

**MEETING TO BE
LIVE STREAMED AT
www.youtube.com/channel/UC8i0yw7Ihozymgo4N68jJdg/live**

**AGENDA FOR A BUSINESS SESSION MEETING
OF THE TOWNSHIP COUNCIL OF WEST WINDSOR TOWNSHIP
WEST WINDSOR MUNICIPAL BUILDING
271 CLARKSVILLE ROAD
TO THE EXTENT KNOWN**

February 9, 2026

Will Start After the Close of the Adequately Noticed Board of Health Meeting

1. Call to Order
 2. Roll Call
 3. Statement of Adequate Notice – January 23, 2026 to The Times and the Princeton Packet, filed with the Municipal Clerk and posted at the Municipal Building and on the Township web-site.
 4. Salute to the Flag
 5. Ceremonial Matters and/or Topics for Priority Consideration
Proclamation Celebrating Black History Month
West Windsor Bicycle and Pedestrian Alliance Proclamation
 6. Public Comment: (30 minutes comment period; 3-minute limit per person)
 7. Administration Comments
 8. Council Member Comments
 9. Chair/Clerk Comments
 10. Public Hearings
 11. Consent Agenda
 - A. Resolutions
 - B. Minutes
- November 24, 2025 Closed Session
November 24, 2025 Business Session

C. Bills & Claims

12. Items Removed from Consent Agenda

13. Recommendations from Administration and Council/Clerk

- 2026-R042 Authorizing the Appointment of Bindi Patel as an Alternate II on the Affordable Housing Committee with a Term to Expire on January 14, 2029
- 2026-R043 Authorizing the Appointment of Jayasurya Gollamudi as a Member on the Human Relations Council with a Term to Expire on January 14, 2027
- 2026-R044 Authorizing the Appointment of Michael Schuit as an Advisor on the Shade Tree Commission with a Term to Expire on January 14, 2027
- 2026-R045 Authorizing the Mayor and Clerk to Execute a Professional Services Agreement with Edwin W. Schmierer and Mason, Griffin & Pierson for Conflict Attorney Services - \$7,500.00
- 2026-R046 Approving the Refund of the Balance of Remaining Escrow for Development Plan Review to Various Planning and Zoning Board Applicants
- 2026-R047 Authorizing the Mayor and Clerk to Execute a Professional Services Agreement with Center State Engineering for Professional Engineering Services for the Refurbishment of the Basketball Courts and Skate Park in West Windsor Community Park and Tennis Courts at Hendrickson Drive Tennis Complex - \$21,500.00
- 2026-R048 Authorizing the Mayor to Execute a Use and Hold Harmless Agreement with Hamilton Township for Use of the Hamilton Police Range as an Alternative Training Location for the West Windsor Police Division
- 2026-R049 Authorizing the Business Administrator to Purchase Technological Equipment for the Police Division from SHI Under New Jersey Cooperative Purchasing Alliance Contract #CK04, Subcontract 24-38 with the County of Bergen - \$108,018.04
- 2026-R050 Authorizing the West Windsor Police Department to Continue Participation in the Defense Logistics Agency (DLA) Law Enforcement Support Office (LESO) 1033 Program for 2026
- 2026-R039 Approving the Updates and Changes to the Township's 2025-2026 Employment Practices Risk Control Program in Accordance with Recommended Changes by the Township's Municipal Excess Liability Joint Insurance Fund (MELJIF)

14. Introduction of Ordinances

2026-02 ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 200 OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999) BY AMENDING THE BULK & USE STANDARDS IN THE B-2A DISTRICT AND THE SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

Public Hearing: March 9, 2026

2026-03 ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 200 OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999) BY CREATING THE R-5E ZONING DISTRICT (200-189.4)

Public Hearing: March 9, 2026

2026-04 ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 200 OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999) BY CREATING THE R-5F ZONING DISTRICT (200-189.5)

Public Hearing: March 9, 2026

2026-05 ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 200 OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999) BY CREATING THE BULK & USE STANDARDS IN THE R-5G ZONING DISTRICT (200-189.6)

Public Hearing: March 9, 2026

2026-06 ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 200 OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999) BY CREATING THE BULK & USE STANDARDS IN THE R-5H ZONING DISTRICT (200-189.7)

Public Hearing: March 9, 2026

2026-07 ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 200 OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999) BY CREATING THE BULK & USE STANDARDS IN THE R-5I ZONING DISTRICT (200-189.8)

Public Hearing: March 9, 2026

2026-08 ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 200 OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999) BY CREATING THE BULK & USE STANDARDS IN THE R-5J ZONING DISTRICT (200-189.9)

Public Hearing: March 9, 2026

2026-09 ORDINANCE TO AMEND AND SUPPLEMENT THE PRINCETON JUNCTION REDEVELOPMENT PLAN REGULATORY PROVISIONS TO CREATE THE RP-7A & RP-7B ZONING DISTRICTS OF THE PRINCETON JUNCTION REDEVELOPMENT PLAN CHAPTER 200 OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999)

Public Hearing: March 9, 2026

2026-10 AN ORDINANCE TO AMEND AND SUPPLEMENT THE CODE OF THE TOWNSHIP OF WEST WINDOR (1999), ARTICLE XIII SEPARATE AGENCIES AND BOARDS NOT ASSIGNED OF CHAPTER 4, SECTION 4-61.1 SHADE TREE COMMISSION

Public Hearing: February 23, 2026

15. Additional Public Comment (15 minutes comment period; three-minute limit per person)
16. Council Reports/Discussion/New Business
17. Administration Updates
18. Closed Session
19. Adjournment

RESOLUTION

WHEREAS, there is a vacancy for an Alternate II on the Affordable Housing Committee; and

WHEREAS, Bindi Patel has expressed an interest in serving on the Affordable Housing Committee; and

WHEREAS, it is recommended that Bindi Patel be appointed to the position of Alternate II with a term to expire on December 31, 2029; and

WHEREAS, Mayor Hemant Marathe recommends this appointment and seeks the Council's consent to appoint Bindi Patel to the Affordable Housing Committee.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of West Windsor hereby approves (consents to) the following Affordable Housing Committee appointment:

Bindi Patel Alternate II Term Expires 12/31/2029

Adopted: February 9, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 9th day of February, 2026.

Allison D. Sheehan
Township Clerk
West Windsor Township

RESOLUTION

WHEREAS, there is a vacancy for a Member on the Human Relations Council; and

WHEREAS, Jayasurya Gollamudi has expressed an interest in serving on the Human Relations Council; and

WHEREAS, it is recommended that Jayasurya Gollamudi be appointed to the position of Member with a term to expire on January 14, 2027; and

WHEREAS, Mayor Hemant Marathe recommends this appointment and seeks the Council's consent to appoint Jayasurya Gollamudi to the Human Relations Council.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of West Windsor hereby approves (consents to) the following Human Relations Council appointment:

Jayasurya Gollamudi Member Term Expires 01/14/2027

Adopted: February 9, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 9th day of February, 2026.

Allison D. Sheehan
Township Clerk
West Windsor Township

RESOLUTION

WHEREAS, the term of Michael Schuit as an Advisor of the West Windsor Township Shade Tree Commission expired on January 14, 2026; and

WHEREAS, Michael Schuit has expressed an interest in continuing to serve on the Shade Tree Commission Authority; and

WHEREAS, it is recommended that Michael Schuit be re-appointed to serve a one-year term to begin January 15, 2026 and expire on January 14, 2027.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of West Windsor hereby approves the following reappointment to the West Windsor Township Shade Tree Commission:

Michael Schuit	Advisor	Term to expire on 1/14/2027
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Adopted: February 9, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 9th day of February 2026.

Allison D. Sheehan
Township Clerk
West Windsor Township

RESOLUTION

WHEREAS, the Township may need professional Conflict Attorney services when the Township Attorney's Office is conflicted; and

WHEREAS, the Township wishes to enter into a Professional Services Agreement with Edwin W. Schmierer, Esq., and Mason, Griffin & Pierson for the performance of the aforesaid services for an amount not to exceed \$7,500.00; and

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

Legal - Legal Fees	105-46-223	\$7,500.00
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NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of West Windsor that:

1. The Mayor and Clerk are hereby authorized to execute, on behalf of the Township, a Professional Services Agreement, with Edwin W. Schmierer, Esq. and Mason, Griffin & Pierson for the performance of Conflict Attorney services as needed for an amount not to exceed of \$7,500.00 for the period of January 1, 2026 through December 31, 2026.
2. The Agreement so authorized shall require the provider to perform Professional Auditing Services. The Agreement shall be awarded without competitive bidding as authorized by the Local Public Contracts Law pursuant to N.J.S.A. 40A:11-5(1) (a) (i) because the services are "Professional in Nature".
3. A notice of this action shall be printed in the legal newspaper used by the Township for legal publications as required by law within ten (10) days of its passage. Public Notice will be available at www.westwindsortwp.gov in compliance with P.L. 2025, c. 72.
4. An executed copy of the Agreement between the Township and Edwin W. Schmierer, Esq., and Mason, Griffin & Pierson and copy of this Resolution, shall be on file and available for public inspection in the office of the Township Clerk.

Adopted: February 9, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 9th day of February, 2026.

Allison D. Sheehan
Township Clerk
West Windsor Township

REQUEST FOR COUNCIL ACTION

Date of Request: February 09, 2026

Initiated By: Sam Surtees Division/Department: Community Development

ACTION REQUESTED/ EXECUTIVE SUMMARY:

Resolution authorizing refund for development plan review project per memo from Sam Surtees, Manager of Division of Land Use.

SOURCE OF FUNDING: Trust Fund

CONTRACT AMOUNT: N/A

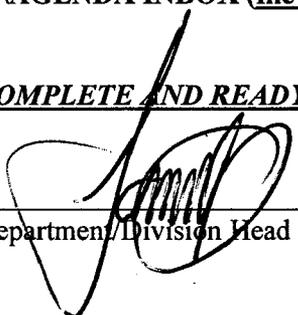
CONTRACT LENGTH: N/A

OTHER SUPPORTING INFORMATION ATTACHED:

Plan review escrow account statements.

S:\AGENDA INBOX (file name) Escrow Release 02092026

COMPLETE AND READY FOR ADMINISTRATOR'S REVIEW

 1-28-26 Sam Surtees
Department/Division Head Date

APPROVED FOR AGENDA OF: _____

By: Marlena Schmid 02/04/2026
Marlena Schmid, Business Administrator

**** PLEASE NOTE ** DEADLINE FOR SUBMISSION TO THE CLERK'S OFFICE FOR REVIEW AND APPROVAL BY THE BUSINESS ADMINISTRATOR IS 10:00 A.M. ON THE WEDNESDAY ONE WEEK PRECEDING THE COUNCIL MEETING.**

MEETING DATE: 2/9/26 Ordinance # _____ Resolution # 2026-12046

Council Action Taken:

RESOLUTION

WHEREAS, the following Applicant(s) filed application(s) with West Windsor Township Planning/Zoning Board; and

WHEREAS, in conjunction with such application(s), the following Applicant(s) deposited with the Township of West Windsor escrow deposits pursuant to Section 82-3D(1) of the Revised General Ordinances of the Township of West Windsor; and

WHEREAS, professional services undertaken on behalf of the Township in conjunction with said application(s) have been withdrawn and the costs thereof have been listed below; and

WHEREAS, there remains a partial balance in the Applicants' escrow account, and which Applicant is entitled to a refund.

Initial Deposit Date	Project No.	Project Name	Total Receipts	Total Disbursements	Remaining Escrow Balance Refunded
9-Jul-20	ZP 20-179	Trustees of Princeton University-Solar Array	\$ 2,500.00	\$ -	\$ 2,500.00
14-Sep-20	ZP 20-280	Trustees of Princeton University-Rugby Field	\$ 2,500.00	\$ -	\$ 2,500.00
21-Sep-20	ZP 20-311	Trustees of Princeton University-Cross Country Course	\$ 2,500.00	\$ -	\$ 2,500.00
28-Oct-20	ZP 20-353	Trustees of Princeton University-Biodigester	\$ 2,500.00	\$ -	\$ 2,500.00
29-Nov-21	ZP 21-456	Tiger Transit EV Bus Charging Facility	\$ 2,500.00	\$ (866.00)	\$ 1,634.00
15-Feb-22	ZP 22-49	Princeton University- Mulch Relocation & Soil Mgmt. Yard Addition	\$ 2,500.00	\$ -	\$ 2,500.00
2-Aug-22	ZP 22-309	Princeton University-Haaga House	\$ 2,500.00	\$ (556.50)	\$ 1,943.50
17-Aug-22	ZP 22-323	Princeton University-Covered Materials Storage Structure	\$ 2,500.00	\$ -	\$ 2,500.00
25-Aug-22	ZP 22-347	Princeton University-Athletics Operations Facility	\$ 2,500.00	\$ (1,484.00)	\$ 1,016.00
22-Feb-23	ZP 23-50	Princeton University - Bus Shelter	\$ 2,500.00	\$ (86.02)	\$ 2,413.98
22-Feb-23	ZP 23-51	Princeton University - Bicycle Shelter	\$ 2,500.00	\$ (86.02)	\$ 2,413.98
22-Aug-23	ZP 23-383	Princeton University - Geo-exchange Pipe Revisions	\$ 2,500.00	\$ -	\$ 2,500.00
21-Nov-23	ZP 23-502	Princeton University - Geo-exchange Bore Field & Vaults	\$ 2,500.00	\$ -	\$ 2,500.00
19-Dec-23	ZP 23-519	Princeton Overlook Sidewalk Improvements- Princeton University	\$ 2,500.00	\$ -	\$ 2,500.00
26-Feb-24	ZP 24-114	Princeton University - Softball Stadium Storage Bldg.	\$ 2,500.00	\$ -	\$ 2,500.00

20-Jun-18	PB 18-02	Trustees of Princeton University, B:4,L:1.01	\$ 9,704.38	\$ (8,659.30)	\$ 1,045.08
20-Jun-18	PB 18-03	Trustees of Princeton University, B:3,L:1.01	\$ 9,575.88	\$ (8,328.69)	\$ 1,247.19
20-Jun-18	PB 18-04	Trustees of Princeton University, B:4,L:3.01	\$ 10,144.80	\$ (9,637.50)	\$ 507.30
28-Aug-19	PB 19-18	Nassau Park-Target Store	\$ 5,310.58	\$ (5,104.05)	\$ 206.53
24-Sep-19	PB 19-20	Nassau Park-At Home Stores	\$ 13,620.10	\$ (10,433.36)	\$ 3,186.74
27-Mar-20	PB 20-03	Carnegie HP Owners LLC.	\$ 2,500.00	\$ (1,708.71)	\$ 791.29
12-Nov-21	PB 21-13	Henry & Jane Landau	\$ 14,890.83	\$ (14,265.66)	\$ 625.17
18-Apr-22	PB 22-03 SW	Cima Network, Inc.	\$ 7,308.75	\$ (7,206.78)	\$ 101.97
13-Dec-22	ZB 22-05	Paul Meers & Stacey Fox	\$ 8,413.75	\$ (8,113.99)	\$ 299.76
14-Apr-23	ZB 23-02	Pramod Surendran	\$ 3,750.00	\$ (2,782.32)	\$ 967.68
25-Jul-23	ZB 23-06	Lori Trani	\$ 3,750.00	\$ (1,457.50)	\$ 2,292.50
04-Sep-24	ZB 24-05	Amitan Mohapatra & Sangeeta Patil	\$ 4,100.00	\$ (4,005.75)	\$ 94.25
17-Sep-25	ZB 25-03	Joseph Gulino/J & M Real Estate Investment Co., LLC.	\$ 7,500.00	\$ (2,375.00)	\$ 5,125.00
		Total	\$138,069.07	\$ (87,157.15)	\$50,911.92

NOW, THEREFORE, BE IT RESOLVED the Township Council of the Township of West Windsor authorizes and directs John V. Mauder, Treasurer, to refund to the Applicant(s) the portion of the escrow deposits the Applicant(s) is entitled to be refunded as set forth above.

