

COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

B U R G I S
ASSOCIATES, INC.

Principals:
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MEMORANDUM

To: The Council of West Windsor Township
West Windsor Division of Land Use

From: David Novak PP, AICP

Subject: Proposed B-2 Ordinance
Summary of Changes

Date: June 1, 2020

BA#: 3442.20 & 3576.31

WWT#: PB 18-10 & PB 19-07

Introduction

The following memorandum provides an overview of the proposed zoning amendments to the B-2 Business District. Specifically, it provides an overview of:

1. The locations of the existing B-2 Business District zones throughout the Township, as well the uses which are presently permitted and conditionally permitted in this district;
2. The 2020 Land Use Plan's recommendations for the B-2 Business District, and;
3. A summary of the proposed ordinance changes for the B-2 Business District.

Existing Zoning

The B-2 District is presently located within three (3) separate portions of the Township. Please see Map 1 for a general overview of these locations.

1. US Route 1 Corridor

The largest portion of the B-2 District is located along the US Route 1 corridor. It generally extends from the Windsor Green Shopping Center to MarketFair, and includes a portion of the Square at West Windsor. Please see Map 2 for an overview of this area.

2. Princeton Hightstown Road/Southfield Road

Another portion of the B-2 District is located near the intersection of Princeton Hightstown Road and Southfield Road. It encompasses the McCaffrey Market (Southfield Shopping), as well as the CVS shopping center and additional properties. Please see Map 3 for an overview of this area.

3. Old Trenton Road and Dorchester Drive

Finally, the third portion of the B-2 District is located near the intersection of Old Trenton Road and Dorchester Drive. It encompasses the Princeton Arms Center. Please see Map 4 for an overview of this area.

The B-2 District *presently* permits the following permitted and conditionally permitted uses:

Permitted Uses

1. Retail stores and shops, excluding drive-in establishments
2. Personal service establishments
3. Offices for professional services
4. Restaurants and neighborhood taverns, excluding drive-in and curb service establishments
5. Indoor repair and services of any article for sale permitted in the district
6. Attended laundry and retail dry-cleaning services
7. Copy centers and newspaper offices
8. Planned commercial development
9. Buildings and structures owned/operated by the Township
10. Farm and agricultural uses
11. Accessory buildings/structures

Conditional Uses

1. Living and/or sleeping accommodations for one household in conjunction with a permitted use
2. Public utilities, substations, electric gas facilities
3. Fast-food operations
4. Motion picture theaters and/or theaters for the performing arts
5. Motor vehicle service stations
6. Hotels and motels
7. Planned commercial development, to be located at the southeast corner of Route 1 and Meadow Road (the Square at West Windsor)
8. Branch banks
9. Billboards

2020 Land Use Plan

The Township adopted its most recent Land Use Plan Element of the Master Plan on February 12, 2020. Section 3.3.3 of this 2020 Land Use Plan provides several recommendations and proposed changes to the B-2 District (please see pages 68-70). Specifically, the 2020 Plan recommends that the district be expanded to include two (2) additional areas in the Township. The following is noted from the plan:

1. Intersection of US Route 1 and Meadow Road

The first area encompasses a portion of the existing ROM-1 District which is located at the intersection of US Route 1 and Meadow Road. These properties are identified by municipal tax records as Block 8 Lots 10.03, 17, 18, 24, and 30. While these properties are presently located in the ROM-1 District, they are nevertheless predominantly developed with retail shops and services as well as offices. In addition, Block 8 Lot 10.03 is presently split zoned between the ROM-1 and the B-2 Districts. These properties are also within immediate proximity to two (2) existing multifamily developments, as well as two (2) tracts which have recently been rezoned to permit multifamily housing. As such, these lots are more appropriate for retail and commercial development.

2. US Route 1 and Lower Harrison Street

The second area encompasses a small portion of the existing ROM-1 District and R2 District located near the intersection of US Route 1 and Lower Harrison Street. These properties are identified by municipal tax records as Block 2 Lots 1 and 5, and are presently developed with a gas station and a commercial building, respectively. Due to their location along the US Route 1 corridor, this area is more appropriate for retail and commercial development.

In addition to the above, the 2020 Plan further recommends that the Township increase the number of permitted uses within the B-2 District. These additional permitted uses included the following:

Hotels; fitness and wellness centers; fast food restaurants and banks with drive-throughs; urgent care and out-patient surgical facilities; elder care facilities; freestanding mortuaries without crematoriums; and gasoline service stations with convenience stores."

Finally, the 2020 Plan recommended that the:

"B-2 District permit fee-simple subdivided lots, even if those lots are not provided on a public street. Individual zoning standards should be applied to the entirety of the tract, and not to the individual fee-simple subdivided lots. The intent of this provision is to permit individual stores to exist as separate lots."

Summary of Proposed Changes

Pursuant to the recommendations offered by the Township's 2020 Land Use Plan, the following amendments are proposed for the Township's land use and development regulations as well as for its B-2 District.

1. New Definitions

New definitions have been proposed for "cultural facility," "senior day care," "surgicenter," and "urgent care center." These proposed definitions will be applicable for all of the Township's zoning districts.

