



Dutch Neck Planning and Zoning Study

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Summary

The following planning and zoning report was prepared for the Dutch Neck hamlet. It is intended to supplement the 2020 Land Use Plan Element of the Master Plan as an appendix.

Township of West Windsor
Mercer County, New Jersey

DRAFT



Community Planning
Land Development and Design
Landscape Architecture

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Dutch Neck Planning and Zoning Study

Township of West Windsor
Mercer County, New Jersey

Prepared for the Township of West Windsor
Planning Board

BA# 4028.05

The original document was appropriately signed and sealed on _____ in accordance with
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Table of Acronyms

Acronym	Meaning
ADU	Accessory Dwelling Unit
APA	American Planning Association
CEB	Christian Education Building
FAR	Floor Area Ratio

Executive Summary

As discussed in greater detail herein, the following **2023 Dutch Neck Planning and Zoning Study** has been prepared pursuant to a recommendation of the Township's 2020 Land Use Plan Element of the Master Plan. The ultimate goal of this study is two-fold: to recognize and preserve the existing historic and unique development pattern of the Dutch Neck hamlet while also adequately addressing the reasonable expectations of homeowners in regard to modern home improvements. Accordingly, this study offers several zoning recommendations which are summarized as follows.

Proposed R-30A District Rezoning

- Rezone Block 21.23 Lot 1 and Block 21.18 Lot 45 from the R-2 District to the R-30A District.

Proposed R-2B District (Proposed New Zoning District)

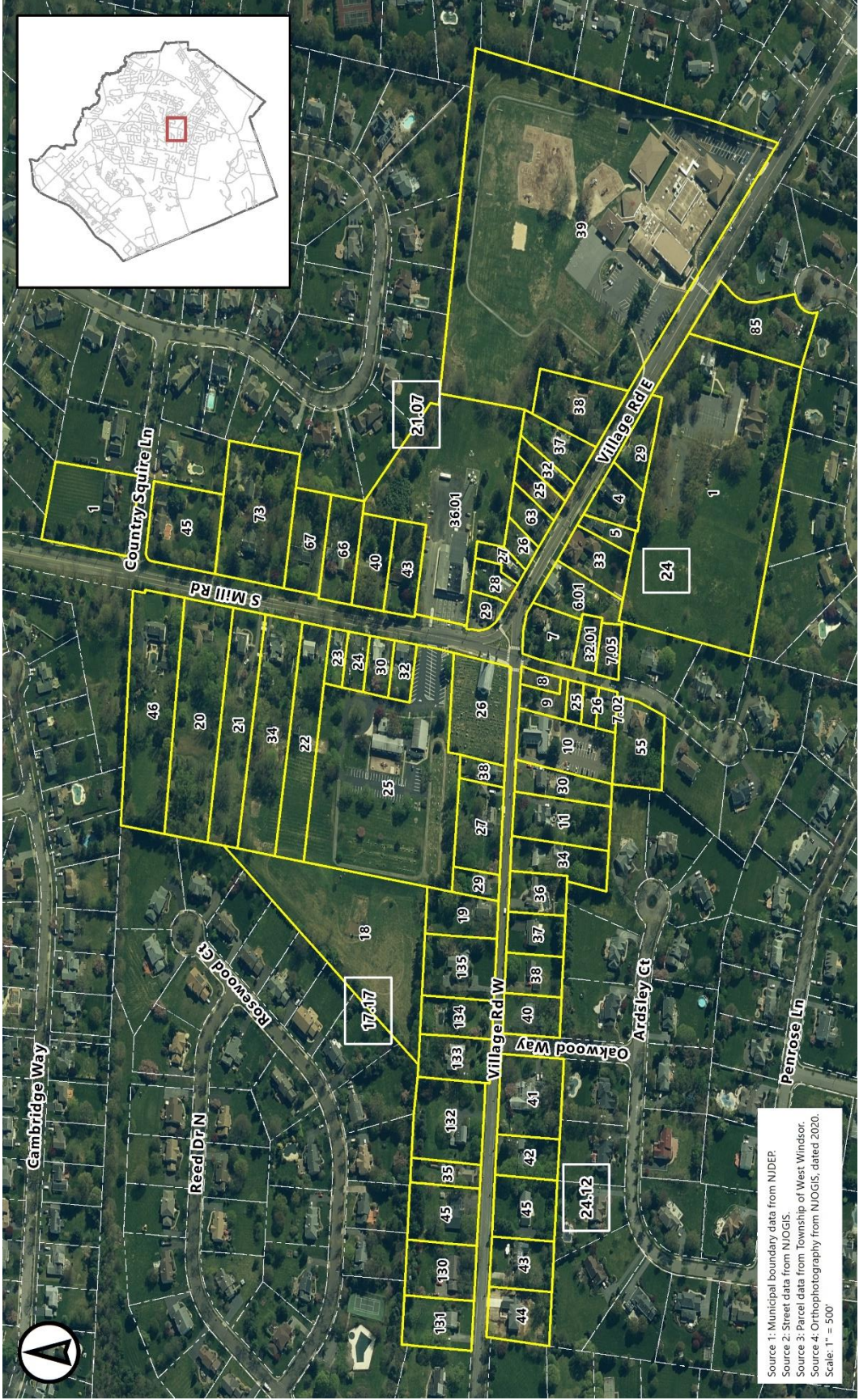
- Rezone 17.17 Lot 20, Lot 21, Lot 22, Lot 34, and Lot 46 as well as Block 21.07 Lot 73 from the R-2 District to a new R-2B District.
- Maintain the R-2 District requirements already established for minimum lot area, minimum lot frontage, minimum lot width, minimum rear yard, maximum FAR, maximum improvement coverage, and maximum building height.
- Reduce the front yard setback requirement from 50 feet to approximately 30 feet.
- Reduce the side yard setback from 30 feet to approximately 15 feet.
- Permit accessory dwelling units (ADUs).

Proposed Dutch Neck Hamlet District (Proposed New Zoning District)

- Establish a new Dutch Neck Hamlet District for the core of Dutch Neck.
- Develop bulk standards which more accurately reflect the existing redevelopment development pattern of the area.
- Allow for a greater permitted maximum FAR and improvement coverage for existing dwellings.
- Establish pre-existing two-family dwellings as a permitted use.
- Develop design standards to reflect the historic nature of the area.
- Establish houses of worship as a permitted use.
- Establish public and private schools and facilities owned by the West Windsor-Plainsboro Board of Education as a permitted use.
- Establish public and semi-public service facilities as a permitted use.
- Encourage additional buffering at the Board of Education Transportation Building.
- Establish a small-lot cluster development as an alternative use for Windsor Chapel.

Summary of Recommendations

- Rezone Block 24 Lot 85 from the R-2 District to the R-30 District.



Source 1: Municipal boundary data from NJDEP.
 Source 2: Street data from NJOGIS.
 Source 3: Parcel data from Township of West Windsor.
 Source 4: Orthophotography from NJOGIS, dated 2020.
 Scale: 1" = 500'

Introduction

Nestled near the intersections of South Mill Road and Village Roads East and West, the Dutch Neck hamlet is one of West Windsor's best-preserved neighborhoods. Its roots can be traced back to the mid-eighteenth century when it was settled by notable families such as the Vorhees, the Updikes, and the Perrines. Nearly two hundred and seventy-five years later, Dutch Neck remains a significantly important hamlet within the Township, as it continues to feature dozens of buildings and structures from the eighteenth, nineteenth, and early twentieth centuries.

Nevertheless, this hamlet faces several planning and zoning challenges both old and new. Due in large part to its unique and storied history, the development pattern of Dutch Neck is varied and relatively ununiform. Residential lot sizes in the hamlet range anywhere from as small as approximately 5,000 square feet to as large as approximately 86,000 square feet. Likewise, buildings throughout Dutch Neck vary in their sizes, scales, architectural styles, and setbacks. This variability is further complicated by the existing zoning of the hamlet. Presently, properties within Dutch Neck are located in one of four zoning districts, each of which establish their own specific area and bulk requirements.

The unique nature of Dutch Neck and its resultant challenges are recognized by the Township's 2020 Land Use Plan Element of the Master Plan¹. The 2020 Plan ultimately created a new land use category for Dutch Neck and recommended the Township review the existing development pattern in the hamlet in order to determine whether any new zoning standards or zoning districts are necessary to reflect its existing development pattern more appropriately. In doing so, the intent of the 2020 Plan was two-fold: to recognize and preserve the existing historic and unique development pattern of Dutch Neck while also adequately addressing the reasonable expectations of homeowners in regard to modern home improvements.

Thus, the following **2023 Dutch Neck Planning and Zoning Study** is the next step in the realization of this recommendation. In summary, this study provides background data on the existing development pattern in the hamlet which, in turn, serves as the foundation for a series of zoning recommendations. Similar to the intent of the 2020 Plan, these recommendations seek a balanced approach to Dutch Neck, one which recognizes the unique historical nature of the community while also adequately addressing reasonable expectations of modern improvements.

It is recognized that the recommendations offered herein will not eliminate every nonconforming condition observed within Dutch Neck. Nevertheless, they are intended to better reflect the area's existing development pattern.

¹ <https://www.westwindsornj.org/images/MasterPlan/3442.22-Master-Plan-Element-Section-III-Land-Use-Plan-021220-Adopted.pdf>

Accordingly, the 2023 Dutch Neck Planning and Zoning Study is organized as follows:

❖ Section 1: Goal and Policies

First, Section 1 outlines the overarching goal and associated policies of the Township of West Windsor as they relate to Dutch Neck. These are intended to provide a framework in which future zoning recommendations and actions are considered.

❖ Section 2: A Brief History of Dutch Neck

Relying largely upon the information provided by the Historical Society of West Windsor, Section 2 provides a brief history of the Dutch Neck hamlet.

❖ Section 3: Existing Development Pattern

Section 3 provides an overview of the existing development pattern of the Dutch Neck area, including a discussion of its land uses, lot sizes, building sizes, setbacks, and architectural styles.

❖ Section 4: Existing Zoning

Next, Section 4 provides a brief summary of the zoning districts which presently encompass the Dutch Neck community. These include the R-20 District, the R-20A District, the R-30 District, and the R-2 District.

❖ Section 5: Zoning Analysis

Section 5 compares the hamlet's existing development pattern to its existing zoning. An analysis is provided as to how those zoning districts and their respective requirements match the hamlet's existing development pattern.

❖ Section 6: Recommendations

Finally, Section 6 offers a series of zoning recommendations.

Section 1: Goal and Policies

The following goal and accompanying policies are intended guide future zoning recommendations and actions for the Dutch Neck community.

Goal:

To recognize and preserve the existing historic and unique development pattern of Dutch Neck while also adequately addressing the reasonable expectations of homeowners in regard to modern home improvements.

- Policy 1: Identify and protect historic resources through the use of creative land development techniques (i.e., flexible implementation of setbacks and buffers) and other methods as may be found effective and practical.
-
- Policy 2: Continue to use the local open space tax to preserve historic resources. In addition, pursue other State and County funding mechanisms and methods of acquisition and/or preservation as available and practical (i.e., conservation easements, private donations).
-
- Policy 3: Maintain design and siting standards to protect the Township's historic and rural character throughout West Windsor, and particularly in the Township's original hamlets and along those roadways where natural vegetation, farmland, or open space remain. These historic features should be preserved wherever possible, as they contribute to the pastoral open character of much of the Township and represent the community's heritage.
-
- Policy 4: Preserve and protect the residential character of Dutch Neck and restrict incompatible land uses from the established neighborhood.

Section 2: A Brief History

*The following information is largely based upon the research and writings of the Historical Society of West Windsor and, in particular, their book entitled *West Windsor: Then and Now, a New Perspective* by Paul Ligeti. For additional information, see the [Historical Society of West Windsor website](#).*

Dutch Neck was first settled in the mid-eighteenth century following a land purchase by the area's first settlers, some of whom include the Vorhees, the Updike, and the Perrine families. The community was originally established along a route which linked Allentown, New Jersey to Princeton, New Jersey. The name of the hamlet, which eventually came into the local vernacular by the 1780s, is a combination of the national origin of its settlers and "the territory itself (such as 'neck of the woods.'"²

Over the next several decades, the community grew as other families – most of whom were of Dutch and English origin – settled in the area. The hamlet would ultimately play an important role in the formation of West Windsor, as a Dutch Neck inn owned by Jacob Bergen hosted the very first Township meeting on April 8, 1797 as well as many thereafter until the 1870s. This inn now stands at 212-214 South Mill Road and is presently utilized as a private residence.

The Dutch Neck Presbyterian Church (158 South Mill Road), which is one of the community's oldest structures, stands as the focal point of the historic Dutch Neck hamlet. The central portion of the church was constructed by the late eighteenth century as the Neck Meeting House. While proof exists that this portion of the church existed in 1784, it may have been constructed as early as the mid-eighteenth century. In 1882, the Dutch Neck Chapel (located at 505 Village Road West) was constructed across the street from the church. Today, the chapel is owned and utilized by the West Windsor-Plainsboro Regional School District Board of Education-Transportation Offices.

In the early nineteenth century, a general store and post office was constructed at the intersection of Village Road East and South Mill Road. The building was subsequently occupied by a variety of different commercial businesses and is now utilized as a private residence.

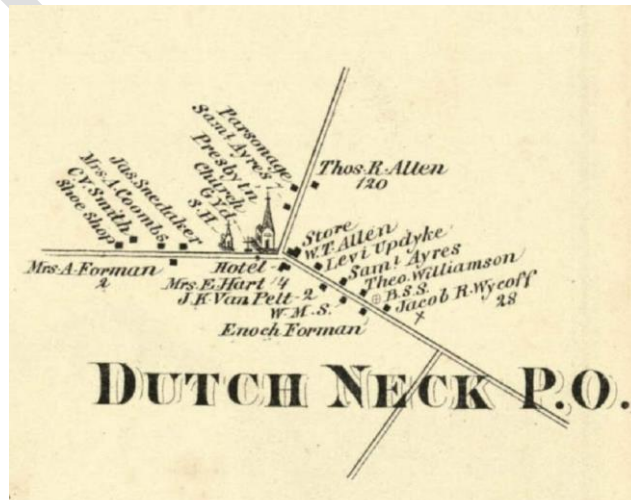


Image 1: Dutch Neck circa 1875 (source: Historical Society of West Windsor)

² <https://www.westwindsorhistory.com/dutchneck.html>

The Dutch Neck Schoolhouse, which was constructed sometime between 1849 and 1860, was a one-room (and later a two-room) schoolhouse which served the local youth of the hamlet. In 1917, this school was converted into a private residence and garage located at 516 Village Road West.

By 1875, Dutch Neck was described by the *Everts and Stewart Atlas of Mercer County* as "a thriving little village, pleasantly situated in the centre of a fine agricultural country. It contains one general store, a wheel-wright-shop, a blacksmithy, a hotel, a common school, and a Presbyterian church, with an estimated population of seventy-five."³

The community continued to develop thereafter, often serving as the center for municipal life in the Township. In 1891, an "election building" in Dutch Neck began to host regular Township meetings. By 1912, a dedicated town hall was constructed adjacent to the Bergen inn and lasted until approximately the mid-1970s. Dutch Neck School (392 Village Road East) was constructed in 1917 partly as a result of the country's turn of the century Progressive Movement. The West Windsor Fire Company (153 South Mill Road) was founded in Dutch Neck in 1921, as well as the West Windsor Police Department in 1968.

By the 1980s, Dutch Neck began to transform as the community around it developed. These transformations include the construction of Beth Chaim Synagogue (329 Village Rd East) in 1976 – West Windsor's first non-Christian house of worship – as well as the construction of Windsor Chapel (401 Village Road East) and St. David the King Roman Catholic Church (1 New Village Road) in 1980 and 1991, respectively. In addition, beginning in the 1980s, large swaths of farmland surrounding Dutch Neck were developed with single-family residential neighborhoods including Princeton Oaks, Windsor Hunt, Hunters Run, LeParc, and Dutch Neck Estates.

Today, Dutch Neck remains a significantly important hamlet within the Township, as it continues to feature dozens of structures from the eighteenth, nineteenth, and early twentieth centuries.

³ <https://www.westwindsorhistory.com/dutchneck.html>

Through the Years

Year	Event
1750s	Dutch Neck Settled
1784	Dutch Neck Presbyterian Church formed
1797	First Township meeting held in Bergen's inn.
Early 1800	General store and post office constructed
1849-1860	Dutch Neck Schoolhouse constructed
1882	Dutch Neck Chapel formed
1891	Election building constructed
1912	Town hall constructed
1917	Dutch Neck School constructed
1921	West Windsor Fire Company founded
1968	West Windsor Police Department founded
1980	Windsor Chapel constructed
1980s	Development of new single-family subdivisions

Section 3: Existing Development

Today, nearly two hundred and seventy-five years after its initial settlement, Dutch Neck is fully ensconced within the central portion of the Township near the intersections of Village Road West, Village Road East, and South Mill Roads. A locational map and an aerial map of the hamlet can be found in Appendix C.

Traveling southbound along South Mill Road from New Edinburgh Road, the Dutch Neck hamlet approximately begins near the former's intersection with Country Squire Lane. This entrance into the hamlet initially contains larger lots located along either side of South Mill Road. However, as one approaches the core of the hamlet, the development pattern comprising the two sides of the roadway begin to differ. There, the westerly side of South Mill Road features older dwellings on smaller lots, while its easterly side contains slightly larger lots with relatively newer dwellings.



Image 2: South Mill Road, looking south



Image 3: Example of Large Lot Development



Image 4: Westerly side of South Mill Road



Image 5: Easterly Side of South Mill Road

The historic nature of Dutch Neck becomes most apparent upon reaching its core, which is centered at the intersections of South Mill Road, Village Road West, and Village Road East. Here, the Dutch Neck Presbyterian Church stands as the focal point of the hamlet. Other nearby historic buildings include the former Dutch Neck Inn (212-214 South Mill Road), the former General Store and Post Office (420 Village Road East), and the former Dutch Neck Schoolhouse (516 Village Road East).



