



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

B U R G I S
ASSOCIATES, INC.

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David Novak PP, AICP

MEMORANDUM

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

From: David Novak PP, AICP

Subject: Proposed RO-1 Ordinance
Summary of Changes

Date: April 2, 2021

BA#: 3789.06

Introduction

The following memorandum provides an overview of the draft ordinance amendment pertaining to the RO-1 Research Office District. Specifically, it provides an overview of:

1. The location of the existing RO-1 Districts throughout the Township, as well as the uses which are permitted and conditionally permitted in this district.
2. The 2020 Land Use Plan's recommendations for the RO-1 District, and;
3. A summary of the proposed ordinance amendment for the RO-1 District.

Existing Zoning

The RO-1 District is presently located within two portions of the Township. Please see Map 1 and Map 2 for a general overview of these areas. The acreages of the properties within the RO-1 District are also identified on Map 2.

1. Hightstown Road

The largest portion of the RO-1 District is located along Hightstown Road, within the easterly extent of the Township. This portion of the RO-1 District predominantly contains the Windsor Garden farm, West Windsor Golf Center, and a mixed-use building occupied by International Process Plants (IPP) and Bounce-U.

2. Old Trenton Road

A smaller portion of the RO-1 District is located along Old Trenton Road, between the existing Elements age-restricted development and the approved Heritage Village multifamily development. This portion of the RO-1 District is presently developed with the Muslim Center of Greater Princeton.

The RO-1 District presently permits the following permitted and conditionally permitted uses:

Permitted Uses

1. Research, testing and analytical laboratories.
2. General, corporate, administrative and professional offices.
3. Public activities, including structures and uses owned or operated by the Township of West Windsor for municipal purposes, indoor and outdoor public recreation uses, libraries, community theaters, other cultural activities and associated public or semipublic uses.
4. Commercial recreation facilities.
5. Child-care facilities.
6. Business incubator facilities.
7. Farm and agricultural uses.
8. Planned research office parks.

Conditional Uses

1. None

2020 Land Use Plan

The Township adopted its most recent Land Use Plan Element of the Master Plan on February 12, 2020. Section 3.3.2 of this 2020 Land Use Plan provides several recommendations and proposed changes to the Township's Research Office districts.

One such recommendation is to expand the list of permitted uses within the RO-1 District. Specifically, the 2020 Plan recommends permitting self-storage, warehousing, and indoor and outdoor recreation facilities in the RO-1 District. The 2020 Plan further recommends that a minimum lot size of twelve (12) acres be established for warehousing uses.

Summary of Proposed Changes

The draft ordinance proposes permitting self-storage and warehouse uses in the RO-1 District. Indoor and outdoor recreation facilities have not been proposed as an additional use, as the district already permits "commercial recreation" facilities. In addition, the draft ordinance proposes a minimum lot size of twelve (12) acres for warehouse and distribution uses, as well as side and rear yard setbacks of three hundred (300) feet for those uses. Self-storage uses would only require a minimum lot size of five (5) acres, as presently established by the RO-1 District.

In addition to the above, the draft ordinance proposes three (3) definitions for the aforementioned uses. These include the following:

1. Distribution Facility. A facility used for the storage and/or consolidation of goods, supplies, equipment, materials and merchandise before their distribution to other locations.
2. Self-Storage Facility. A building or group of buildings in single ownership containing separate spaces or compartments for storage of goods, wares and equipment and leased or rented on an individual basis.
3. Warehouse. A building or group of buildings in which goods, supplies, equipment, materials and merchandise are stored, where no physical change in such articles takes place and where such articles are not otherwise used on the premises, such as in storage areas when part of a retail establishment or manufacturing plant.



Princeton

Township of
Plainsboro



Legend

 RO-1

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.

Map 01: Location of the Existing RO-1 Districts

Project No.	Date	Drawn By
3789.06	03.03.21	DN

BURGIS ASSOCIATES, INC.
 COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE
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 Westwood, New Jersey 07675 f: 201.666.2599

Project Title:
Proposed RO-1 District
 Township of West Windsor | Mercer County, New Jersey

Scale	Drawn No.
1" = 4,500'	Map 01

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Map 02: Aerial of the Existing RO-1 Districts		Project No. 3789.06	Date 03.03.21	Drawn By DN
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 RO-1 District Township of West Windsor Mercer County, New Jersey		Scale 1" = 450' Drawn No. Map 02
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