2. Expanded Boundaries

The boundaries of the B-2 District are proposed to be expanded near the intersections of US Route 1 and Meadow Road, as well near the intersection of US Route 1 and Lower Harrison Street. Specifically, the expanded B-2 District will include Block 8 Lots 17, 18, 24, and 30, as well as Block 2 Lots 1 and 5. Please see Map 7 for an overall overview of the expanded B-2 District, as well as Map 5 and Map 6 for overviews of each aforementioned intersection.

3. Expanded List of Permitted Uses

The list of permitted uses within the B-2 District is proposed to be expanded in order to include the following: hotels; fast-food operations with or without drive-throughs; commercial recreation facilities; cultural facilities; branch banks with or without drive throughs; conveniences stores in conjunction with a gasoline service station; senior day care facilities; and urgent care and surgicare facilities. Please note that an earlier iteration of the draft ordinance proposed permitting houses of worship as well as mortuaries and funeral homes without crematoriums. However, after an initial discussion, the Council has requested to remove these proposed uses from the draft ordinance.

Furthermore, the draft ordinance also proposes to specifically allow curbside pickup and outdoor display areas for retail businesses, as well as curbside pickup for restaurants and fast-food establishments.

4. Standards for Planned Commercial Developments

The standards for planned commercial developments are also proposed to be modified. Specific changes include:

- a. A reduced minimum lot size;
- b. A new floor area ratio (FAR) standard for hotels;
- c. Modified height standards;

- d. The requirement for back-up generators for any gas station/convenience store;
- e. Bulk standards for hotels as well as fast-food operations and banks within a planned commercial development; and
- f. Standards for individual fee simple lot requirements for shopping centers. For an example of a fee simple layout, please see Map 8.