Adopted: February 09, 2026.

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 9th day of February, 2026.

Allison D. Sheehan
Township Clerk
West Windsor Township

REQUEST FOR COUNCIL ACTION

Date of Request: January 27th, 2026

Initiated By: Ronnie Quacquarini **Division/Department:** Recreation and Parks

ACTION REQUESTED/EXECUTIVE SUMMARY:

Adoption of a resolution awarding a professional services agreement with Center State Engineering for professional engineering design services and bid documents/specifications, construction management and inspection for the proposed refurbishment of the basketball courts and skate park in West Windsor Community Park and tennis courts at Hendrickson Drive Tennis Complex. The Township has used Center State Engineering for several recent projects and is satisfied with their work.

SOURCE OF FUNDING:

<u>Open Space Tax Used for Recreation</u>	<u>405-2015-07-005</u>	<u>\$21,500.00</u>
Account Title	Account Number	Amount

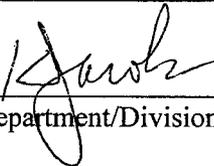
CONTRACT AMOUNT: \$21,500.00

CONTRACT LENGTH:

OTHER SUPPORTING INFORMATION ATTACHED:

- Center State Proposal
- Resolution
- Professional Services Agreement
- Certification of Funds
- Affirmative Action
- Business Entity Disclosure Certification
- Political Contribution Disclosure Form
- Stockholder Disclosure Certification
- Affidavit
- Memorandum

COMPLETE AND READY FOR ADMINISTRATOR'S REVIEW

 1/27/26
Department/Division Head Date

APPROVED FOR AGENDA OF:

By:  02/04/2026
Marlana Schmid, Business Administrator

MEETING DATE: 2/9/26 **Ordinance #** _____ **Resolution #** 2026-R047

Council Action Taken:

RESOLUTION

WHEREAS, the Township of West Windsor has a need to acquire professional engineering design services, bid documents/specifications and construction management and inspection services; and

WHEREAS, Center State Engineering has submitted a proposal dated January 8, 2026 indicating they will provide professional engineering design services and bid documents/specifications, construction management and inspection services in conjunction with the proposed refurbishment of the basketball courts and skate park in West Windsor Community Park and tennis courts at Hendrickson Drive Tennis Complex. For \$21,500.00; and

WHEREAS, the Township wishes to enter into a Professional Services Agreement with Center State Engineering, for the aforesaid services; and

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

Open Space Tax Used for Recreation	405-2015-07-005	\$21,500.00
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NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor as follows:

- (1) The Mayor and Clerk are hereby authorized to execute, on behalf of the Township a Professional Services Agreement with Center State Engineering for an amount not to exceed \$21,500.00.
- (2) The Agreement so authorized shall require the Provider to provide services pursuant to its proposal dated January 8, 2026. The Agreement may be awarded without competitive bidding as authorized by the Local Public Contracts Law pursuant to N.J.S.A. 40A:11-5(1)(a) 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. Public Notice will be available at www.westwindortwp.gov in compliance with P.L. 2025, c. 72.
- (4) An executed copy of the Agreement between the Township and Center State Engineering and a copy of this Resolution, shall be on file and available for public inspection in the office of the Township Clerk.

Adopted: February 9, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 9th day of February

Allison D. Sheehan
Township Clerk
West Windsor Township

REQUEST FOR COUNCIL ACTION

Date of Request: 01/14/2026

Initiated By: Lt. A. Magistro

Division/Department: Administration / Police Division

ACTION REQUESTED/ EXECUTIVE SUMMARY: Execute a yearly renewal of Use and Hold Harmless Agreement with the Township of Hamilton for the use of their firearms range for the year 2026.

SOURCE OF FUNDING: N/A

CONTRACT AMOUNT: N/A

CONTRACT LENGTH: One year (2026)

OTHER SUPPORTING INFORMATION ATTACHED:

Resolution

Firearms Letter from Hamilton Township

Use and Hold Harmless Agreement from Hamilton Township

COMPLETE AND READY FOR ADMINISTRATOR'S REVIEW

Department/Division Head

Chief R. Garofalo



Date: 01/14/2026

APPROVED FOR AGENDA OF: _____

By: Marlena Schmid 02/04/2026
Marlena Schmid, Business Administrator

MEETING DATE: 2/9/26 **Ordinance #** _____ **Resolution #** 2026-2048

Council Action Taken:

RESOLUTION

WHEREAS, the Township of West Windsor has the need to use a police firearm qualifying range ("range"); and

WHEREAS, the Township of Hamilton is the owner of a police firearms qualifying range; and

WHEREAS, the Township of West Windsor has requested the Township of Hamilton's permission to use the range for its Police Officers; and

WHEREAS, the Township of Hamilton has agreed to permit the Township of West Windsor's Police Division to use the range for the purpose of certain in-service firearms qualification, consistent with the terms and conditions outlined hereafter, and expressly subject to any and all rules and guidelines that may be posted at the range and/or provided by the Hamilton Township Police Division ("HTPD").

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor as follows:

1. The Township of West Windsor will enter a Use and Hold Harmless ("Agreement") with the Township of Hamilton; and
2. The Mayor and Township Clerk are hereby authorized to execute said Agreement on behalf of the Township of West Windsor.

Adopted: February 9, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 9th day of February, 2026.

Allison D. Sheehan
Township Clerk
West Windsor Township

REQUEST FOR COUNCIL ACTION

Date of Request: 01/22/2026

Initiated By: Chief Robert Garofalo Division/Department: Police

ACTION REQUESTED/ EXECUTIVE SUMMARY:

Resolution authorizing the Township of West Windsor to enter into a contract with SHI International Corporation as an authorized vendor of computer of computer equipment and peripherals under the New Jersey Cooperative Purchasing Alliance Contract CK04, Subcontract 24-38 with the County of Bergen.

SOURCE OF FUNDING:

Capital Budget 405-2024-18-028

CONTRACT AMOUNT:

\$108,018.04

CONTRACT LENGTH:

Equipment should have a life over 5 years.

OTHER SUPPORTING INFORMATION ATTACHED:

Special report with statement of need. SHI Quote.

S:\AGENDA INBOX (file name) _____

COMPLETE AND READY FOR ADMINISTRATOR'S REVIEW

Department/Division Head Date

APPROVED FOR AGENDA OF _____

By: Marlena Schmid 02/04/2026 02/04/2026
Marlena Schmid, Business Administrator

**** PLEASE NOTE ** DEADLINE FOR SUBMISSION TO THE CLERK'S OFFICE FOR REVIEW AND APPROVAL BY THE BUSINESS ADMINISTRATOR IS 10:00 A.M. ON THE FRIDAY ONE WEEK PRECEDING THE COUNCIL MEETING.**

MEETING DATE: 2/9/26 Ordinance # _____ Resolution # 2026-2049

Council Action Taken:

RESOLUTION

WHEREAS, the Township of West Windsor, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.29(c), may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury; and

WHEREAS, the Township of West Windsor has the need on a timely basis to purchase technological goods or services; and

WHEREAS, the Police Division needs to purchase replacement desktop computers, laptop computers, monitors, printers, and various electronic items; and

WHEREAS, SHI International Corp. as an Authorized Vendor of Computer Equipment and Peripherals (2024-2026) under the New Jersey Cooperative Purchasing Alliance Contract #CK04, Subcontract 24-38 with the County of Bergen in the amount of \$108,018.04; and

WHEREAS, as of January 22, 2026 the Township's total aggregate spending with SHI International Corp. as an Authorized Vendor of Computer Equipment and Peripherals (2024-2026) under the New Jersey Cooperative Purchasing Alliance Contract CK04, Subcontract 24-38 with the County of Bergen was as follows:

Purchase Order No.	65146	\$9,204.85
Purchase Order No.	65448	\$290.09

WHEREAS, the Chief Financial Officer has certified the availability of funds in the following account:

Police – Acq Office/Computer Equipment 405-2024-18-028 \$108,018.04

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of West Windsor authorizes Marlina A. Schmid, Business Administrator to purchase the above from SHI International Corp. as an Authorized Vendor of Computer Equipment and Peripherals (2024-2026) under the New Jersey Cooperative Purchasing Alliance Contract #CK04, Subcontract 24-38 with the County of Bergen for a total not to exceed \$117,512.98

Adopted: February 9, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 9th day of February 2026.

Allison D. Sheehan
 Township Clerk
 West Windsor Township

REQUEST FOR COUNCIL ACTION

Date of Request: 01/14/2026

Initiated By: Chief Robert Garofalo Division/Department: Police

ACTION REQUESTED/ EXECUTIVE SUMMARY:

This resolution will allow the West Windsor Twp Police Department to continue its participation in the Defense Logistics Agency Law Enforcement Support Office 1033 Program. The 1033 Program require reauthorization each year.

SOURCE OF FUNDING:

CONTRACT AMOUNT:

CONTRACT LENGTH:

The resolution allows participation in the 2026 calendar year.

OTHER SUPPORTING INFORMATION ATTACHED:

S:\AGENDA INBOX (file name) _____

COMPLETE AND READY FOR ADMINISTRATOR'S REVIEW

Chief Robert Garofalo 01/14/2026
Department/Division Head _____ Date

APPROVED FOR AGENDA OF: _____

By: Marlena A. Schmid, 02/06/2026
Marlena Schmid, Business Administrator

**** PLEASE NOTE ** DEADLINE FOR SUBMISSION TO THE CLERK'S OFFICE FOR REVIEW AND APPROVAL BY THE BUSINESS ADMINISTRATOR IS 10:00 A.M. ON THE FRIDAY ONE WEEK PRECEDING THE COUNCIL MEETING.**

MEETING DATE: 2/9/26 Ordinance # _____ Resolution # 2026 - R050

Council Action Taken:

AUTHORIZING THE TOWNSHIP OF WEST WINDSOR THROUGH THE TOWNSHIP OF
WEST WINDSOR POLICE DEPARTMENT TO PARTICIPATE IN THE DEFENSE
LOGISTICS AGENCY, LAW ENFORCEMENT SUPPORT OFFICE, 1033 PROGRAM TO
ENABLE THE POLICE DEPARTMENT TO REQUEST AND ACQUIRE EXCESS
DEPARTMENT OF DEFENSE EQUIPMENT

RESOLUTION

- WHEREAS, the United States Congress authorized the Defense Logistics Agency (DLA) Law Enforcement Support Office (LESO) 1033 Program to make use of excess Department of Defense personal property by making that personal property available to municipal, county and State law enforcement agencies; and
- WHEREAS, DLA rules mandate that all equipment acquired through the 1033 Program remain under the control of the requesting law enforcement agency; and
- WHEREAS, participation in the 1033 Program allows municipal and county law enforcement agencies to obtain property they might not otherwise be able to afford in order to enhance community preparedness, response and resiliency; and
- WHEREAS, although the property is provided through the 1033 Program at no cost to municipal and county law enforcement agencies, these entities are responsible for the costs associated with delivery, maintenance, fueling, and upkeep of the property, and for specialized training on the operation of any acquired property; and
- WHEREAS, N.J.S.A. 40A:5-30.2 requires that the governing body of the municipality or county approve, by a majority of the full membership, both enrollment in, and the acquisition of any property through the 1033 Program.

NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of West Windsor, County of Mercer, New Jersey that the West Windsor Township Police Department is hereby authorized to enroll in the 1033 Program for a one-year period from January 1, 2026 and terminating December 31, 2026.

BE IT FURTHER RESOLVED, that the Township of West Windsor Police Department is hereby authorized to acquire items of non-controlled property designated "DEMIL A" which may include office supplies, office furniture, computers, electronic equipment, generators, field packs, military and non-military vehicles, clothing, traffic and transit signal systems, exercise equipment, farming and moving equipment, storage devices and containers, tools, medical and first aid equipment and supplies, personal protection equipment and supplies, construction materials, lighting supplies, beds and sleeping mats, wet and cold weather equipment and supplies, respirators, binoculars, and any other supplies or equipment of a non-military nature identified by the LEA, if it shall become available in the next twelve months based on the needs of the West Windsor Township Police Department, without restriction.

BE IT FURTHER RESOLVED that the West Windsor Township Police Department is hereby authorized to acquire the following "DEMIL B through Q" property, listed in the unredacted portion of the DEMIL inventory sheet, if it shall become available in the period of time for which this resolution authorizes.

BE IT FURTHER RESOLVED that the West Windsor Township Police Department shall develop and implement a full training plan and policy for the maintenance and use of the acquired property.

BE IT FURTHER RESOLVED that the West Windsor Township Police Department shall provide a quarterly accounting of all property obtained through the 1033 Program which shall be available to the public upon request.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately and shall be valid to authorize requests to acquire "DEMIL A" property and "DEMIL B through Q" property that may be made available through the 1033 Program during the period of time for which this resolution authorizes; with Program participation and all property request authorizations effective January 1, 2026 and terminating December 31, 2026.

Adopted: February 9, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 9th day of February 2026.

Allison D. Sheehan
Township Clerk
West Windsor Township

REQUEST FOR COUNCIL ACTION

Date of Request: January 10, 2026

Initiated By: Kerry Giblin **Division/Department:** Administration

ACTION REQUESTED/ EXECUTIVE SUMMARY:

Approval of a resolution authorizing updates and changes to West Windsor 2025-2026 Employment Practices Risk Control Program. Every two years, the Personnel Policy Committee of the MELJIF issues model personnel documents and changes and updates to joint insurance fund members to amend their Employment Practices Risk Control Program. This practice ensures the Township personnel policies and procedures are appropriate, uniform and consistent for Township employees. In addition, the Township continues to be eligible to receive the standard EPL deductible of \$20,000 per claim plus a 20% co-pay capped at \$50,000. Members without updated loss control programs will have a deductible of \$100,000 per claim plus a 20% co-pay with no cap.

