

Master Plan Element Section IV

Housing Element & Fair Share Plan

Appendices Book 04

Adopted 02-04-26

Township of West Windsor | Mercer County, New Jersey



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

ORDINANCE 2026-XX

**AN ORDINANCE TO AMEND AND SUPPLEMENT THE CODE OF THE
TOWNSHIP OF WEST WINDSOR (1999) TO ESTABLISH A NEW R-5E
DISTRICT**

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

Section 1. Chapter 200 of the Code of the Township of West Windsor, Land Use, Part 4, Zoning, Article XXVI, Titles, Purposes, 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 receptables, 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:

Planning Board Approval:

Public Hearing:

Adoption:

Mayor Approval:

Effective Date:

Appendix E-2:
Draft Ordinance re: Woodmont
Commercial Site

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

ORDINANCE 2026-XX

**AN ORDINANCE TO AMEND AND SUPPLEMENT THE CODE OF THE
TOWNSHIP OF WEST WINDSOR (1999) TO ESTABLISH A NEW R-5F
DISTRICT**

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

Section 1. Chapter 200 of the Code of the Township of West Windsor, Land Use, Part 4, Zoning, Article XXVI, Titles, Purposes, 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-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:

Planning Board Approval:

Public Hearing:

Adoption:

Mayor Approval:

05/25/25 R-5F Draft Ordinance

Effective Date:

Appendix E-3:
Draft Ordinance re: Obals/LaPlaca Site

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

ORDINANCE 2026-XX

**AN ORDINANCE TO AMEND AND SUPPLEMENT THE CODE OF THE
TOWNSHIP OF WEST WINDSOR (1999) TO ESTABLISH A NEW R-5G
DISTRICT**

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

Section 1. Chapter 200 of the Code of the Township of West Windsor, Land Use, Part 4, Zoning, Article XXVI, Titles, Purposes, 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-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:

Planning Board Approval:

Public Hearing:

Adoption:

Mayor Approval:

Effective Date:

Appendix E-4:
Draft Ordinance re:
BXP: Carnegie Center – 400 Series

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

ORDINANCE 2026-XX

**AN ORDINANCE TO AMEND AND SUPPLEMENT THE CODE OF THE
TOWNSHIP OF WEST WINDSOR (1999) TO ESTABLISH A NEW R-5H
DISTRICT**

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

Section 1. Chapter 200 of the Code of the Township of West Windsor, Land Use, Part 4, Zoning, Article XXVI, Titles, Purposes, 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 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 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 l 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:
- Planning Board Approval:
- Public Hearing:
- Adoption:
- Mayor Approval:
- Effective Date:

Appendix E-5:
Draft Ordinance re:
BXP: Carnegie Center – 901 Series

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

ORDINANCE 2026-XX

**AN ORDINANCE TO AMEND AND SUPPLEMENT THE CODE OF THE
TOWNSHIP OF WEST WINDSOR (1999) TO ESTABLISH A NEW R-5I
DISTRICT**

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

Section 1. Chapter 200 of the Code of the Township of West Windsor, Land Use, Part 4, Zoning, Article XXVI, Titles, Purposes, 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

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.

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:

Planning Board Approval:

Public Hearing:

Adoption:
Mayor Approval:
Effective Date:

Appendix E-6:
Draft Ordinance re: RP-7A (Ellsworth
Center) and RP-7B (K. Hovanian)

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

ORDINANCE NO. 2026-XX

**AN ORDINANCE TO AMEND AND SUPPLEMENT THE PRINCETON JUNCTION
REDEVELOPMENT PLAN REGULATORY PROVISIONS IN THE CODE OF THE TOWNSHIP
OF WEST WINDSOR TO CREATE THE RP-7A PRINCETON JUNCTION REDEVELOPMENT
PLAN DISTRICT AND THE RP-7B PRINCETON JUNCTION REDEVELOPMENT PLAN
DISTRICT**

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

Section 1. Chapter 200 of the Code of 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:
PLANNING BOARD:
PUBLIC HEARING:
ADOPTION:
MAYORAL APPROVAL:
EFFECTIVE DATE:

Appendix E-7:
Draft ALR (Tractor Supply) Site
Ordinance

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

ORDINANCE 2026-XX

**AN ORDINANCE TO AMEND AND SUPPLEMENT THE CODE OF THE
TOWNSHIP OF WEST WINDSOR (1999) TO ESTABLISH A NEW R-5J
DISTRICT**

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

Section 1. Chapter 200 of the Code of the Township of West Windsor, Land Use, Part 4, Zoning, Article XXVI, Titles, Purposes, 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:
- Planning Board Approval:
- Public Hearing:
- Adoption:
- Mayor Approval:
- Effective Date:

Appendix E-8:
Resolution Appointing Piazza and
Associates

RESOLUTION

WHEREAS, the Township needs a professional consultant to assist in compliance with affordable housing obligations in West Windsor Township; and

WHEREAS, it is in the Township's best interests to enter into a Professional Services Agreement with Piazza & Associates in the amount not to exceed \$18,000.00 to perform such affordable housing professional services for ongoing and new projects; and

WHEREAS, the professional services agreements attached hereto appropriately sets forth the obligation of the parties with respect to such services; and

WHEREAS, Certification of Funds has been received from the Chief Financial Officer and available in the following account:

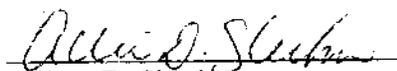
Affordable Housing Trust Fund	121201	\$18,000.00
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NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor that the Mayor and Clerk are authorized and directed to execute the Professional Services Agreement in the form attached hereto:

1. The Agreement so authorized shall require the Provider to provided professional consulting services as outlined in the Agreement.
2. The contract may be awarded without competitive bidding as authorized by the Local Public Contracts Law pursuant to N.J.S.A. 40A:11-1 because the services are professional in nature.
3. A notice of this action shall be published in the newspaper used by the Township for legal publications as required by law within ten (10) days of its passage; and
4. An executed copy of the Agreement between the Township of West Windsor and Piazza & Associates and a copy of this Resolution shall be on file and available to the public for inspection in the office of the Township Clerk.

Adopted: March 3, 2025

I hereby certify the above resolution was adopted by the West Windsor Council at their meeting held on the 3rd day of March, 2025.



Allison D. Sheehan
Township Clerk
West Windsor Township

Professional Services Agreement

This Agreement made 3rd day of March, 2025 by and between the Township of West Windsor (hereinafter called "the Township") and Piazza & Associates (hereinafter called the "Consultant"), having a place of business at 201 Rockingham Row, Princeton, New Jersey 08540.

WHEREAS, the Township has a need for certain affordable housing services to ensure that the 103 affordable rental units in Avalon Princeton Junction (hereinafter "the Avalon Watch Rental Units") will be sold or rented consistent with the rules of the Council on Affordable Housing (hereinafter called "COAH") and the Township's affordable housing regulations and that the Township receives credit for the affordable units toward satisfying its fair share; and

WHEREAS, the Township also has a need for certain affordable housing services to ensure that the affordable rental units in Bear Creek Senior Living (51 units approved but not built, the remaining 10 units being Medicaid beds monitored by NJHMFA), owned by Bear Creek Senior Living, LLC; the Mews at Princeton Junction, the Estates by Princeton Junction apartment complex (175 units), owned by Princeton Junction Apartments, LP; The Hamlet (61 units), owned by The Hamlet at Bear Creek, LLC; Princeton Terrace (69 units), owned by West Windsor Gardens, LLC; The Glen at West Windsor (24 units), owned by Blue Ribbon Equity, LLC; and Windsor Woods West, formerly the Meadow Lane Apartments (35 new construction and 15 substantially rehabilitated existing apartments, the affordability controls for some of which having been terminated), owned by West Windsor Developers, LLC and future inclusionary rental units (hereinafter, "the Other Rental Units"), will be rented consistent with the rules of the Council on Affordable Housing (hereinafter called "COAH") and the Township's

affordable housing regulations and that the Township receives credit for the affordable units toward satisfying its fair share. Each owner of such units is referred to hereafter as "the Owner;" and

WHEREAS, the Township also has a need for certain affordable housing services to ensure that the affordable for-sale units in Windsor Haven (37 units), Windsor Ponds (39 units), the Village Grande (14 units), The Elements at West Windsor (six units) and, if necessary, Walden Woods (16 units) (hereinafter "the Resale Units") will be sold or rented consistent with the rules of the Council on Affordable Housing (hereinafter called "COAH") and the Township's affordable housing regulations and that the Township receives credit for the affordable units toward satisfying its fair share. Each unit owner of a for-sale unit is referred to hereinafter as "the Unit Owner;" and

WHEREAS, it is the desire of the Township and the Consultant to execute an agreement authorizing the services to be performed and the charges therefore;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, it is agreed by and between the parties as follows:

1. Term. This Agreement shall continue through December 31, 2025, subject to a sixty-day cancellation, in accordance with paragraph 7 herein.