Image 6: Dutch Neck Presbyterian Church



Image 7: Historic core of Dutch Neck

From its core, Dutch Neck extends outwardly along both Village Road East and Village Road West. Among these two branches of the hamlet, Dutch Neck’s historic character is more apparent along Village Road East. There, several historic dwellings – many of which were constructed between 1765 to 1850 – are situated on smaller lots in close proximity to the road’s right-of-way.

Conversely, while several older dwellings are also located along Village Road West, the corridor gradually transitions to a relatively newer housing stock which was generally constructed between the 1950s and the 1970s.



Image 8: Historic dwellings along Village Road East



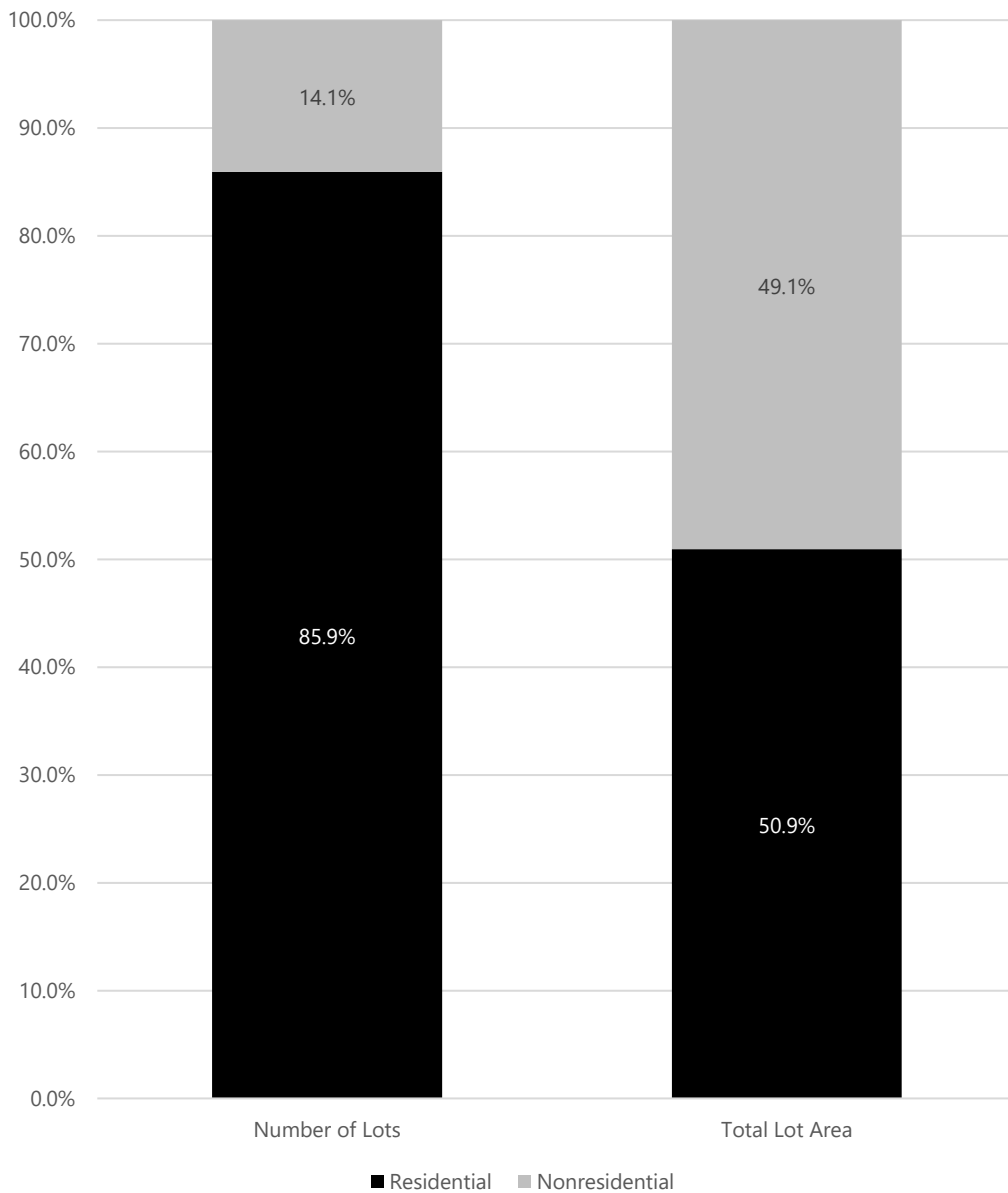
Image 9: Newer Dwelling along Village Road West

While the hamlet contains some significantly large nonresidential properties, its look and feel nevertheless remains a predominantly residential one. This is evidenced by the number of parcels devoted to residential uses in the community. Of the seventy-one properties analyzed in this study, sixty-one are residential in nature (including one property utilized as a pool for an adjoining dwelling). Altogether, these properties account for approximately 38.0 acres.

The remaining ten lots analyzed in this study are utilized for public and semi-public uses. Altogether, these nonresidential properties account for approximately 36.6 acres.

The existing residential and nonresidential development patterns of Dutch Neck are discussed in greater detail herein.

Figure 1: Distribution of Residential and Nonresidential Lots and Areas



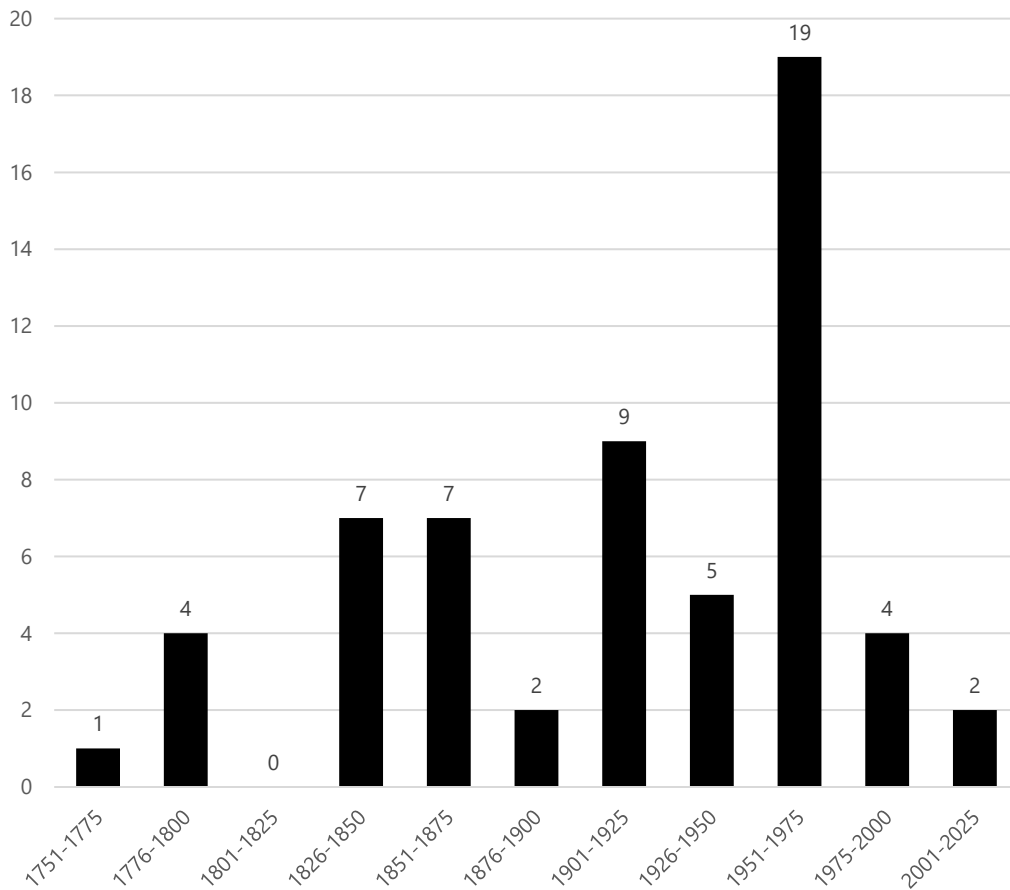
Residential Development

Sixty-one properties in Dutch Neck (including one lot utilized solely for a pool) are residential in nature. Of those, the majority consist of single-family dwellings. One property contains a single-family dwelling with an accessory apartment, while four properties are developed with two-family dwellings.

Due to the historic nature of Dutch Neck, the ages of houses vary greatly throughout the hamlet. The distribution of these ages are summarized in Figure 2 below. In summary, four dwellings were constructed in the eighteenth century, fifteen dwellings were constructed in the nineteenth century, thirty-nine dwellings were constructed in the twentieth century, and two were constructed during the twenty-first century. The oldest dwelling in the hamlet was constructed circa 1765, while the newest dwelling was constructed in 2010.

Older dwellings are generally located in close proximity to the core of the hamlet, near the intersections of South Mill Road, Village Road East, and Village Road West. The hamlet's newer dwellings are typically located further north and further west along South Mill Road and Village Road West, respectively. Map 3 in Appendix C further identifies the ages in which buildings throughout the hamlet were constructed.

Figure 2: Year of Single-Family Dwellings Construction



Note: Does not include property developed with a pool

In addition to their ages, residential lot sizes also vary throughout Dutch Neck. While the hamlet has an average residential lot size of approximately 27,141 square feet, lot sizes range from as small as 5,001 square feet to as large as 86,248 square feet.

Generally, older dwellings are located on smaller lot sizes, while newer dwellings are located on larger lot sizes. Those dwellings constructed in the eighteenth century have an average lot size of 15,664 square feet, while those constructed in the nineteenth and twentieth centuries have average lot sizes of 27,229 square feet and 29,031 square feet, respectively. The two dwellings constructed in the twenty-first century have an average lot size of 16,141 square feet.

Similarly, residential floor areas throughout the hamlet vary as well. The average residential floor area in Dutch Neck is approximately 2,223 square feet. House sizes range anywhere from as small as 864 square feet to as large as 5,536 square feet. Unlike lot sizes, however, residential floor areas are not as strongly linked to the year the dwelling was constructed. Dwellings constructed in the eighteenth century have average floor areas of 1,861 square feet which is less than the average in the hamlet. However, those constructed in the nineteenth century have an average floor area of 2,477 square feet, while those constructed in the twentieth century have an average floor area of 2,165 square feet. The two dwellings in the twenty-first century have an average floor area of 2,188 square feet.

Architectural styles in Dutch Neck also vary. Several of the older dwellings in the hamlet exhibit Victorian, Victorian Gothic, and American Foursquare designs. Newer dwellings consist of ranches and larger colonial styles.

Bot lot size and floor area data was collected from the Township's publicly available online Mod IV Tax Records.

To help better visualize this data, three types of figures have been provided: a bar chart to show their distribution; a box plot which identifies their median, upper and lower quartiles, minimum and maximum values, and outliers; and a scatter plot which compares their values to the years in which structures were constructed.