SOURCE OF FUNDING:

CONTRACT AMOUNT:

CONTRACT LENGTH:

OTHER SUPPORTING INFORMATION ATTACHED:

- Resolution
- Memo to Council
- Employee Personnel Policies and Procedures Handbook (copy on file with the Clerk's Office due to the size of the file)
- Employment Practices Best Practices checklist, approved by Township Employment Attorney

COMPLETE AND READY FOR ADMINISTRATOR'S REVIEW

Department/Division Head

Date

APPROVED FOR AGENDA OF: _____

By: _____

Marlena Schmid, Business Administrator

Tabled 2/2/26

MEETING DATE: 2/9/26 **Ordinance #** _____ **Resolution #** 2026-R039

Council Action Taken:

RESOLUTION

Authorizing Changes to the Township of West Windsor's
Employment Practices Risk Control Program

- WHEREAS, the Township of West Windsor is a member of the Mid Jersey Municipal Joint Insurance Fund and the Municipal Excess Liability Joint Insurance Fund (MELJIF); and
- WHEREAS, fund members with an adopted MELJIF model employment practices risk control program are eligible for premium and deductible incentives; and
- WHEREAS, fund members must update said program every two years to remain eligible for premium and deductible incentives; and
- WHEREAS, the Department of Administration recommends the Township Council approve the updates to the West Windsor Township Employment Practices Risk Control Program in accordance with recommended updates issued by the Model Personnel Committee of the MEJIF; and
- WHEREAS, the recommended updates and changes for the 2025-2026 Policy Years are incorporated in the Employee Personnel Policies and Procedures Manual; and
- WHEREAS, the Department of Administration wishes to ensure that Township personnel management provides appropriate, consistent and uniform personnel policies and procedures for West Windsor municipal employees and Management staff including Department Heads and Division Managers; and
- WHEREAS, a copy of the Employee Personnel Policies and Procedures Manual, with all updates and changes are on file in the office of the Township Clerk.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of West Windsor as follows:

1. The updates and changes as recommended by the Department of Administration to the Township of West Windsor's Employee Personnel Policies and Procedures Manual are hereby approved.
2. A notice concerning the adoption of the updated Manual and copies of the handbook shall be distributed by Administration to Management Staff for dissemination to West Windsor Township personnel. These amendments take effect immediately.

Adopted: February 9, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 9th day of February, 2026

Allison D. Sheehan
Township Clerk
West Windsor Township

REQUEST FOR COUNCIL ACTION

Date of Request: January 28, 2026

Initiated By: Samuel J. Surtees Division/Department: Comm. Dev./Land Use

ACTION REQUESTED/ EXECUTIVE SUMMARY:

Introduction and subsequent adoption of an ordinance amending the bulk and use standards in the B-2A district and the schedule of off-street parking requirements.

SOURCE OF FUNDING: NA

CONTRACT AMOUNT: NA

CONTRACT LENGTH: NA

OTHER SUPPORTING INFORMATION ATTACHED:

Ordinance Summary
Memorandum from David Novak (Burgis & Associates) with maps
Ordinance

COMPLETE AND READY FOR ADMINISTRATOR'S REVIEW

[Signature] 1/28/26 Franz Gih
Department/Division Head Date

APPROVED FOR AGENDA OF: February 9, 2026

By: Marlena Schmid 02/04/2026
Marlena Schmid, Business Administrator

MEETING DATE: 2/9/26 Ordinance # 2026-02 Resolution # _____

Council Action Taken:

TOWNSHIP OF WEST WINDSOR
MERCER COUNTY, NEW JERSEY

ORDINANCE 2026-02

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

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

Section 1. Chapter 200 of said Code, Land Use, Part 4, Zoning, Article XXVIII, Use and Bulk Regulations for Business Districts, Section 200-202.1, B-2A Business District (neighborhood center) use regulations, Subsection A., Permitted uses, is hereby amended as follows. Added text is underlined, and text to be eliminated is ~~struck through~~.

- A. Permitted uses. In a B-2A District, no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used except for one or more of the following uses, and all such uses shall be subject to the performance standards set forth in Part 1, Site Plan Review, of this chapter.
- (1) Stores and shops for the conduct of any retail business (including curbside pickup for the sale of items not otherwise prohibited in this section).
 - (2) Personal service establishments (e.g., a tailor, barbershop or beauty salon).
 - (3) Offices for professional and medical services (e.g., physicians, lawyers or architects); commercial offices (e.g., realtors or travel agencies); and offices incidental to uses permitted in this subsection.
 - (4) Restaurants and neighborhood taverns, including curbside pickup and drive-through establishments.
 - (5) Fast-food operations with or without drive-throughs.
 - (6) Branch banks with or without drive-throughs.

- (7) Gasoline service stations in conjunction with a convenience store.
- (8) Car washes.

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

- C. Accessory uses in the B-2A District. In a B-2A District, the following uses may be permitted as accessory uses:
- (1) Off-street parking and loading.
 - (2) Signs.
 - (3) Street furnishings, planters, streetlights, and exterior garden-type shade structures.
 - (4) Fences and walls.
 - (5) Trash, recycling, and refuse enclosures.
 - (6) Maintenance sheds.
 - (7) Electric vehicle charging stations.
 - (8) The sale and exchange of prefilled and empty propane cylinders, as accessory to a gasoline service station.
 - (9) Car washes, as accessory to a gasoline service station.
 - (10) Air pumps and vacuums, as accessory to a gasoline service station and/or a car wash.
 - (11) Emergency generators, with an appropriate visual and sound-attenuating enclosure.

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

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

D. Standards for accessory buildings and structures:

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

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

J. Car washes.

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

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

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

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

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

Introduction:

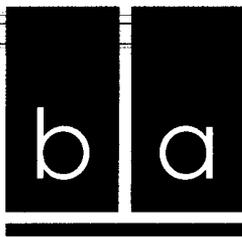
Planning Board Approval:

Public Hearing:

Adoption:

Mayor Approval:

Effective Date:



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

B U R G I S
ASSOCIATES, INC.

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

MEMORANDUM

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

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

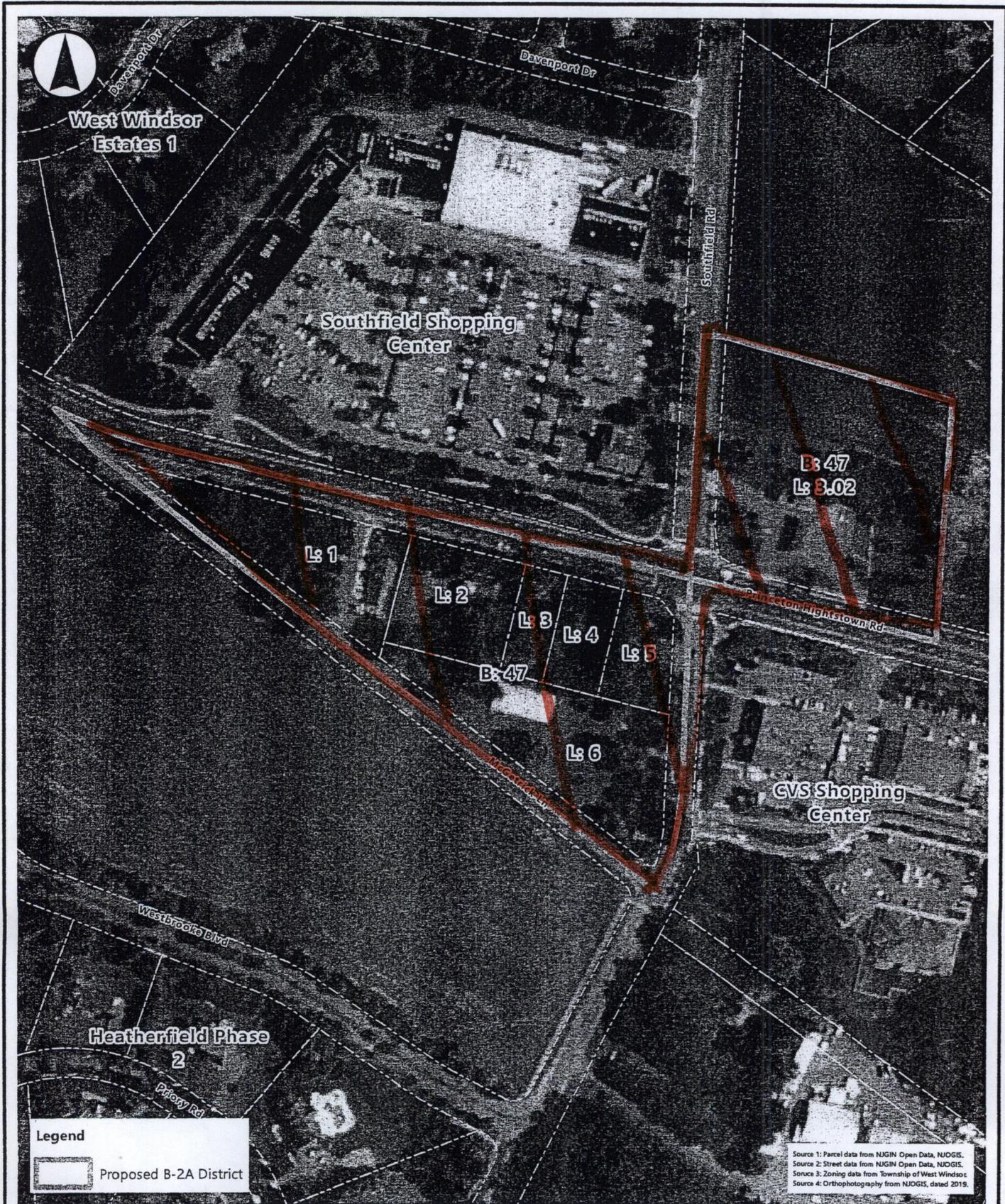
By way of background, this district is located in the easterly portion of the Township at the southwesterly corner of Princeton Hightstown Road and Southfield Road. It comprises Block 47 Lots 1, 2, 3, 4, 5, and 6. Lot 1 is presently developed with a dental office, while Lots 2, 3, 4, 5, and 6 previously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

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

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

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





Legend
 Proposed B-2A District

Source 1: Parcel data from NJGIN Open Data, NJGIS.
 Source 2: Street data from NJGIN Open Data, NJGIS.
 Source 3: Zoning data from Township of West Windsor
 Source 4: Orthophotography from NJGIS, dated 2019.

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

Project No.	Date	Drawn By
3688.10	04.21.21	DN

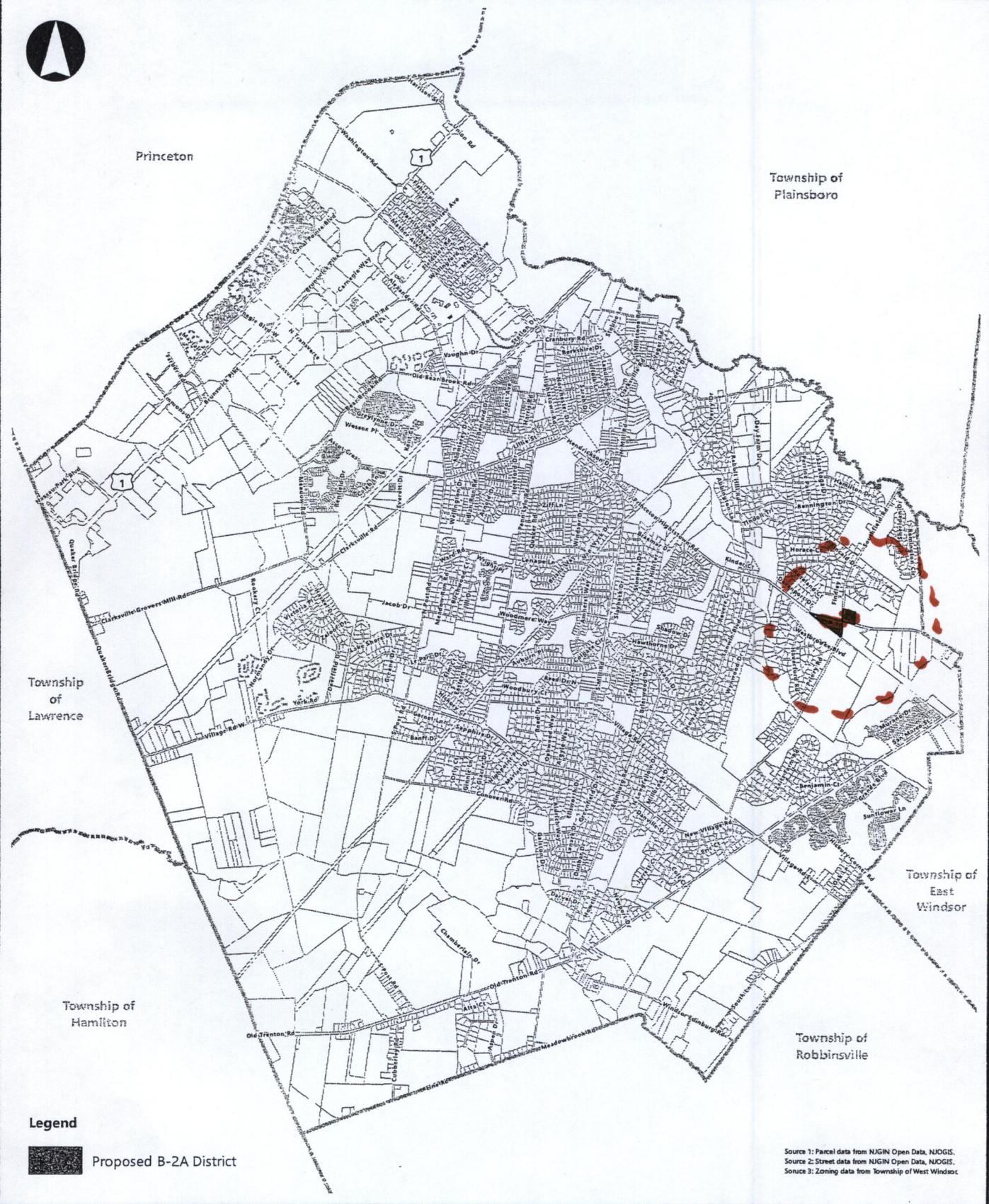
BURGIS ASSOCIATES, INC.
 COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE
 25 Westwood Avenue Westwood, New Jersey 07675
 P: 201.666.1811 F: 201.666.2599

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

Scale	Drawn No.
1" = 225'	Map 02

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Legend
 Proposed B-2A District

Source 1: Parcel data from NJGN Open Data, NJGIS.
 Source 2: Street data from NJGN Open Data, NJGIS.
 Source 3: Zoning data from Township of West Windsor.

Dep. Title Map 01: Location of the Proposed B-2A District		Project No. 3688.10	Date 04.21.21	Drawn By DN
 BURGIS ASSOCIATES, INC. COMMUNITY PLANNING LAND DEVELOPMENT AND DESIGN LANDSCAPE ARCHITECTURE 25 Westwood Avenue Westwood, New Jersey 07675 p: 201.666.1811 f: 201.666.2599		Project Title: Proposed B-2A District Township of West Windsor Mercer County, New Jersey		Scale 1" = 4,500'
				Dep. No. Map 01

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REQUEST FOR COUNCIL ACTION

Date of Request: January 28, 2026

Initiated By: Samuel J. Surtees Division/Department: Comm. Dev./Land Use

ACTION REQUESTED/ EXECUTIVE SUMMARY:

Introduction and subsequent adoption of an ordinance establishing the bulk and use standards in the R-5E district.