2. Scope of Services. The Consultant shall perform to the Township's satisfaction all services necessary to assure that the affordable units in the above-referenced developments are sold or rented in a manner which and otherwise comply in all respects with the COAH rules and with the Township ordinances pertaining to affordable housing. The Consultant shall also provide such other non-project-specific services as are appropriate for or

necessary to administer the Township's affordable housing program. The parties agree, however, that the ultimate responsibility for the Township's implementation of its affordable housing program and compliance with its affordable housing obligation rests with the Township.

The Consultant shall, among other things, with respect to project-specific services:

a. Sales prices and process.

- (1) Provide the then current maximum sales and re-sale prices to Owners and explain the process by which the homes are sold;
- (2) Provided the Owners with the then current maximum income limits as adjusted for household size and provide the Owners with Preliminary Application forms that they or their agents can distribute to potential purchasers.
- (3) Answer any questions that arise from Owners, buyers, or their agents regarding the application process;
- (4) Review all Preliminary Applications submitted to the Township for the sales unit and monitor the process by which the applicants are approved to purchase a specific unit;
- (5) Provide eligible applicants with a full Application for Affordable Housing on a "first-come-first-served" basis;
- (6) Upon the receipt of a completed full Application, review and certify applicants with respect to their adherence to all income limitations as set

forth in the regulations and notify them, accordingly, with a written certification;

(7) Communicate the status of the application process to the Owner and the Township on an ongoing basis and be available to meet with representatives of both as is reasonable and appropriate;

(8) Communicate with counsel designated by the Township, or other designee, with respect to all legal matters associated with the transfer of title as it relates to the affordable housing restrictions;

(9) Provide compliance reports to the Township and regulatory agencies as necessary;

(10) Maintain accurate records of the status of all certifications on an ongoing basis;

(11) Make all files, reports, and other documentation readily available to the Township or an independent auditor working on behalf of the Township.

b. Rental rates and leases.

(1) On an annual basis, assist each Owner in determining and approving rental rates that are in compliance with applicable COAH regulations.

(2) Certify to the Township that the rental rates are in compliance with applicable COAH regulations.

- (3) Review all leases for affordable housing units to be certain the terms of such leases and the obligations of the tenant and Owner thereunder comply with COAH's and the Township's rule.
- c. Rental process.
- (1) Assist the Owner with the development of and approve a complete set of application documents specifically designed to meet the requirements of COAH and Township regulations, including a preliminary application for pre-qualification for affordable housing, an application for affordable housing, an employer verification form, a landlord verification form, gift verification form, and such other forms as may be required.
 - (2) Collect all preliminary applications and process such applications as necessary, keeping a complete record of the information and responding to all applicants in a manner appropriate to their submission.
 - (3) Maintain and provide to the Owner or its representative lists of available pre-qualified applicants by unit type.
 - (4) Once the Owner or its representative has obtained a completed application for affordable housing and collated all of the documentation requested in that application, review all application materials forwarded from the Owner for each applicant and make note of the completion of each file from the perspective of required documentation and informing the Owner of all incomplete files.

(5) Upon the receipt of a completed file, review and certify each applicant with respect to adherence to all income limitations as set forth in COAH and Township regulations and notify the Owner accordingly with a written certification.

d. Reports and records.

(1) Communicate the status of the compliance plan to the Township on an ongoing basis and be available to meet with representatives of both as is reasonable and appropriate.

(2) Provide semi-annual reports with respect to developers' and unit owners' compliance with all affordable housing rules and procedures to the Director of Health and Human Services or the Affordable Housing Committee, as the Mayor shall determine.

(3) Provide an annual report to COAH in fulfillment of its monitoring requirements.

(4) Maintain accurate records of the status of all certification work on an on-going basis.

(5) Make all files, reports and other documentation readily available to the Township or an independent auditor working on behalf of the Township.

e. Fair housing marketing and compliance plan for sales and rental units.

- (1) Review and approve all marketing materials prepared by the Owner to ensure that all equal housing opportunity logos and notices appear where and when appropriate.
- (2) Review the marketing plans and process of the Owner for adherence to fair housing rules and COAH and Township regulations.

The Consultant shall not be responsible for the obligation of the Township to meet its affordable housing obligation aside from the certifications and other responsibilities set forth herein, nor shall the Consultant be responsible for the leasing and application services that are to be provided by the Owners of rental properties, including advertising, distributing the applications for affordable housing, collecting the information and verifications necessary for the affordable housing applications, showing available units, collecting and reviewing such other information as may be necessary for the Owner's own leasing purposes, executing lease agreements, and other management services. In addition, this Agreement assumes that the Owner has or will engage the services of a property manager, or someone with similar duties, who will act as a contact person for the Consultant and Township officials and assist with the issuing of all notices and requests for information to all applicants and residents, obtain all necessary documentation for certification of applicants and residents, and compile and deliver all such documentation to the Consultant for compliance review.

f. Operating procedures. The operating procedures to be followed by the Consultant shall be as are set forth in paragraph 2a-e above except as same may be amended and as one supplemented by ordinances, affordable housing procedures manuals adopted for rental and for-sale housing, and directives adopted by the Township and by COAH regulations and its

Handbook. To the extent changes in the operating procedures expand or contract the scope of work, fees set forth herein shall be subject to negotiation between the Consultant and Township.

g. Reporting. The Consultant shall report to the Director of Health and Human Services and, in the Mayor's discretion, to the Mayor.

3. Compensation and billing.

a. The Consultant shall be compensated as follows:

- (1) A monthly fee of \$1,500.00 for services for The Eaves at West Windsor (AKA Avalon Princeton Junction) Rental Units and the oversight and implementation of the overall affordable housing process of the Township. The Consultant shall bill the Township for all services rendered within 15 days of the end of the month for services performed during the previous month.
- (2) For services with respect to the rental or re-rental of the Other Rental Units, in Bear Creek Senior Living, The Mews at Princeton Junction, The Hamlet, Princeton Terrace, The Glen at West Windsor, Windsor Woods West, Woodmont Way, Princeton Ascend, the Parc, Avalon Princeton Station and future inclusionary rental units a \$300.00 per unit set up charge, payable upon the start of services, and a \$500.00 per unit certification charge for each new occupancy and \$550.00 for each re-occupancy. Future new sale units shall be billed at the rate of \$300 per unit set up charge, payable upon the start of services, and a \$900.00 per unit certification fee, payable by the developer upon the transfer of title to the affordable buyer, The applicant shall bill the Owner of the respective project directly for the services rendered, with a copy to the Township. The

Township, however, will be responsible for such fees, provided that the Consultant has timely and diligently invoiced the charge. Any payments made by the Township to cover such fees that are unpaid will be paid out of the Affordable Housing Trust Fund.

- (3) For the Resale Units, \$900.00 for each completed resale. The Consultant shall bill the Unit Owner, through his or her attorney or broker with a copy to the Township, prior to closing. While the intent and expectation is that the Consultant will be paid for all services associated with the re-sale of an affordable units in the Bear Brook Homes, Link at W Squared, Meridian Walk, Townes at West Windsor, Windsor Haven, Windsor Ponds, Village Grande and Elements developments out of the seller's proceeds at closing, the Township will be responsible for such fee, provided that the Consultant has timely and diligently invoiced the charge. Any payments made by the Township to cover such fees that are unpaid will be paid out of the Affordable Housing Trust Fund.
- (4) \$85.00 per hour for all other services.
- (5) In addition to the fees set forth above, the Consultant shall be reimbursed for reasonable and customary out-of-pocket costs of postage and supplies to residents, applicants, and management. However, all management and compliance reports outlined above, telephone calls, travel expenses and meeting time, to a reasonable extent, shall be included in the basic fee above. The bill pursuant to this paragraph shall be invoiced in the manner set forth in subparagraphs 3a(1)-(4) to the Township or Owner, as the case may be.

