

TOWNSHIP OF WEST WINDSOR
MERCER COUNTY, NEW JERSEY

ORDINANCE NO. 2025-07

AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 200, LAND USE, THE
PRINCETON JUNCTION REDEVELOPMENT PLAN, OF THE TOWNSHIP CODE OF THE
TOWNSHIP OF WEST WINDSOR BY MODIFYING THE RP-9 DISTRICT

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

Section 1. The Township of West Windsor Redevelopment Plan, Executive Summary, Page 11, District 9 Paragraph is hereby amended as follows. Added text is underlined, and text to be deleted is ~~struck-through~~.

District 9, a three lot area on Wallace Road consisting of 1.25 areas, is proposed to convert the ~~existing Regional School Board former~~ bus depot site into an area that will better serve the public, consisting of commuter parking for the Princeton Junction Train Station adjacent to a public park mirroring the PNC corner park on Township land set aside for Wallace Road and Princeton Hightstown Road.~~, with land set aside for Wallace Road improvements and pedestrian and bicycle access to a crossing of the rail line at the Princeton-Hightstown Road bridge. Furthermore, in order to better promote a more efficient use of land, it is envisioned that a shared parking arrangement be implemented. Finally, it is anticipated that the district can also be utilized as a gathering event space for community functions, including but not limited to food trucks, swap meets, flea markets, and art showings.~~

Section 2. The Township of West Windsor Redevelopment Plan, Executive Summary, Page 12, Redevelopment Plan Development Summary table, District 9 – Affordable Residential Associated with Other Uses cell, is hereby amended as follows. Added text is underlined, and text to be deleted is ~~struck-through~~.

~~public park/ped/bike access/commuter parking/shared parking/community events~~

Section 3. The Township of West Windsor Redevelopment Plan, District Regulations, Page 114, District RP-9, is hereby amended as follows. Added text is underlined, and text to be deleted is ~~struck-through~~.

RP-9 District use regulations

- A. Purpose. The intent of the RP-9 District is to convert the ~~existing Regional School Board former~~ bus depot site into an area that will better serve the public, consisting of a commuter parking for the Princeton Junction Train Station adjacent to a public park mirroring the PNC corner park,~~with on Township land set aside for Wallace Road and Princeton Hightstown Road~~

~~improvements and pedestrian and bicycle access to a crossing of the rail line at the Princeton-Hightstown Road bridge. Furthermore, in order to better promote a more efficient use of land, it is envisioned that a shared parking arrangement be implemented. Finally, it is anticipated that the district can also be utilized as a gathering event for community functions, including but not limited to food trucks, swap meets, flea markets, and art showings.~~

B. Permitted uses. In an RP-9 District, no building and no 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:

- (1) Public park uses.
- (2) Mechanisms intended to screen or enhance the visual attraction of the power station.
- (3) Off-street public parking.
- (4) Training facilities for public transportation providers.
- (5) Monument signage.
- (6) Street furnishings, planters, street lights, and exterior, garden-type shade structures (gazebos).

C. Permitted accessory uses.

- (1) Fences and walls, which shall complement the overall project design.
- (2) Accessory uses customarily incidental to permitted principal uses.

RP-9 District Intensity, bulk and other regulations

~~No development shall proceed in the district without a redeveloper's agreement with the Township or redevelopment entity. The following shall be the standards for the RP-9 District:~~

- A. Minimum tract area: the entirety of the district with the exception of Block 59 Lot 3, 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.
- B. Maximum improvement coverage: 90%
- C. Yards for parking and circulation aisles, as measured from the district boundary line:

- (1) From Wallace Road: 18 feet.
- (2) From Princeton-Hightstown Road: 2 feet.
- (3) From all other district boundary lines: 5 feet.
- (4) Irrespective of the standards above, improvements shall be permitted to extend into the remaining Old Washington Road right-of-way.

D. Landscaping. In addition to the standards set forth in 200-258B., the following landscaping standards shall apply.

- (1) The developer shall be responsible for providing and constructing at their cost a public park mirroring the PNC corner park on Township land set aside on Wallace Road and Princeton Hightstown Road.
- (2) The public park shall comprise a minimum area of 6,000 square feet.
- (3) At a minimum, the public park shall consist of a shade structure (such as a gazebo), seating area, and at least four picnic tables and chairs or similar appurtenances.
- (4) Street furnishings, such as planters, refuse containers, and decorative thematic lighting, shall be provided.

E. Monument signage standards. Irrespective of the regulations set forth in Section 200-258D.(4)(d), the following standards shall apply.

- (1) One monument sign shall be permitted.
- (2) The maximum monument sign area shall be 48 square feet.
- (3) The maximum monument sign height shall be six feet above grade.
- (4) The base of the monument sign shall be landscaped with plants that extend a minimum of two feet in all directions.

F. Shared parking.

- (1) To promote the efficient use of land, shared parking during nighttime and weekend hours on site for those residents residing in the RP-7A District is encouraged.
- (2) Shared parking shall be reserved for such use by deed covenants and/or agreements which subject their control to the Township under conditions approved by the Township attorney. Such conditions may include, but not be limited to, the installation and regulation of lighting and the prevention of glare to abutting property, determination of the

location and adequacy of entrances and exits to a street, provision of planting and fencing and operating arrangements.

- G. The developer of Lots 1 and 2 must enter into a lease agreement with West Windsor Township for the utilization of the property prior to any development taking place. This shall not exclude any demolition or excavation activities.

Section 4. 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 redevelopment plan, 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 5. 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: April 21, 2025

PLANNING BOARD: May 7, 2025

PUBLIC HEARING: May 19, 2025

ADOPTION: May 19, 2025

MAYORAL APPROVAL: May 20, 2025

EFFECTIVE DATE: June 9, 2025