SOURCE OF FUNDING: NA

CONTRACT AMOUNT: NA

CONTRACT LENGTH: NA

OTHER SUPPORTING INFORMATION ATTACHED:

Ordinance Summary
Memorandum from David Novak (Burgis & Associates) with maps dated January 16, 2026
Ordinance

COMPLETE AND READY FOR ADMINISTRATOR'S REVIEW

[Signature] 1-28-26 [Signature]
Department/Division Head Date

APPROVED FOR AGENDA OF: February 9, 2026

By: [Signature] 02/04/2026
Marlena Schmid, Business Administrator

MEETING DATE: 2/9/26 Ordinance # 2026-03 Resolution # _____

Council Action Taken:

TOWNSHIP OF WEST WINDSOR
MERCER COUNTY, NEW JERSEY

ORDINANCE 2026-03

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

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

Section 1. Chapter 200 of the Code of the Township of West Windsor, Land Use, Part 4, Zoning, Article XXVI, Titles, Purposes, Establishments of Districts; General Conditions, Section 200-142, Establishment of Zoning Districts, is hereby amended by adding after the line "R-5D Residence Affordable Housing" the following:

R-5E Residence Affordable Housing

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

The boundaries of said zoning district is hereby established as shown on the Zoning Map, Township of West Windsor, dated July 12, 2021, and revised through March 9, 2026, which, with all explanatory matter thereon, is hereby adopted and made part of this Part IV. An official copy of said Map, indicating the latest amendments shall be kept up to date in the Office of the Land Use Manager for the use and benefit of the public and shall have the most current revision date shown thereon. The Zoning Map for that shall be the official reference as to the current zoning classification of the land within the boundaries of the Township of West Windsor.

Section 3. The Zoning Map of the Township of West Windsor is hereby amended to change the zoning designation of Block 7.04 Lot 1 to the R-5E District.

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

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

- A. Purpose. The R-5E Residence (R-5E) District is intended to encourage the reutilization of Block 7.04 Lot 1 with a mix of residential development with appropriately small-scaled and compatible commercial development with convenient access to the US Route 1 corridor and surrounding commercial centers.

- B. Planned commercial development, development application requirements and required uses. Any development application in the R-5E District shall be submitted as a planned development by way of a preliminary site plan application for the entire district. Such application shall describe any phasing of the proposal, together with any onsite and off-tract improvements needed to support such phases. The application for preliminary site plan approval may also include a request for final approval with respect to such phase or phases. The following shall apply:
 - (1) A R-5E development shall be subject to the requirements of this section and to the mandatory findings for a planned development as required by the Municipal Land Use Law, N.J.S.A. 40:55D-45.

 - (2) Up to a maximum of 650 residential units, market and affordable, shall be provided in one or more buildings.

- C. Principal permitted uses. In the R-5E District, no building or premises shall be used, and no building shall be erected or altered which is arranged, intended, or designed to be used except for one or more of the following uses:
 - (1) Neighborhood retail uses providing for the sale of goods and services, not exceeding 5,000 square feet of floor area, including, but not limited to, convenience food stores, pharmacies, restaurants (excluding drive-through facilities), cafes, luncheonettes and delicatessens, indoor recreation facilities, including instructional studios and fitness centers, attended laundry and retail dry-cleaning services (not including bulk processing and, in case of dry-cleaning establishments, not providing for the storage of more than five gallons of flammable or toxic cleaning fluid on the premises), book, newspaper, periodical and stationary stores, copy centers, parcel package shipping stores or mailing

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

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

D. Permitted accessory uses.

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

- (10) A maintenance building for snow removal and other maintenance equipment customarily incidental to multifamily residential use.
 - (11) Above and/or below ground detention basins, retention basins, and/or stormwater management uses and/or structures which shall have no buffer or setback requirements except along the US Route 1 corridor.
 - (12) Above or below-ground utilities including but not limited to sanitary sewer pump station, cable television and telephone boxes, manholes, fire hydrants, electrical transformers, and other utilities that are customary to a residential development of this type.
 - (13) Accessory uses and buildings customarily associated with residential uses
- E. Minimum tract size. The entirety of the district, which shall be planned and developed in a comprehensive manner as a single integrated entity with one development application showing the proposed development for the entire district.
- F. Maximum permissible development density. 28.5 units per acre, which shall result in a maximum of 650 residential units.
- G. Location of nonresidential uses. Non-residential uses shall be located on the ground floor of buildings.
- H. Maximum improvement coverage. The maximum improvement coverage shall be fifty-five percent (55%).
- I. Twenty-five percent of the residential component shall be low-and moderate-income housing meeting all of the applicable standards and requirements for affordable units, including those set forth in Uniform Housing Affordability Controls (UHAC), N.J.A.C. 5:80-26.1 et seq., and Section 200-237 of the Code. At least fifty percent (50%) of the affordable units shall be made affordable to low-income households and at least thirteen percent (13%) of affordable units shall be made affordable to very low-income households earning thirty percent (30%) or less of the regional median household income by household size, which very low-income units shall be included as part of the low-income requirement. The remaining affordable units shall be made affordable to moderate-income households. The affordable units shall be located on site and shall be reasonably dispersed throughout each residential building phased in accordance with the affordable housing construction schedule set forth in N.J.A.C. 5:97-6.4(d). The state-

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

J. Building standards.

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

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

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

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

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

L. Pedestrian and bicycle accessibility.

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

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

M. Architectural design standards and guidelines.

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

(2) Buildings shall avoid long, monotonous, uninterrupted walls or roof planes. Building wall offsets, including projections such as balconies, canopies, and signs, recesses, and changes in floor level, shall be used in order to add architectural interest and variety and to relieve the visual effect of a simple, long wall. Similarly, roofline offsets, dormers, or gables shall be provided in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.

(3) The architectural treatment of the front façade shall be continued in its major features around all visible exposed sides of a building. All sides of a building shall be architecturally designed to be consistent with regard to style, materials, colors, and details. Blank wall or service area treatment of side and rear elevations visible from the public views is discouraged.

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

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

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

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

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

Introduction:

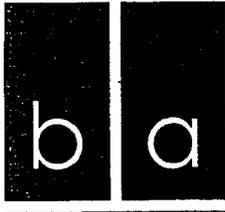
Planning Board Approval:

Public Hearing:

Adoption:

Mayor Approval:

Effective Date:



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

B U R G I S
ASSOCIATES, INC.

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

MEMORANDUM

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

Introduction

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

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

Draft R-5I District Ordinance

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

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

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

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

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

Draft R-5J District Ordinance

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



1 inch = 200 feet

R-5E Draft Ordinance - BMS

REQUEST FOR COUNCIL ACTION

Date of Request: January 28, 2026

Initiated By: Samuel J. Surtees Division/Department: Comm. Dev./Land Use

ACTION REQUESTED/ EXECUTIVE SUMMARY:

Introduction and subsequent adoption of an ordinance establishing the bulk and use standards in the R-5F district.

SOURCE OF FUNDING: NA

CONTRACT AMOUNT: NA

CONTRACT LENGTH: NA

OTHER SUPPORTING INFORMATION ATTACHED:

Ordinance Summary
Memorandum from David Novak (Burgis & Associates) with maps dated January 16, 2026
Ordinance

COMPLETE AND READY FOR ADMINISTRATOR'S REVIEW

[Signature] 1.28.26 [Signature]
Department/Division Head Date

APPROVED FOR AGENDA OF: February 9, 2026

By: [Signature] 02/04/2026
Marlena Schmid, Business Administrator

MEETING DATE: 2/9/26 Ordinance # 2026-04 Resolution # _____

Council Action Taken:

TOWNSHIP OF WEST WINDSOR
MERCER COUNTY, NEW JRESEY

ORDINANCE 2026-04

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

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

Section 1. Chapter 200 of the Code of the Township of West Windsor, Land Use, Part 4, Zoning, Article XXVI, Titles, Purposes, Establishments of Districts; General Conditions, Section 200-142, Establishment of Zoning Districts, is hereby amended by adding after the line "R-5E Residence Affordable Housing" the following:

R-5F Residence Affordable Housing

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

The boundaries of said zoning district is hereby established as shown on the Zoning Map, Township of West Windsor, dated July 12, 2021, and revised through March 9, 2026, which, with all explanatory matter thereon, is hereby adopted and made part of this Part IV. An official copy of said Map, indicating the latest amendments shall be kept up to date in the Office of the Land Use Manager for the use and benefit of the public and shall have the most current revision date shown thereon. The Zoning Map for that shall be the official reference as to the current zoning classification of the land within the boundaries of the Township of West Windsor.

Section 3. The Zoning Map of the Township of West Windsor is hereby amended to change the zoning designation of a Block 86 and a portion of Lot 58.02 to the R-5F District as shown on the attached condo plan.

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

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

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

- (7) Decks, patios and terraces, which shall complement the architectural style, type and design on the building and the overall project design. Such features shall be constructed in accordance with a deck, patio and terrace design plans approved by the board of jurisdiction.
 - (8) Garages for use by residential tenants.
 - (9) Accessory uses and buildings customarily associated with residential uses.
- D. Minimum tract size. The entirety of the district, which shall be planned and developed in a comprehensive manner as a single integrated entity with one development application showing the proposed development for the entire district.
- E. Maximum permissible development density. 24 units per acre as measured by the district boundary line, which shall result in a maximum of 35 residential units.
- F. Maximum improvement coverage. The maximum improvement coverage shall be sixty-five percent (65%) of the district.
- G. Twenty-five percent of the residential component shall be low-and moderate-income housing meeting all of the applicable standards and requirements for affordable units, including those set forth in Uniform Housing Affordability Controls (UHAC), N.J.A.C. 5:80-26.1 et seq., and Section 200-237 of the Code. At least fifty percent (50%) of the affordable units shall be made affordable to low-income households and at least thirteen percent (13%) of affordable units shall be made affordable to very low-income households earning thirty percent (30%) or less of the regional median household income by household size, which very low-income units shall be included as part of the low-income requirement. The remaining affordable units shall be made affordable to moderate-income households. The affordable units shall be located on site and shall be reasonably dispersed throughout each residential building phased in accordance with the affordable housing construction schedule set forth in N.J.A.C. 5:97-6.4(d). The state-wide non-residential development fee shall apply to the non-residential portion of the development to the extent it includes other than residential uses.
- H. Building standards.
- (1) Building heights shall not exceed four (4) stories and sixty (60) feet.
 - (2) Yard dimensions:

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

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

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

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

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

Introduction:

Planning Board Approval:

Public Hearing:

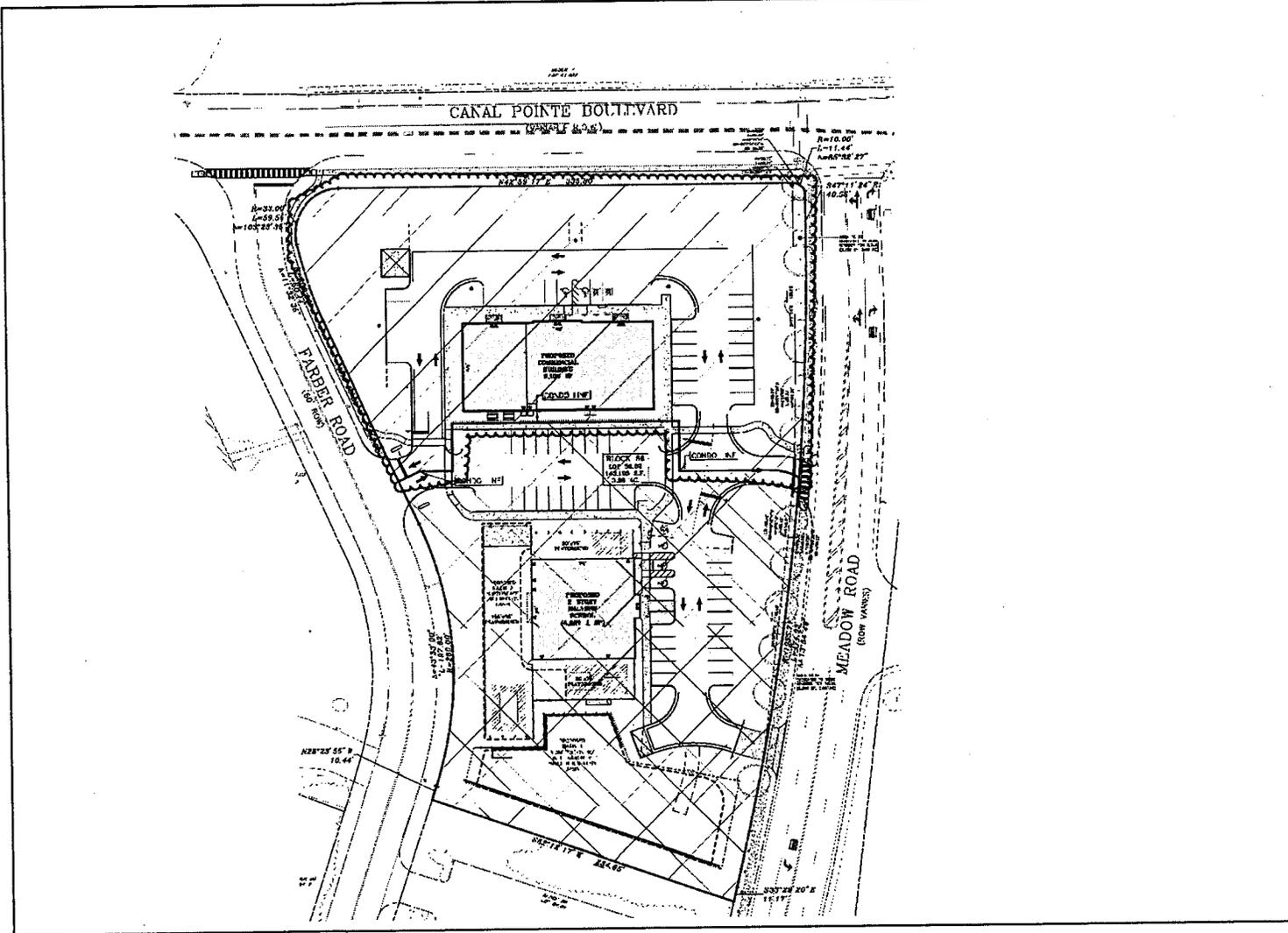
Adoption:

Mayor Approval:

Effective Date:

277

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ALL RIGHTS RESERVED BY THE ENGINEER. NO PART OF THIS PLAN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.


 GRAPHIC SCALE
 1" = 100'

ALL RIGHTS RESERVED BY THE ENGINEER. NO PART OF THIS PLAN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

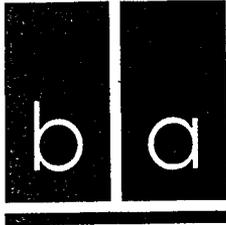

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 Civil Engineering Consultants
 261 Gateway Avenue
 Camden, NJ 08102
 (609) 291-1111
 www.menio.com

WOODMONT WEST WINDSOR
 TOWNSHIP OF WEST WINDSOR
 MERCER COUNTY
 NEW JERSEY

BLOCK 88, LOT 88.02
 TAX MAP SHEET 7.04
 1.28 ACRES

CONDOMINIUM PLAN

DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]
 SCALE: AS SHOWN
 SHEET NO. 1/1



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

B U R G I S
A S S O C I A T E S , I N C .

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

MEMORANDUM

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

Introduction

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

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

Draft R-5I District Ordinance

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

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

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

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

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

Draft R-5J District Ordinance

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



1 inch = 100 feet

R-5F Draft Ordinance - Woodmont

REQUEST FOR COUNCIL ACTION

Date of Request: January 28, 2026

Initiated By: Samuel J. Surtees Division/Department: Comm. Dev./Land Use

ACTION REQUESTED/ EXECUTIVE SUMMARY:

Introduction and subsequent adoption of an ordinance establishing the bulk and use standards in the R-5G district.