4. Affirmative Action. The parties hereby incorporate into this Agreement the mandatory language of Section 5.3 of the Regulations promulgated by the Treasurer of the State of New Jersey pursuant to P.L. 1975, c. 127, as amended and supplemented from time to time, as set forth in the attachment hereto. The Consultant certifies either (a) that it employs fewer than fifty people; or (b) it employs fifty or more people, and it will submit evidence that it is operating under an existing federally approved affirmative action program or a "certificate of employee information report approval" or an "initial employee information report," both relating to an affirmative action program. N.J.A.C. 17:27-4.3(a); 17:27-3.3(a).

5. Execution of Affidavits. The Consultant agrees to execute any disclosure certification pertaining to conflicts of interest which the Township hereafter may require members of and consultants to Township bodies to execute.

6. Insurance. The Consultant shall provide for itself and at its own expense Professional Liability Errors and Omissions Insurance coverage with a limit of liability of \$1,000,000.00 on which the Township is named an additional insured.

7. Termination. Either party may terminate this Agreement without cause upon sixty (60) days written notice. In the event of termination, the Township's sole obligation to the Consultant shall be payment for all services performed up to the date of their receipt of notice thereof and for such additional services as the Township may specifically request it to undertake in order to complete any work in progress. The rate of compensation for all such services shall be that stated in paragraph 3 herein.

8. Assignment. This Agreement for professional services may not be assigned by either party.

9. Responsibilities. The Consultant shall perform his responsibilities in a prompt, professional, and workmanlike manner in conformity with the responsibilities, demand and ethics of his profession.

10. Work Product. All work product, including internal memoranda, reports, maps, plans and final product, shall become the property of the Township and shall be surrendered to the Township or its designee upon termination of this Agreement. Such materials may only be used by the Township for its own affordable housing endeavors in the future.

11. Confidentiality. All data provided by the Township, the Owner, and the applicants will be considered strictly confidential and shall be used solely for the purposes delineated in this Agreement. Likewise, the materials developed by the Consultant shall be considered proprietary and may only be used by in the Township for its own affordable housing endeavors in the future.

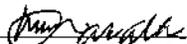
12. Files and Documentation. The Consultant will look to the Owner to provide the job-specific leases, files, documents and notices necessary to implement the services described herein. The Township shall be obligated to provide the Consultant with applicable COAH monitoring forms and all plans, ordinances, or resolution needed to inform the Consultant of the obligation of the Owner to provide affordable housing.

13. Pay to Play. In accordance with the Township's pay to play ordinance, the Consultant has executed the affidavit attached hereto.

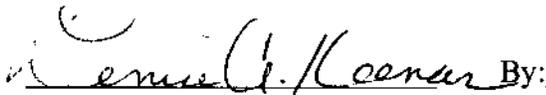
IN WITNESS WHEREOF, the Township has caused these presents to be executed by its duly authorized representative, and the Consultant has set his hand and seal hereunder on the day and year first above written.

Attest: West Windsor Township



By: 
Hemanth Marathe, Ph.D., Mayor

Witness: Piazza & Associates



By: 
Frank Piazza Jr.

EXHIBIT A

MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE

N.J.S.A. 10:5-31 et seq. (P.L. 1975, C. 127)

N.J.A.C. 17:27 et seq.

GOODS, GENERAL SERVICES, AND PROFESSIONAL SERVICES CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will ensure that equal employment opportunity is afforded to such applicants in recruitment and employment, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such equal employment opportunity shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause;

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor will send to each labor union, with which it has a collective bargaining agreement, a notice, to be provided by the agency contracting officer, advising the labor union of the contractor's commitments under this chapter and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to meet targeted county employment goals established in accordance with N.J.A.C. 17:27-5.2.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, and labor unions, that it does not discriminate on the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the targeted employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

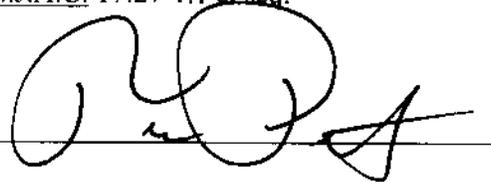
Letter of Federal Affirmative Action Plan Approval

Certificate of Employee Information Report; or

Employee Information Report Form AA-302 (electronically provided by the Division and distributed to the public agency through the Division's website at http://www.state.nj.us/treasury/contract_compliance).

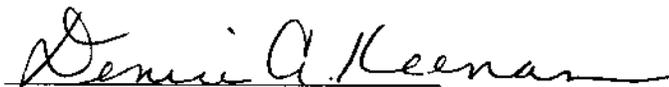
The contractor and its subcontractors shall furnish such reports or other documents to the Division of Purchase & Property, CCAU, EEO Monitoring Program as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Purchase & Property, CCAU, EEO Monitoring Program for conducting a compliance investigation pursuant to N.J.A.C. 17:27-1.1 et seq.

Signed by

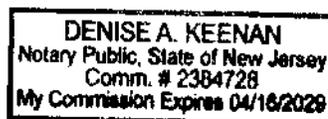


Piazza & Associates, Inc., by Frank Piazza Jr., President
Contractor

Signed, sealed and delivered
in the presence of



(Notarized)



BUSINESS ENTITY DISCLOSURE CERTIFICATION
FOR NON-FAIR AND OPEN CONTRACTS
 Required Pursuant To N.J.S.A. 19:44A-20.8
WEST WINDSOR TOWNSHIP

Part I – Vendor Affirmation

The undersigned, being authorized and knowledgeable of the circumstances, does hereby certify that the <name of business entity> has not made and will not make any reportable contributions pursuant to N.J.S.A. 19:44A-1 et seq. that, pursuant to P.L. 2004, c. 19 would bar the award of this contract in the one year period preceding (date of award scheduled for approval of the contract by the governing body) to any of the following named candidate committee, joint candidates committee; or political party committee representing the elected officials of the West Windsor Township as defined pursuant to N.J.S.A. 19:44A-3(p), (q) and (r).

Election Fund of Hemant Marathe	Promises Made * Promises Kept
Election Fund of Linda Geevers	Promises Made * Promises Kept
Election Fund of Martin Whitfield	Promises Made * Promises Kept
Election Fund of Andrea Sue Mandel	Community Leaders for West Windsor
Election Fund of Sonia Gawas	Community Leaders for West Windsor
Election Fund of Daniel "Dan" Weiss	Your New Town Council

Part II – Ownership Disclosure Certification

I certify that the list below contains the names and home addresses of all owners holding 10% or more of the issued and outstanding stock of the undersigned.

Check the box that represents the type of business entity:

- Partnership Corporation Sole Proprietorship Subchapter S Corporation
 Limited Partnership Limited Liability Corporation Limited Liability Partnership

Name of Stock or Shareholder	Home Address
Frank Piazza Jr.	19 Patriot Drive, Robbinsville, NJ 08691

Part 3 – Signature and Attestation:

The undersigned is fully aware that if I have misrepresented in whole or part this affirmation and certification, I and/or the business entity, will be liable for any penalty permitted under law.

Name of Business Entity: Piazza & Associates, Inc.

Signed: _____ Title: _____

Print Name: Frank Piazza Jr. Date: February 6, 2025

Subscribed and sworn before me this 6 day of February, 2025
Denise A. Keenan
 My Commission expires: _____


 (Affiant)
Frank Piazza Jr., President
 (Print name & title of affiant) (Corporate Seal)

DENISE A. KEENAN
 Notary Public, State of New Jersey
 Comm. # 2384728
 My Commission Expires 04/16/2029

BUSINESS ENTITY DISCLOSURE CERTIFICATION
FOR NON-FAIR AND OPEN CONTRACTS
Required Pursuant To N.J.S.A. 19:44A-20.8
WEST WINDSOR TOWNSHIP

The following is statutory text related to the terms and citations used in the Business Entity Disclosure Certification form.

“Local Unit Pay-To-Play Law” (P.L. 2004, c.19, as amended by P.L. 2005, c.51)

19:44A-20.6 Certain contributions deemed as contributions by business entity.

5. When a business entity is a natural person, a contribution by that person's spouse or child, residing therewith, shall be deemed to be a contribution by the business entity. When a business entity is other than a natural person, a contribution by any person or other business entity having an interest therein shall be deemed to be a contribution by the business entity.

19:44A-20.7 Definitions relative to certain campaign contributions.