Figure 3: Lot Sizes

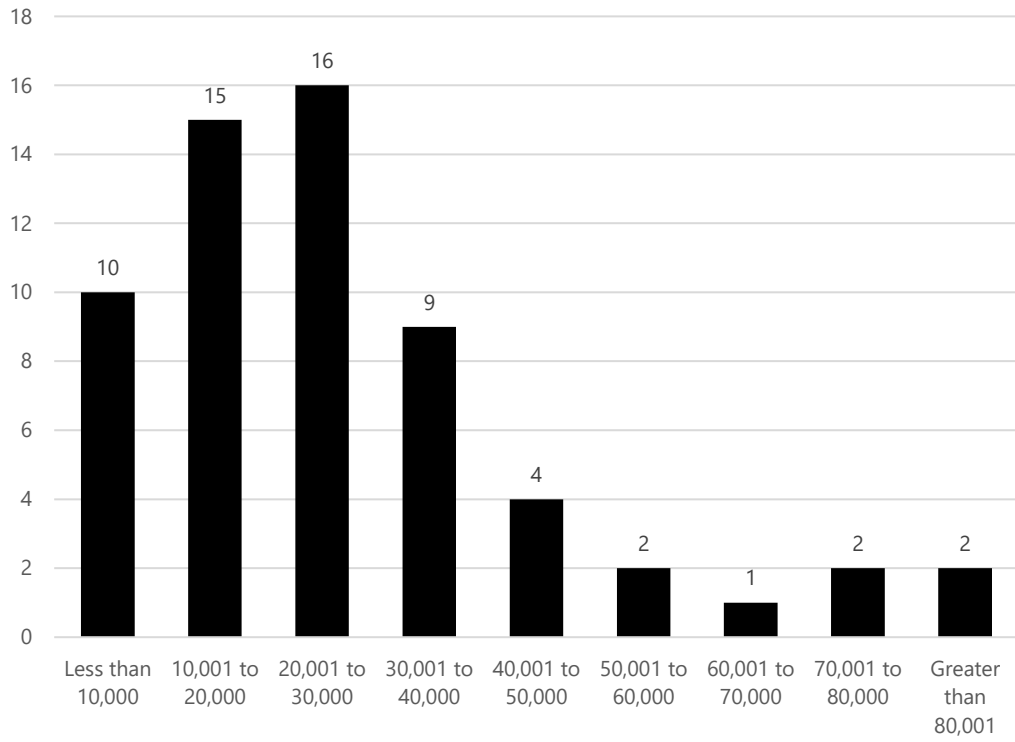


Figure 4: Box Plot of Lot Sizes

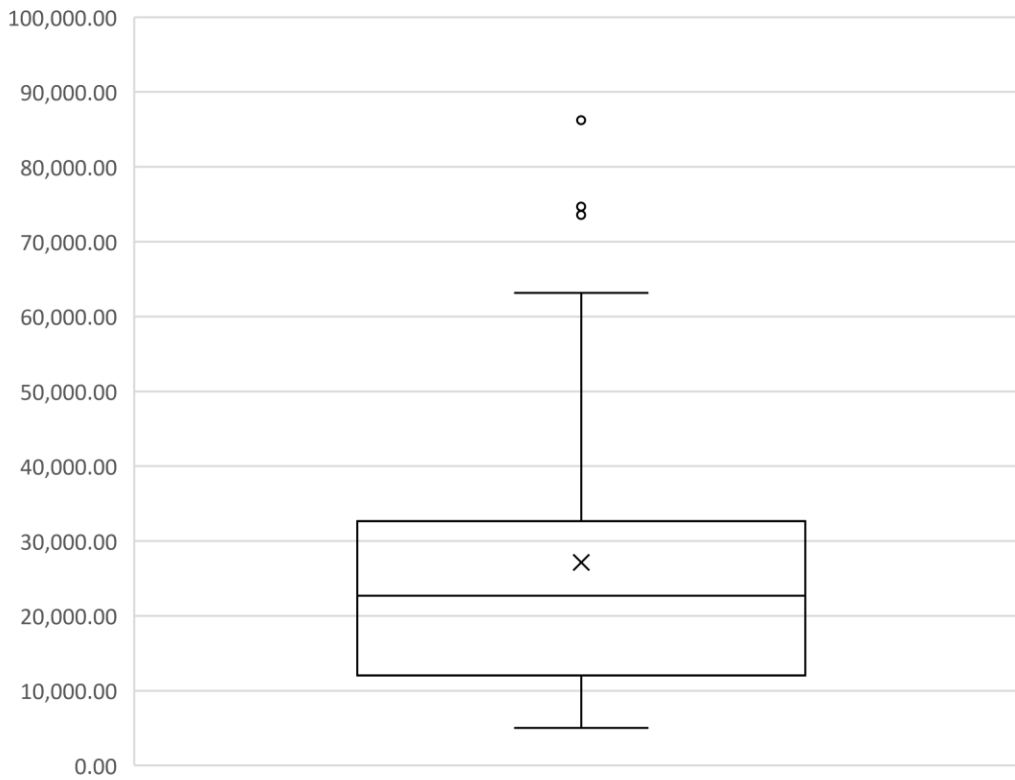


Figure 5: Year Constructed vs. Lot Size

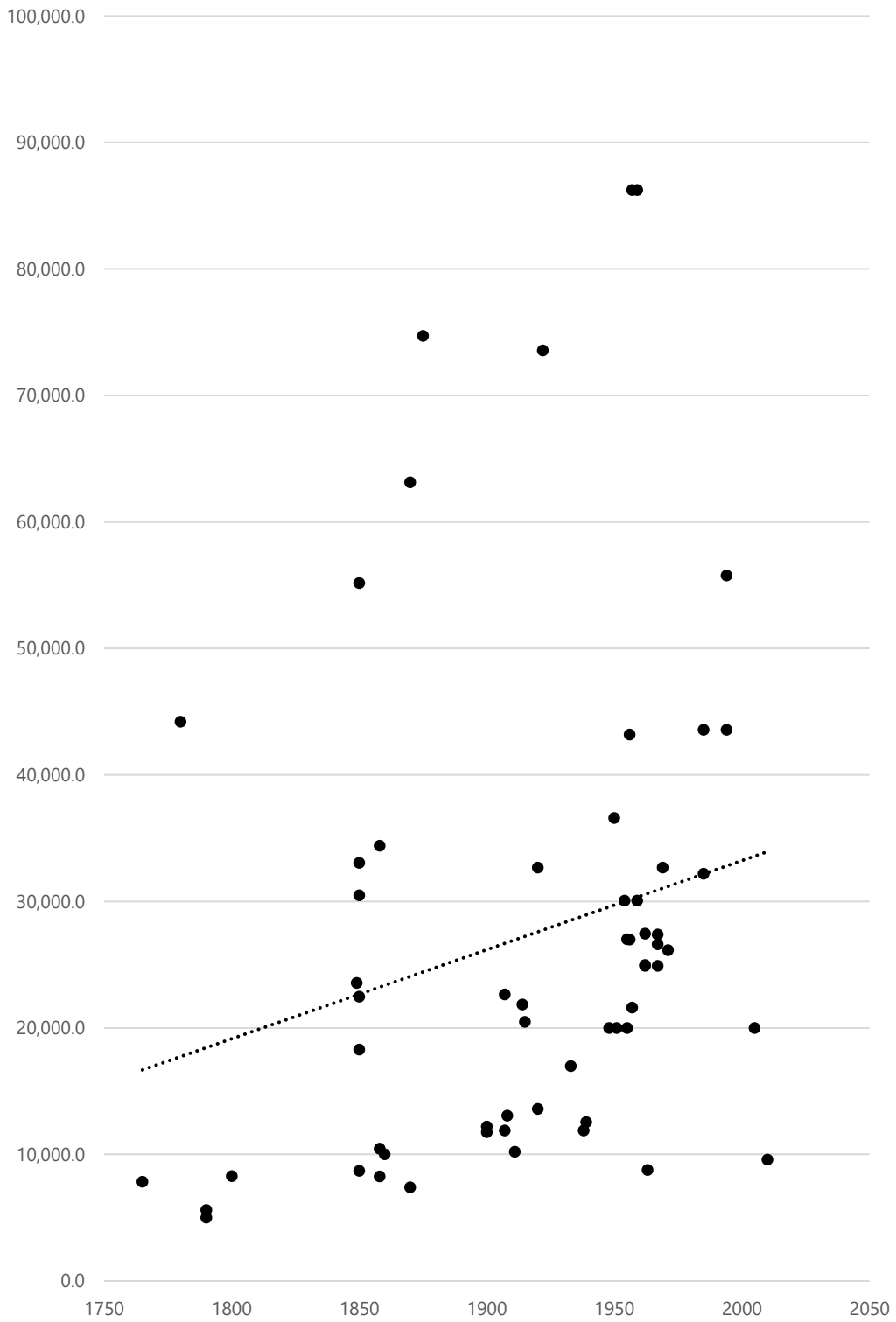


Figure 6: Residential Floor Areas

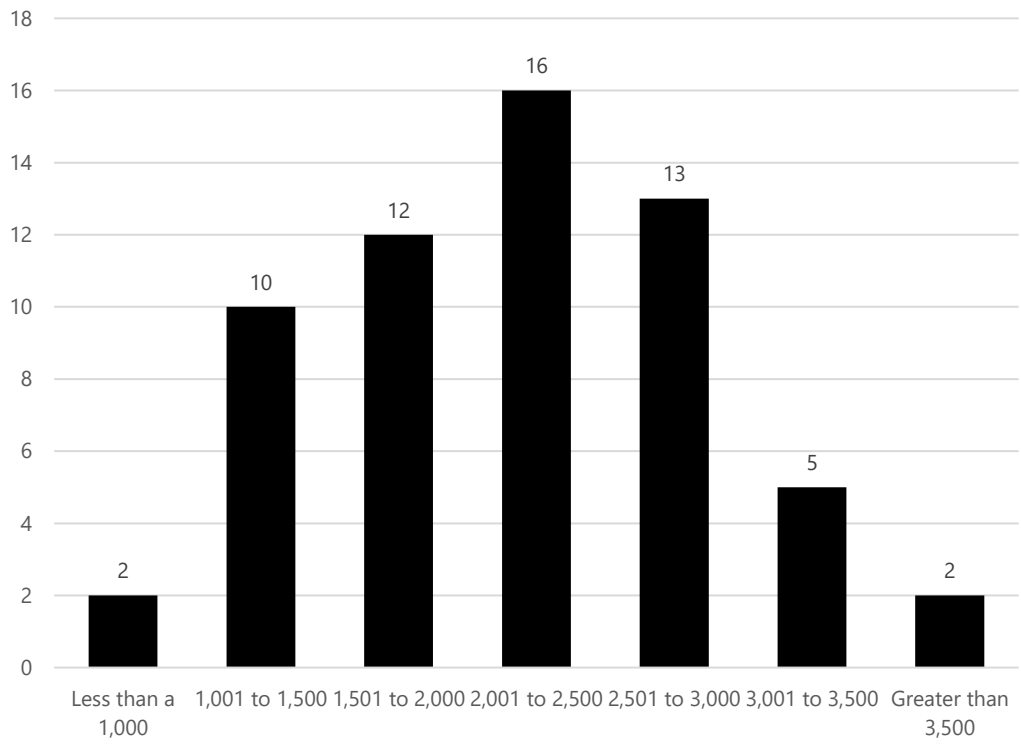
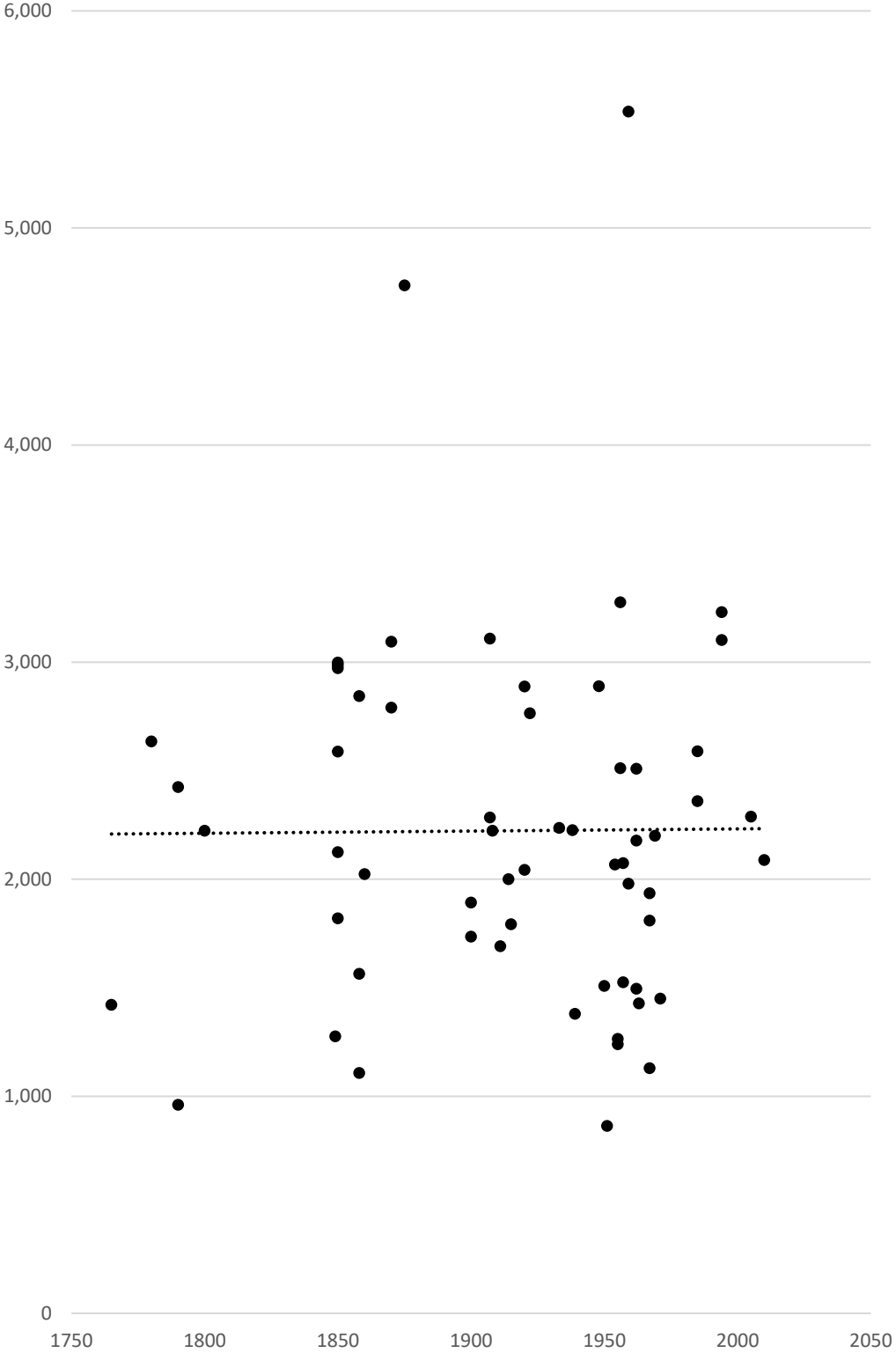


Figure 7: Box Plot of Floor Areas



Figure 8: Year Constructed vs. Floor Area



Nonresidential Development

While the majority of properties located in Dutch Neck are in fact residential, there are nevertheless several significant properties in the hamlet which are devoted to nonresidential properties. Altogether, nonresidential properties comprise over thirty-six acres of land, which is slightly less than one-half of the total lot area in Dutch Neck.

These nonresidential uses are summarized below.

Houses of Worship

Four lots in the hamlet are owned by houses of worship. These include the following:

ID #13: Dutch Neck Presbyterian Church (Block 17.17 Lot 26 | 158 South Mill Road)



Image 10: Dutch Neck Presbyterian Church

The Dutch Neck Presbyterian Church stands as the focal point of the historic Dutch Neck hamlet. The central portion of the church was constructed by the late eighteenth century, although it may have been constructed as early as the mid-1700s. While tradition says that the central portion of the church incorporates the old Neck Meeting House, this has not yet been proven.

The present church was later organized in 1816 and originally had twenty-five members. Later additions to the church have covered some of the earliest graves. However, the church's cemetery still contains graves from before the American War of Independence, with the names of many of West Windsor's oldest families still legible on the gravestones.

ID #14: Dutch Neck Presbyterian Church Christian Education Building (CEB) (Block 17.17 Lot 25 | 154 South Mill Road)



Image 11: Dutch Neck Presbyterian Church CEB

The Dutch Neck Presbyterian Church's Christian Education Building (CEB), located on Lot 25, is located to the north and northwest of the Presbyterian Church. The building was completed in 1965. Today, it hosts the Dutch Neck Presbyterian Church Cooperative Nursery School as well as a variety of other programs, including nursery services, a Sunday School, and adult educational classes.

ID #15: Dutch Neck Presbyterian Church Cemetery (Block 17.17 Lot 18)

A cemetery owned by the Dutch Neck Presbyterian Church is situated to the westerly rear of the Dutch Neck Presbyterian Church CEB.

ID # 44: Windsor Chapel (Block 24 Lot 1 | 401 Village Road East)



Image 12: Windsor Chapel

Located near the easterly extent of the hamlet to the southwest of Dutch Neck School, Windsor Chapel occupies the former Hutchinson-Roszel-Kaplan Farm. The chapel itself is located in the rear portion of the site and incorporates a nineteenth century era barn into its structure. A Victorian Gothic house located toward the front of the property, which was likely constructed sometime in the late nineteenth century, is now utilized as offices for the chapel.

Educational Facilities

Two lots in the hamlet are utilized as educational facilities. These include the following:

ID #42: Dutch Neck School (Block 21.07 Lot 39 | 392 Village Road East)

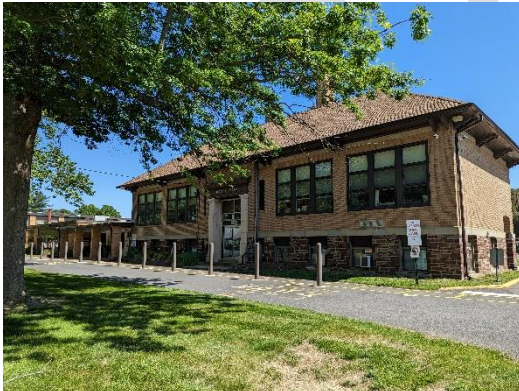


Image 13: Dutch Neck School

Located near the easterly extent of the hamlet to the northeast of Windsor Chapel, Dutch Neck School was constructed in 1917 partly as a result of the nationwide turn of the century Progressive Movement which "saw an explosion in the number of schools statewide, increased attendance, and standardization."⁴ The school, which replaced the Dutch Neck Schoolhouse, was constructed atop a Township-owned cemetery which was established in 1834 for destitute and black residents. These bodies

were later relocated to Hightstown’s Cedar Hill cemetery.

Since its initial construction, the school has undergone several additions. These include: the construction of two rooms along the school’s rear in 1927; the installation of a playground by 1929; the construction of six classrooms, two offices, two bathrooms, and an auditorium/gym in 1951; the construction of a ten classrooms, a library, and a teacher’s room in 1956; the construction of ten new classrooms, a new cafeteria, and a new media center in 1975; the construction of four new classrooms in 1986; and the construction of six new classrooms in 2007. Nevertheless, while the school has undergone several additions, it remains the Township’s oldest operating educational institution.

⁴ <https://www.westwindsorhistory.com/dutchneckschool.html>

ID # 59: Board of Education Transportation Building, formerly Dutch Neck Chapel (Block 24 Lot 10 | 505 Village Road West)



Image 14: Transportation Building

The Board of Education Transportation Building is located in the former Dutch Neck Chapel, which dates back to 1882 and was initially constructed by the Dutch Neck Presbyterian Church to serve as a Sunday School. It was expanded in 1909 when a kitchen and library were added. In 1924, a fourteen-foot balcony was constructed on the front of the building. Finally, two wings were constructed along its rear in 1938. In 1966, the building was converted into a library. Since 1987, it has been owned and

operated by the West Windsor-Plainsboro Regional School District Board of Education.

Public and Semi-Public Facilities

Finally, two lots in the hamlet are utilized for public uses. These include the following:

ID #32: West Windsor Volunteer Fire House (Block 21.07 Lot 36.01 | 153 South Mill Road)

Situated across the street from the Dutch Neck Presbyterian Church, this brick firehouse was constructed and is owned by the members of the West Windsor Volunteer Fire Company in 1952.

ID #56-58: Dutch Neck Veterans Park (Block 24 Lots 8, 9, and 25)

The Dutch Neck Veterans Park is a mini-park located at the southwesterly corner of Village Road West and South Mill Road. It contains benches, walking paths, a veterans' memorial, and a kiosk. The park is also one of the featured stops on the [West Windsor Historic Bike Tail](#) and was at one time the home of the West Windsor Municipal Building and Police Station, which has since been demolished.



Image 15: Volunteer Fire House



Image 16: Old Town Hall, circa 1990⁵

⁵ <https://www.westwindsorhistory.com/oldtownhall.html>

Section 4: Existing Zoning

The following section provides an overview of the R-20 District, the R-20A District, the R-30 District, and the R-2 District. In addition to describing the general locations of these districts (both throughout the Township and in Dutch Neck), it identifies their respective permitted uses, conditional uses, and bulk requirements.

Existing Zoning Overview

As previously noted, properties within Dutch Neck are presently located in one of four different zoning districts: the R-20 District, the R-20A District, the R-30 District, and the R-2 District. These districts are summarized as follows. Map 4 in Appendix C provides a zoning map of Dutch Neck and its immediately surrounding environs.

The R-20 District

The R-20 District is primarily located in the central and northerly portions of the Township, with smaller portions of the district also located to the south of Old Trenton Road. For the most part, the areas of West Windsor located in the R-20 District are entirely developed with single-family dwellings. Within Dutch Neck, the R-20 District generally encapsulates those lots located along Village Road West, as well as several properties located along the terminus of South Mill Road and the residential properties fronting along Village Road East.

The R-20A District

The R-20A District is located in the west-central portion of the Township. For the most part, this district generally encapsulates the Hunters run neighborhood. Within Dutch Neck, the R-20A District also includes eight residential properties located along South Mill Road.

The R-30 District

The R-30 District is primarily located in the central portion of the Township. For the most part, the areas of West Windsor located in the R-30 District are entirely developed with single-family dwellings. Within Dutch Neck, the R-30 District encapsulates a single property near the southerly terminus of South Mill Road.

The R-2 District

The R-2 District is primarily located in smaller pockets along Village Road West, Penn Lyle Road, Mercerville-Edinburg Road, Mill Road, South Lane, Quaker Road, Lower Harrison Street, and Alexander Road. Within Dutch Neck, the R-2 District encapsulates a portion of South Mill Road as well as a single residential lot along Village Road East. It also includes the Dutch Neck Presbyterian Church and Christian Education Building, the West Windsor Volunteer Fire House, Windsor Chapel, and Dutch Neck School.

Permitted Uses

The uses permitted in the R-20 District, the R-20A District, the R-30 District, and the R-2 District are summarized below. As shown, all four districts generally permit the same uses. The R-30 District additionally permits private, semipublic, or public golf and country clubs, while the R-2 District also permits veterinary clinics which were in existence as of January 1, 2000.

Table 1: Permitted Uses

R-20 District	R-20A District	R-30 District	R-2 District
Single family dwellings	Single family dwellings	Single family dwellings	Single family dwellings
Home occupations	Home occupations	Home occupations	Home occupations
Parks, playgrounds, athletic fields, recreation and community buildings	Parks, playgrounds, athletic fields, recreation and community buildings	Parks, playgrounds, athletic fields, recreation and community buildings	Parks, playgrounds, athletic fields, recreation, and community buildings
Farms and agricultural activities	Farms and agricultural activities	Farms and agricultural activities	Farms and agricultural activities
Sale and processing of agricultural products	Sale and processing of agricultural products	Sale and processing of agricultural products	Sale and processing of agricultural products
Temporary construction buildings	Temporary construction buildings	Temporary construction buildings	Temporary construction buildings
Accessory uses and buildings	Accessory uses and buildings	Accessory uses and buildings	Accessory uses and buildings
Community residences	Community residences	Community residences	Community residences
Buildings owned and operated by West Windsor	Buildings owned and operated by West Windsor	Buildings owned and operated by West Windsor	Buildings owned and operated by West Windsor
		Private, semipublic, or public golf clubs and country clubs	Veterinary clinics in existence of 1/1/2000

Conditional Uses

Furthermore, the R-20 District, R-20A District, R-30 District, and the R-2 District permit a variety of conditional uses. By way of background, a conditional use is a use which is permitted in a zoning district provided that all of the conditions set forth for that use are satisfactorily met. If one or more conditions are not met, conditional use variance relief is required from the Zoning Board of Adjustment.

Generally, all three districts permit the same conditional uses. The R-2 District additionally establishes open space clusters and nursing homes, rest homes, and homes for the aged and conditionally permitted uses.