SOURCE OF FUNDING: NA

CONTRACT AMOUNT: NA

CONTRACT LENGTH: NA

OTHER SUPPORTING INFORMATION ATTACHED:

Ordinance Summary
Memorandum from David Novak (Burgis & Associates) with maps dated January 16, 2026
Ordinance

COMPLETE AND READY FOR ADMINISTRATOR'S REVIEW

[Signature] 1-28-26 Samuel Surtees
Department/Division Head Date

APPROVED FOR AGENDA OF: February 9, 2026

By: Marlena Schmid 02/04/2026
Marlena Schmid, Business Administrator

MEETING DATE: 2/9/26 Ordinance # 2026-05 Resolution # _____

Council Action Taken:

TOWNSHIP OF WEST WINDSOR
MERCER COUNTY, NEW JERSEY

ORDINANCE 2026-05

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

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

Section 1. Chapter 200 of the Code of the Township of West Windsor, Land Use, Part 4, Zoning, Article XXVI, Titles, Purposes, Establishments of Districts; General Conditions, Section 200-142, Establishment of Zoning Districts, is hereby amended by adding after the line "R-5F Residence Affordable Housing" the following:

R-5G Residence Affordable Housing

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

The boundaries of said zoning district is hereby established as shown on the Zoning Map, Township of West Windsor, dated July 12, 2021, and revised through March 9, 2026, which, with all explanatory matter thereon, is hereby adopted and made part of this Part IV. An official copy of said Map, indicating the latest amendments shall be kept up to date in the Office of the Land Use Manager for the use and benefit of the public and shall have the most current revision date shown thereon. The Zoning Map for that shall be the official reference as to the current zoning classification of the land within the boundaries of the Township of West Windsor.

Section 3. The Zoning Map of the Township of West Windsor is hereby amended to change the zoning designation of Block 7 Lots 9.01 and 31 to the R-5G District.

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

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

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

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

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

- (7) Decks, patios and terraces, which shall complement the architectural style, type and design on the building and the overall project design. Such features shall be constructed in accordance with a deck, patio and terrace design plans approved by the board of jurisdiction.
 - (8) Garages for use by residential tenants.
 - (9) Accessory uses and buildings customarily associated with residential uses.
- D. Minimum tract size. The entirety of the zoning district, which shall be planned and developed in a comprehensive manner as a single integrated entity with one development application showing the proposed development for the entire district.
- E. Maximum permissible development density. 15.2 units per acre, which shall result in a maximum of 80 residential units.
- F. Maximum improvement coverage. The maximum improvement coverage for the district shall not exceed seventy percent (70%).
- G. Twenty-five percent of the residential component shall be low-and moderate-income housing meeting all of the applicable standards and requirements for affordable units, including those set forth in Uniform Housing Affordability Controls (UHAC), N.J.A.C. 5:80-26.1 et seq., and Section 200-237 of the Code. At least fifty percent (50%) of the affordable units shall be made affordable to low-income households and at least thirteen percent (13%) of affordable units shall be made affordable to very low-income households earning thirty percent (30%) or less of the regional median household income by household size, which very low-income units shall be included as part of the low-income requirement. The remaining affordable units shall be made affordable to moderate-income households. The affordable units shall be located on site and shall be reasonably dispersed throughout each residential building phased in accordance with the affordable housing construction schedule set forth in N.J.A.C. 5:97-6.4(d). The state-wide non-residential development fee shall apply to the non-residential portion of the development to the extent it includes other than residential uses.
- H. Building standards.
- (1) Building heights shall not exceed three (3) stories and forty (40) feet.
 - (2) Yard dimensions:

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

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

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

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

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

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

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

Introduction:

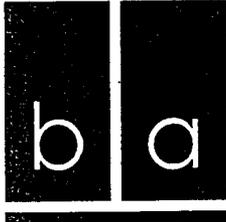
Planning Board Approval:

Public Hearing:

Adoption:

Mayor Approval:

Effective Date:



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

B U R G I S
ASSOCIATES, INC.

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

MEMORANDUM

To: West Windsor Township Council
From: David Novak PP, AICP
Subject: 2026 Housing Element and Fair Share Plan (HE&FSP)
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3. Draft R-5G District;
4. Draft R-5H District;
5. Draft R-5I District;
6. Draft RP-7A and RP-7B District, and;
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Draft R-5I District Ordinance

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

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

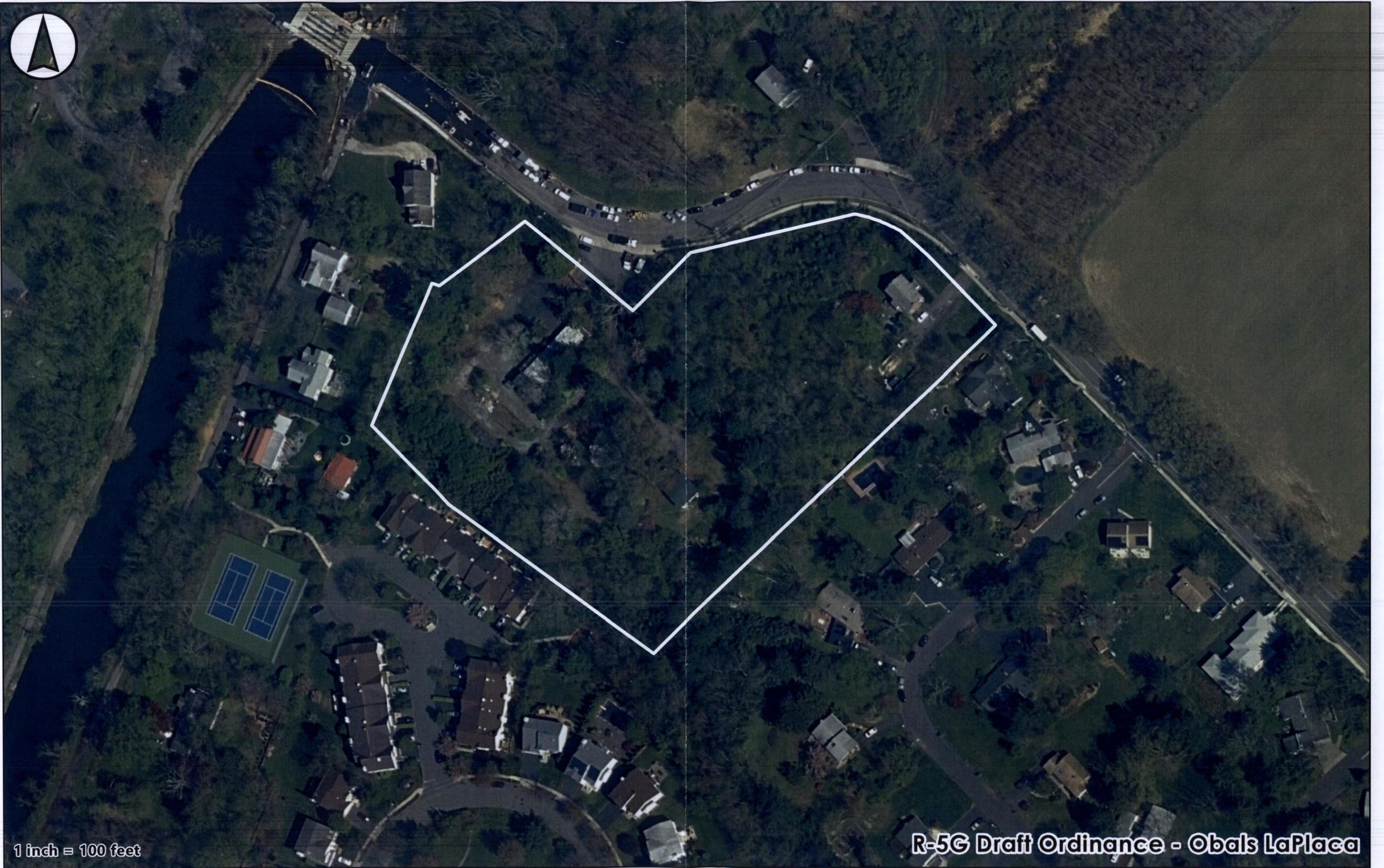
This ordinance is intended to rezone Block 5 Lot 20 from the RP-7 Princeton Junction Redevelopment Plan District to a new RP-7A Princeton Junction Redevelopment Plan District, as well as rezone Block 5 Lots 62 and 76 from the RP-7 Princeton Junction Redevelopment Plan District to a new RP-7B Princeton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

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

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

Draft R-5J District Ordinance

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



1 inch = 100 feet

R-5G Draft Ordinance - Obals LaPlaca

4

REQUEST FOR COUNCIL ACTION

Date of Request: January 28, 2026

Initiated By: Samuel J. Surtees Division/Department: Comm. Dev./Land Use

ACTION REQUESTED/ EXECUTIVE SUMMARY:

Introduction and subsequent adoption of an ordinance establishing the bulk and use standards in the R-5H district.

SOURCE OF FUNDING: NA

CONTRACT AMOUNT: NA

CONTRACT LENGTH: NA

OTHER SUPPORTING INFORMATION ATTACHED:

Ordinance Summary
Memorandum from David Novak (Burgis & Associates) with maps dated January 16, 2026
Ordinance

COMPLETE AND READY FOR ADMINISTRATOR'S REVIEW

[Signature] 1-28-26 Klaus Grik
Department/Division Head Date

APPROVED FOR AGENDA OF February 9, 2026

By: Marlena Schmid 02/04/2026
Marlena Schmid, Business Administrator

MEETING DATE: 2/9/26 Ordinance # 2026-06 Resolution # _____

Council Action Taken:

TOWNSHIP OF WEST WINDSOR
MERCER COUNTY, NEW JERSEY

ORDINANCE 2026-06

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

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

Section 1. Chapter 200 of the Code of the Township of West Windsor, Land Use, Part 4, Zoning, Article XXVI, Titles, Purposes, Establishments of Districts; General Conditions, Section 200-142, Establishment of Zoning Districts, is hereby amended by adding after the line "R-5G Residence Affordable Housing" the following:

R-5H Residence Affordable Housing

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

The boundaries of said zoning district are hereby established as shown on the Zoning Map, Township of West Windsor, dated July 12, 2021, and revised through March 9, 2026, which, with all explanatory matter thereon, is hereby adopted and made part of this Part IV. An official copy of said Map, indicating the latest amendments shall be kept up to date in the Office of the Land Use Manager for the use and benefit of the public and shall have the most current revision date shown thereon. The Zoning Map for that shall be the official reference as to the current zoning classification of the land within the boundaries of the Township of West Windsor.

Section 3. The Zoning Map of the Township of West Windsor is hereby amended to change the zoning designation of Block 9, Lots 83, 84 and 85 to the R-5H District.

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

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

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

- (1) Townhouse dwellings; stacked townhouses; and multifamily dwellings (including garden apartments and mid-rise apartments). The residential units shall be subject to a twenty-five (25%) low and moderate-income housing set aside in accordance with Subsection 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 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:

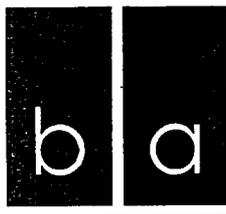
Planning Board Approval:

Public Hearing:

Adoption:

Mayor Approval:

Effective Date:



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

B U R G I S
ASSOCIATES, INC.

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

MEMORANDUM

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

Introduction

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

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

300

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

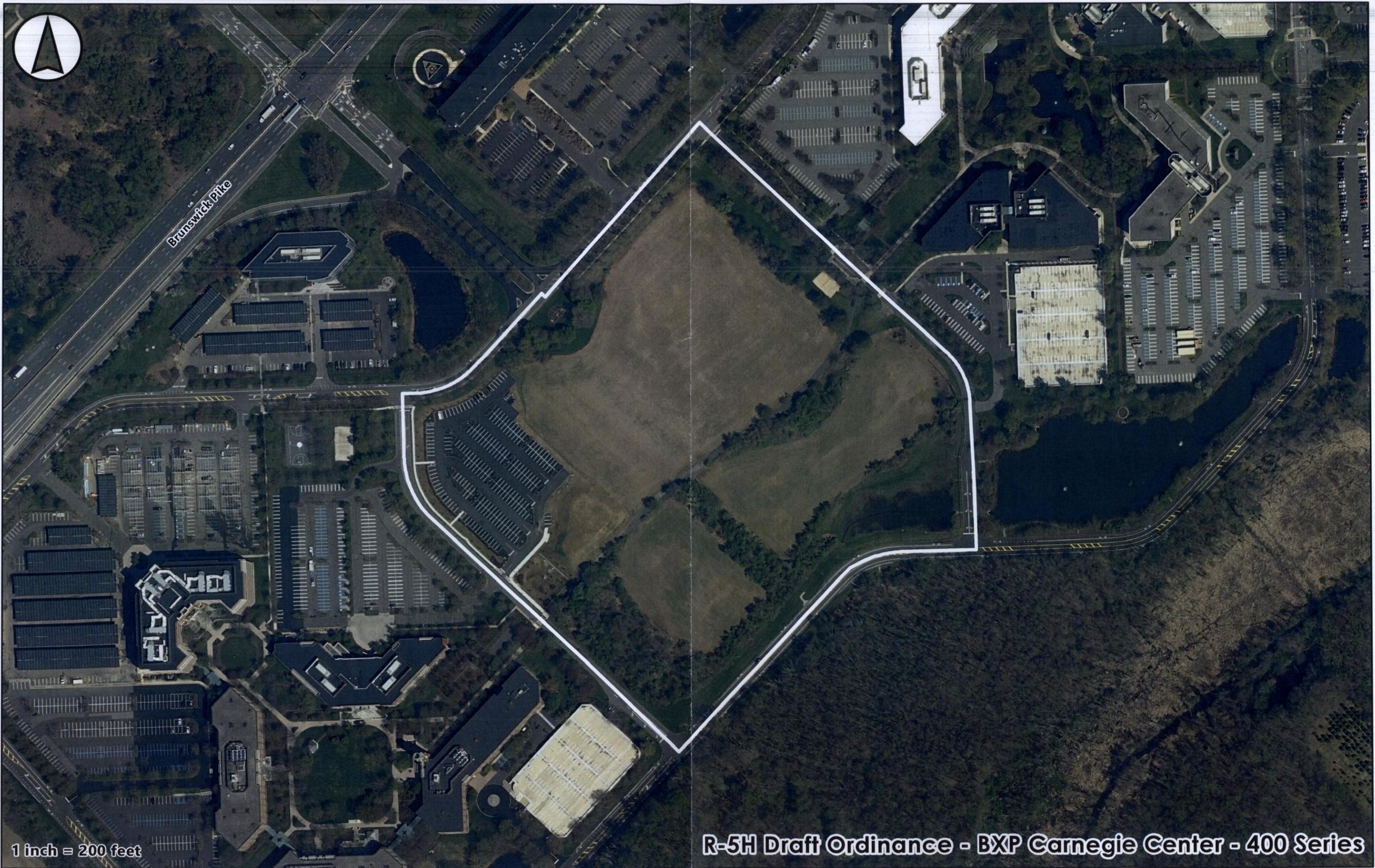
This ordinance is intended to rezone Block 8 Lots 17, 24, and 30 from the B-2 District to a new R-5J Residence District. This district is designed to encourage an inclusionary multifamily development. It permits a maximum density of 17.4 units per acre and requires a minimum affordable housing set-aside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



Brunswick Pike

1 inch = 200 feet

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



TOWNSHIP OF WEST WINDSOR
MERCER COUNTY, NEW JERSEY

ORDINANCE 2026-07

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

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

Section 1. Chapter 200 of the Code of the Township of West Windsor, Land Use, Part 4, Zoning, Article XXVI, Titles, Purposes, Establishments of Districts; General Conditions, Section 200-142, Establishment of Zoning Districts, is hereby amended by adding after the line “R-5H Residence Affordable Housing” the following:

R-5I Residence Affordable Housing

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

The boundaries of said zoning district are hereby established as shown on the Zoning Map, Township of West Windsor, dated July 12, 2021, and revised through March 9, 2026, which, with all explanatory matter thereon, is hereby adopted and made part of this Part IV. An official copy of said Map, indicating the latest amendments shall be kept up to date in the Office of the Land Use Manager for the use and benefit of the public and shall have the most current revision date shown thereon. The Zoning Map for that shall be the official reference as to the current zoning classification of the land within the boundaries of the Township of West Windsor.

