown Road corridor; to create an attractive mixed-use center within walking distance to the train station which will serve as a community space for residents and commuters alike; and to serve as a transition area between the mixed-use nature of the Princeton Hightstown Road corridor to the south and the residential character of Cranbury Road to the east.

An objective of this district is to achieve a desirable mix of commercial, office, civic, and residential uses within a vibrant, pedestrian-friendly, village environment with an emphasis on uses which service local needs. It is intended to encourage pedestrian flow through the area by permitting stores, shops, offices, and personal service establishments as well as residential units. This district does not envision that the ground floors of all buildings within the district will be used for commercial purposes. Rather, mixed-use buildings with ground floor commercial space are encouraged nearer the intersection of Princeton Hightstown Road and Cranbury Road, while newly constructed buildings further from this intersection may be fully residential in nature.

Ultimately, it is anticipated that the RP-7A District and the adjoining RP-7B District will be developed in a comprehensive, complementary and integrated manner.

- (1) Permitted Principal Uses. In the RP-7A 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. Unless otherwise noted, all uses shall be located on the first floor.
- (a) Stores and shops for the conduct of any retail business, including specialty and gift shops and boutiques, excluding drive-through facilities.
 - (b) Personal service establishments (e.g., tailor, barbershop, spa, or beauty salon).
 - (c) Offices for professional services (e.g., lawyers, financial advisors, land use planners, 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. Medical offices shall not be permitted.

- (d) Restaurants, cafes, coffee and tea shops (including on-site roasting), luncheonettes and delicatessens, excluding curb service establishments and drive-through facilities but not excluding walk-up services and outdoor dining.
 - (e) Brew pubs and limited breweries.
 - (f) Indoor recreation facilities, including but not limited to instructional studios, maker spaces, fitness centers, yoga studios, and sports and wellness facilities.
 - (g) Repair and servicing, indoors only, of any article for sale which is permitted in this district.
 - (h) Banks and similar financial institutions. Banks shall include walk-up automated teller machines (ATM), provided that such are compatible with the design of the building and are appropriately located at the side or rear of a building. Drive-throughs shall not be 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) Museums, art galleries and other cultural and civic facilities of a similar nature.
 - (m) Parks and plazas.
 - (n) Buildings and uses for municipal purposes owned or operated by West Windsor Township or not-for-profits designated by the Township.
 - (o) Residential units which may be located on any floor as established herein, including affordable housing meeting all the standards established herein.
- (2) 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 ground-floor and basement parking.
- (c) Signs.
- (d) Street furnishings, planters, street lights, and exterior, garden-type, shade structures (gazebos).
- (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 shall not be permitted.
- (i) Public service facilities.
- (j) Accessory uses customarily incidental to permitted principal uses, including structured parking for uses on-site or immediately adjacent to the RP-7A District.

B. RP-7A District Intensity, Bulk and other Regulations

- (1) Maximum FAR: 0.30. Residential units and associated residential spaces shall not be included in the FAR calculation.
- (2) Maximum improvement coverage: 80%.
- (3) Maximum Density: The maximum density for RP-7A District shall not exceed 8.5 units per acre, which shall result in no more than 26 total residential units.
- (4) Yards, as measured from the district boundary line.
 - (a) Minimum front yard setback: 8 feet.
 - (b) Minimum setback to curb: 12 feet.
 - (c) Minimum side or rear yard (each): minimum of 0 feet, if attached to an adjacent building, or a minimum of five feet if not attached to an adjacent building.

- (5) Individual lot requirements. There shall be no maximum FAR or limitation on maximum improvement coverage for individual lots within the RP-7A District. Lot widths, frontages, rear yards, side yards, front yards, lot dimensions, parking lot locations and building distances may be freely arranged and disposed of within the District. A lot need not front on a street and there are no minimum building distances for individual lots in the same building. The intent of this provision is to permit individual buildings and/or associated parking areas to exist as separate lots either through subdivision or via condominium arrangements. However, each individual lot shall be subject to and may only be improved in accordance with the final subdivision and/or site plan approval for the RP-7A in accordance with these district regulations. The board of jurisdiction shall condition final approval upon submission by the applicant and approval by the board attorney of a declaration of covenants and restrictions or other suitable instrument setting forth the mechanisms by which and providing adequate assurances that security, outside cleaning and other routine external maintenance, external repainting, maintenance of the common open space, garbage collection, snow removal and other appropriate items will be provided.
- (6) Maximum building height:
 - (a) For buildings setback less than 245 feet from Cranbury Road, the maximum building height shall be 3 stories.
 - (b) For buildings setback greater than 245 feet from Cranbury Road, the maximum building height shall be 4 stories above a basement and/or cellar.
- (7) First-floor use.
 - (a) Retail or personal service uses or commercial uses are required on the first floor of existing buildings along Cranbury Road, with office or residential units only permitted on the top floor(s).
 - (b) For all new buildings or building additions constructed after the adoption of this Redevelopment Plan, residential units and/or associated residential spaces and parking garages may be constructed on the first floor.
- (8) Parking standards.
 - (a) In lieu of the standards set forth in § 200-27B, the following off-street parking standards shall apply: one space for every 375

square feet of nonresidential use and one space per residential unit.