Table 2: Conditional Uses

R-20 District	R-20A District	R-30 District	R-2 District
Houses of worship, parish houses, religious school buildings	Houses of worship, parish houses, religious school buildings	Houses of worship, parish houses, religious school buildings	Open space clusters
Public and private elementary, junior, and senior high schools	Public and private elementary, junior, and senior high schools	Public and private elementary, junior, and senior high schools	Houses of worship, parish houses, religious school buildings
Public libraries/museums	Public libraries/museums	Public libraries/museums	Public and private elementary, junior, and senior high schools
Social clubs and various civic organizations	Social clubs and various civic organizations	Social clubs and various civic organizations	Public libraries/museums
Water storage tanks or towers and related infrastructure	Water storage tanks or towers and related infrastructure	Water storage tanks or towers and related infrastructure	Social clubs and various civic organizations
Substations, electric and gas facilities, and all other public utilities	Substations, electric and gas facilities, and all other public utilities	Substations, electric and gas facilities, and all other public utilities	Water storage tanks or towers and related infrastructure
Transmission lines, transmitting/receiving antennas and aerials	Transmission lines, transmitting/receiving antennas and aerials	Transmission lines, transmitting/receiving antennas and aerials	Substations, electric and gas facilities, and all other public utilities
Child care centers, day camps, kindergartens, and preschools	Child care centers, day camps, kindergartens, and preschools	Child care centers, day camps, kindergartens, and preschools	Transmission lines, transmitting/receiving antennas and aerials
Taking in of non-transient boarders or roomers by a family resident	Taking in of non-transient boarders or roomers by a family resident	Taking in of non-transient boarders or roomers by a family resident	Child care centers, day camps, kindergartens, and preschools
			Taking in of non-transient boarders or roomers by a family resident
			Nursing homes, rest home, or home for the aged

Bulk Requirements

Finally, the following table summarizes the bulk requirements of the four different districts. As noted by the Township's 2020 Land Use Plan Element of the Master Plan, while the R-20 and R-20A Districts both require a minimum lot size of twenty thousand square feet, their setback requirements were designed to largely reflect the specific setback conditions of various neighborhoods which were developed during different periods.

In addition, the bulk standards for the R-2 District rely upon Section 200-161J, which in turn establishes separate FAR, improvement coverage, and minimum yard regulations for lots with single-family dwellings in existence as of January 27, 2008. These are identified below.

Table 3: Bulk Standards

	R-20 District	R-20A District	R-30 District	R-2 District
<i>Min. Lot Area (sf)</i>	20,000	20,000	30,000	43,560
<i>Min. Lot Frontage (ft)</i>	---	---	---	85
<i>Min. Lot Width (ft)</i>	100	100	150	175
<i>Min. Lot Depth (ft)</i>	---	---	---	175
<i>Min. Front Yard (ft)</i>	40	30	40	50
<i>Min. Rear Yard (ft)</i>	30	30	30	30
<i>Min. Side Yard (ft)</i>	15	15	30	30
<i>Max. Floor Area Ratio (FAR) (%)</i>	13	13	13	15
<i>Max. Improvement Coverage (%)</i>	20	20	18	20
<i>Max. Building Height (st/ft)</i>	2.5/35	2.5/35	2.5/35	2.5/35

Section 5: Zoning Analysis

The following zoning analysis is offered for Dutch Neck.

Separate analyses and findings are offered for Dutch Neck's residential and nonresidential properties. Accompanying figures are also provided throughout this section which summarize the compliance of the hamlet's existing development pattern to the Township's overarching zoning regulations. For more detailed information, see the tables in Appendix A and B. Mapping is also provided in Appendix C which provides for visualizations of compliance and noncompliance.

Setback and coverage measurements are estimates based upon online mapping resources. Thus, they are not intended to be survey accurate.

Residential Zoning Analysis

As previously noted, the Dutch Neck hamlet is divided into four zoning districts which are discussed separately below.

The R-20 District

Of the forty-three residential properties located in the R-20 District, the greatest degrees of conformance are found in regard to use and rear yard setback requirements. Nearly all (thirty-nine) of the residential properties in this district are developed with a permitted use, while every property therein has a conforming rear yard setback.

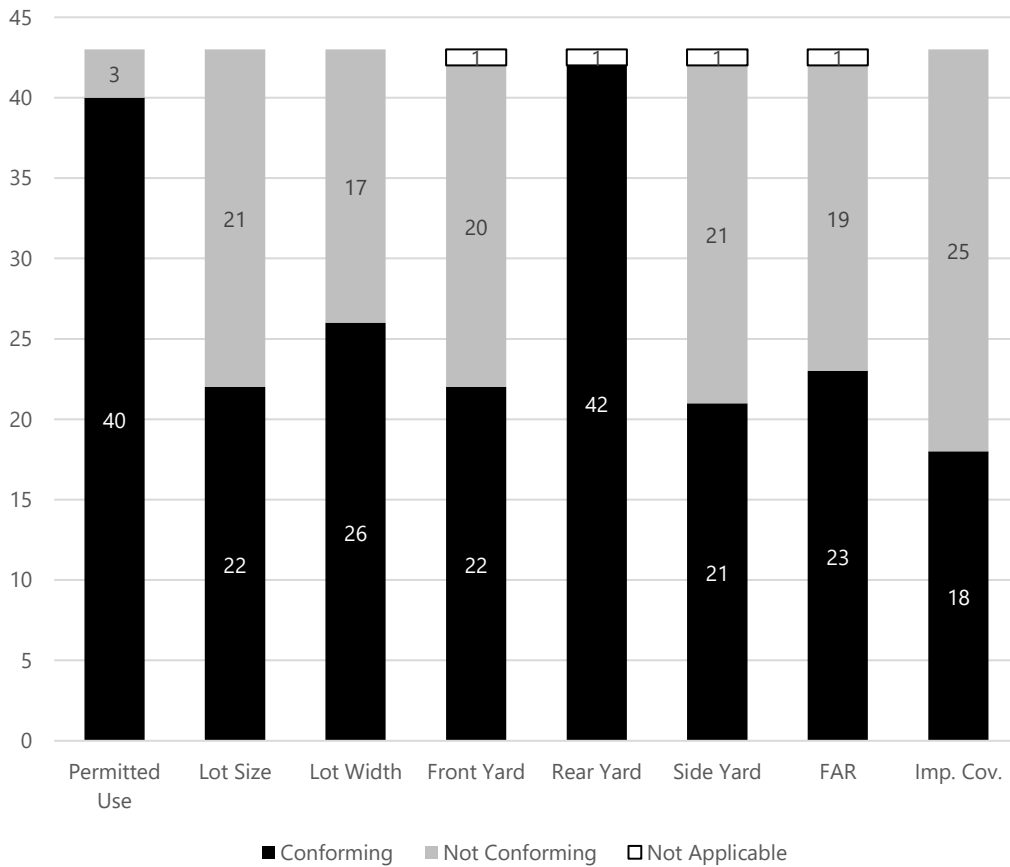
Nevertheless, greater degrees of nonconformity exist in relation to the R-20 District's other requirements. These include the requirements established for minimum lot size, minimum lot width, minimum front yard setback, minimum side yard setback, maximum FAR, and maximum improvement coverage.

The maps contained in Appendix C demonstrate that nonconforming residential lots in the R-20 District are predominantly located in close proximity to the core of Dutch Neck, particularly along the terminus of South Mill Road and Village Road East. This is relatively unsurprising, as these are typically the most historic properties in the hamlet and thus predate zoning regulations.

- ❖ **Minimum Lot Size.** Approximately 48.8% of residential lots were found to have a nonconforming lot size. While the average residential lot size is approximately 20,688 square feet (which is greater than the minimum lot size of 20,000 square feet otherwise required by the R-20 District), residential lot sizes range from 5,001 square feet to 44,213 square feet.
- ❖ **Minimum Lot Width.** Approximately 39.5% of residential lots were found to have a nonconforming lot width. While the average lot width is approximately 109 feet (which is greater than the minimum lot width of 100 feet otherwise required by the R-20 District), lot widths range from approximately 34 feet to 219 feet.

- ❖ **Minimum Front Yard Setback.** Approximately 46.5% of residential lots were found to have a nonconforming front yard setback. While the average front yard setback is approximately 40 feet (which complies to the minimum front yard setback of 40 feet required by the R-20 District), front yard setbacks range from approximately 0 feet to 88 feet.
- ❖ **Minimum Side Yard Setback.** Approximately 48.8% of residential lots were found to have at least one nonconforming side yard setback. While the average side yard setback is approximately 25 feet (which is greater than the minimum side yard setback of 15 feet otherwise required by the R-20 District), side yard setbacks range from approximately 0 feet to 142 feet.
- ❖ **Maximum FAR.** Approximately 44.1% of residential lots were found to have a nonconforming FAR. While the average FAR is approximately 12.9% (which is less than the maximum FAR of 13% otherwise permitted by the R-20 District), FARs range from approximately 4.1% to 43.2%.
- ❖ **Maximum Improvement Coverage.** Approximately 51.1% of residential lots were found to have a nonconforming improvement coverage. The average improvement coverage is approximately 24.4% (which is greater than the maximum improvement coverage of 20% otherwise permitted by the R-20 District). Improvement coverages range from 11.8% to 64.7%.

Figure 9: R-20 Residential Zoning Analysis

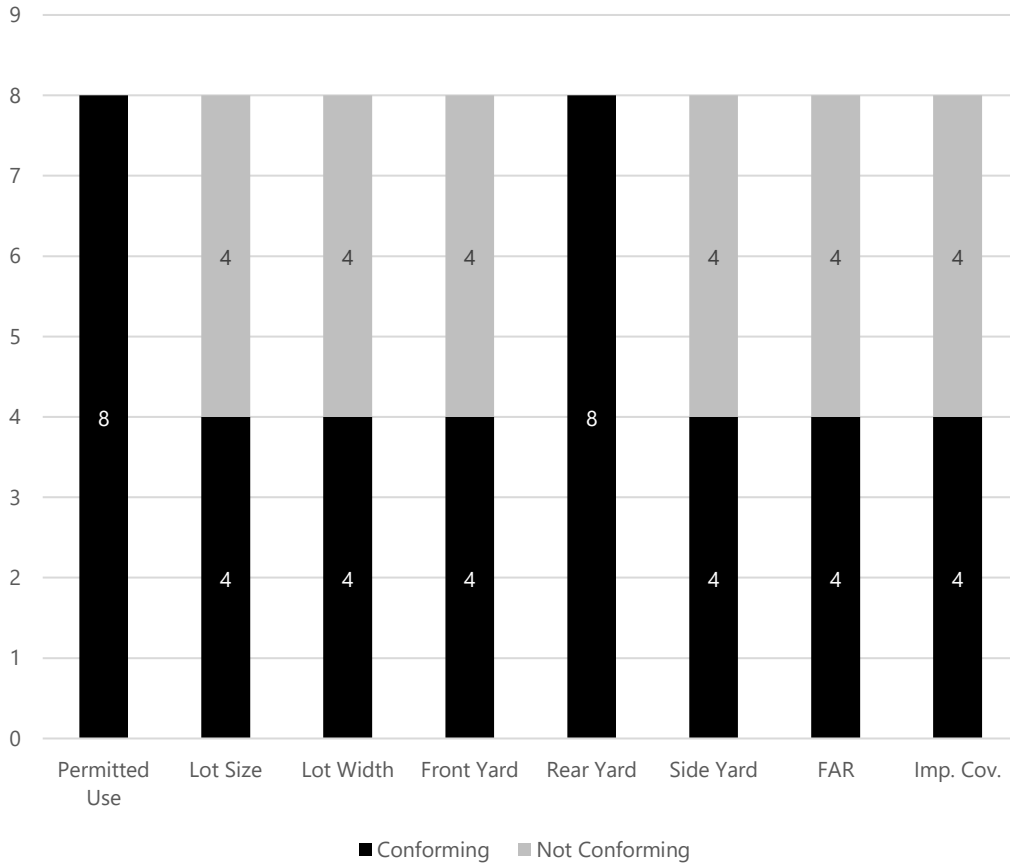


The R-20A District

Each of the eight residential properties located in the R-20A District are developed with a permitted use and each have a conforming rear yard setback. However, residential properties in the R-20A District located along the westerly side of South Mill Road are substantially more nonconforming to the standards of the R-20A District than those located along the easterly side of South Mill Road. Similar to the nonconforming residential properties in the R-20 District, these properties are generally older and predate zoning regulations.

- ❖ **Minimum Lot Size.** One-half (50.0%) of residential lots were found to have a nonconforming lot size. The average lot size is approximately 18,927 square feet (whereas the R-20A District requires a minimum lot size of 20,000 square feet). Lot sizes range from 10,201 square feet to 27,390 square feet.
- ❖ **Minimum Lot Width.** One-half (50.0%) of residential lots were found to have a nonconforming lot width. The average lot width is approximately 88 feet (whereas the R-20A District requires a minimum lot width of 100 feet). Lot widths range from 60 feet to 110 feet.
- ❖ **Minimum Front Yard Setback.** One-half (50.0%) of residential lots were found to have a nonconforming front yard setback. While the average front yard setback is approximately 48 feet (which exceeds the minimum front yard setback requirement of 40 feet otherwise established by the R-20A District), front yard setbacks range from approximately 16 feet to 80 feet.
- ❖ **Minimum Side Yard Setback.** One-half (50.0%) of residential lots were found to have at least one nonconforming side yard setback. While the average side yard setback is approximately 20 feet (which exceeds the minimum side yard setback requirement of 15 feet otherwise established by the R-20A District), side yard setbacks range from approximately 2 feet to 42 feet.
- ❖ **Maximum FAR.** One-half (50.0%) of residential lots were found to have a nonconforming FAR. While the average FAR is approximately 11.7% (which is less than the maximum FAR requirement of 13% otherwise permitted by the R-20 District), FARs range from approximately 4.5% to 19.1%.
- ❖ **Maximum Improvement Coverage.** One-half (50.0%) of residential lots were found to have a nonconforming improvement coverage. The average improvement coverage is approximately 20.7% (whereas the R-20A District permits a maximum improvement coverage of 20%). Improvement coverages range from approximately 12.6% to 33.7%.

Table 4: R-20A Zoning Analysis



The R-30 District

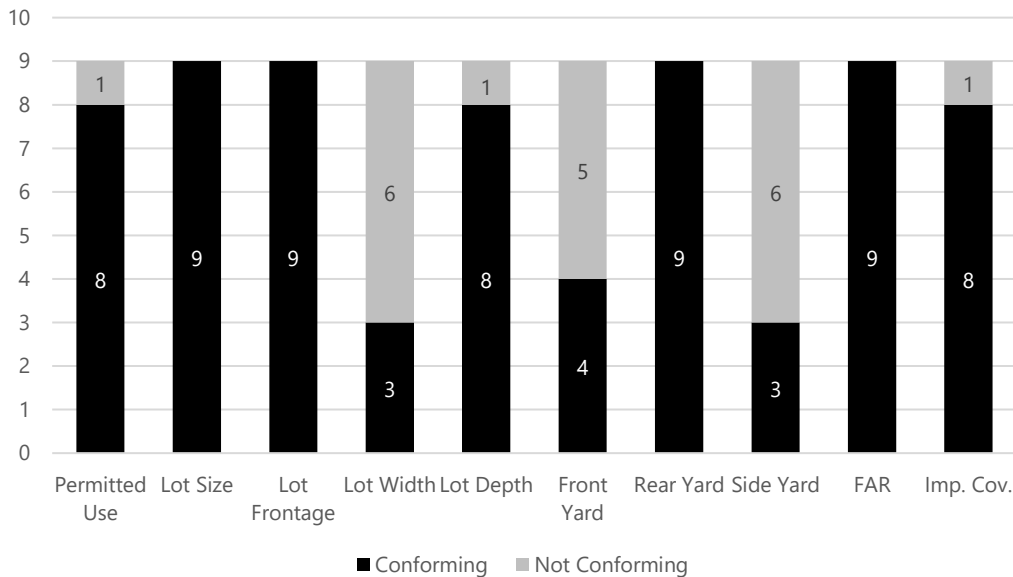
Only one residential property in the Dutch Neck study area is located the R-30 District. This property is presently developed with a two-family dwelling which is a preexisting nonconforming use not permitted by the R-30 District. The dwelling also has a nonconforming front yard setback of 29 feet, whereas the R-30 District requires a minimum front yard setback of 40 feet.

The R-2 District

Each residential property located in the R-2 District was found to have a conforming lot size, lot frontage, rear yard, and FAR. Greater degrees of nonconformity were found in use, lot depth, lot width, front yards, side yard, and improvement coverages. The following is noted:

- ❖ **Permitted Use.** One residential property (11.1%) contains an accessory apartment which is not permitted by the R-2 District.
- ❖ **Minimum Lot Width.** Two-thirds (66.6%) of residential lots were found to have a nonconforming lot width. The average lot width is approximately 149 feet (whereas the R-2 District requires a minimum lot width of 175 feet). Lot widths range from 90 feet to 230 feet.
- ❖ **Minimum Lot Depth.** One residential property (11.1%) was found to have a nonconforming lot depth.
- ❖ **Minimum Front Yard Setback.** Slightly more than one-half (55.5%) of residential lots were found to have a nonconforming front yard setback. While the average front yard setback is approximately 50 feet (which complies with the front yard setback requirement of 50 feet established by the R-2 District), front yard setbacks range from approximately 35 feet to 71 feet.
- ❖ **Minimum Side Yard.** Two-thirds (66.6%) of residential lots were found to have at least one nonconforming side yard setback. While the average side yard setback is approximately 40 feet (which exceeds the minimum side yard setback of 30 feet otherwise required by the R-2 District), side yard setbacks range from 8 feet to 104 feet.
- ❖ **Maximum Improvement Coverage.** One residential property (11.1%) was found to have a nonconforming improvement coverage.

Table 5: R-2 Zoning Analysis



Nonresidential Zoning Analysis

As previously noted, the Dutch Neck area contains a variety of nonresidential uses, including houses of worship, educational facilities, and public and semi-public facilities. These are discussed below.

Houses of Worship

Four properties in Dutch Neck are owned by houses of worship. All four properties are located in the R-2 District which establishes the same conditional uses as the RR/C District. In turn, the RR/C District identifies houses of worship as a conditional use.