Section 3. The Zoning Map of the Township of West Windsor is hereby amended to change the zoning designation of Block 7.15, Lot 12.09 to R-5I.

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

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

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

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

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

D. Permitted accessory uses.

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

- (9) Decks, patios and terraces, which shall complement the architectural style, type and design on the buildings and the overall project design.
 - (10) Garages for use by residential tenants.
 - (11) Accessory uses and buildings customarily associated with residential uses.
 - (12) Temporary sales and construction trailers.
- E. Minimum tract size. The entirety of the district, which shall be planned and developed in a comprehensive manner as a single integrated entity with one development application showing the proposed development for the entire district.
- F. Maximum permissible development density. 27.4 units per acre for the entirety of the district, which shall result in a maximum of 274 residential units.
- G. Location of nonresidential uses. Non-residential uses shall be located on the ground floor of buildings.
- H. Maximum improvement coverage. The maximum improvement coverage shall be seventy percent (70%) for the entirety of the district.
- I. Twenty-five percent of the residential component shall be low-and moderate-income housing meeting all of the applicable standards and requirements for affordable units, including those set forth in Uniform Housing Affordability Controls (UHAC), N.J.A.C. 5:80-26.1 et seq., and Section 200-237 of the Code. At least fifty percent (50%) of the affordable units shall be made affordable to low-income households and at least thirteen percent (13%) of affordable units shall be made affordable to very low-income households earning thirty percent (30%) or less of the regional median household income by household size, which very low-income units shall be included as part of the low-income requirement. The remaining affordable units shall be made affordable to moderate-income households. Rental affordable units shall be located onsite and shall be reasonably interspersed throughout the development in accordance with N.J.A.C. 80-26.5(b)2iii. For-sale affordable units shall be located onsite and may be clustered provided buildings or housing product types are integrated throughout the development in accordance with N.J.A.C. 80-26.5(b)3ii. Affordable units shall be phased in accordance with the affordable housing construction schedule set forth in 5:80-26.5(b)4. The state-wide non-residential development fee shall apply to the non-residential portion of the development to the extent it includes other than residential uses.
- J. Multifamily building standards.
- (1) Building heights shall not exceed four (4) stories and sixty-five (65) feet.

REQUEST FOR COUNCIL ACTION

Date of Request: January 28, 2026

Initiated By: Samuel J. Surtees Division/Department: Comm. Dev./Land Use

ACTION REQUESTED/ EXECUTIVE SUMMARY:

Introduction and subsequent adoption of an ordinance establishing the bulk and use standards in the R-5I district.

SOURCE OF FUNDING: NA

CONTRACT AMOUNT: NA

CONTRACT LENGTH: NA

OTHER SUPPORTING INFORMATION ATTACHED:

Ordinance Summary
Memorandum from David Novak (Burgis & Associates) with maps dated January 16, 2026
Ordinance

COMPLETE AND READY FOR ADMINISTRATOR'S REVIEW

Samuel J. Surtees *1-28-26* *Samuel Surtees*
Department/Division Head Date

APPROVED FOR AGENDA OF: February 9, 2026

By: *Marlena Schmid* *02/04/2026*
Marlena Schmid, Business Administrator

MEETING DATE: *2/9/26* Ordinance # *2026-07* Resolution # _____

Council Action Taken:

(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.

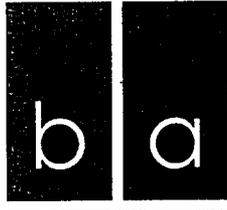
Section 6. This ordinance shall take effect twenty days after action or inaction by the Mayor as approved by law, or an override of a mayoral veto by the Council, whichever is applicable; upon filing with the Mercer County Planning Board; and upon publication according to law.

Introduction:

Planning Board Approval:

Public Hearing:

Adoption:
Mayor Approval:
Effective Date:



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

B U R G I S
ASSOCIATES, INC.

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

MEMORANDUM

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

Introduction

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

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

Draft R-5I District Ordinance

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

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

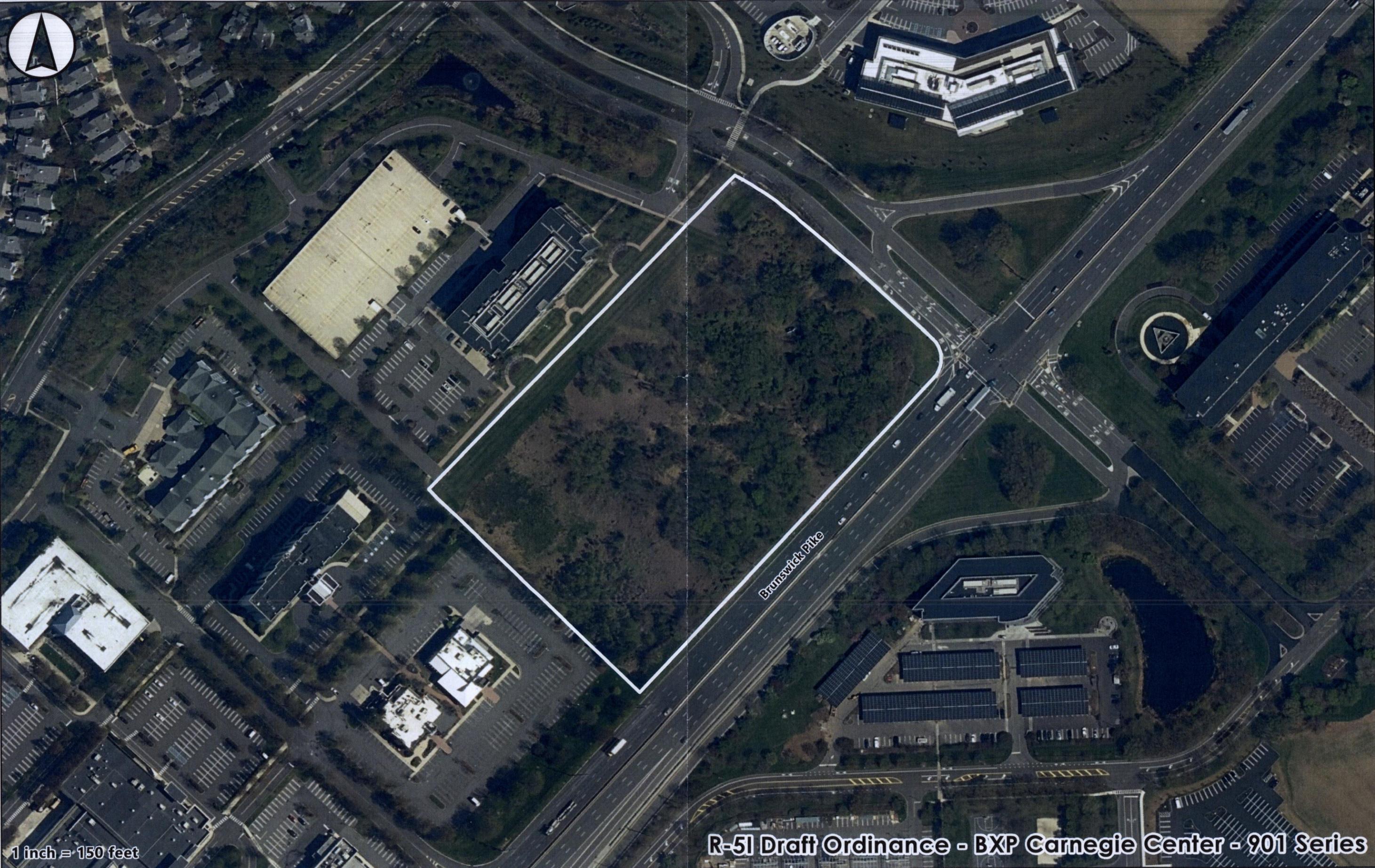
This ordinance is intended to rezone Block 5 Lot 20 from the RP-7 Princeton Junction Redevelopment Plan District to a new RP-7A Princeton Junction Redevelopment Plan District, as well as rezone Block 5 Lots 62 and 76 from the RP-7 Princeton Junction Redevelopment Plan District to a new RP-7B Princeton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

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

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

Draft R-5J District Ordinance

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



1 inch = 150 feet

R-51 Draft Ordinance - BXP Carnegie Center - 901 Series

REQUEST FOR COUNCIL ACTION

Date of Request: January 28, 2026

Initiated By: Samuel J. Surtees Division/Department: Comm. Dev./Land Use

ACTION REQUESTED/ EXECUTIVE SUMMARY:

Introduction and subsequent adoption of an ordinance establishing the bulk and use standards in the R-5J district.

SOURCE OF FUNDING: NA

CONTRACT AMOUNT: NA

CONTRACT LENGTH: NA

OTHER SUPPORTING INFORMATION ATTACHED:

Ordinance Summary
Memorandum from David Novak (Burgis & Associates) with maps dated January 16, 2026
Ordinance

COMPLETE AND READY FOR ADMINISTRATOR'S REVIEW

Samuel J. Surtees 1-28-26 *Samuel J. Surtees*
Department/Division Head Date

APPROVED FOR AGENDA OF: February 9, 2026

By: *Marlena Schmid* 02/04/2026
Marlena Schmid, Business Administrator

MEETING DATE: 2/9/26 Ordinance # 2026-08 Resolution # _____

Council Action Taken:

TOWNSHIP OF WEST WINDSOR
MERCER COUNTY, NEW JERSEY

ORDINANCE 2026-08

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

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

Section 1. Chapter 200 of the Code of the Township of West Windsor, Land Use, Part 4, Zoning, Article XXVI, Titles, Purposes, Establishments of Districts; General Conditions, Section 200-142, Establishment of Zoning Districts, is hereby amended by adding after the line “R-5I Residence Affordable Housing” the following:

R-5J Residence Affordable Housing

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

The boundaries of said zoning district is hereby established as shown on the Zoning Map, Township of West Windsor, dated July 12, 2021, and revised through March 9, 2026, which, with all explanatory matter thereon, is hereby adopted and made part of this Part IV. An official copy of said Map, indicating the latest amendments shall be kept up to date in the Office of the Land Use Manager for the use and benefit of the public and shall have the most current revision date shown thereon. The Zoning Map for that shall be the official reference as to the current zoning classification of the land within the boundaries of the Township of West Windsor.

Section 3. The Zoning Map of the Township of West Windsor is hereby amended to change the zoning designation of Block 8 Lots 17, 24, and 30 to the R-5J District.

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

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

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

- (7) Decks, patios and terraces, which shall complement the architectural style, type and design on the building and the overall project design. Such features shall be constructed in accordance with a deck, patio and terrace design plans approved by the board of jurisdiction.
 - (8) Garages for use by residential tenants.
 - (9) Accessory uses and buildings customarily associated with residential uses.
- D. Minimum tract size. The entirety of the district, which shall be planned and developed in a comprehensive manner as a single integrated entity with one development application showing the proposed development for the entire district.
- E. Maximum permissible development density. 17.7 units per acre, which shall result in a maximum of 216 residential units.
- F. Maximum improvement coverage. The maximum improvement coverage for the district shall not exceed sixty-five percent (65%).
- G. Twenty-five percent of the housing units shall be low-and moderate-income housing meeting all of the applicable standards and requirements for affordable units, including those set forth in Uniform Housing Affordability Controls (UHAC), N.J.A.C. 5:80-26.1 et seq. At least fifty percent (50%) of the affordable units shall be made affordable to low-income households and at least thirteen percent (13%) of affordable units shall be made affordable to very low-income households earning thirty percent (30%) or less of the regional median household income by household size, which very low-income units shall be included as part of the low-income requirement. The remaining affordable units shall be made affordable to moderate-income households. The affordable units shall be located on site and shall be reasonably dispersed throughout each residential building phased in accordance with the affordable housing construction schedule set forth in N.J.A.C. 5:97-6.4(d). No development fee shall be charged in addition to the set-aside requirement.
- H. Building standards.
- (1) Building heights shall not exceed:
 - [a] Five (5) stories and sixty-five (65) feet for multifamily buildings.
 - [b] Three (3) stories and forty-five (45) feet for townhomes and stacked townhomes.

- (2) Building setback dimensions from tract boundary: Tract set-back dimensions:
 - [a] Front yard. Thirty (30) feet.
 - [b] Side yard: Forty (40) feet.
 - [c] Rear yard: Forty (40) feet.
- (3) Distance between buildings:
 - [a] Forty (40) feet between multifamily buildings
 - [b] Forty (40) feet between a multifamily building and a townhome/stacked townhome.
 - [c] Twenty (20) feet between townhouses and stacked townhouses.
- (4) Set-back from internal roads and parking: Ten (10) feet.
- I. Individual lot requirements. There shall be no limitation on maximum improvement coverage for individual lots within the R-5J District. Lot widths, frontages, rear yards, side yards, front yards, lot dimensions, parking lot locations and building distances may be freely arranged and disposed of within the District. A lot need not front on a street and there are no minimum building distances for individual lots in the same building. The intent of this provision is to permit individual buildings and/or associated parking areas to exist as separate lots either through subdivision or via condominium arrangements. However, each individual lot shall be subject to and may only be improved in accordance with the final subdivision and/or site plan approval for the R-5J District in accordance with these district regulations. The board of jurisdiction shall condition final approval upon submission by the applicant and approval by the board attorney of a declaration of covenants and restrictions or other suitable instrument setting forth the mechanisms by which and providing adequate assurances that security, outside cleaning and other routine external maintenance, external repainting, maintenance of the common open space, garbage collection, snow removal and other appropriate items will be provided.
- J. Required off-street and on-street parking. The number of residential parking spaces shall conform to the requirements of the Residential Site Improvement Standards (RSIS).
- K. Safe and secure (enclosed) bicycle parking shall be provided for any housing unit that does not have a garage.

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

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

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

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

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

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

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

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

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

Introduction:

Planning Board Approval:

Public Hearing:

Adoption:

Mayor Approval:

Effective Date:



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

B U R G I S
ASSOCIATES, INC.