6. As used in sections 2 through 12 of this act:

“business entity” means any natural or legal person, business corporation, professional services corporation, limited liability company, partnership, limited partnership, business trust, association or any other legal commercial entity organized under the laws of this State or of any other state or foreign jurisdiction;

“interest” means the ownership or control of more than 10% of the profits or assets of a business entity or 10% of the stock in the case of a business entity that is a corporation for profit, as appropriate;

Temporary and Executing

12. Nothing contained in this act shall be construed as affecting the eligibility of any business entity to perform a public contract because that entity made a contribution to any committee during the one-year period immediately preceding the effective date of this act.

~~~~~

**The New Jersey Campaign Contributions and Expenditures Reporting Act (N.J.S.A. 19:44A-1 et seq.)**

**19:44A-3 Definitions.** In pertinent part...

p. The term "political party committee" means the State committee of a political party, as organized pursuant to R.S.19:5-4, any county committee of a political party, as organized pursuant to R.S.19:5-3, or any municipal committee of a political party, as organized pursuant to R.S.19:5-2.

q. The term "candidate committee" means a committee established pursuant to subsection a. of section 9 of P.L.1973, c.83 (C.19:44A-9) for the purpose of receiving contributions and making expenditures.

r. the term "joint candidates committee" means a committee established pursuant to subsection a. of section 9 of P.L.1973, c.83 (C.19:44A-9) by at least two candidates for the same elective public offices in the same election in a legislative district, county, municipality or school district, but not more candidates than the total number of the same elective public offices to be filled in that election, for the purpose of receiving contributions and making expenditures. For the purpose of this subsection: ...; the offices of member of the board of chosen freeholders and county executive shall be deemed to be the same elective public offices in a county; and the offices of mayor and member of the municipal governing body shall be deemed to be the same elective public offices in a municipality.

**19:44A-8 and 16 Contributions, expenditures, reports, requirements.**

*While the provisions of this section are too extensive to reprint here, the following is deemed to be the pertinent part affecting amounts of contributions:*

“The \$200 limit established in this subsection shall remain as stated in this subsection without further adjustment by the commission in the manner prescribed by section 22 of P.L.1993, c.65 (C.19:44A-7.2)

**STATEMENT OF OWNERSHIP DISCLOSURE**

N.J.S.A. 52:25-24.2 (P.L. 1977, c.33, as amended by P.L. 2016, c.43)

This statement shall be completed, certified to, and included with all bid and proposal submissions. Failure to submit the required information is cause for automatic rejection of the bid or proposal.

Name of Organization: Piazza & Associates, Inc.

Organization Address: 201 Rockingham Row, Princeton, NJ 08540

**Part I** Check the box that represents the type of business organization:

- Sole Proprietorship (skip Parts II and III, execute certification in Part IV)
- Non-Profit Corporation (skip Parts II and III, execute certification in Part IV)
- For-Profit Corporation (any type)     Limited Liability Company (LLC)
- Partnership     Limited Partnership     Limited Liability Partnership (LLP)
- Other (be specific): \_\_\_\_\_

**Part II**

- The list below contains the names and addresses of all stockholders in the corporation who own 10 percent or more of its stock, of any class, or of all individual partners in the partnership who own a 10 percent or greater interest therein, or of all members in the limited liability company who own a 10 percent or greater interest therein, as the case may be. **(COMPLETE THE LIST BELOW IN THIS SECTION)**

OR

- No one stockholder in the corporation owns 10 percent or more of its stock, of any class, or no individual partner in the partnership owns a 10 percent or greater interest therein, or no member in the limited liability company owns a 10 percent or greater interest therein, as the case may be. **(SKIP TO PART IV)**

(Please attach additional sheets if more space is needed):

| Name of Individual or Business Entity | Home Address (for Individuals) or Business Address |
|---------------------------------------|----------------------------------------------------|
| Frank Piazza Jr                       | 19 Patriot Drive, Robbinsville, NJ 08691           |
|                                       |                                                    |
|                                       |                                                    |
|                                       |                                                    |

**Part III DISCLOSURE OF 10% OR GREATER OWNERSHIP IN THE STOCKHOLDERS, PARTNERS OR LLC MEMBERS LISTED IN PART II**

If a bidder has a direct or indirect parent entity which is publicly traded, and any person holds a 10 percent or greater beneficial interest in the publicly traded parent entity as of the last annual federal Security and Exchange Commission (SEC) or foreign equivalent filing, ownership disclosure can be met by providing links to the website(s) containing the last annual filing(s) with the federal Securities and Exchange Commission (or foreign equivalent) that contain the name and address of each person holding a 10% or greater beneficial interest in the

publicly traded parent entity, along with the relevant page numbers of the filing(s) that contain the information on each such person. **Attach additional sheets if more space is needed.**

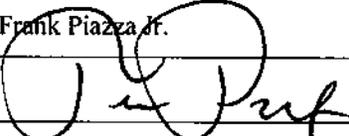
| Website (URL) containing the last annual SEC (or foreign equivalent) filing | Page #'s |
|-----------------------------------------------------------------------------|----------|
|                                                                             |          |
|                                                                             |          |
|                                                                             |          |

**Please list the names and addresses of each stockholder, partner or member owning a 10 percent or greater interest in any corresponding corporation, partnership and/or limited liability company (LLC) listed in Part II other than for any publicly traded parent entities referenced above.** The disclosure shall be continued until names and addresses of every noncorporate stockholder, and individual partner, and member exceeding the 10 percent ownership criteria established pursuant to N.J.S.A. 52:25-24.2 has been listed. **Attach additional sheets if more space is needed.**

| Stockholder/Partner/Member and Corresponding Entity Listed in Part II | Home Address (for Individuals) or Business Address |
|-----------------------------------------------------------------------|----------------------------------------------------|
|                                                                       |                                                    |
|                                                                       |                                                    |
|                                                                       |                                                    |

**Part IV Certification**

I, being duly sworn upon my oath, hereby represent that the foregoing information and any attachments thereto to the best of my knowledge are true and complete. I acknowledge: that I am authorized to execute this certification on behalf of the bidder/proposer; that the Township of West Windsor is relying on the information contained herein and that I am under a continuing obligation from the date of this certification through the completion of any contracts with the Township to notify the Township in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification, and if I do so, I am subject to criminal prosecution under the law and that it will constitute a material breach of my agreement(s) with the Township, permitting the Township to declare any contract(s) resulting from this certification void and unenforceable.

|                    |                                                                                     |        |                  |
|--------------------|-------------------------------------------------------------------------------------|--------|------------------|
| Full Name (Print): | Frank Piazza Jr.                                                                    | Title: | President        |
| Signature:         |  | Date:  | February 6, 2025 |



**STATE OF NEW JERSEY  
BUSINESS REGISTRATION CERTIFICATE**

**Taxpayer Name:** PIAZZA & ASSOCIATES, INC.

**Trade Name:**

**Address:** 216 ROCKINGHAM ROW  
PRINCETON, NJ 08540-5758

**Certificate Number:** 0632930

**Effective Date:** September 28, 1994

**Date of Issuance:** November 20, 2024

**For Office Use Only:**

20241120073330999

**CERTIFICATE OF EMPLOYEE INFORMATION REPORT      RENEWAL**

This is to certify that the contractor listed below has submitted an Employee Information Report pursuant to N.J.A.C. 17:27-1.1 et. seq. and the State Treasurer has approved said report. This approval will remain in effect for the period of      **15-May-2023 to 15-May-2030**



**PIAZZA & ASSOCIATES, INC.**

**206 ROCKINGHAM ROW**

**PRINCETON                              NJ      08540**

A handwritten signature in cursive script, appearing to read "Elizabeth M. Muoio".

**ELIZABETH MAHER MUOIO**

**State Treasurer**

# C. 271 POLITICAL CONTRIBUTION DISCLOSURE FORM

## Public Agency Instructions

This page provides guidance to public agencies entering into contracts with business entities that are required to file Political Contribution Disclosure forms with the agency. **It is not intended to be provided to contractors.** What follows are instructions on the use of form local units can provide to contractors that are required to disclose political contributions pursuant to N.J.S.A. 19:44A-20.26 (P.L. 2005, c. 271, s.2). Additional information on the process is available in Local Finance Notice 2006-1 ([www.nj.gov/dca/lgs/lfnslfnmenu.shtml](http://www.nj.gov/dca/lgs/lfnslfnmenu.shtml)).