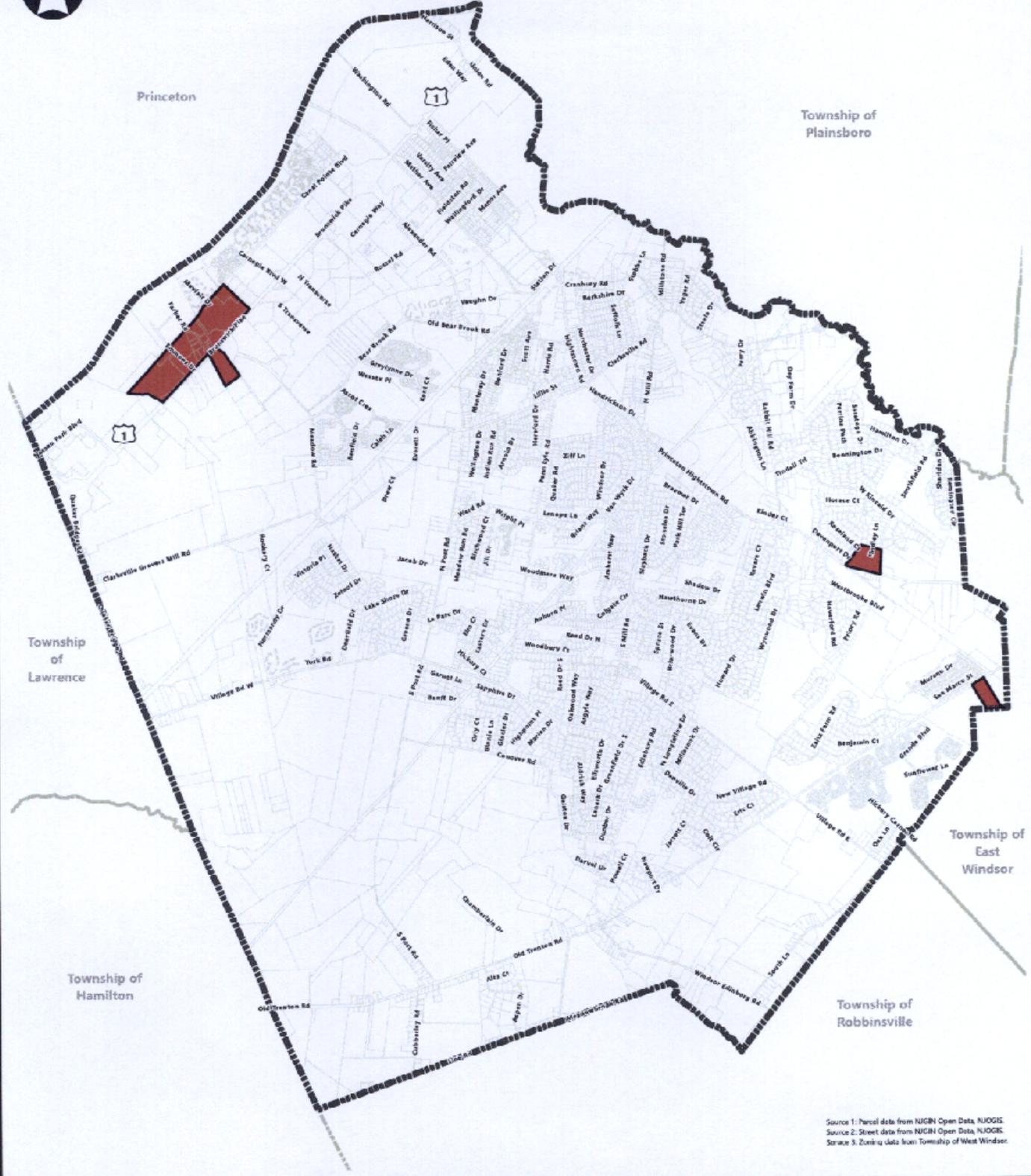
5. Conditional Uses

Several conditional uses are proposed to be eliminated, including: living and/or sleeping accommodations for one household in conjunction with a permitted use; fast food operations; motor vehicle service stations and motor vehicle commercial garages; hotel/motels; a planned commercial development for the corner of Route 1 and Meadow Road; and branch banks. Please note that except for living and/or sleeping accommodations, these conditional uses are all essentially proposed by the draft ordinance to be identified as permitted uses.

Furthermore, veterinary clinics, which may or may not be part of a planned commercial development, are proposed to be added as a conditional use.

6. Bulk Standards

Finally, individual bulk standards have been proposed for hotels as well as fast-food operations and banks with drive-throughs.



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

Map 01: Location of the Existing B-2 District

BURGIS ASSOCIATES, INC.
 CONSULTING PLANNERS | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE
 25 WESTWOOD AVENUE | WESTWOOD, NEW JERSEY 07675
 P: 201.666.1011 | F: 201.666.7599

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

Project No.	000	Drawn By
3442.20	05.06.20	DN
Scale	Map No.	
1" = 4,500'	Map 01	
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Source 1: Parcel data from NGIN Open Data, NJGIS.
 Source 2: Street data from NGIN Open Data, NJGIS.
 Source 3: Zoning data from Township of West Windsor.
 Source 4: Cartography from NGA's Warehouse, dated 2015.

Map 02: Location of the Existing B-2 District - US Route 1 Corridor		Project No. 3442.20	Date 05.29.20	Drawn by DN	
BURGIS ASSOCIATES, INC. COMMUNITY PLANNERS LAND DEVELOPMENT AND DESIGN LANDSCAPE ARCHITECTURE 21 Westfield Avenue Princeton, NJ 08540 Westwood, New Jersey 07975 P: 201.896.1811 F: 201.866.2599		PROJECT TITLE Proposed B-2 Ordinance Township of West Windsor Mercer County, New Jersey		Scale 1" = 600'	Map No. Map 02
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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: Orthophoto/aerial imagery from NJGIN Warehouse, dated 2015.

Map 03: Location of the Existing B-2 District - Princeton Hightstown Road/Southfield Road	Project No. 3442.20	Date 05.29.20	Drawn by DN
 BURGIS ASSOCIATES, INC. COMMUNITY PLANNERS LAND DEVELOPMENT AND DESIGN LANDSCAPE ARCHITECTURE 7% West Windsor Avenue Westwood, New Jersey 07875 P: 201.666.1811 F: 201.666.2599	Project Title: Proposed B-2 Ordinance Township of West Windsor Mercer County, New Jersey	Scale: 1" = 220'	Map No. Map 03



Map 04: Location of the Existing B-2 District - Princeton Arms Center

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Project Title:
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 Township of West Windsor | Mercer County, New Jersey

Project No.	Date	Drawn By
3442.20	05.29.20	DN
Scale	Map No.	
1" = 200'	Map 04	

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Source 1: Parcel data from NGIN Open Data, NJOGS
 Source 2: Street data from NGIN Open Data, NJOGS
 Source 3: Zoning data from Township of West Windsor
 Source 4: Orthophotography from NGIN Warehouse, dated 2015.

Map 05: Proposed Expansion of B-2 District - US Route 1 Corridor

Project No.	Date	Drawn by
3442.20	05.29.20	DN
Scale	Drawn No.	
1" = 350'	Map 05	

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 Source 2: Street data from NGIN Open Data, NJGIS.
 Source 3: Zoning data from Township of West Windsor.
 Source 4: Orthophotography from NGIN Warehouse, dated 2015.

Map 06: Proposed Expansion of B-2 District - US Route 1 and Lower Harrison Street

Project No.	057	Drawn By	DN
3442.20	05.29.20		
Scale	1" = 100'		Dep. No.
			Map 06

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Project Title
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Princeton

Township of
Plainsboro

Township of
Lawrence

Township of
Hamilton

Township of
East Windsor

Township of
Robbinsville

Legend

- Existing B-2 District
- Proposed Expanded Area

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

Map 07: Proposed Expansion of the B-2 District - Overview

Project No.	Date	Drawn By
3442.20	05.07.20	DN

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Scale	Map No.
1" = 4,500'	Map 07

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Map 08: Example of Fee Subdivided Lots

Project No.	Date	Drawn By
3442.20	05.06.20	DN
Scale	Drawn No.	
1" = 400'	Map 08	

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