BURGIS
ASSOCIATES, INC.

COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

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MEMORANDUM

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

Introduction

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

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

Draft R-5E District Ordinance

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

Draft R-5F District Ordinance

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

Draft R-5G District Ordinance

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

Draft R-5H District Ordinance

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

Draft R-5I District Ordinance

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

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

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

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

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

Draft R-5J District Ordinance

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