1. The disclosure is required for all contracts in excess of \$17,500 that are **not awarded** pursuant to a “fair and open” process (N.J.S.A. 19:44A-20.7).
2. Due to the potential length of some contractor submissions, the public agency should consider allowing data to be submitted in electronic form (i.e., spreadsheet, pdf file, etc.). Submissions must be kept with the contract documents or in an appropriate computer file and be available for public access. **The form is worded to accept this alternate submission.** The text should be amended if electronic submission will not be allowed.
3. The submission must be **received from the contractor and** on file at least 10 days prior to award of the contract. Resolutions of award should reflect that the disclosure has been received and is on file.
4. The contractor must disclose contributions made to candidate and party committees covering a wide range of public agencies, including all public agencies that have elected officials in the county of the public agency, state legislative positions, and various state entities. The Division of Local Government Services recommends that contractors be provided a list of the affected agencies. This will assist contractors in determining the campaign and political committees of the officials and candidates affected by the disclosure.
  - a. The Division has prepared model disclosure forms for each county. They can be downloaded from the “County PCD Forms” link on the Pay-to-Play web site at [www.nj.gov/dca/lgs/p2p](http://www.nj.gov/dca/lgs/p2p). They will be updated from time-to-time as necessary.
  - b. A public agency using these forms **should edit them to properly reflect the correct legislative district(s)**. As the forms are county-based, **they list all legislative districts in each county. Districts that do not represent the public agency should be removed from the lists.**
  - c. Some contractors may find it easier to provide a single list that covers all contributions, regardless of the county. These submissions are appropriate and should be accepted.
  - d. The form may be used “as-is”, subject to edits as described herein.
  - e. The “Contractor Instructions” sheet is intended to be provided with the form. It is recommended that the Instructions and the form be printed on the same piece of paper. The form notes that the Instructions are printed on the back of the form; where that is not the case, the text should be edited accordingly.
  - f. The form is a Word document and can be edited to meet local needs, and posted for download on web sites, used as an e-mail attachment, or provided as a printed document.
5. It is recommended that the contractor also complete a “Stockholder Disclosure Certification.” This will assist the local unit in its obligation to ensure that contractor did not make any prohibited contributions to the committees listed on the Business Entity Disclosure Certification in the 12 months prior to the contract. (See Local Finance Notice 2006-7 for additional information on this obligation) A sample Certification form is part of this package and the instruction to complete it is included in the Contractor Instructions. **NOTE: This section is not applicable to Boards of Education.**

# C. 271 POLITICAL CONTRIBUTION DISCLOSURE FORM

## Contractor Instructions

Business entities (contractors) receiving contracts from a public agency that are NOT awarded pursuant to a "fair and open" process (defined at N.J.S.A. 19:44A-20.7) are subject to the provisions of P.L. 2005, c. 271, s.2 (N.J.S.A. 19:44A-20.26). This law provides that 10 days prior to the award of such a contract, the contractor shall disclose contributions to:

- any State, county, or municipal committee of a political party
- any legislative leadership committee\*
- any continuing political committee (a.k.a., political action committee)
- any candidate committee of a candidate for, or holder of, an elective office:
  - of the public entity awarding the contract
  - of that county in which that public entity is located
  - of another public entity within that county
  - or of a legislative district in which that public entity is located or, when the public entity is a county, of any legislative district which includes all or part of the county

The disclosure must list reportable contributions to any of the committees that exceed \$200 per election cycle that were made during the 12 months prior to award of the contract. See N.J.S.A. 19:44A-8 and 19:44A-16 for more details on reportable contributions.

N.J.S.A. 19:44A-20.26 itemizes the parties from whom contributions must be disclosed when a business entity is not a natural person. This includes the following:

- individuals with an "interest" ownership or control of more than 10% of the profits or assets of a business entity or 10% of the stock in the case of a business entity that is a corporation for profit
- all principals, partners, officers, or directors of the business entity or their spouses
- any subsidiaries directly or indirectly controlled by the business entity
- IRS Code Section 527 New Jersey based organizations, directly or indirectly controlled by the business entity and filing as continuing political committees, (PACs).

When the business entity is a natural person, "a contribution by that person's spouse or child, residing therewith, shall be deemed to be a contribution by the business entity." [N.J.S.A. 19:44A-20.26(b)] The contributor must be listed on the disclosure.

Any business entity that fails to comply with the disclosure provisions shall be subject to a fine imposed by ELEC in an amount to be determined by the Commission which may be based upon the amount that the business entity failed to report.

The enclosed list of agencies is provided to assist the contractor in identifying those public agencies whose elected official and/or candidate campaign committees are affected by the disclosure requirement. It is the contractor's responsibility to identify the specific committees to which contributions may have been made and need to be disclosed. The disclosed information may exceed the minimum requirement.

The enclosed form, a content-consistent facsimile, or an electronic data file containing the required details (along with a signed cover sheet) may be used as the contractor's submission and is disclosable to the public under the Open Public Records Act.

The contractor must also complete the attached Stockholder Disclosure Certification. This will assist the agency in meeting its obligations under the law. **NOTE: This section does not apply to Board of Education contracts.**

\* N.J.S.A. 19:44A-3(s): "The term "legislative leadership committee" means a committee established, authorized to be established, or designated by the President of the Senate, the Minority Leader of the Senate, the Speaker of the General Assembly or the Minority Leader of the General Assembly pursuant to section 16 of P.L.1993, c.65 (C.19:44A-10.1) for the purpose of receiving contributions and making expenditures."





**List of Agencies with Elected Officials Required for Political Contribution Disclosure**  
**N.J.S.A. 19:44A-20.26**

**County Name: Mercer**

State: Governor, and Legislative Leadership Committees

Legislative District #s: 14, 15, & 16

State Senator and two members of the General Assembly per district.

County:

Freeholders

County Clerk

Sheriff

County Executive

Surrogate

**Municipalities (Mayor and members of governing body, regardless of title):**

East Windsor Township

Ewing Township

Hamilton Township

Hightstown Borough

Hopewell Borough

Hopewell Township

Lawrence Township

Pennington Borough

Princeton

Robbinsville Township

Trenton City

West Windsor Township

**Boards of Education (Members of the Board):**

East Windsor Regional

Ewing Township

Hamilton Township

Hopewell Valley Regional

Lawrence Township

Princeton Regional

Robbinsville Township

West Windsor-Plainsboro Regional

**Fire Districts (Board of Fire Commissioners):**

Chesterfield-Hamilton Fire District No. 1

Hamilton Township Fire District No. 2

Hamilton Township Fire District No. 3

Hamilton Township Fire District No. 4

Hamilton Township Fire District No. 5

Hamilton Township Fire District No. 6

Hamilton Township Fire District No. 7

Hamilton Township Fire District No. 8

Hamilton Township Fire District No. 9

Hopewell Borough Fire District No. 1

Hopewell Township Fire District No. 1

Hopewell Township Fire District No. 2

Hopewell Township Fire District No. 3

Pennington Borough Fire District No. 1

Washington Township Fire District No. 1



DISCLOSURE OF INVESTMENT ACTIVITIES IN IRAN FORM

STATE OF NEW JERSEY
DEPARTMENT OF THE TREASURY - DIVISION OF PURCHASE AND PROPERTY
33 WEST STATE STREET, P.O. BOX 230 TRENTON, NEW JERSEY 08625-0230

BID SOLICITATION # AND TITLE: Administrative Agent for Affordable Housing

VENDOR NAME: Piazza & Associates, Inc.

Pursuant to N.J.S.A. 52:32-57, et seq. (P.L. 2012, c.25 and P.L. 2021, c.4) any person or entity that submits a bid or proposal or otherwise proposes to enter into or renew a contract must certify that neither the person nor entity, nor any of its parents, subsidiaries, or affiliates, is identified on the New Jersey Department of the Treasury's Chapter 25 List as a person or entity engaged in investment activities in Iran.

CHECK THE APPROPRIATE BOX

[X] I certify, pursuant to N.J.S.A. 52:32-57, et seq. (P.L. 2012, c.25 and P.L. 2021, c.4), that neither the Vendor/Bidder listed above nor any of its parents, subsidiaries, or affiliates is listed on the New Jersey Department of the Treasury's Chapter 25 List of entities determined to be engaged in prohibited activities in Iran.

OR

[ ] I am unable to certify as above because the Vendor/Bidder and/or one or more of its parents, subsidiaries, or affiliates is listed on the New Jersey Department of the Treasury's Chapter 25 List. I will provide a detailed, accurate and precise description of the activities of the Vendor/Bidder, or one of its parents, subsidiaries or affiliates, has engaged in regarding investment activities in Iran by completing the information requested below.