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

MEMORANDUM

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

Introduction

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

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

Draft R-5I District Ordinance

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

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

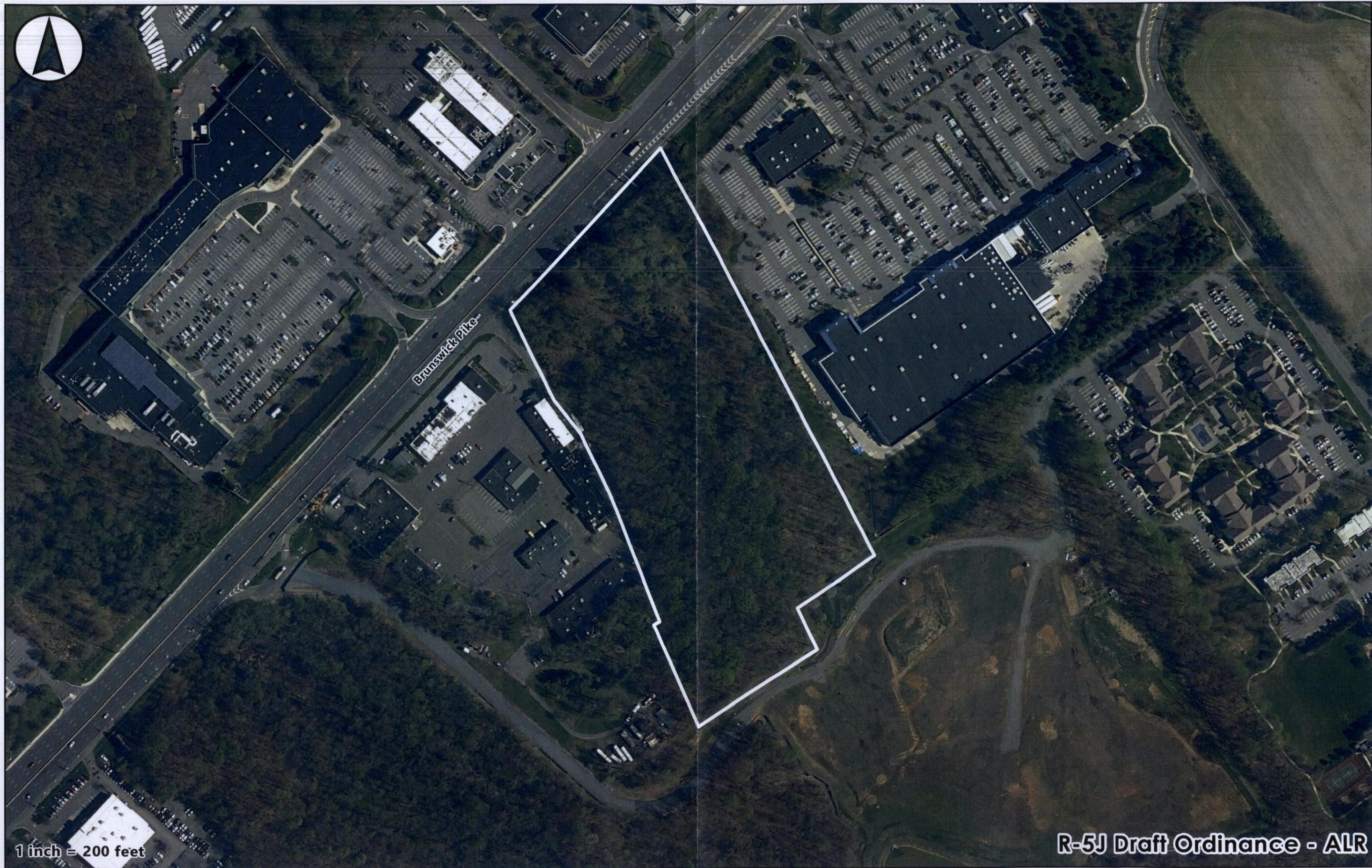
This ordinance is intended to rezone Block 5 Lot 20 from the RP-7 Princeton Junction Redevelopment Plan District to a new RP-7A Princeton Junction Redevelopment Plan District, as well as rezone Block 5 Lots 62 and 76 from the RP-7 Princeton Junction Redevelopment Plan District to a new RP-7B Princeton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

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

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

Draft R-5J District Ordinance

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



1 inch = 200 feet

R-5J Draft Ordinance - ALR

REQUEST FOR COUNCIL ACTION

Date of Request: January 28, 2026

Initiated By: Samuel J. Surtees Division/Department: Comm. Dev./Land Use

ACTION REQUESTED/ EXECUTIVE SUMMARY:

Introduction and subsequent adoption of an ordinance establishing the bulk and use standards in the RP-7A & RP-7B district.

SOURCE OF FUNDING: NA

CONTRACT AMOUNT: NA

CONTRACT LENGTH: NA

OTHER SUPPORTING INFORMATION ATTACHED:

Ordinance Summary
Memorandum from David Novak (Burgis & Associates) with maps dated January 16, 2026
Ordinance

COMPLETE AND READY FOR ADMINISTRATOR'S REVIEW

[Signature] 1-28-26 [Signature] 1/28/26
Department/Division Head Date

APPROVED FOR AGENDA OF: February 9, 2026

By: [Signature] 02/04/2026
Marlena Schmid, Business Administrator

MEETING DATE: 2/9/26 Ordinance # 2026-09 Resolution # _____

Council Action Taken:

TOWNSHIP OF WEST WINDSOR
MERCER COUNTY, NEW JERSEY

ORDINANCE NO. 2026-09

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

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

Section 1. Chapter 200 of the Code of West Windsor, Land Use, Part 4, Zoning, Article XXVI, Titles, Purposes, Establishment of Districts; General Conditions, Section 200-142, Establishment of Zoning Districts, is hereby amended by adding after the line "RP-7 of the Princeton Junction Redevelopment Plan."

RP-7A Of the Princeton Junction Redevelopment Plan

RP-7B of the Princeton Junction Redevelopment Plan

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

The boundaries of said zoning district is hereby established as shown on the Zoning Map, Township of West Windsor, dated July 12, 2021, and revised through March 9, 2026, which, with all explanatory matter thereon, is hereby adopted and made part of this Part 4. An official copy of said Map, indicating the latest amendments, shall be kept up-to-date in the office of the Land Use Manager for the use and benefit of the public and shall have the most current revision date shown thereon. The Zoning Map for that shall be the official reference as to the current zoning classification of the land within the boundaries of the Township of West Windsor.

Section 3. The Zoning Map of the Township of West Windsor is hereby amended to change the zoning designation of Block 5 Lot 20 to the RP-7A Princeton Junction Redevelopment Plan District.

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

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

§ 200-266.1 RP-7A District.

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

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

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

- (1) Permitted Principal Uses. In the RP-7A District, no building or premises shall be used and no building shall be erected or altered on a lot which is arranged, intended or designed to be used, except for one or more of the following uses. Unless otherwise noted, all uses shall be located on the first floor.
- (a) Stores and shops for the conduct of any retail business, including specialty and gift shops and boutiques, excluding drive-through facilities.
 - (b) Personal service establishments (e.g., tailor, barbershop, spa, or beauty salon).
 - (c) Offices for professional services (e.g., lawyers, financial advisors, land use planners, or architects); small commercial offices (e.g., realtors or travel agencies); small governmental offices (e.g., post office branch); and offices incidental to uses permitted in this section. Medical offices shall not be permitted.

- (d) Restaurants, cafes, coffee and tea shops (including on-site roasting), luncheonettes and delicatessens, excluding curb service establishments and drive-through facilities but not excluding walk-up services and outdoor dining.
 - (e) Brew pubs and limited breweries.
 - (f) Indoor recreation facilities, including but not limited to instructional studios, maker spaces, fitness centers, yoga studios, and sports and wellness facilities.
 - (g) Repair and servicing, indoors only, of any article for sale which is permitted in this district.
 - (h) Banks and similar financial institutions. Banks shall include walk-up automated teller machines (ATM), provided that such are compatible with the design of the building and are appropriately located at the side or rear of a building. Drive-throughs shall not be permitted.
 - (i) Attended laundry and retail dry-cleaning services, not including bulk processing and, in the case of dry-cleaning establishments, not providing for the storage of more than five gallons of flammable or toxic cleaning fluid on the premises.
 - (j) Book, newspaper, periodical and stationery stores and copy centers.
 - (k) Parcel package shipping stores or mailing centers.
 - (l) Museums, art galleries and other cultural and civic facilities of a similar nature.
 - (m) Parks and plazas.
 - (n) Buildings and uses for municipal purposes owned or operated by West Windsor Township or not-for-profits designated by the Township.
 - (o) Residential units which may be located on any floor as established herein, including affordable housing meeting all the standards established herein.
- (2) Permitted Accessory Uses
- (a) Recreational and/or open space facilities, including, but not limited to, walkways, courtyards and plazas.

- (b) Off-street parking and loading , including ground-floor and basement parking.
- (c) Signs.
- (d) Street furnishings, planters, street lights, and exterior, garden-type, shade structures (gazebos).
- (e) Sidewalk cafes associated with permitted restaurants.
- (f) Fences and walls, which shall complement the architectural style, type and design of the building and the overall project design.
- (g) Decks, patios and terraces, which shall complement the architectural style, type and design of the building and the overall project design.
- (h) Community bulletin or message boards, including electronic signs with changeable type only for the purpose of conveying information about community events. However, animated-type signs shall not be permitted.
- (i) Public service facilities.
- (j) Accessory uses customarily incidental to permitted principal uses, including structured parking for uses on-site or immediately adjacent to the RP-7A District.

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

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

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

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

- (b) Off-street parking lots shall be accessed by means of common driveways to the extent practicable. Cross-access easements for adjacent lots with interconnected parking lots or drive aisles shall be required. Shared parking facilities are encouraged where possible.
- (c) A portion of the required off-street parking may be met through spaces in immediately adjacent districts provide that easements are provided dedicating such spaces.
- (d) Tandem parking shall be permitted in basement or first floor structured parking provided that it does not exceed 10% of the overall parking required for the District.

(9) Affordable housing.

- (a) Twenty percent (20%) of all previously approved residential units as well as twenty-five percent (25%) of all residential units approved thereafter within the RP-7A District shall be very-low, low-, and moderate-income housing. This shall result in no less than six (6) affordable units. Affordable units shall meet all of the applicable standards and requirements, including those set forth in the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq., and § 200-237.
- (b) At least 50% of the affordable units shall be made affordable to low-income households, and at least 13% of all rental affordable units shall be made affordable to very-low-income households earning 30% or less of the regional median household income by household size, which very-low-income units shall be included as part of the low-income requirement. The remaining affordable units shall be made affordable to moderate-income households.

(10) Architectural and site design standards. In addition to the standards applicable to all districts and the goals and policies, the following shall apply:

- (a) Architectural detail, style, color, proportion and massing shall reflect the features of a traditional village center. Buildings shall reflect a continuity of treatment through the district, obtained by maintaining the building scale or by subtly graduating changes; by maintaining base courses; by maintaining cornice lines in buildings

of the same height; by extending horizontal lines of fenestration (windows); and by reflecting architectural styles and details, design themes, building materials and colors used in surrounding buildings. To the extent possible, upper-story windows shall be vertically aligned with the location of windows and doors on the ground level.

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

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

§ 200-266.2 RP-7B District.

A. RP-7B District use regulations.

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

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

- (2) Permitted principal uses. In the RP-7B District, no building or premises shall be used and no building shall be erected or altered on a lot which is arranged, intended or designed to be used, except for one or more of the following uses.
- (a) Townhouses.
 - (b) Stacked townhouses.
- (3) Permitted Accessory Uses
- (a) Recreational and/or open space facilities, including, but not limited to, walkways, courtyards and plazas.
 - (b) Off-street parking and loading located to the rear of principal buildings or appropriately screened from public view.
 - (c) Signs.
 - (d) Street furnishings, planters, street lights, and exterior, garden-type, shade structures (gazebos).
 - (e) Fences and walls, which shall complement the architectural style, type and design of the building and the overall project design.

- (f) Decks, patios and terraces, which shall complement the architectural style, type and design of the building and the overall project design.
- (g) Community bulletin or message boards, including electronic signs with changeable type only for the purpose of conveying information about community events. However, animated-type signs shall not be permitted.
- (h) Public service facilities.
- (i) Accessory uses customarily incidental to permitted principal uses, including structured parking for residential dwelling units.

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

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

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

- (5) Maximum building height:
 - (a) For buildings setback less than 75 feet from Cranbury Road, the maximum building height shall be 3 stories.
 - (b) For buildings setback greater than 75 feet from Cranbury Road, the maximum building height shall be 4 stories.
- (6) Parking standards. The number of parking spaces shall conform to the requirements set forth by the Residential Site Improvement Standards (RSIS). Visitor parking shall be permitted within the adjoining public right-of-way.
- (7) Affordable housing.
 - (a) Twenty-five percent (25%) of all residential units constructed within the RP-7B District shall be very-low, low-, and moderate-income housing meeting all of the applicable standards and requirements for affordable units, including those set forth in the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq., and § 200-237.
 - (b) At least 50% of the affordable units shall be made affordable to low-income households, and at least 13% of all rental affordable units shall be made affordable to very-low-income households earning 30% or less of the regional median household income by household size, which very-low-income units shall be included as part of the low-income requirement. The remaining affordable units shall be made affordable to moderate-income households.
- (8) Architectural and site design standards. In addition to the standards applicable to all districts and the goals and policies, and in lieu of the

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

- (a) Architectural detail, style, color, proportion and massing shall reflect the features of a traditional village center. Buildings shall reflect a continuity of treatment through the district, obtained by maintaining the building scale or by subtly graduating changes; by maintaining base courses; by maintaining cornice lines in buildings of the same height; by extending horizontal lines of fenestration (windows); and by reflecting architectural styles and details, design themes, building materials and colors used in surrounding buildings. To the extent possible, upper-story windows shall be vertically aligned with the location of windows and doors on the ground level.
- (b) Signage and lighting shall be designed in a manner complementary to the building's architecture and in keeping with the goal of achieving a traditional village center.
- (c) Pitched roofs (5/12 to 12/12) are recommended. Both gable and hipped roofs shall provide overhanging eaves on all sides that extend a minimum of one foot beyond the building wall. Generally, flat and mansard-type roofs should be avoided; however, such roof treatments may be allowed if the architectural detail, style, proportion and massing is complementary of adjacent structures and consistent with a small-scale village character. Buildings may have flat roofs, provided that all visibly exposed walls have an articulated cornice that projects horizontally from the vertical building wall plane.
- (d) A maximum of ten dwelling units in a single row with a minimum offset of two to four feet between every two dwelling units are encouraged. The front facade of no more than six dwelling units should be permitted in a straight line.
- (e) A minimum distance of 20 feet shall be established between buildings, exclusive of architectural accents including but not limited to nooks, notches, or bays.
- (f) Each dwelling unit shall have not less than two exposures (i.e. two window walls)d.
- (g) A unified design with the RP-7A District is encouraged to the greatest extent feasible.

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

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

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

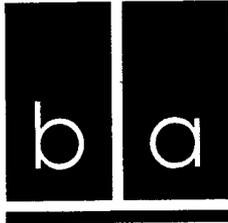
(5) Utilization of other nearby off-tract stormwater management facilities is not feasible or practicable as determined by the developer's engineer, subject to confirmation by the Township Engineer.

D. No development shall proceed in the district without a redeveloper's agreement with the Township or redevelopment entity.

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

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

INTRODUCTION:
PLANNING BOARD:
PUBLIC HEARING:
ADOPTION:
MAYORAL APPROVAL:
EFFECTIVE DATE:



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

B U R G I S
ASSOCIATES, INC.