- (b) Off-street parking lots shall be accessed by means of common driveways to the extent practicable. Cross-access easements for adjacent lots with interconnected parking lots or drive aisles shall be required. Shared parking facilities are encouraged where possible.
 - (c) A portion of the required off-street parking may be met through spaces in immediately adjacent districts provide that easements are provided dedicating such spaces.
 - (d) Tandem parking shall be permitted in basement or first floor structured parking provided that it does not exceed 10% of the overall parking required for the District.
- (9) Affordable housing.
- (a) Twenty percent (20%) of all previously approved residential units as well as twenty-five percent (25%) of all residential units approved thereafter within the RP-7A District shall be very-low, low-, and moderate-income housing. This shall result in no less than six (6) affordable units. Affordable units shall meet all of the applicable standards and requirements, including those set forth in the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq., and § 200-237.
 - (b) At least 50% of the affordable units shall be made affordable to low-income households, and at least 13% of all rental affordable units shall be made 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.
- (10) Architectural and site design standards. In addition to the standards applicable to all districts and the goals and policies, the following shall apply:
- (a) Architectural detail, style, color, proportion and massing shall reflect the features of a traditional village center. 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

of the same height; by extending horizontal lines of fenestration (windows); 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.

- (b) 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.
 - (c) Pitched roofs (6/12 to 12/12) are recommended. Both gable and hipped roofs shall provide overhanging eaves on all sides that extend a minimum of one foot beyond the building wall. Generally, flat and mansard-type roofs should be avoided; however, such roof treatments may be allowed if the architectural detail, style, proportion and massing is complementary of adjacent structures and consistent with a small-scale village character. Buildings may have flat roofs, provided that all visibly exposed walls have an articulated cornice that projects horizontally from the vertical building wall plane.
 - (d) A unified design with the RP-7B District is encouraged to the greatest extent feasible.
- (11) There shall be shared parking, drive aisles, sidewalks, and cross-easements with the RP-7B District to the maximum extent practicable. Uses in the RP-7A District may also be permitted to share parking with properties in the RP-12 District.
- (12) Open Space. In lieu of the standards set forth in Section 200-36C., the following open space standards shall apply.
- (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) The developers of the RP-7A and RP-7B District shall be responsible for improving the open space property identified as Block 5 Lot 15 recreational use.
- (13) No development shall proceed in the district without a redeveloper's agreement with the Township or redevelopment entity.

Section 6. Chapter 200 of said Code, Land Use, Part 5, Princeton Junction Redevelopment Plan Regulatory Provisions, Article XXXIV, Land Use Controls, is hereby amended by adding a new Section 200-266.2 entitled RP-7B District.

§ 200-266.2 RP-7B District.

A. RP-7B District use regulations.

- (1) Purpose. The purpose of the RP-7B District is two-fold: to contribute to the "Main Street" environment envisioned by the RP-7 District by providing additional residential units within walking distance to the Princeton Hightstown Road corridor and to serve as a transition area between the mixed-use nature of the Princeton Hightstown Road corridor to the south and the residential character of Cranbury Road to the east.

This district is designed to permit a multifamily development consisting of townhouses. Ultimately, it is anticipated that this district and the adjoining RP-7A District will be developed in a comprehensive, complementary, and integrated manner.

- (2) Permitted principal uses. In the RP-7B 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) Townhouses.
- (b) Stacked townhouses.

(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 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 (gazebos).
- (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) 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 shall not be permitted.
- (h) Public service facilities.
- (i) Accessory uses customarily incidental to permitted principal uses, including structured parking for residential dwelling units.