In general, these properties comply with the conditional use standards set forth for houses of worship. However, the following is noted:

- ❖ **Front Yard Setback.** For houses of worship, section 200-156B.(2)(b) of the Township's zoning regulations establishes that "no building or part thereof or any parking or loading area shall be located nearer than fifty feet to any street line or lot line." The Dutch Neck Presbyterian Church has a front yard setback of approximately 0 feet from South Mill Road and approximately 48 feet from Village Road West. Furthermore, while the Dutch Neck Presbyterian Church CEB is setback nearly 180 feet from South Mill Road, its parking area has an approximately 0 foot setback from South Mill Road.

Thus, neither the Dutch Neck Presbyterian Church nor the Dutch Neck Presbyterian comply with this conditional requirement.

- ❖ **Minimum Lot Area.** Section 200-156B.(2)(d) further identifies that "the minimum lot area for a house of worship shall be 3 1/3 acres." The Dutch Neck Presbyterian Church is situated on a property with an area of approximately 1.9 acres. Thus, it does not meet this conditional requirement.

Educational Facilities

Two educational facilities are located in Dutch Neck: Dutch Neck School and the Board of Education Transportation Building (Dutch Neck Chapel). Dutch Neck School is located in the R-2 District while the Board of Education Transportation Building is located in the R-20 District. Nevertheless, both districts establish public and private elementary, junior, and senior high schools as conditional uses subject to the similar conditions set forth for houses of worship.

In general, these properties generally comply with the conditional use standards set forth for educational facilities. However, neither Dutch Neck School nor the Board of Education Transportation Building comply with section 200-156B.(2)(b) of the Township's zoning regulations which establishes that "no building or part thereof or any parking or loading area shall be located nearer than fifty feet to any street line or lot line." The parking area of Dutch Neck School is setback approximately 11 feet from Village Road East, while the Board of Education Transportation Building has a front yard setback of approximately 18 feet.

Public and Semi-Public Facilities

Two public/semi-public facilities are located in Dutch Neck: the West Windsor Volunteer Fire House and Dutch Neck Veterans Park. The following is noted:

- ❖ **The West Windsor Volunteer Fire House.** The West Windsor Volunteer Fire House is located in both the R-20A District and the R-2 District. Both zoning districts establish "building structures and uses owned and operated by the Township of West Windsor" as a permitted use. While the West Windsor Volunteer Fire House is technically owned by the West Windsor Volunteer Fire Company, a planning review memorandum for an application filed in 2008 identified the use as permitted.

Overall, the West Windsor Volunteer Fire House complies to the zoning standards of both the R-20A District and the R-2 District. Nevertheless, the property does have three nonconforming conditions. These include: a side yard setback of 19 feet (whereas the R-2 District establishes a side yard setback requirement of 30 feet); a maximum improvement coverage of approximately 30.8% (whereas both the R-20A District and the R-2 District establish a maximum improvement coverage of 20%); and a height of 37 feet (whereas both the R-20A District and the R-2 District establish a maximum linear height dimension of 35 feet).

- ❖ **Dutch Neck Veterans Park.** Dutch Neck Veterans Park, which is comprised of three separate lots, is located entirely in the R-20 District which establishes "building structures and uses owned and operated by the Township of West Windsor" as a permitted use. Nevertheless, none of the lots which comprise Dutch Neck Park have a conforming lot size nor a conforming lot width.

Section 6: Zoning Recommendations

Based upon the analysis provided in Section 5 of this report, the following zoning recommendations are offered. These are discussed in greater detail hereafter.

Proposed R-30A District Rezoning

- Rezone Block 21.23 Lot 1 (ID #25) and Block 21.18 Lot 45 (ID #26) from the R-2 District to the R-30A District.

Proposed R-2B District (Proposed New Zoning District)

- Rezone 17.17 Lot 20 (ID #23), Lot 21 (ID #22), Lot 22 (ID #20), Lot 34 (ID #21) and Lot 46 (ID #24) as well as Block 21.07 Lot 73 (ID #27) from the R-2 District to a new R-2B District.
- Maintain the R-2 District requirements already established for minimum lot area, minimum lot frontage, minimum lot width, minimum rear yard, maximum FAR, maximum improvement coverage, and maximum building height.
- Reduce the front yard setback requirement from 50 feet to approximately 30 feet.
- Reduce the side yard setback from 30 feet to approximately 15 feet.
- Permit accessory dwelling units (ADUs).

Proposed Dutch Neck Hamlet District (Proposed New Zoning District)

- Establish a new Dutch Neck Hamlet District for the core of Dutch Neck, to include ID #9, #10, #11, #12, #13, #14, #15, #16, #17, #18, #19, #32, #33, #34, #35, #36, #37, #38, #39, #40, #41, #42, #44, #45, #46, #47, #48, #49, #50, #51, #52, #53, #54, #55, #56, #57, #58, and #59.
- Develop bulk standards which more accurately reflect the existing redevelopment development pattern of the area.
- Allow for a greater permitted maximum FAR and improvement coverage for existing dwellings.
- Establish pre-existing two-family dwellings as a permitted use.
- Develop design standards to reflect the historic nature of the area.
- Establish houses of worship as a permitted use.
- Establish public and private schools and facilities owned by the West Windsor-Plainsboro Board of Education as a permitted use.
- Establish public and semi-public service facilities as a permitted use.
- Encourage additional buffering at the Board of Education Transportation Building.
- Establish a small-lot cluster development as an alternative use for Windsor Chapel.

Summary of Recommendations

- Rezone Block 24 Lot 85 (ID #43) from the R-2 District to the R-30 District.

R-30A District Rezoning



Two properties located near the northerly extent of Dutch Neck are both located in the Hunters Run neighborhood. These properties are identified in the following table.

Table 6: Proposed R-30A Rezoning

ID	Block	Lot	Address	Zone	Use
25	21.23	1	1 Country Squire Lane	R-2	Residential: Single Family
26	21.18	45	2 Country Squire Lane	R-2	Residential: Single Family

While the remainder of the Hunters Run neighborhood is located in the R-20A District and, to a lesser extent, the R-30A District, these two properties are nevertheless located in the R-2 District. Therefore, in order to encourage a more uniform and continuous zoning design in the area, it is recommended that both Block 21.23 Lot 1 and Block 21.18 Lot 45 be rezoned from the R-2 District to the R-30A District.

No additional recommendations are offered at this time for the use or bulk requirements of the R-30A District.

Summary of Recommendations

- Rezone Block 21.23 Lot 1 (ID #25) and Block 21.18 Lot 45 (ID #26) from the R-2 District to the R-30A District.
- No use recommendations are proposed.
- No bulk recommendations are proposed.

R-2B District (Proposed New Zoning District)



Six properties located along the northerly extent of South Mill Road in Dutch Neck are presently located in the R-2 District. These properties are identified in the following table:

Table 7: Proposed R-2B District (New)

ID	Block	Lot	Address	Zone	Use
20	17.17	22	138 South Mill Road	R-2	Residential: Single Family
21	17.17	34	136 South Mill Road	R-2	Residential: Single Family
22	17.17	21	134 South Mill Road	R-2	Residential: Single Family
23	17.17	20	132 South Mill Road	R-2	Residential: Single Family
24	17.17	46	128 South Mill Road	R-2	Residential: Single Family
27	21.07	73	131 South Mill Road	R-2	Residential: Single Family/apartment

Several of these properties – specifically, those along the westerly side of South Mill Road – are presently nonconforming to the R-2 District’s requirements for lot width, front yard setback, and side yard setback. Furthermore, Block 21.07 Lot 73 (ID #27) presently contains an accessory apartment which is not otherwise permitted by the R-2 District.

Therefore, it is recommended that these properties be placed in a new R-2B Residence District. It is envisioned that this district would largely establish the same bulk standards of the R-2 District, with the exceptions of a reduced front yard setback requirement (approximately 30 feet, as opposed to 50 feet otherwise required by the R-2 District) and a reduced side yard setback requirement (approximately 15 feet, as opposed to 30 feet otherwise required by the R-2 District).

The following table summarizes the draft standards of the R-2B District. These are predominantly based on the averages (both mean and median) observed for residential properties in this area.

Table 8: Proposed R-2B District Standards

	Proposed Standards	Existing Mean	Existing Median
Min. Lot Area (sf)	43,560	73,179	74,133
Min. Lot Frontage (ft)	85	143	137
Min. Lot Width (ft)	175	143	137
Min. Lot Depth (ft)	175	546	583
Min. Front Yard (ft)	30	53	50
Min. Rear Yard (ft)	30	95	83
Min. Side Yard (ft)	15	42	38
Max. Floor Area Ratio (%) ¹	15	4.8	15.0
Max. Improvement Coverage (%) ²	20	12.0	11.6
Max. Building Height (st/ft)	2.5/35	---	---

Furthermore, in consideration of both the historic nature of several of these properties as well as their excessive lot depths, it is recommended that this district permit accessory dwelling units (ADUs). As defined by the American Planning Association (APA), an ADU is "a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e. detached) single-family homes."⁶

ADUs are also commonly referred to as accessory apartments, secondary suites, granny flats, and mother-daughters. An ADU may be located in a converted portion of an existing dwelling (i.e., an internal ADU), in an addition to a new or existing home (i.e., an attached ADU), or in a new stand-alone accessory structure or otherwise in a converted portion of an existing stand-alone accessory structure (i.e. a detached ADU).

For the R-2B District, it is recommended that ADUs be designed and incorporated in such a way as to reflect the historic nature of the hamlet. It is further recommended that ADUs be restricted to family members only by way of deed restriction.

Summary of Recommendations

- Rezone 17.17 Lot 20 (ID #23), Lot 21 (ID #22), Lot 22 (ID #20), Lot 34 (ID #21) and Lot 46 (ID #24) as well as Block 21.07 Lot 73 (ID #27) from the R-2 District to a new R-2B District.
- Maintain the R-2 District requirements already established for minimum lot area, minimum lot frontage, minimum lot width, minimum rear yard, maximum FAR, maximum improvement coverage, and maximum building height.
- Reduce the front yard setback requirement from fifty feet to approximately thirty feet.
- Reduce the side yard setback from thirty feet to approximately fifteen feet.
- Permit accessory dwelling units (ADUs).

⁶ <https://www.planning.org/knowledgebase/accessorydwellings/>

New Dutch Neck Hamlet Zoning District (Proposed New Zoning District)



As previously noted, the historic nature of Dutch Neck becomes most apparent upon reaching its core, which is centered at the intersections of South Mill Road, Village Road West, and Village Road East. It is also within this area where a number of nonconforming properties exist, including several residential properties which do not conform to the various requirements of the R-20 District, R-20A District, and the R-30 District.

Furthermore, this area also contains the hamlet’s nonresidential uses. These include the Dutch Neck Presbyterian Church, the Dutch Neck Presbyterian Church Christian Education Building, the Dutch Neck Presbyterian Church cemetery, Windsor chapel, Dutch Neck School, the Board of Education Transportation Building (Dutch Neck Chapel), the West Windsor Fire House, and Dutch Neck Veteran’s Park.

Table 9: Proposed Dutch Neck Hamlet District

ID	Block	Lot	Address	Zone	Use
9	17.17	19	516 Village Road West	R-20	Residential: Single Family
10	17.17	29	514 Village Road West	R-20	Residential: Single Family
11	17.17	27	510 Village Road West	R-20	Residential: Single Family
12	17.17	38	508 Village Road West	R-20	Residential: Single Family
13	17.17	26	158 South Mill Road	R-2	House of Worship
14	17.17	25	Mill Road	R-2	House of Worship
15	17.17	18	Village Road	R-2	House of Worship
16	17.17	32	150 South Mill Road	R-20A	Residential: Single Family
17	17.17	30	146 South Mill Road	R-20A	Residential: Single Family
18	17.17	24	142 South Mill Road	R-20A	Residential: Single Family
19	17.17	23	140 South Mill Road	R-20A	Residential: Single Family
32	21.07	36.01	153 South Mill Road	R-20A/R-2	Public
33	21.07	29	420 Village Road East	R-20	Residential: Single Family
34	21.07	28	418 Village Road East	R-20	Residential: Single Family
35	21.07	27	416 Village Road East	R-20	Residential: Single Family
36	21.07	26	414 Village Road East	R-20	Residential: Two Family
37	21.07	63	412A Village Road East	R-20	Residential: Single Family
38	21.07	25	412 Village Road East	R-20	Residential: Single Family
39	21.07	32	410 Village Road East	R-20	Residential: Single Family
40	21.07	37	408 Village Road East	R-20	Residential: Single Family
41	21.07	38	406 Village Road East	R-20	Residential: Single Family
42	21.07	39	392 Village Road East	R-2	Public School

ID	Block	Lot	Address	Zone	Use
44	24	1	401 Village Road East	R-2	House of Worship
45	24	29	407 Village Road East	R-20	Residential: Single Family
46	24	4	409 Village Road East	R-20	Residential: Single Family
47	24	5	411 Village Road East	R-20	Residential: Single Family
48	24	33	413 Village Road East	R-20	Residential: Single Family
49	24	6.01	415 Village Road East	R-20	Residential: Two Family
50	24	7	419 Village Road East	R-20	Residential: Single Family
51	24	32.01	209 South Mill Road	R-20	Residential: Single Family
52	24	7.05	211 South Mill Road	R-20	Residential: Single Family
53	24	55	216-218 South Mill Road	R-30	Residential: Two Family
54	24	7.02	212-214 South Mill Road	R-20	Residential: Two Family
55	24	26	210 South Mill Road	R-20	Residential: Single Family
56	24	25	South Mill Road	R-20	Public
57	24	8	501 Village Road West	R-20	Public
58	24	9	Village Road	R-20	Public
59	24	10	505 Village Road West	R-20	Public School Property

Therefore, in consideration of the unique and historical nature of this area, it is recommended that these properties be placed in a new Dutch Neck Hamlet District. It is envisioned that the residential bulk standards of this district would more closely align to the area's existing residential development pattern. Accordingly, the following draft standards are proposed. These are predominantly based on the averages (both mean and median) observed for residential properties in this area.

Table 10: Proposed Dutch Neck Hamlet District Standards

	Proposed Standards	Existing Mean	Existing Median
Min. Lot Area (sf)	12,000	16,421	11,900
Min. Lot Width (ft)	75	99	74
Min. Front Yard (ft)	20	25	20
Min. Rear Yard (ft)	30	95	83
Min. Side Yard (ft)	10	15	23
Max. Floor Area Ratio (%) ¹	20	16.3	15.0
Max. Improvement Coverage (%) ²	30	29.6	26.3
Max. Building Height (st/ft)	2.5/35	---	---

¹ For dwellings which exist as of the date of the enactment of this ordinance; for new dwellings, 13%

² For dwellings which exist as of the date of the enactment of a new ordinance; for new dwellings, 20%

In order to allow for greater design flexibility while also encouraging property owners to retain their existing historic dwellings, it is recommended that a maximum FAR and improvement coverage of 20% and 30% be established for existing dwellings, respectively. For new dwellings, a maximum FAR of 13% and 20% is recommended.

It is also recommended that the Dutch Neck Hamlet District establish preexisting two-family dwellings as a permitted use. Design standards should also be considered to ensure that any future improvements or development are reflective of the historic nature of the hamlet.

In regard to the area's nonresidential uses, it is recommended that houses of worship, public and private schools, and facilities owned and operated by the West Windsor-Plainsboro Board of Education be identified as permitted uses rather than as conditional uses. It is further recommended that public and semi-public services facilities inclusive of firehouses also be identified as a permitted use. For reference, public or semi-public facility is one which provides basic health and safety services to the general public. Examples of public or semi-public facilities include, but are not limited to, police stations, fire stations, public health facilities, and emergency operation centers.

Furthermore, the following specific recommendations are offered:

- ❖ **Board of Education Transportation Building.** As previously noted, the former Dutch Neck Chapel (which dates back to 1882) has been owned and operated by the West Windsor-Plainsboro Regional School District Board of Education since 1987. While this represents a productive adaptive reutilization of a historic building, it is nevertheless recommended that additional buffering be provided at this site in order to mitigate any potential negative impacts on adjoining residential properties.
- ❖ **Windsor Chapel.** Unlike the Dutch Neck Presbyterian Church and the Dutch Neck Presbyterian Church CEB, a significant portion of the Windsor Chapel property consists of undeveloped land which is therefore more susceptible to potential future development applications. Thus, it is recommended that the Township consider alternative development options for this property. Specifically, the Township should consider permitting an open space cluster development on this site. In order to encourage smaller home sizes to meet the varied income and age levels of the community, it is recommended that a maximum lot size of 7,500 square feet be established with a maximum FAR of approximately 20%.

Summary of Recommendations

- Establish a new Dutch Neck Hamlet District for the core of Dutch Neck, to include ID #9, #10, #11, #12, #13, #14, #15, #16, #17, #18, #19, #32, #33, #34, #35, #36, #37, #38, #39, #40, #41, #42, #44, #45, #46, #47, #48, #49, #50, #51, #52, #53, #54, #55, #56, #57, #58, and #59.
- Develop bulk standards which more accurately reflect the existing redevelopment development pattern of the area.
- Allow for a greater permitted maximum FAR and improvement coverage for existing dwellings
- Establish pre-existing two-family dwellings as a permitted use.
- Establish houses of worship as a permitted use.
- Establish public and private schools and facilities owned by the West Windsor-Plainsboro Board of Education as a permitted use.
- Establish public and semi-public service facilities as a permitted use.
- Encourage additional buffering at the Board of Education Transportation Building.
- Establish a small-lot cluster development as an alternative use for Windsor Chapel.

R-30 District Rezoning



A single property located to the east of Windsor Chapel is located in the Dutch Neck Estates neighborhood. This property is identified in the following table.

Table 11: Proposed R-30 Rezoning

ID	Block	Lot	Address	Zone	Use
25	21.23	1	1 Country Squire Lane	R-2	Residential: Single Family

While the remainder of the Dutch Neck Estates neighborhood is located in the R-30 District, this property is nevertheless located in the R-2 District. Therefore, in order to encourage a more uniform and continuous zoning design in the area, it is recommended that Block 24 Lot 85 be rezoned from the R-2 District to the R-30 District.