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

MEMORANDUM

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

Introduction

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

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

Draft R-5I District Ordinance

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

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

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

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

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

Draft R-5J District Ordinance

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



1 inch = 100 feet

RP-7A Draft Ordinance - Ellsworth Center



Hightstown Rd

Cranbury Rd

Hightstown Rd



1 inch = 100 feet

RP-7B Draft Ordinance - K. Hovnanian

REQUEST FOR COUNCIL ACTION

Date of Request: February 4, 2026

Initiated By: Francis A. Guzik Division/Department: Engineering/Comm. Dev.

ACTION REQUESTED/ EXECUTIVE SUMMARY:

Adoption of an Ordinance to amend the ordinance that governs the establishment, the roles, and the responsibilities of the Shade Tree Commission of West Windsor Township.

SOURCE OF FUNDING: N/A

CONTRACT AMOUNT: N/A

CONTRACT LENGTH: N/A

OTHER SUPPORTING INFORMATION ATTACHED:

Ordinance Request from Shade Tree Commission
Engineering Recommendation Memo

COMPLETE AND READY FOR ADMINISTRATOR'S REVIEW

Francis Guzik 2/4/26
Department/Division Head Date

APPROVED FOR AGENDA OF: February 9, 2026

By: Marlena Schmid 02/04/2026
Marlena Schmid, Business Administrator

MEETING DATE: 2/9/26 Ordinance # 2026-10 Resolution # _____

Council Action Taken:

TOWNSHIP OF WEST WINDSOR
MERCER COUNTY, NEW JERSEY

ORDINANCE 2026-10

AN ORDINANCE TO AMEND AND SUPPLEMENT THE CODE OF THE TOWNSHIP OF
WEST WINDSOR (1999), ARTICLE XIII SEPARATE AGENCIES AND BOARDS NOT
ASSIGNED OF CHAPTER 4, SECTION 4-61.1 SHADE TREE COMMISSION

Section 1. Chapter 4 of the Code of the Township of West Windsor (1999), Article XIII Separate Agencies and Boards Not Assigned, § 4-61.1 Shade Tree Commission, is amended by adding or amending the following language. Language in brackets and struck through [~~struck through~~] is being deleted and in **bold and underlined** is being added.

§ 4-61.1. Shade Tree Commission. [Added 11-29-1999 by Ord. No. 99-34; amended 4-7-2008 by Ord. No. 2008-02]

- A. Preamble. The Township has acquired and will continue to acquire various public lands, and the Township right-of-way has increased and will continue to increase with the future development of the Township. It is in the best interests of the Township to create a Shade Tree Commission in order to encourage proper arboriculture and desirable horticultural activities, **to discourage improper arboriculture and undesirable horticultural activities**, to develop and periodically update a [~~community forest and shade tree plan~~] **Community Forestry Management Plan** for the [~~care, planting and~~]location, **planting and long-term care** of trees and shrubbery on public land and in public rights-of-way and to set policy for the maintenance of the trees and shrubbery in such areas.
- B. Creation; appointment; terms of office; vacancies; compensation.
- (1) There is hereby created a Shade Tree Commission, which shall be known as the "Shade Tree Commission of West Windsor Township." The Commission shall consist of five members appointed by the Mayor with the advice and consent of Township Council. The members shall be residents of the Township and shall serve without compensation. **With the advice and consent of Township Council, the Mayor may appoint advisors to the Commission who have knowledge and interest in trees. Advisors shall serve without compensation. It is encouraged that the Township Council appoints a liaison to the Commission who will attend Commission meetings and events. Neither advisors nor Council liaisons have voting privileges in the Commission.**
 - (2) The members shall serve for terms of five years each. However, the initial appointments shall be staggered for respective periods of one, two, three, four and five years. The initial term of appointment shall be designated at the time of appointment. Terms shall expire on January 14 of the year of expiration. **Advisors serve for one-year terms that expire on January 14 of each year.**
 - (3) All appointments to fill vacancies shall be for the unexpired term.
 - (4) A Chairperson shall be elected annually by the Commission. The Chairperson shall serve

without compensation.

~~(5) A Secretary shall be elected annually by the Commission. The Secretary shall serve without compensation.~~

(5) **A Vice Chairperson shall be elected annually by the Commission. The Vice Chairperson shall serve without compensation.**

(6) **A Secretary shall be elected annually by the Commission. The Secretary shall serve without compensation.**

C. Powers. The Commission shall have, but not be limited to, the following powers:

(1) Establish Township policy for the regulation, planting and care of shade and ornamental trees and shrubbery now located or which may hereafter be planted in any public right-of-way, park and all other property owned by the Township, except state and county highways unless the Department of Transportation or County of Mercer shall consent thereto. Tree and shrubbery care shall include trimming; removing any tree, or part thereof, dangerous to public safety; treating or removing any tree which is believed to harbor a disease or insects readily communicable to neighboring healthy trees; spraying; fertilizing; and other care and protection.

(2) Advise the Township concerning the appropriate use of the ground surrounding shade and ornamental trees and shrubbery insofar as may be necessary for their proper growth, care and protection.

(3) Encourage proper arboricultural practices **and discourage improper arboricultural practices on public, commercial and residential properties** throughout the Township.

(4) Encourage desirable horticultural planting and **activities and discourage undesirable horticultural planting and activities** throughout the Township and particularly on public properties.

(5) Administer Arbor Day activities within the Township.

(6) Develop, ~~[a community forestry and shade tree master plan for the Township, including a tree inventory and tree disaster plan.]~~ **adopt and adhere to a Community Forestry Management Plan, consistent with State requirements, that includes, among other items, tree inventories, tree planting plans, tree maintenance programs and tree remediation plans.**

(7) Recommend to the Planning Board plans and programs for inclusion in the Municipal Master Plan for the development and use of public land and rights-of-way.

~~D. [Community forestry and shade tree master plan. It shall be a function and duty of the Shade Tree Commission to make, adopt and adhere to a master plan for the planting of shade and ornamental trees and shrubbery. This plan shall be reviewed and updated periodically.]~~

D. Municipal arborist. The Shade Tree Commission may use the services of a Township employee as an arborist who shall consult with the Commission on arboriculture tasks.

(1) Qualifications. The arborist shall be thoroughly knowledgeable and experienced in tree species, tree diseases, insects affecting trees, tree damage, tree maintenance, soil conditions affecting trees and tree transplanting and shall be a certified tree expert (CTE).

(2) Duties. The duties of the arborist may include:

- (a) To inspect or supervise planting, maintenance and treatment work authorized by the Shade Tree Commission.
- (b) To assist the Township Engineer with inspection of plantings required with site development by the Planning Board, Zoning Board, Township Engineer or Township Council.
- (c) To advise or assist the Commission in evaluation of plans, drawings or specifications involving existing trees or proposed tree planting in or affecting the Township.
- (d) To perform other tasks in the field of arboriculture related to the Township.
- (e) To oversee administration of the West Windsor Trees Ordinance (Chapter 170 of the West Windsor Code) and this section.
- (f) **Attend all Shade Tree Commission Meetings and respond to members' suggestions and questions in a timely manner.**

E. Annual appropriation; estimate; amount. During the month of September in each year, the Shade Tree Commission shall forward to the Director of Community Development the estimated sum necessary for the proper conduct of its work during the ensuing calendar year. The Township Council shall annually appropriate such sum as it may deem necessary for said purposes.

(1) All funds in the annual appropriations shall be spent only after approval by the Commission members. The Township shall provide, on a quarterly basis, the total amount of funds appropriated, any approved expenditures and the running balance.

~~F. [Removal of Commission member. The Mayor may remove any member of the Commission for cause on written charges served upon the member and after a hearing thereon before the Commission at which the member shall be entitled to be heard in person or by counsel.]~~

F. In the first quarter of every year, the Commission Chairperson or their designee shall submit a report, either in writing or in person, to the Mayor and Council of the work completed by the Shade Tree Commission in the previous year.

G. Removal of Commission member. The Mayor may remove any member of the Commission for cause on written charges served upon the member and after a hearing thereon before the Commission at which the member shall be entitled to be heard in person or by counsel.

INTRODUCTION:

PUBLIC HEARING:

ADOPTION:

MAYOR APPROVAL:

EFFECTIVE DATE:

~~(5) A Secretary shall be elected annually by the Commission. The Secretary shall serve without compensation.~~

(5) **A Vice Chairperson shall be elected annually by the Commission. The Vice Chairperson shall serve without compensation.**

(6) **A Secretary shall be elected annually by the Commission. The Secretary shall serve without compensation.**

C. Powers. The Commission shall have, but not be limited to, the following powers:

(1) Establish Township policy for the regulation, planting and care of shade and ornamental trees and shrubbery now located or which may hereafter be planted in any public right-of-way, park and all other property owned by the Township, except state and county highways unless the Department of Transportation or County of Mercer shall consent thereto. Tree and shrubbery care shall include trimming; removing any tree, or part thereof, dangerous to public safety; treating or removing any tree which is believed to harbor a disease or insects readily communicable to neighboring healthy trees; spraying; fertilizing; and other care and protection.

(2) Advise the Township concerning the appropriate use of the ground surrounding shade and ornamental trees and shrubbery insofar as may be necessary for their proper growth, care and protection.

(3) Encourage proper arboricultural practices **and discourage improper arboricultural practices on public, commercial and residential properties** throughout the Township.

(4) Encourage desirable horticultural planting and **activities and discourage undesirable horticultural planting and activities** throughout the Township and particularly on public properties.

(5) Administer Arbor Day activities within the Township.

(6) Develop, ~~[a community forestry and shade tree master plan for the Township, including a tree inventory and tree disaster plan.]~~ **adopt and adhere to a Community Forestry Management Plan, consistent with State requirements, that includes, among other items, tree inventories, tree planting plans, tree maintenance programs and tree remediation plans.**

(7) Recommend to the Planning Board plans and programs for inclusion in the Municipal Master Plan for the development and use of public land and rights-of-way.

~~D. [Community forestry and shade tree master plan. It shall be a function and duty of the Shade Tree Commission to make, adopt and adhere to a master plan for the planting of shade and ornamental trees and shrubbery. This plan shall be reviewed and updated periodically.]~~

D. Municipal arborist. The Shade Tree Commission may use the services of a Township employee as an arborist who shall consult with the Commission on arboriculture tasks.

(1) Qualifications. The arborist shall be thoroughly knowledgeable and experienced in tree species, tree diseases, insects affecting trees, tree damage, tree maintenance, soil conditions affecting trees and tree transplanting and shall be a certified tree expert (CTE).

(2) Duties. The duties of the arborist may include:

- (a) To inspect or supervise planting, maintenance and treatment work authorized by the Shade Tree Commission.
 - (b) To assist the Township Engineer with inspection of plantings required with site development by the Planning Board, Zoning Board, Township Engineer or Township Council.
 - (c) To advise or assist the Commission in evaluation of plans, drawings or specifications involving existing trees or proposed tree planting in or affecting the Township.
 - (d) To perform other tasks in the field of arboriculture related to the Township.
 - (e) To oversee administration of the West Windsor Trees Ordinance (Chapter 170 of the West Windsor Code) and this section.
 - (f) **Attend all Shade Tree Commission Meetings and respond to members' suggestions and questions in a timely manner.**
- E. Annual appropriation; estimate; amount. During the month of September in each year, the Shade Tree Commission shall forward to the Director of Community Development the estimated sum necessary for the proper conduct of its work during the ensuing calendar year. The Township Council shall annually appropriate such sum as it may deem necessary for said purposes.
- (1) **All funds in the annual appropriations shall be spent only after approval by the Commission members. The Township shall provide, on a quarterly basis, the total amount of funds appropriated, any approved expenditures and the running balance.**
- F. ~~[Removal of Commission member. The Mayor may remove any member of the Commission for cause on written charges served upon the member and after a hearing thereon before the Commission at which the member shall be entitled to be heard in person or by counsel.]~~
- F. **In the first quarter of every year, the Commission Chairperson or their designee shall submit a report, either in writing or in person, to the Mayor and Council of the work completed by the Shade Tree Commission in the previous year.**
- G. **Removal of Commission member. The Mayor may remove any member of the Commission for cause on written charges served upon the member and after a hearing thereon before the Commission at which the member shall be entitled to be heard in person or by counsel.**

TOWNSHIP OF WEST WINDSOR
Community Development Department
Division of Engineering

MEMORANDUM

TO: Marlena Schmid, Business Administrator

FROM: Francis A. Guzik, PE, CME *FG*
Director of Community Development / Township Engineer

SUBJECT: Proposed Ordinance Changes
Chapter 4 Administration of Government

COPY: Alisa Stanislaw, LLA, Township Landscape Architect

DATE: February 4, 2026

As part of their work in 2025, West Windsor Township's Shade Tree Commission ('STC') undertook a review of the enabling section of Chapter 4 of the Code of the Township of West Windsor (1999), Article XIII "Separate Agencies and Boards Not Assigned," § 4-61.1 Shade Tree Commission.

As a result of that review, the STC has requested changes to the section, which include the deletion of repetitive wording and the clarification of the intent of some of the existing language. It also includes the addition of a new role via the establishment of a Vice Chair, who can serve in the Chair's absence. It also adds a requirement of the STC Chair or their designee to present to the Township Council an annual report. As you are aware, STC has presented such reports for the past several years, but they are requesting it be codified so that it continues regardless of the makeup of the membership.

Since the time of the initial draft received from the STC in 2025 there have been minor changes made by staff, which have been reviewed and approved by the Commission. It is requested that this be scheduled for a Township Council meeting introduction.



WEST WINDSOR TOWNSHIP

SHADE TREE COMMISSION

MEMORANDUM

TO: Francis Guzik, PE, CME, Township Engineer
Township of West Windsor

FROM: Helen Rancan, Chair, /s/
West Windsor Township Shade Tree Commission

DATE: September 2, 2025

RE: Proposed Changes to Enabling Ordinance
Article XIII Separate Agencies and Boards Not Assigned
Section 4-61.1 Shade Tree Commission

During its meeting on August 27, 2025, voting members of the Shade Tree Commission (STC) approved proposed changes to the ordinance that governs the establishment, the roles, and the responsibilities of the STC in our municipality. Members voted to send to the administration for review and consideration the August 12, 2025, draft version that was discussed and completed over a series of STC meetings this year.

Please accept this memorandum as the STC's official request of the administration to review our proposed changes, which include additions and deletions of language. This proposed enhancements to Section 4-61.1 include the deletion of repetitive wording, the clarification of existing language and the addition of new roles and responsibilities, including the establishment of a Vice Chair and the requirement of the Chair or a designee to present to the Township Council an annual report. As you are aware, STC has presented such a report, but we believe it is important to codify that activity. Finally, we added in wording about the tracking of annual appropriations, which is absent from current language.

At his convenience, we are available to discuss the proposed language changes with the mayor. We are hopeful that this ordinance can be reviewed, revised as necessary and adopted before the end of this year, but no later than the end of the first quarter of 2026.

Attached is a copy of the August 12, 2025, draft ordinance. The STC expresses our sincere appreciation for the support you and Township Landscape Architect Alisa Stanislaw has provided. It is with your guidance and structure that has enabled the STC to be extraordinarily successful.

We look forward to hearing about the progress of this ordinance as it is reviewed, adjusted, as necessary, and approved by the Township Council. Please let me know if you have any questions.

Attachment: August 12, 2025, proposed ordinance changes

CC: STC members and advisors (F. Lovett-Mixson, E. Clancey, J. Raday, M. Schuit, L. Geevers, A. Stanislaw)