B. RP-7B District Intensity, Bulk and other Regulations

- (1) Maximum improvement coverage: 80%
- (2) Maximum Density: The maximum density for RP-7B District shall not exceed 25 units per acre, which shall result in no more than 37 total residential units.
- (3) Yards, as measured from the district boundary line.
 - (a) Minimum front yard setback: 8 feet. A front yard setback of 6 feet may be permitted, provided a setback of 15 feet to a curb is provided.
 - (b) Minimum setback to curb: 15 feet, provided a setback of 5 feet to a parking stall shall be permitted.
 - (c) Minimum side or yard (each):
 - [1] Where the building facade is parallel to the district boundary line: 10 feet.
 - [2] Where the corner of the building is tangent to the district boundary line: 8 feet.
- (4) Individual lot requirements. There shall be no limitation on maximum improvement coverage for individual lots within the RP-7B District. Lot widths, frontages, rear yards, side yards, front yards, lot dimensions, parking lot locations and building distances may be freely arranged and disposed of within the District. A lot need not front on a street and there are no minimum building distances for individual lots in the same building. The intent of this provision is to permit individual buildings and/or associated parking areas to exist as separate lots either through

subdivision or via condominium arrangements. However, each individual lot shall be subject to and may only be improved in accordance with the final subdivision and/or site plan approval for the RP-7B District in accordance with these district regulations. The board of jurisdiction shall condition final approval upon submission by the applicant and approval by the board attorney of a declaration of covenants and restrictions or other suitable instrument setting forth the mechanisms by which and providing adequate assurances that security, outside cleaning and other routine external maintenance, external repainting, maintenance of the common open space, garbage collection, snow removal and other appropriate items will be provided.

- (5) Maximum building height:
 - (a) For buildings setback less than 75 feet from Cranbury Road, the maximum building height shall be 3 stories.
 - (b) For buildings setback greater than 75 feet from Cranbury Road, the maximum building height shall be 4 stories.
- (6) Parking standards. The number of parking spaces shall conform to the requirements set forth by the Residential Site Improvement Standards (RSIS). Visitor parking shall be permitted within the adjoining public right-of-way.
- (7) Affordable housing.
 - (a) Twenty-five percent (25%) of all residential units constructed within the RP-7B District shall be very-low, low-, and moderate-income housing meeting all of the applicable standards and requirements for affordable units, including those set forth in the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq., and § 200-237.
 - (b) At least 50% of the affordable units shall be made affordable to low-income households, and at least 13% of all rental affordable units shall be made 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.
- (8) Architectural and site design standards. In addition to the standards applicable to all districts and the goals and policies, and in lieu of the

standards established in § 200-30A and § 200-36B(2), the following shall apply:

- (a) Architectural detail, style, color, proportion and massing shall reflect the features of a traditional village center. 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 of the same height; by extending horizontal lines of fenestration (windows); 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.
- (b) 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.
- (c) Pitched roofs (5/12 to 12/12) are recommended. Both gable and hipped roofs shall provide overhanging eaves on all sides that extend a minimum of one foot beyond the building wall. Generally, flat and mansard-type roofs should be avoided; however, such roof treatments may be allowed if the architectural detail, style, proportion and massing is complementary of adjacent structures and consistent with a small-scale village character. Buildings may have flat roofs, provided that all visibly exposed walls have an articulated cornice that projects horizontally from the vertical building wall plane.
- (d) A maximum of ten dwelling units in a single row with a minimum offset of two to four feet between every two dwelling units are encouraged. The front facade of no more than six dwelling units should be permitted in a straight line.
- (e) A minimum distance of 20 feet shall be established between buildings, exclusive of architectural accents including but not limited to nooks, notches, or bays.
- (f) Each dwelling unit shall have not less than two exposures (i.e. two window walls)d.
- (g) A unified design with the RP-7A District is encouraged to the greatest extent feasible.

- (9) There shall be shared parking, drive aisles, sidewalks, and cross-easements with the RP-7A District to the maximum extent practicable.
- (10) Open Space. In lieu of the standards set forth in Section 200-36C., the following open space standards shall apply.
 - (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) The developers of the RP-7A and RP-7B District shall be responsible for improving the open space property identified as Block 5 Lot 15 for the recreational amenities shown on the Open Space Improvement Plan prepared by ACT Engineers, dated December 15, 2018, attached as an exhibit in the Appendix of the RP-7A and RP-7B Redevelopment Plan, subject to prior written consent and approval by the owner(s) of Lot 15 and approval(s) from governmental agencies having jurisdiction thereof.
 - (c) As a condition of future final site plan approval, the applicant shall be responsible for providing a financial contribution for the construction of a tot lot consisting of one (1) play structure, two (2) to three (3) benches, one (1) bike rack, and rubber surfacing, for the amount specified in the redeveloper's agreement.