No additional recommendations are offered at this time for the use or bulk requirements of the R-30 District.

Summary of Recommendations

- Rezone Block 24 Lot 85 (ID #43) from the R-2 District to the R-30 District.
- No use recommendations are proposed.
- No bulk recommendations are proposed.

Appendices

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Appendix A: Residential Zoning Analysis Tables

Table 12: R-20 Residential Zoning Analysis

Map ID	Use	Lot Size	Lot Width	Front Yard	Rear Yard	Side Yard	FAR	Imp. Cov.
<i>Required</i>	<i>SF</i>	<i>20,000</i>	<i>100</i>	<i>40</i>	<i>30</i>	<i>15</i>	<i>13</i>	<i>20</i>
1	SF	27,443	125	50	115	30	7.9%	19.2%
2	SF	30,056	138	49	105	25	6.6%	25.9%
3	SF	30,056	138	48	103	17	6.9%	21.8%
4	SF	13,068	60	20	150	11	17.0%	29.6%
5	SF	44,213	218	52	101	39	6.0%	11.9%
6	SF	24,969	110	71	85	25	10.0%	16.7%
7	Pool	22,699	100	n/a	n/a	n/a	n/a	7.5%
8	SF	32,670	150	81	75	25	6.7%	24.8%
9	SF	23,566	92	21	155	13	5.4%	18.4%
10	SF	10,454	66	29	83	0	15.0%	22.2%
11	SF	33,062	219	25	80	54	6.4%	12.2%
12	SF	8,250	50	27	93	2	13.4%	28.5%
33	SF	276	166	0	75	0	26.9%	64.7%
34	SF	10,019	60	10	77	12	20.2%	48.1%
35	SF	7,841	45	13	193	5	18.1%	19.6%
36	2F	7,405	67	16	41	10	37.7%	43.7%
37	SF	12,197	86	43	63	8	15.5%	20.0%
38	SF	11,761	60	28	66	2	14.8%	33.9%
39	SF	12,550	49	27	115	3	11.0%	27.7%
40	SF	30,492	161	48	85	27	9.7%	21.8%
41	SF	36,590	178	88	96	28	4.1%	17.5%
45	SF	16,988	196	20	43	28	13.2%	23.0%
46	SF	18,295	163	20	57	43	16.4%	36.8%
47	SF	8,712	34	18	99	8	20.9%	33.3%
48	SF	22,651	106	20	150	15	13.7%	23.3%
49	2F	22,477	133	18	201	32	13.3%	23.1%
50	SF	21,863	136	23	108	9	9.1%	20.2%
51	SF	9,583	74	59	32	10	21.8%	25.4%
52	SF	8,760	72	52	50	12	16.3%	30.0%
54	2F	5,602	57	0	60	6	43.3%	36.3%
55	SF	5,001	50	0	83	10	19.2%	35.8%
60	SF	20,473	77	69	202	12	8.8%	24.5%
61	SF	34,412	110	69	193	24	8.3%	17.6%
62	SF	27,007	57	68	201	17	4.7%	18.0%
63	SF	19,998	100	55	87	10	14.4%	29.7%
64	SF	19,998	100	60	71	18	11.4%	17.6%
65	SF	19,998	100	69	90	16	4.3%	12.1%
66	SF	19,998	100	26	65	22	6.2%	12.9%
67	SF	43,198	200	40	64	64	7.6%	19.6%
68	SF	21,601	100	70	82	5	7.1%	19.4%
69	SF	32,182	149	83	82	33	7.3%	16.3%
70	SF	26,998	125	63	83	10	9.3%	19.7%
71	SF	26,136	126	44	90	20	5.5%	20.7%
	Average	20,688	109	40	98	25	12.9	24.4
	Minimum	5,001	34	0	32	0	4.1	7.5
	Maximum	44,213	219	88	202	142	43.2	64.7

Table 13: R-20A Residential Zoning Analysis

Map ID	Use	Lot Size	Lot Width	Front Yard	Rear Yard	Side Yard	FAR	Imp. Cov.
Required	SF	20,000	100	30	30	15	13	20
16	SF	11,900	70	18	90	12	18.7	28.8
17	SF	13,599	80	16	82	15	15.0	26.2
18	SF	11,900	70	20	64	8	19.1	33.7
19	SF	10,201	60	20	85	2	16.5	20.3
28	SF	26,619	110	73	118	20	6.8	12.6
29	SF	27,390	110	80	127	15	7.0	15.4
30	SF	24,898	100	77	105	15	4.5	15.5
31	SF	24,903	100	77	116	10	6.0	13.3
Average		18,927	88	48	95	20	11.7	20.7
Minimum		10,201	60	16	64	2	4.5	12.6
Maximum		27,390	110	80	127	42	19.1	33.7

Table 14: R-30 Residential Zoning Analysis

Map ID	Use	Lot Size	Lot Width	Front Yard	Rear Yard	Side Yard	FAR	Imp. Cov.
Required	SF	30,000	100	40	30	30	13	18
52	2F	32,670	165	29	60	120	8.8	14.4

Table 15: R-2 Residential Zoning Analysis

Map ID	Use	Lot Size	Lot Frontage	Lot Width	Lot Depth	Front Yard	Rear Yard	Side Yard	FAR	Imp. Cov.
Required	SF	43,560	85	175	175	50	30	30	15	17
20	SF	55,168	90	90	589	42	496	10	4.6	10.9
21	SF	73,559	120	120	613	43	470	26	3.7	9.8
22	SF	63,140	103	103	613	46	475	8	4.9	12.2
23	SF	86,248	162	162	582	53	459	32	2.4	5.9
24	SF	86,248	154	154	584	71	404	21	6.4	18.0
25	SF	55,756	195	195	200	60	165	8	5.7	9.6
26	SF	43,560	190	190	194	35	170	45	7.1	12.0
27	SF/A	74,705	230	230	328	62	211	71	6.3	14.8
Average		67,298.5	155.5	155.5	459.0	51.5	356.2	39.5	5.1	11.6
Minimum		43,560.0	90.0	90.0	194.0	35.0	165.0	8.0	2.4	5.9
Maximum		86,248.8	230.0	230.0	613.0	71.0	496.0	104.0	7.1	18.0

Appendix B: Nonresidential Zoning Analysis Tables

Table 16: Houses of Worship Zoning Analysis

Requirements	Dutch Neck Presbyterian Church	Dutch Neck Presbyterian Church – CEB	Block 17.17 Lot 18 Cemetery	Windsor Chapel
<i>The location of access driveways, landscaping and site plan design are compatible with the neighborhood in which it is to be located.</i>	Conforming	Conforming	Not applicable	Conforming
<i>No building or part thereof or any parking or loading area shall be located nearer than 50 feet to any street line or lot line</i>	Not conforming: 0 feet	Not conforming: 0 feet	Not applicable	Conforming: 67 feet
<i>A parish house, rectory, or parsonage shall conform to the requirements for a single-family dwelling.</i>	Not applicable	Not applicable	Not applicable	Complies
<i>The minimum lot area shall be 3 1/3 acres</i>	Not conforming: 1.9 acres	Conforming: 5.0 acres	Conforming: 3.4 acres	Conforming: 7.0 acres
<i>The maximum FAR for any such use shall be 13%</i>	Conforming: 4.3%	Conforming: 4.6%	Not Applicable	Conforming: 4.0%
<i>The maximum improvement coverage (MIC) for any such use shall be 40%</i>	Conforming: 4.3%	Conforming: 30.5%	Not applicable	Conforming: 15.9%
<i>A child-care center shall be considered an accessory and may be combined with this conditional use; however, the combined FAR and MIC of this conditional use and any child care shall not exceed the limits set above. In addition, any child-care use shall meet the requirements provided in Subsection B(9)</i>	Not applicable	Not applicable	Not applicable	Conforming

Table 17: Educational Facilities

Requirements	Dutch Neck School	Board of Education Building (Dutch Neck Chapel)
The location of access driveways, landscaping and site plan design are compatible with the neighborhood in which it is to be located.	Conforming	Conforming
No building or part thereof or any parking or loading area shall be located nearer than 50 feet to any street line or lot line	Not conforming: 0 feet	Not conforming: 0 feet
Minimum lot sizes as established by the New Jersey State Department of Education for school facilities.	Conforming	Conforming

Table 18: West Windsor Volunteer Fire House

Requirements	R-20A District	R-2 District	Existing Conditions
Min. Lot Area (sf)	20,000	43,560	172,933.2
Min. Lot Frontage (ft)	---	85	187.4
Min. Lot Width (ft)	100	175	187.4
Min. Lot Depth (ft)	---	175	552.0
Min. Front Yard (ft)	30	50	73.0
Min. Rear Yard (ft)	30	30	340.0
Min. Side Yard (ft)	15	30	19.0
Max. Floor Area Ratio (%)	13	15	7.7
Max. Improvement Coverage (%)	20	20	30.8
Max. building height (st/ft)	2.5/35	2.5/35	> 2.5/37

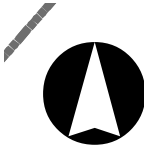
Table 19: West Windsor Volunteer Fire House

Requirements	R-20 District	ID 55	ID 56	ID 57
Min. Lot Area (sf)	20,000	5,000.6	5,998.2	5,749.9
Min. Lot Width (ft)	100	No	40.0	25.0
Min. Front Yard (ft)	40	---	---	---
Min. Rear Yard (ft)	30	---	---	---
Min. Side Yard (ft)	15	---	---	---
Max. Floor Area Ratio (%)	13	---	---	---
Max. Improvement Coverage (%)	20	---	---	---
Max. building height (st/ft)	2.5/35	---	---	---

Appendix C: Mapping

- Map 1 Location Map
- Map 2 Aerial Map
- Map 3 Year Constructed
- Map 4 Zoning Map
- Map 5 Use Analysis
- Map 6 Lot Size Analysis
- Map 7 Lot Frontage Analysis
- Map 8 Lot Width Analysis
- Map 9 Lot Depth Analysis
- Map 10 Front Yard Setback Analysis
- Map 11 Rear Yard Setback Analysis
- Map 12 Side Yard Setback Analysis
- Map 13 FAR Analysis
- Map 14 Improvement Coverage Analysis
- Map 15 Proposed Rezoning Map

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Municipality of Princeton

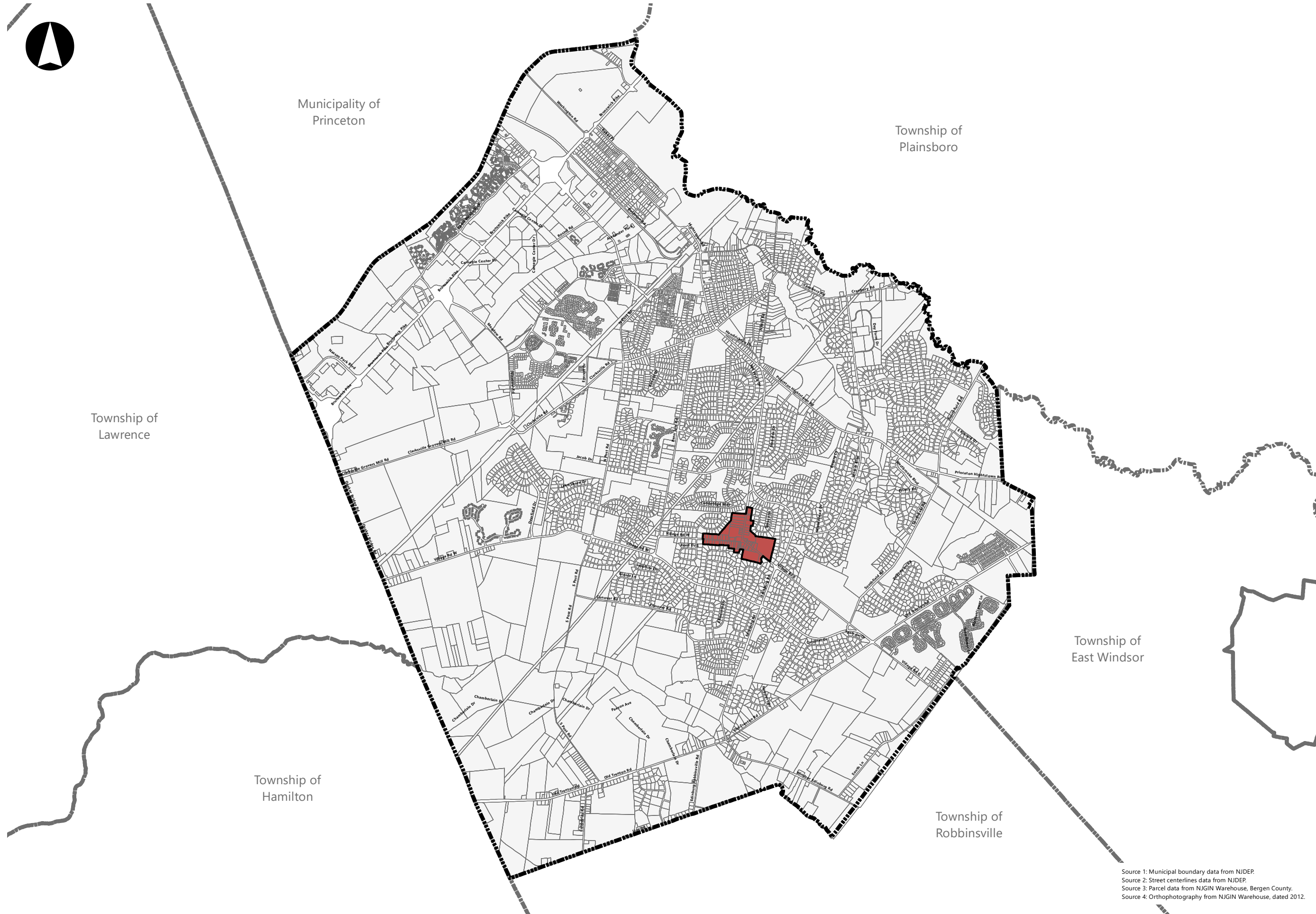
Township of Plainsboro

Township of Lawrence

Township of East Windsor

Township of Hamilton

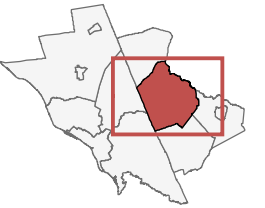
Township of Robbinsville



Project Title:

Dutch Neck Study

Township of West Windsor
Mercer County, New Jersey



Legend

- Municipal Boundary
- Parcels
- Dutch Neck Study Area

Rev	Description	Date	Dwn	Ckd

Dwg. Title

Map 1: Location Map

Graphic Scale



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aerial

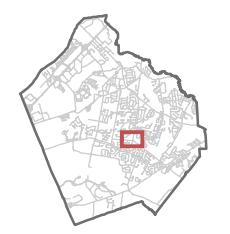
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Source 2: Street centerlines data from NJDEP.
Source 3: Parcel data from NJGIN Warehouse, Bergen County.
Source 4: Orthophotography from NJGIN Warehouse, dated 2012.



Source 1: Municipal boundary data from NJDEP.
 Source 2: Street data from NJOGIS.
 Source 3: Parcel data from Township of West Windsor.
 Source 4: Orthophotography from NJOGIS, dated 2020.

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 Township of West Windsor
 Mercer County, New Jersey



- Legend**
- Parcels
 - Dutch Neck Parcels

Rev	Description	Date	Dwn	Ckd

Dwg. Title:
Map 2: Aerial Map



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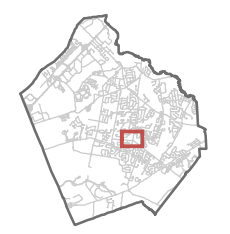
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 Date 05.05.23
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Year Built

1765 - 1775	1851 - 1875	1951 - 1971
1776 - 1800	1876 - 1900	1972 - 2000
1801 - 1825	1901 - 1925	2001 - 2025
1826 - 1850	1926 - 1950	

Dutch Neck Study
 Township of West Windsor
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Legend
 [Dashed line] Parcels
 [Solid line] Dutch Neck Parcels

Rev	Description	Date	Dwn	Ckd

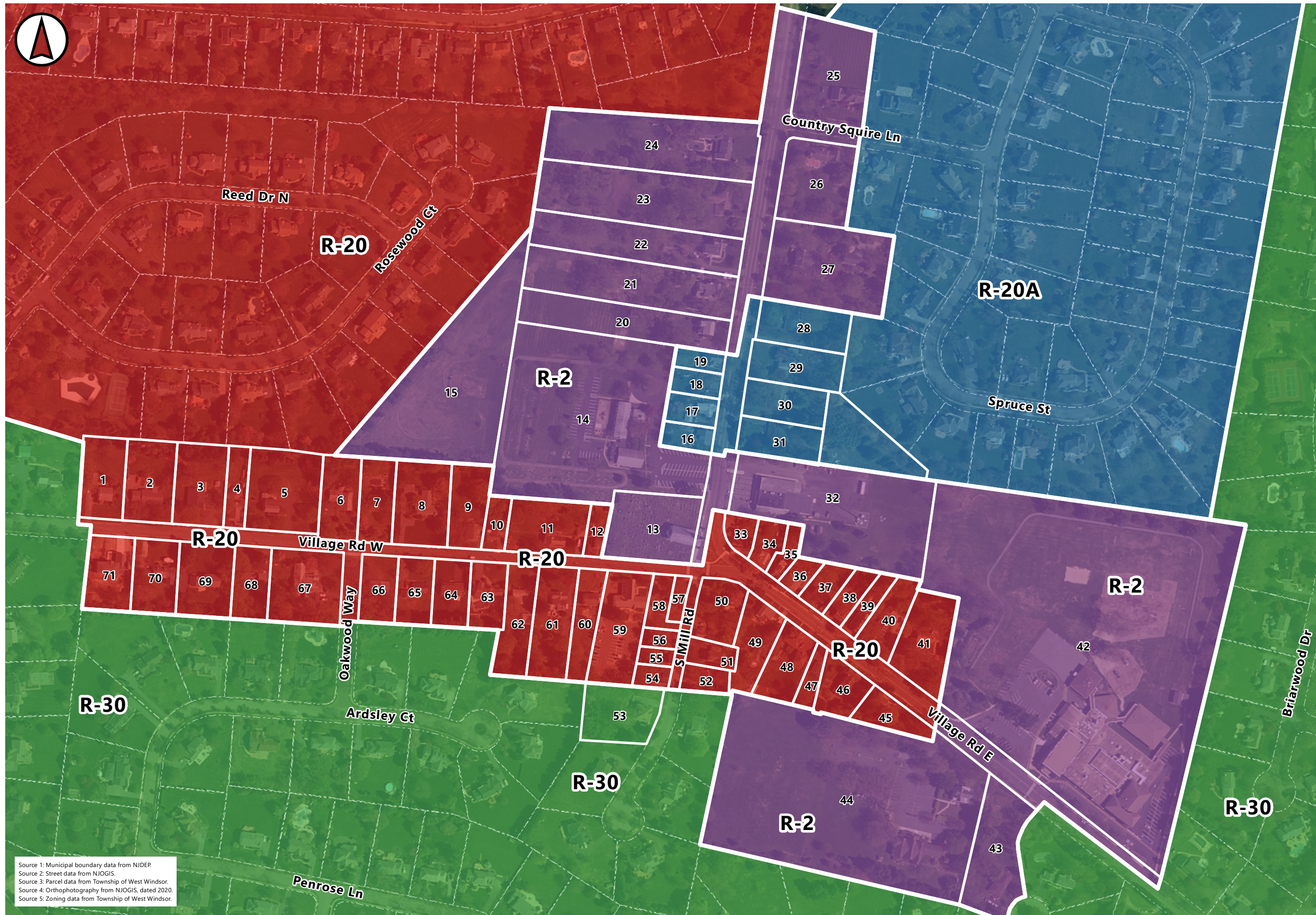
Dwg. Title
Map 3: Year Constructed



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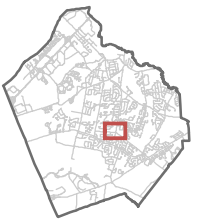
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 Source 2: Street data from NJOGIS.
 Source 3: Parcel data from Township of West Windsor.
 Source 4: Orthophotography from NJOGIS, dated 2020.