Entity Engaged in Investment Activities
Relationship to Vendor/ Bidder
Description of Activities

Blank lines for providing details on investment activities.

Duration of Engagement
Anticipated Cessation Date

\*Attach Additional Sheets If Necessary.

CERTIFICATION

I, the undersigned, certify that I am authorized to execute this certification on behalf of the Vendor, that the foregoing information and any attachments hereto, to the best of my knowledge are true and complete. I acknowledge that the State of New Jersey is relying on the information contained herein, and that the Vendor is under a continuing obligation from the date of this certification through the completion of any contract(s) with the State to notify the State in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification. If I do so, I may be subject to criminal prosecution under the law, and it will constitute a material breach of my contract(s) with the State, permitting the State to declare any contract(s) resulting from this certification void and unenforceable.

Handwritten signature of Frank Piazza Jr.

Signature
Frank Piazza Jr., President
Print Name and Title

02/06/2025
Date



# CERTIFICATION OF NON-INVOLVEMENT IN PROHIBITED ACTIVITIES IN RUSSIA OR BELARUS

Pursuant to N.J.S.A. 52:32-60.1, et seq. (L. 2022, c. 3) any person or entity (hereinafter "Vendor") that seeks to enter into or renew a contract with a State agency for the provision of goods or services, or the purchase of bonds or other obligations, must complete the certification below indicating whether or not the Vendor is identified on the Office of Foreign Assets Control (OFAC) Specially Designated Nationals and Blocked Persons list, available here: <https://sanctionssearch.ofac.treas.gov/>. If the Department of the Treasury finds that a Vendor has made a certification in violation of the law, it shall take any action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the party.

I, the undersigned, certify that I have read the definition of "Vendor" below, and have reviewed the Office of Foreign Assets Control (OFAC) Specially Designated Nationals and Blocked Persons list, and having done so certify:

(Check the Appropriate Box)

A. That the Vendor is not identified on the OFAC Specially Designated Nationals and Blocked Persons list on account of activity related to Russia and/or Belarus.

OR

B. That I am unable to certify as to "A" above, because the Vendor is identified on the OFAC Specially Designated Nationals and Blocked Persons list on account of activity related to Russia and/or Belarus.

OR

C. That I am unable to certify as to "A" above, because the Vendor is identified on the OFAC Specially Designated Nationals and Blocked Persons list. However, the Vendor is engaged in activity related to Russia and/or Belarus consistent with federal law, regulation, license or exemption. A detailed description of how the Vendor's activity related to Russia and/or Belarus is consistent with federal law is set forth below.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Attach Additional Sheets If Necessary.)

  
\_\_\_\_\_  
Signature of Vendor's Authorized Representative  
Frank Piazza Jr., President  
\_\_\_\_\_  
Print Name and Title of Vendor's Authorized Representative  
Plazza & Associates, Inc.  
\_\_\_\_\_  
Vendor's Name  
201 Rockingham Row  
\_\_\_\_\_  
Vendor's Address (Street Address)  
Princeton, NJ 08540  
\_\_\_\_\_  
Vendor's Address (City/State/Zip Code)

February 6, 2025  
\_\_\_\_\_  
Date  
22-3323383  
\_\_\_\_\_  
Vendor's FEIN  
609-786-1100 x301  
\_\_\_\_\_  
Vendor's Phone Number  
609-786-1105  
\_\_\_\_\_  
Vendor's Fax Number  
fpiazza@PiazzaNJ.com  
\_\_\_\_\_  
Vendor's Email Address

<sup>1</sup> Vendor means: (1) A natural person, corporation, company, limited partnership, limited liability partnership, limited liability company, business association, sole proprietorship, joint venture, partnership, society, trust, or any other nongovernmental entity, organization, or group; (2) Any governmental entity or instrumentality of a government, including a multilateral development institution, as defined in Section 1701(c)(3) of the International Financial Institutions Act, 22 U.S.C. 262r(c)(3); or (3) Any parent, successor, subunit, direct or indirect subsidiary, or any entity under common ownership or control with, any entity described in paragraph (1) or (2).

TOWNSHIP OF WEST WINDSOR  
CERTIFICATION OF FUNDS

I, JOHN V. MAUDER, Chief Financial Officer of the Township of West Windsor, do hereby certify as follows:

1. I have examined the Trust Accounts of the Township of West Windsor in order to determine if sufficient funds are available for Piazza & Associates. Affordable Housing Consultant. Contract Period 1/1/25 to 12/31/25.

The projected cost of which is not to exceed \$18,000.00.

2. I have determined that such funds as are necessary are available in the following line item appropriation accounts:

|                                        |               |                     |
|----------------------------------------|---------------|---------------------|
| <u>Affordable Housing - Trust Fund</u> | <u>121201</u> | <u>\$18,000.00.</u> |
|----------------------------------------|---------------|---------------------|

3. I have determined that the above described expenditure may be authorized by the Township Council against the aforesaid line item account(s) in the amounts specified for each.

Now therefore, based on the foregoing, I do hereby certify that adequate funds are currently available for the purposes and in the line item amounts specified above and further, I shall encumber the same for a period of sixty (60) days from the date of this certification or until an ordinance or resolution authorizing the expenditure described above is enacted, whichever event shall occur sooner.

SIGNED AND CERTIFIED BY ME THIS

13th, Day of February 2025

  
\_\_\_\_\_  
JOHN V. MAUDER  
CHIEF FINANCIAL OFFICER

I, MICHAEL W. HERBERT, Township Attorney for the Township of West Windsor, have reviewed the above Certification of Availability and find the same has been signed by the Township Treasurer, is in order, and the Township Council may adopt the necessary resolution or ordinance authorizing the expenditure described therein.

DATE

2/26/25

  
\_\_\_\_\_  
MICHAEL W. HERBERT  
TOWNSHIP ATTORNEY



**WEST WINDSOR TOWNSHIP  
NOTICE OF PROFESSIONAL SERVICES CONTRACT AWARDS**

The Township Council of West Windsor has awarded/amended the following contracts without competitive bidding as professional services pursuant to N.J.S.A. 40A:11-5(1)(a) at their March 3, 2025 Business Session. These contracts and the resolutions authorizing them are available for public inspection in the Office of the Municipal Clerk.

| Awarded                                                       | Service                                                                                            | Time Period        | Cost        |
|---------------------------------------------------------------|----------------------------------------------------------------------------------------------------|--------------------|-------------|
| David P. Lonski                                               | Special Tax Counsel for Tax Appeals                                                                | Through 12/31/2025 | \$40,000.00 |
| Ruderman Roth LLC                                             | Labor Attorney                                                                                     | Through 12/31/2025 | \$50,000.00 |
| Phoenix Advisors, LLC                                         | Financial Advisor                                                                                  | Through 12/31/2025 | \$4,400.00  |
| Piazza & Associates                                           | Affordable Housing Consultant                                                                      | Through 12/31/2025 | \$18,000.00 |
| Warren M. Korecky<br>Suplee, Clooney & Company                | Municipal Auditor                                                                                  | Through 12/31/2025 | \$33,000.00 |
| McManimon, Scotland & Bauman, LLC                             | Bond Counsel and Redevelopment Attorney                                                            | Through 12/31/2025 |             |
| Edwin W. Schmierer<br>of Mason, Griffin & Pierson             | Conflict Attorney Services                                                                         | Through 12/31/2025 | \$7,500.00  |
| WSP                                                           | Consulting Services for<br>Fire Suppression Design<br>at Princeton Junction Volunteer Fire Station |                    | \$30,350.00 |
| Allison D. Sheehan<br>Township Clerk<br>West Windsor Township |                                                                                                    |                    |             |

3/7/25

\$54.60



# Appendix E-9: Spending Plan

2026

Council Endorsement:  
February 4, 2026

# Township of West Windsor

2026 Affordable Housing Trust Fund Spending Plan

## I. Introduction

The Township of West Windsor has prepared a Housing Element and Fair Share Plan (HE&FSP) which addresses its regional fair share of affordable housing in accordance with the Municipal Land Use Law (NJSA 40:55D-1 et seq), the Fair Housing Act (NJSA 52:27D-301), and a Settlement Agreement with Fair Share Housing Center (FSHC). A development fee ordinance creating a dedicated revenue source for affordable housing was initially approved by the Court in 1993 and subsequently adopted by the municipality in the autumn of that same year.

## II. Revenues for Certification Period

As of December 31, 2025, the Township of West Windsor has collected \$7,402,479.04 and has expended \$6,455,599.76, resulting in a cash balance of \$946,879.28. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by collected fees are deposited in a separate interest-bearing affordable housing trust fund in Ocean First for the purposes of affordable housing. These funds shall be spent in accordance with NJAC 5:99, as described in the sections that follow.

To calculate a projection of revenue anticipated during the period of Fourth Round substantive certification, the Township of West Windsor considered the following:

- (a) Development fees:
  - Residential and non-residential projects that have had development fees imposed upon them at the time of preliminary or final development approvals;
  - All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
  - Future development that is likely to occur based on historical rates of development.
- (b) Payment in lieu (PIL):
  - Actual and committed payments in lieu (PIL) of construction from developers as follows: None.
- (c) Other funding sources (i.e. sale of units with extinguished controls, repayment of affordable housing program loans, rent income, proceeds from the sale of affordable units, etc.):
  - No funds are anticipated at this time.
- (d) Projected interest:
  - Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate, which for March of 2025 is 4%.

**Table 1: Projected Revenues**

| Source of Funds                     | 2026                | 2027                | 2028                | 2029                | 2030                | 2031                | 2032                | 2033                | 2034                | 2035                | Total                 |
|-------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|
| a. Development Fees                 | \$124,329.56        | \$124,329.56        | \$124,329.56        | \$124,329.56        | \$124,329.56        | \$124,329.56        | \$124,329.56        | \$124,329.56        | \$124,329.56        | \$124,329.56        | \$1,243,295.59        |
| b. Payments in Lieu of Construction | \$0.00              | \$0.00              | \$0.00              | \$0.00              | \$0.00              | \$0.00              | \$0.00              | \$0.00              | \$0.00              | \$0.00              | \$0.00                |
| c. Other Funds                      | \$0.00              | \$0.00              | \$0.00              | \$0.00              | \$0.00              | \$0.00              | \$0.00              | \$0.00              | \$0.00              | \$0.00              | \$0.00                |
| d. Interest                         | \$4,973.18          | \$4,973.18          | \$4,973.18          | \$4,973.18          | \$4,973.18          | \$4,973.18          | \$4,973.18          | \$4,973.18          | \$4,973.18          | \$4,973.18          | \$49,731.82           |
| <b>Total</b>                        | <b>\$129,302.74</b> | <b>\$1,293,027.41</b> |

*\* For the purposes of projecting revenue, our office utilized the Township's average development fee receipts. Between 2015 and 2024, the Township received a total of \$1,243,295.59 in development fees. This results in an average of \$124,329.56 over the course of ten years. In addition, we estimated the projected interest based upon the present interest rate of 4%.*

The Township of West Windsor projects a total of \$1,293,027.41 in revenue and interest to be collected between January 1, 2026 through June 30, 2035. This projected amount, when added to the Township of West Windsor's trust fund balance as of December 31, 2025, results in an anticipated total anticipated trust fund balance of \$2,239,906.69. All interest earned on the account shall be used only for the purposes of affordable housing.

### III. Administrative Mechanism to Collect and Distribute Funds

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by the Township of West Windsor:

(a) Collection of development fee revenues:

- Collection of development fee revenues shall be consistent with the Township of West Windsor's development fee ordinance for both residential and non-residential developments in accordance with COAH's rules and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).

(b) Distribution of development fee revenues:

- The Administration forwards a resolution to the governing body recommending the expenditure of development fee revenues as set forth in this spending plan. The governing body reviews the request for consistency with the spending plan and adopts the recommendation by resolution. The release of the funds requires the adoption of the governing body resolution in accordance with the approved spending plan. Once a request is approved by resolution, the Chief Financial Officer releases the requested revenue from the trust fund for the specific use approved in the governing body's resolution.

## IV. Description of Anticipated Use of Affordable Housing Funds

### (a) Rehabilitation Program

- Pursuant to a Structural Conditions Survey conducted by the Township, West Windsor has a Present Need (Rehabilitation) Obligation of four (4) units.
- Municipalities are required to set aside sufficient funds to address one-third of their Present Need (Rehabilitation) Obligation within one year of substantive certification of their plan. In addition, municipalities are required to set aside sufficient funds to address one-sixth of their Present Need (Rehabilitation) Obligation each subsequent year of the substantive certification period.
- As such, the township will reserve a minimum of \$40,000 to support its rehabilitation program. At least \$13,333.33 will be allocated for the first year following substantive certification. Monies shall be reserved for restricted units.

### (b) Closing Cost Program

- In addition to its rehabilitation program, the Township will establish a Closing Cost Program. The goal of this program is to provide assistance for down payments for income-qualified individuals in restricted units.
- The Township will prepare a Closing Cost Program Manual. As specified in that manual, the Township will reserve up to \$3,000 per project, with a total allocated program budget of up to and not to exceed \$300,000 during the period of Fourth Round substantive certification unless otherwise amended.

### (c) Foreclosure and Bankruptcy

- The Township previously dedicated and encumbered \$110,000 to ensure restricted units are not lost through the foreclosure and bankruptcy process. Since that time, the Township has allocated \$2,270, leaving a balance of \$107,230. The Township now plans to allocate an additional \$142,770 for this program for restricted units during the period of Fourth Round substantive certification.

### (d) Homeowners Association Fees

- The Township will establish a Homeowners Association Fees program which shall maintain a fund available for affordable homeowners in restricted units to help mitigate the adverse effects of special assessments incurred by HOAs. A budget of up to and not to exceed \$500,000 shall be reserved for this program during the period of Fourth Round substantive certification unless otherwise amended.

### (e) Veterans Ownership Maintenance Program

- The Township will establish a Veterans Ownership Maintenance Program which shall provide financial assistance or other support to veterans in qualified affordable households in restricted units for home ownership and maintenance, including home repairs, accessibility modifications, and qualified home improvements. A budget of up to \$200,000 shall be reserved for this program during the period of Fourth Round substantive certification unless otherwise amended.

(f) Affordability Assistance

Pursuant to NJAC 5:99-2.5, municipalities shall set aside a portion of all development fee revenue to render existing affordable units more affordable.

All applications for the following programs can be attained at the Township Municipal Building or through West Windsor's Administrative Agent. All applicants for the following programs will need to provide all required information as specified in the application and they will be required to be income certified by the Township's Administrative Agent to ensure the household's income is at/or under 80% of median income. Assistance cannot and will not be considered to any household that does not meet the criteria or submit all required documentation.

The Township has already encumbered \$1,272,790.92 toward affordability assistance through the following programs.

- **Hot Water and HVAC Program.** West Windsor has set aside \$653,042.80 to replace hot water tanks and HVAC systems in affordable housing units. Thus far, \$80,589.87 has been spent and \$572,182.93 has been encumbered for future spending and is thus reflected in the current affordable housing trust fund balance. Replacing these units with new, energy-efficient units will reduce residents' utility costs and make the units more affordable to live in. Affordable homeowner's applying for this type of assistance will be required to submit three written estimates with detailed information about all costs. All permit fees will need to be included. Homeowner and installer will need to abide by all Township and State Regulations. All new water heaters and HVAC systems will need to be installed by licensed and insured entities that will ensure that the new system will meet all code and safety standards. Assistance will be provided on a first-come, first-serve basis to existing income-eligible homeowners. The Township will provide a maximum amount of \$7,500 per unit in assistance. In addition to homeowners, all owners of 100% affordable developments are also eligible for the program. Assistance will only be provided one-time to the certified applicant household and the home, where the new system is installed. The unit must be the primary residence of the homeowner/applicant. This program is intended for for-sale units.

The program includes the replacement of hot water tanks and HVAC systems in affordable housing unit. The Township pays for 100% of the replacement costs of these systems. Replacing these units with new, energy-efficient units reduces residents' utility costs and make the units more affordable to live in. This program also offers the option to place solar panels on the roofs of 100% affordable facilities that house only very-low income residents. Solar panels reduce the building's energy costs and make the units more affordable to live in for the affordable residents. Affordable homeowner's applying for this type of assistance will be required to submit three written estimates with detailed information about all costs. All permit fees must be included. Homeowner and installer must abide by all Township and State Regulations. All new water heaters/HVAC systems/solar systems must be installed by licensed and insured entities that will ensure that the new system will meet all code and safety standards. Assistance is to be provided on a first-come, first-serve basis to existing income-eligible homeowners. In addition to homeowners, all owners of 100% affordable developments are also eligible for the program. Assistance will only be provided one-time to the certified applicant household and the home,