C. Stormwater. Where it can be demonstrated at the time of Township land use board review that such on-site stormwater management measure location within the zoning district permitting that use is impractical due to engineering feasibility factors, then the Township land use board of jurisdiction may permit such measure to be located off-tract and/or out of the zoning district, provided that the following requirements are met:

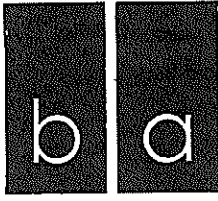
- (1) All of the conditions noted in Article XXI are met, in addition to § 200-226.
- (2) Location of the measure does not hinder or discourage the appropriate development and use of the property on which it is located or the use of adjacent land and buildings.
- (3) Permanent access and easement to the measure shall be provided for preservation and for maintenance purposes.
- (4) Location of the measure shall be referenced in the deed notice required under § 200-101M and a separate deed notice shall be provided and recorded for the property upon which the measure is located.

- (5) Utilization of other nearby off-tract stormwater management facilities is not feasible or practicable as determined by the developer's engineer, subject to confirmation by the Township Engineer.
- D. No development shall proceed in the district without a redeveloper's agreement with the Township or redevelopment entity.

Section 7. In the event of any conflict between the provisions and requirements of these sections and the provisions and requirements of any other section of this chapter, the provisions and requirements of this section shall govern. Each section, subsection, sentence, clause and phrase of this article is declared to be an independent section, subsection, sentence, clause and phrase, and the finding of holding of any such portion of this article to be unconstitutional, void or ineffective for any cause or reason shall not affect any other portion of these sections.

Section 8. This Ordinance shall take effect twenty (20) days after action or inaction by the Mayor as approved by law, or an override of a mayoral veto by the Council, whichever is applicable; upon the approval by the County review agency or sixty (60) days from the receipt of the ordinance by the County review agency if the County review agency should fail to act; and upon publication according to law.

Introduction: February 9, 2026
Planning Board Approval: February 18, 2026
Public Hearing: March 9, 2026
Adoption: March 9, 2026
Mayor Approval: March 19, 2026
Effective Date: April 8, 2026



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: West Windsor Township Council
From: David Novak PP, AICP
Subject: 2026 Housing Element and Fair Share Plan (HE&FSP)
Inclusionary Multifamily Residential Zoning Ordinances
Date: January 28, 2026
BA#: 4173.15

Introduction

The following memorandum provides a brief summary of the inclusionary multifamily residential zoning ordinances which have been prepared in conjunction with the 2026 Housing Element and Fair Share Plan (HE&FSP). These ordinances include the following:

1. Draft R-5E District;
2. Draft R-5F District;
3. Draft R-5G District;
4. Draft R-5H District;
5. Draft R-5I District;
6. Draft RP-7A and RP-7B District, and;
7. Draft R5-J District.

Draft R-5E District Ordinance

This ordinance is intended to rezone Block 7,04 Lot 1 from the ROM-1 District to a new R-5E Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 29.2 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 650 residential units, including 163 affordable units.

Draft R-5F District Ordinance

This ordinance is intended to rezone Block 86 Lot 58.02 from the B-2 District to a new R-5F Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 24 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 35 residential units, including 9 affordable units.

Draft R-5G District Ordinance

This ordinance is intended to rezone Block 7 Lots 9.01 and 31 from the R-2 District to a new R-5G Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 15.6 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 80 residential units, including 20 affordable units.

Draft R-5H District Ordinance

This ordinance is intended to rezone Block 9 Lots 83, 84, and 85 from the ROM-1 District to a new R-5H Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 11.8 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 326 residential units, including 82 affordable units.

Draft R-5I District Ordinance

This ordinance is intended to rezone Block 7.15 Lot 12.09 from the ROM-1 District to a new R-5I Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 27.5 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can accommodate a total of 275 residential units, including 69 affordable units.