Source 1: Municipal boundary data from NJDEP.
 Source 2: Street data from NJGIS.
 Source 3: Parcel data from Township of West Windsor.
 Source 4: Orthophotography from NJGIS, dated 2020.
 Source 5: Zoning data from Township of West Windsor.

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Dutch Neck Study

Township of West Windsor
 Mercer County, New Jersey



Legend

- Parcels
- Dutch Neck Parcels

Zoning

- R-20
- R-20A
- R-30
- R-2

Rev	Description	Date	Dwn	Ckd

Dwg. Title

Map 4: Zoning Map

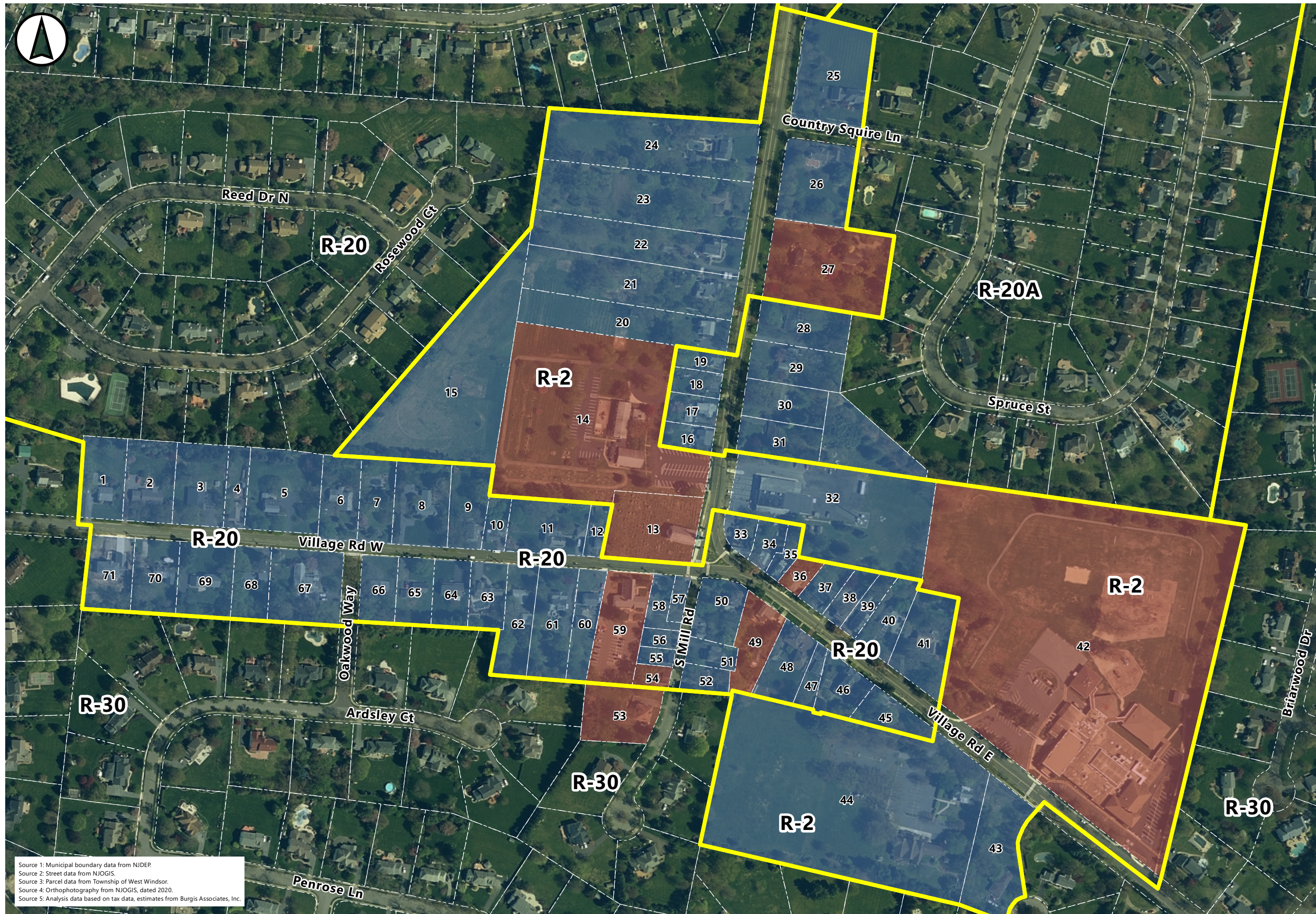
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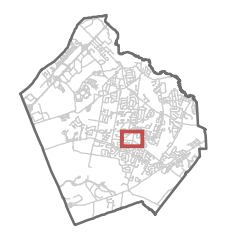
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 map 04



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 Source 3: Parcel data from Township of West Windsor.
 Source 4: Orthophotography from NJGIS, dated 2020.
 Source 5: Analysis data based on tax data, estimates from Burgis Associates, Inc.

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Legend

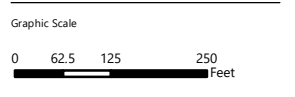
- Parcels
- Dutch Neck Parcels
- Zone Lines

Conforming Use

- No
- Yes

Rev	Description	Date	Dwn	Ckd

Dwg. Title:
Map 5: Use Analysis



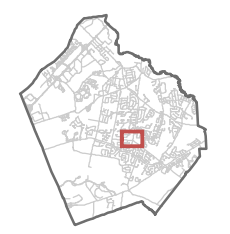
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 Township of West Windsor
 Mercer County, New Jersey



- Legend**
- Parcels
 - Dutch Neck Parcels
 - Zone Lines
 - Conforming Lot Size
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 - Yes

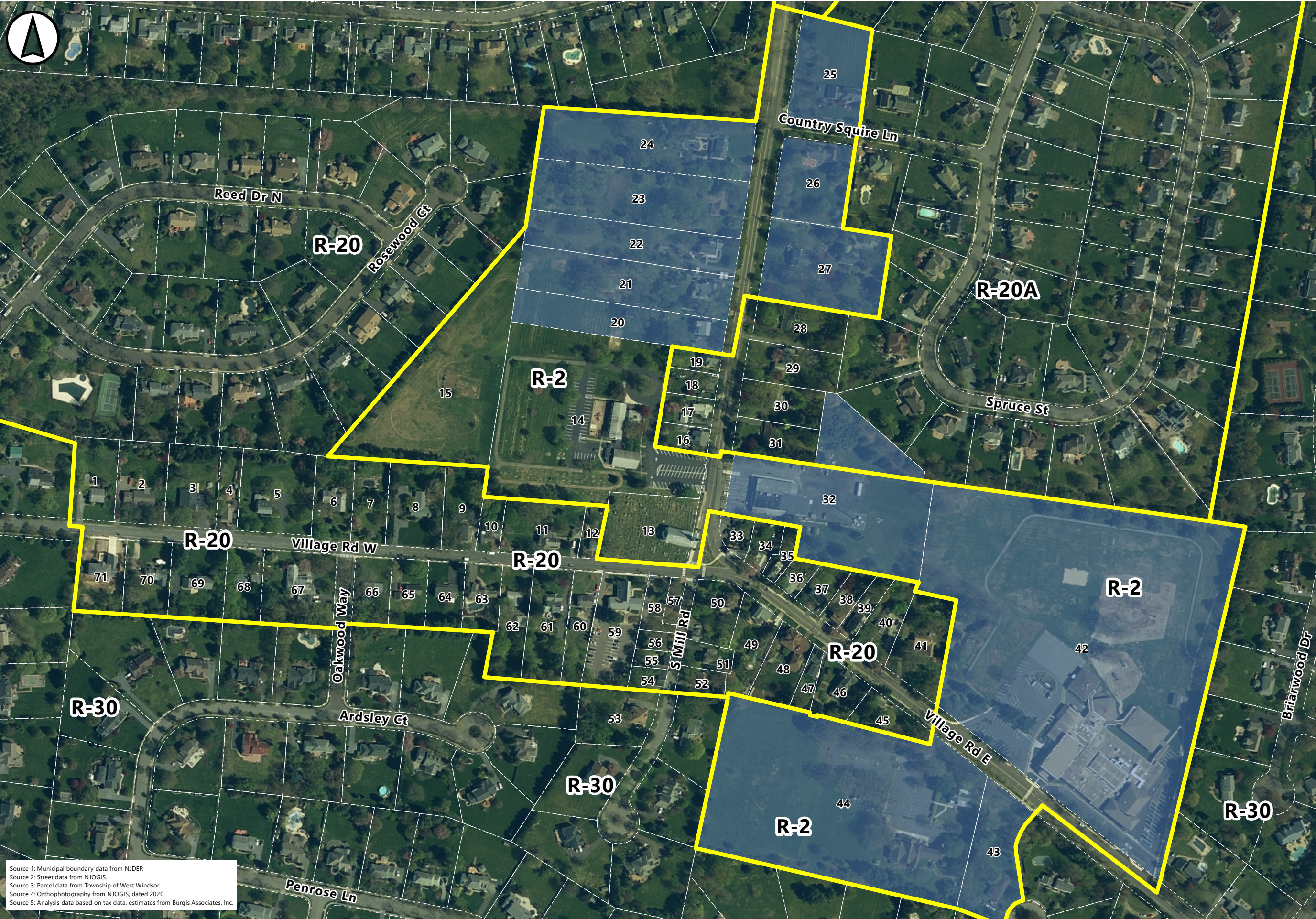
Rev	Description	Date	Dwn	Ckd

Dwg. Title:
Map 6: Lot Size Analysis



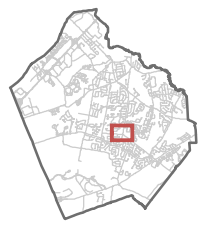
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 Mercer County, New Jersey



- Legend**
- Parcels
 - Dutch Neck Parcels
 - Zone Lines
 - Conforming Lot Frontage
 - No
 - Yes

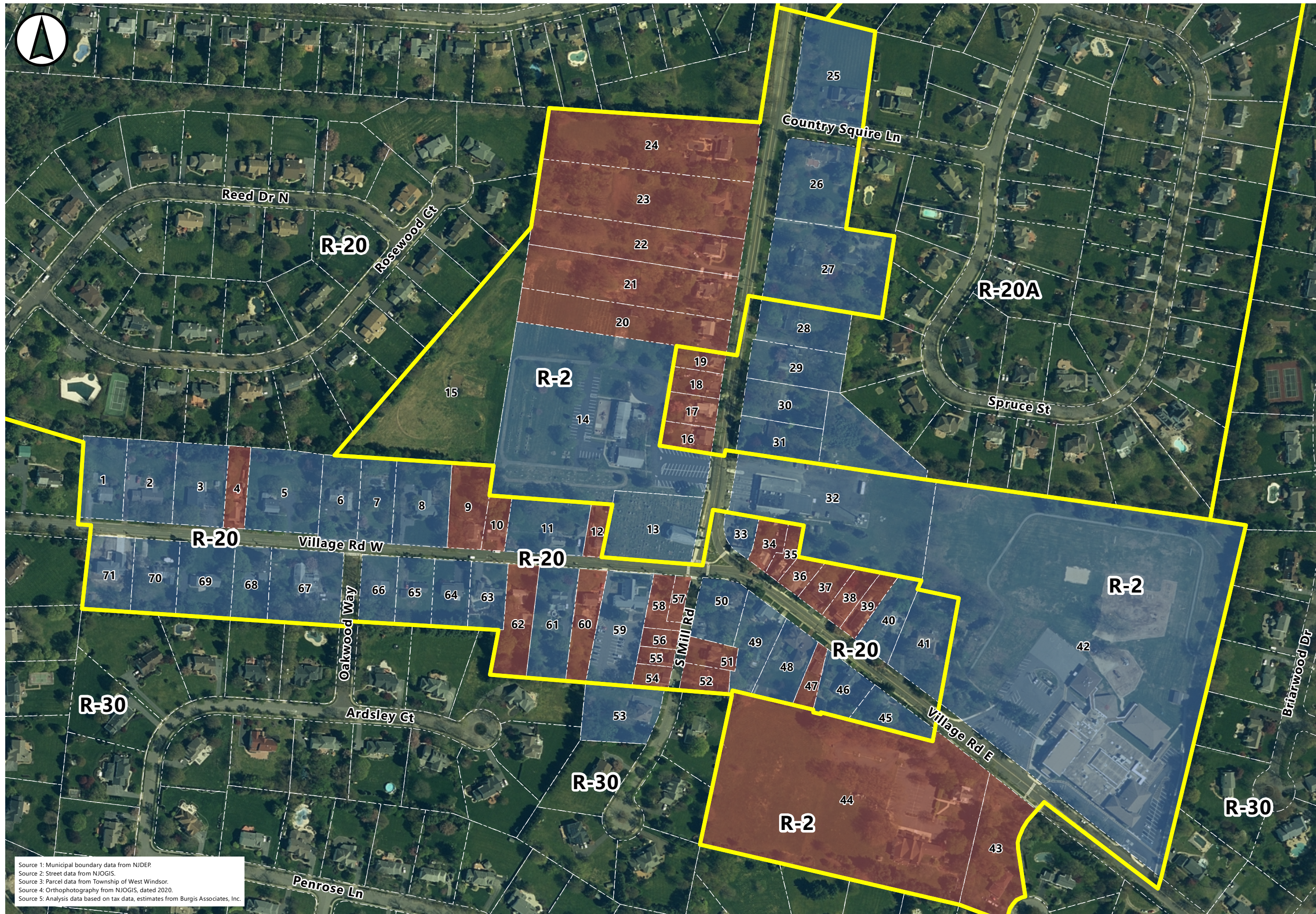
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Map 7: Lot Frontage Analysis



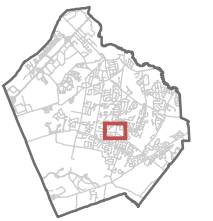
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Dutch Neck Study
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Legend

- Parcels
- Dutch Neck Parcels
- Zone Lines
- Conforming Lot Width
 - No
 - Yes

Rev	Description	Date	Dwn	Ckd

Dwg. Title:
Map 8: Lot Width Analysis



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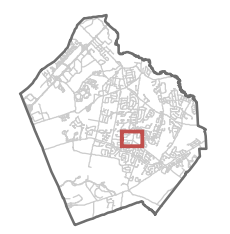
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Dutch Neck Study
 Township of West Windsor
 Mercer County, New Jersey



- Legend**
- Parcels
 - Dutch Neck Parcels
 - Zone Lines
 - Conforming Lot Depth
 - No
 - Yes