where the new system is installed. The unit must be the primary residence of the homeowner/applicants (except for 100% affordable developments).

- **Hamlet Improvement Program.** The Township has encumbered \$499,300 for HVAC upgrades for the Hamlet at Bear Creek, which is already reflected in the current affordable housing trust fund balance. The upgrades include: the repair of deteriorating asphalt surfaces and curbs as well as stormwater management facilities; garbage corals including new concrete pads and fences; power washing of roof and exterior siding; and miscellaneous mechanical, electrical, and plumbing repairs.
- **Rental Assistance.** The Township has encumbered \$201,307.99 as rental assistance to very-low income households residing in Princeton Terrace 1 and 2, Maneely/Toll, Woodstone, Garden Homes, Woodmont Way, Meridian Walk, the Lofts at Princeton, and Bear Creek Senior Living. As this money is also ready encumbered, it is reflected in the current affordable housing trust fund balance.

(g) Administrative Expenses

Per N.J.A.C. 5:99-2.4(a), no more than twenty percent (20%) of the revenues collected from development fees shall be expended on administration. As calculated in Table 2 below, the Township projects that a maximum of \$414,607.28 of housing trust funds will be permitted to be used for administrative purposes through 2025. Projected administrative expenditures, subject to the 20% cap, include the salaries and benefits for municipal employees and consultant fees necessary to develop or implement the following:

1. An updated Housing Element and Fair Share Plan;
2. A rehabilitation program;
3. An affirmative marketing program to be administered by Piazza and Associates, and;
4. An affordability assistance program to be administered by Piazza and Associates.

**Table 2: Administrative Expense Calculation**

|                                                                                                  |          |                       |
|--------------------------------------------------------------------------------------------------|----------|-----------------------|
| Actual development fees and interest through 12/31/25                                            |          | \$4,369,026.19        |
| Projected development fees and interest through 12/31/2025                                       | +        | \$1,293,027.41        |
| Payments-in-lieu of construction and other deposits through 12/31/2025                           | +        | \$3,033,452.75        |
| Less RCA expenditures through 12/31/2025                                                         | -        | \$2,585,000.00        |
| <b>Total</b>                                                                                     | <b>=</b> | <b>\$6,110,506.35</b> |
| Calculate 20 percent                                                                             | x .20 =  | \$1,222,101.27        |
| Less administrative expenditures through 12/31/2018                                              | -        | \$807,493.99          |
| <b>Projected maximum available for administrative expenses<br/>04/01/2025 through 06/30/2025</b> | <b>=</b> | <b>\$414,607.28</b>   |

## V. Expenditure Schedule

The Township of West Windsor intends to use affordable housing trust fund revenues for the creation and/or rehabilitation of affordable housing units. It should be noted that the amount spent in a given year for any line item may actually span multiple years in reality. Table 3 provides an estimated timeline for expenditure and does not restrict the Township from spending the money sooner or later in the Fourth Round period.

**Table 3: Expenditure Schedule**

| Projects/<br>Programs                  | 2026                | 2027                | 2028                | 2029                | 2030                | 2031                | 2032                | 2033                | 2034                | 2035                | Total                 |
|----------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|
| Rehabilitation Program                 | \$13,333.33         | \$6,666.67          | \$6,666.67          | \$6,666.67          | \$6,666.67          | \$0.00              | \$0.00              | \$0.00              | \$0.00              | \$0.00              | \$40,000.00           |
| Closing Cost Program                   | \$30,000.00         | \$30,000.00         | \$30,000.00         | \$30,000.00         | \$30,000.00         | \$30,000.00         | \$30,000.00         | \$30,000.00         | \$30,000.00         | \$30,000.00         | \$300,000.00          |
| Foreclosure and Bankruptcy             | \$14,277.00         | \$14,277.00         | \$14,277.00         | \$14,277.00         | \$14,277.00         | \$14,277.00         | \$14,277.00         | \$14,277.00         | \$14,277.00         | \$14,277.00         | \$142,770.00          |
| Homeowners Association Fees            | \$50,000.00         | \$50,000.00         | \$50,000.00         | \$50,000.00         | \$50,000.00         | \$50,000.00         | \$50,000.00         | \$50,000.00         | \$50,000.00         | \$50,000.00         | \$500,000.00          |
| Veterans Ownership Maintenance Program | \$20,000.00         | \$20,000.00         | \$20,000.00         | \$20,000.00         | \$20,000.00         | \$20,000.00         | \$20,000.00         | \$20,000.00         | \$20,000.00         | \$20,000.00         | \$200,000.00          |
| Administration                         | \$41,460.73         | \$41,460.73         | \$41,460.73         | \$41,460.73         | \$41,460.73         | \$41,460.73         | \$41,460.73         | \$41,460.73         | \$41,460.73         | \$41,460.73         | \$414,607.28          |
| <b>Total</b>                           | <b>\$169,071.06</b> | <b>\$162,404.39</b> | <b>\$162,404.39</b> | <b>\$162,404.39</b> | <b>\$162,404.39</b> | <b>\$155,737.73</b> | <b>\$155,737.73</b> | <b>\$155,737.73</b> | <b>\$155,737.73</b> | <b>\$155,737.73</b> | <b>\$1,597,377.28</b> |

## VI. Excess or Shortfall of Funds

In the event of any unexpected revenue shortfall, where funds are not sufficient to implement the plan, the Township of West Windsor may approve a resolution of intent to bond or otherwise reallocated its expenditures. The only mechanism that mandates funding under this Spending Plan is the Rehabilitation Program. In the event that revenues are not as high as expected, the Township reserves the right to adjust its projected expenditures to provide funding for other projects, pursuant to Court approval.

In the event more funds than anticipated are collected, projected funds exceed the amount necessary to implement the Fair Share Plan, or the Township of West Windsor is reserving funds for affordable housing projects to meet a future affordable housing obligation, these excess funds will be used to make capital repairs to older affordable housing units, provide additional affordability assistance or offer additional group home assistance for new providers within the community.

## VII. Barrier free escrow

Collection and distribution of barrier free funds shall be consistent with the Township of West Windsor's Affordable Housing Ordinance in accordance with [N.J.A.C. 5:99-2.6](#).

## VIII. Summary

The Township of West Windsor intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:99 and consistent with the housing programs outlined in the Housing Plan Element and Fair Share Plan dated February 4, 2026.

The Township of West Windsor has a balance of \$946,879.28 as of December 31, 2025 and anticipates an additional \$1,293,027.41 in revenues and interest through 2035 for a total of \$2,239,906.69. This Spending Plan demonstrates the Township's commitment to expend \$1,597,377.28 through June 30, 2035. Any remaining monies will be utilized for emergent opportunities which is defined as "a circumstance that has arisen whereby affordable housing will be able to produced through a delivery mechanism not originally contemplated by or included in a fair share plan that has been the subject of compliance certification."

**Table 4: Spending Plan Summary**

|                                           |          |                       |
|-------------------------------------------|----------|-----------------------|
| Balance as of December 31, 2025           |          | \$946,879.28          |
| Projected Revenue 2026-2035               |          |                       |
| Development Fees                          | +        | \$1,243,295.59        |
| Payment in lieu of construction           | +        | \$0.00                |
| Other funds                               | +        | \$0.00                |
| Interest                                  | +        | \$49,731.82           |
| <b>Total Revenue</b>                      | <b>=</b> | <b>\$2,239,906.69</b> |
| Projected Expenditures 2026-2035          |          |                       |
| Rehabilitation                            | -        | \$40,000.00           |
| Funds used for Projects                   |          |                       |
| 1. Closing Cost Project                   | -        | \$300,000.00          |
| 2. Foreclosure and Bankruptcy             | -        | \$142,770.00          |
| 3. Homeowners Association Fees            | -        | \$500,000.00          |
| 4. Veterans Ownership Maintenance Program |          | \$200,000.00          |
| Administration                            | -        | \$414,607.28          |
| <b>Total Projected Expenditure</b>        | <b>=</b> | <b>\$1,597,377.28</b> |
| Funds for Emergent Opportunities          | =        | \$642,529.41          |

<https://burgis.sharepoint.com/sites/BurgisData/Shared Documents/W-DOCS/PUBLIC/Pb-4100series/Pb-4173.15/Housing Plan - Revised/Spending Plan/4173.15 Spending Plan Draft 06-18-25 - Copy.docx>