Draft RP-7A and RP-7B District Ordinance

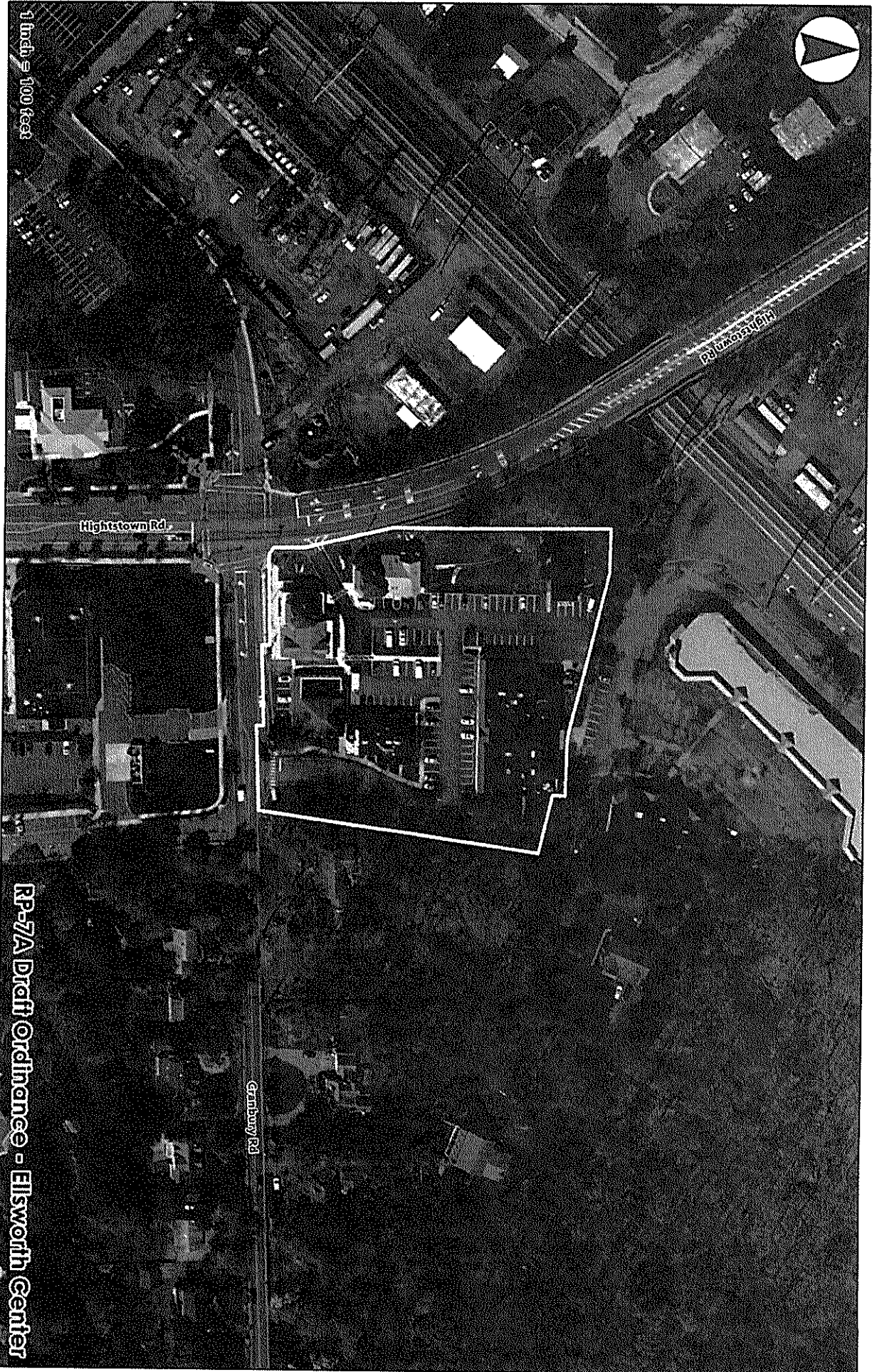
This ordinance is intended to rezone Block 5 Lot 20 from the RP-7 Princeton Junction Redevelopment Plan District to a new RP-7A Princeton Junction Redevelopment Plan District, as well as rezone Block 5 Lots 62 and 76 from the RP-7 Princeton Junction Redevelopment Plan District to a new RP-7B Princeton Junction Redevelopment Plan District.

In regard to the RP-7A District, the draft ordinance offers several changes from the RP-7 District regulations. Most notably, the RP-7A District establishes a maximum density of 8.5 units per acre (whereas the RP-7 District does not establish a density requirement) and permits ground floor residential dwelling units for new buildings (whereas the RP-7 District only permits upper story apartments). It is anticipated that this district can accommodate 26 residential units, including 6 affordable units.

In regard to the RP-7B District, the draft ordinance is designed to encourage an inclusionary multifamily development. It permits a maximum density of 25 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can generate a total of 37 total units, including 10 affordable units.

Draft R-5J District Ordinance

This ordinance is intended to rezone Block 8 Lots 17, 24, and 30 from the B-2 District to a new R-5J Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 17.4 units per acre and requires a minimum affordable housing set-aside of 25%. It is anticipated that this density can accommodate a total of 216 residential units, including 54 affordable units.



RP-7A Draft Ordinance - Elsworth Center