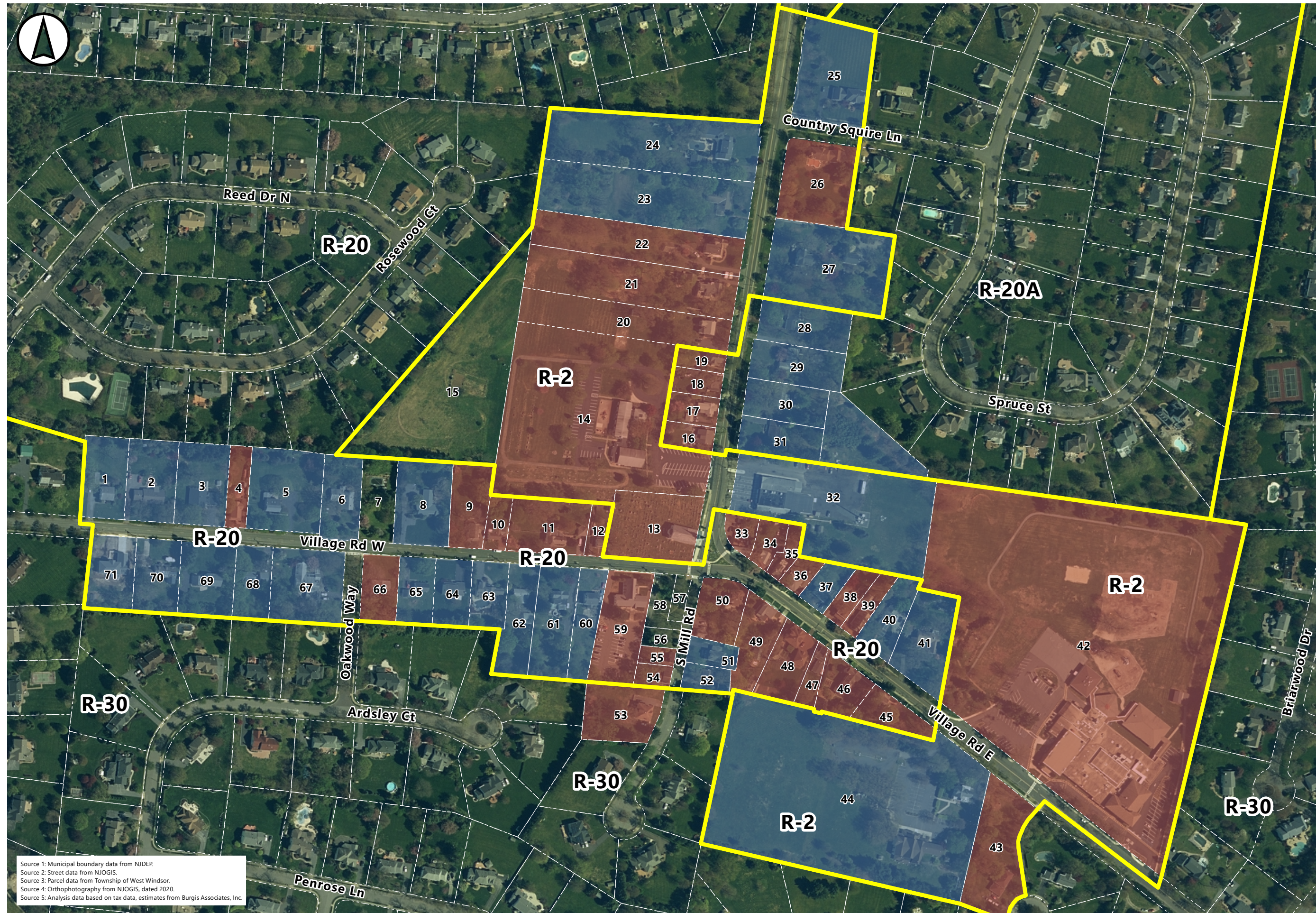
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Dwg. Title:
Map 9: Lot Depth Analysis



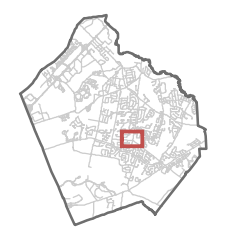
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Project No. 4028.05
 Sheet No. 1 of 1
 Date 05.05.23
 Drawn DN
 Scale 1" = 250'



Source 1: Municipal boundary data from NJDEP.
 Source 2: Street data from NJGIS.
 Source 3: Parcel data from Township of West Windsor.
 Source 4: Orthophotography from NJGIS, dated 2020.
 Source 5: Analysis data based on tax data, estimates from Burgis Associates, Inc.

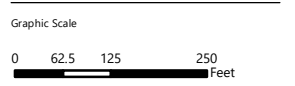
Project Title:
Dutch Neck Study
 Township of West Windsor
 Mercer County, New Jersey



- Legend**
- Parcels
 - Dutch Neck Parcels
 - Zone Lines
 - Conforming Front Yard**
 - No
 - Yes

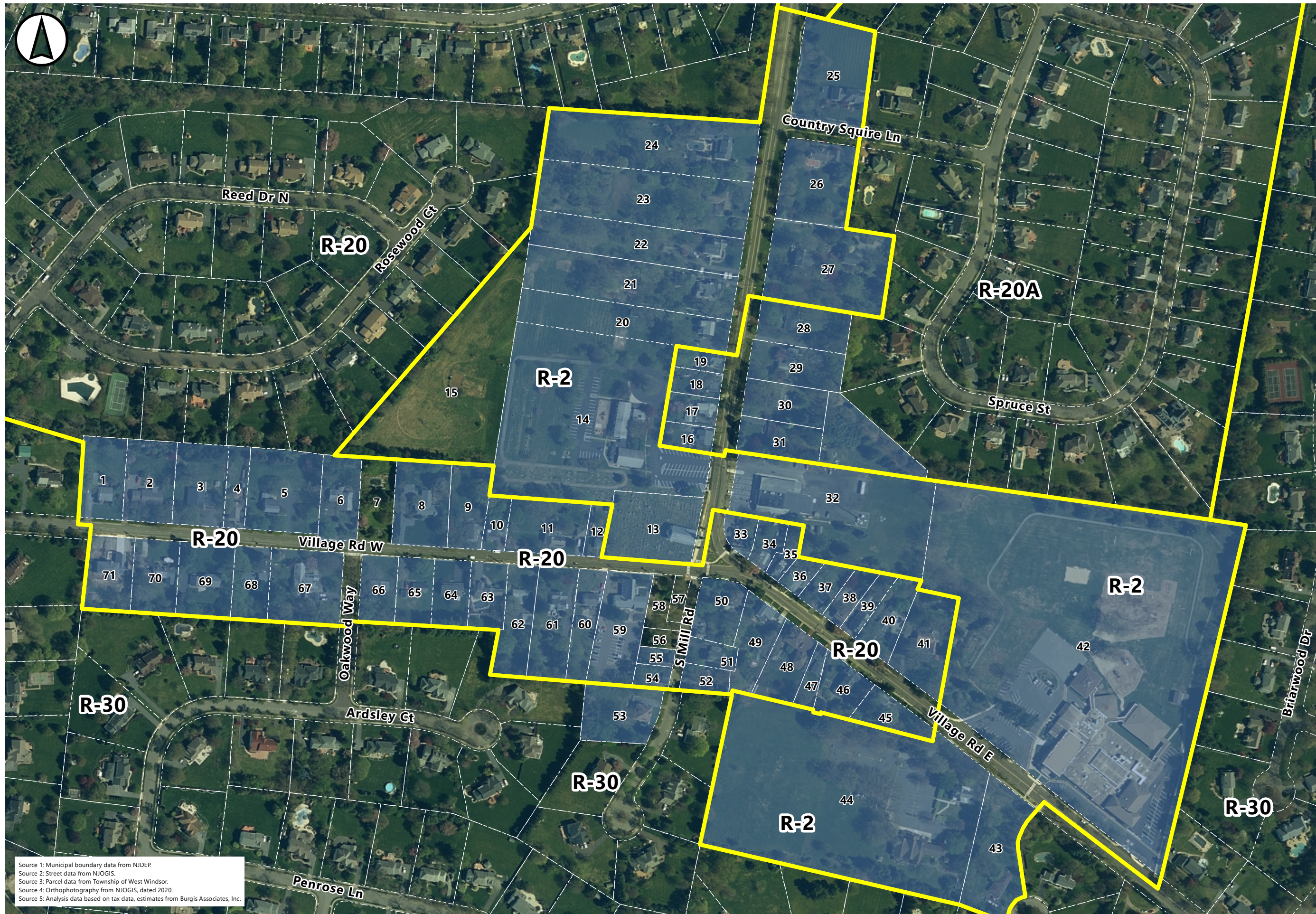
Rev	Description	Date	Dwn	Ckd

Dwg. Title:
Map 10: Front Yard Setback Analysis



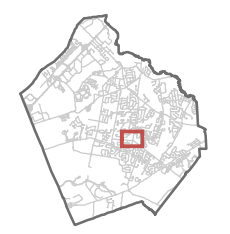
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 Date 05.05.23
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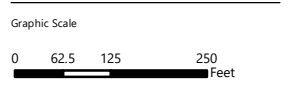
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Dutch Neck Study
 Township of West Windsor
 Mercer County, New Jersey



- Legend**
- Parcels
 - Dutch Neck Parcels
 - Zone Lines
 - Conforming Rear Yard
 - No
 - Yes

Rev	Description	Date	Dwn	Ckd

Dwg. Title:
Map 11: Rear Yard Setback Analysis



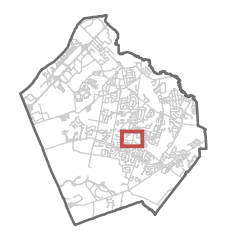
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 Source 5: Analysis data based on tax data, estimates from Burgis Associates, Inc.

Project Title:
Dutch Neck Study
 Township of West Windsor
 Mercer County, New Jersey



- Legend**
- Parcels
 - Dutch Neck Parcels
 - Zone Lines
 - Conforming Side Yard
 - No
 - Yes

Rev	Description	Date	Dwn	Ckd

Dwg. Title:
Map 12: Side Yard Setback Analysis



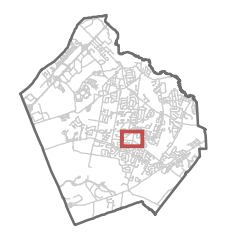
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 Sheet No. 1 of 1
 Date 05.05.23
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 Scale 1" = 250'



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 Source 3: Parcel data from Township of West Windsor.
 Source 4: Orthophotography from NJGIS, dated 2020.
 Source 5: Analysis data based on tax data, estimates from Burgis Associates, Inc.

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Dutch Neck Study
 Township of West Windsor
 Mercer County, New Jersey



- Legend**
- Parcels
 - Dutch Neck Parcels
 - Zone Lines
 - Conforming FAR
 - No
 - Yes

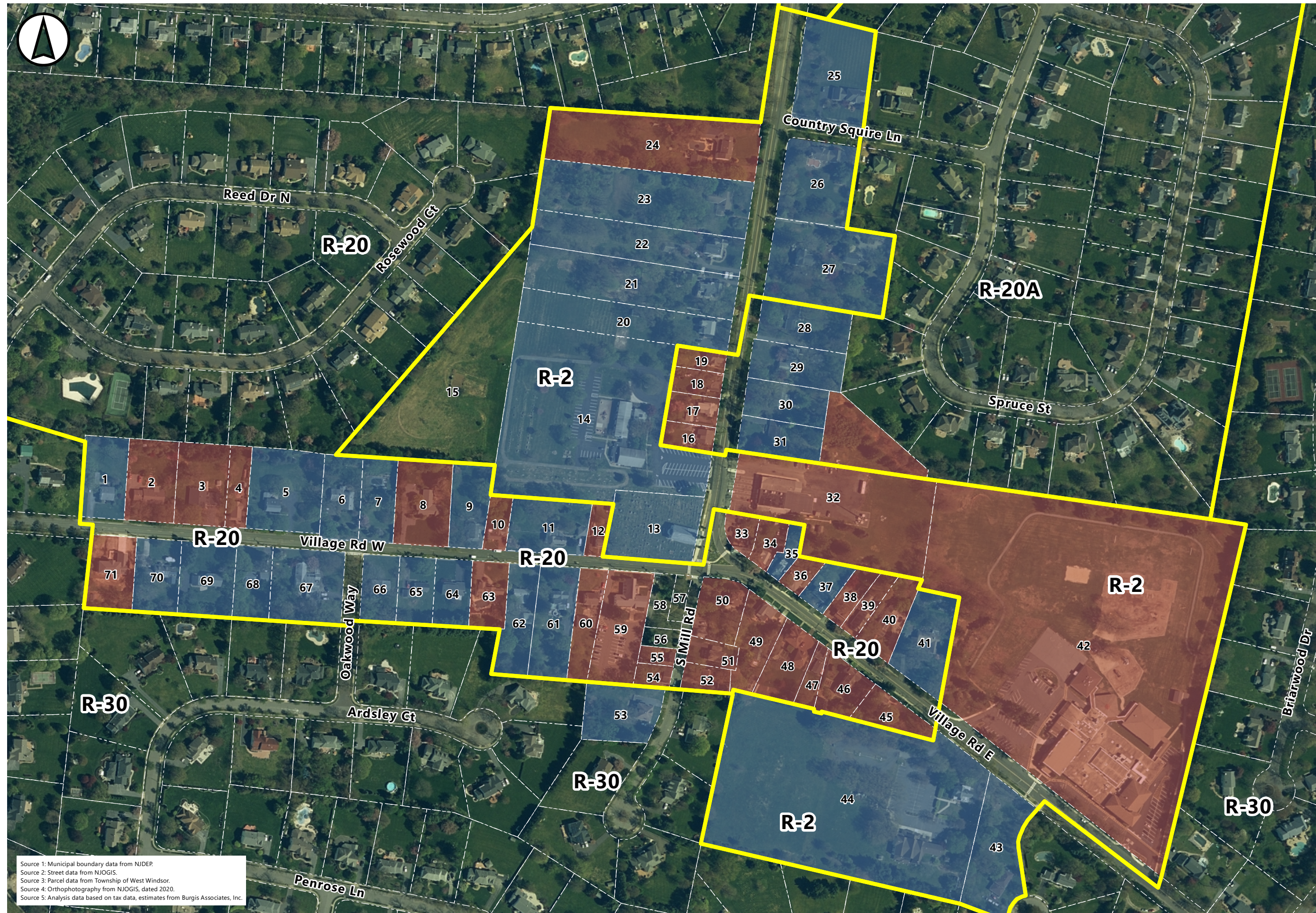
Rev	Description	Date	Dwn	Ckd

Dwg. Title:
Map 13: FAR Analysis



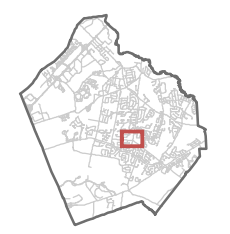
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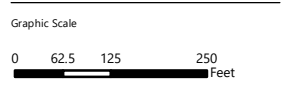


Legend

- Parcels
- Dutch Neck Parcels
- Zone Lines
- Conforming Imp. Cov.
 - No
 - Yes

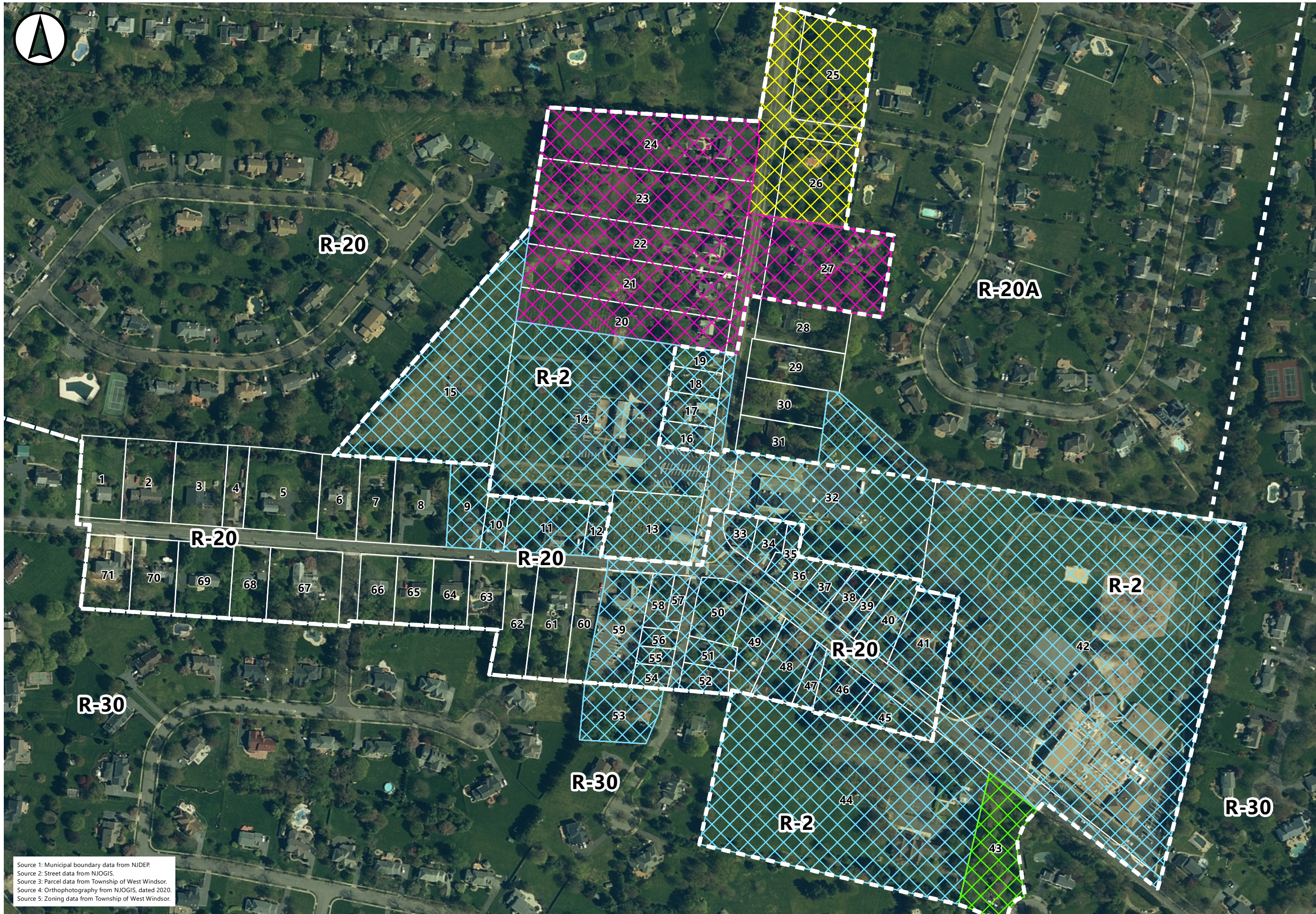
Rev	Description	Date	Dwn	Ckd

Dwg. Title:
Map 14: Imp. Cov. Analysis



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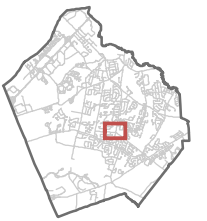
Project No. 4028.05
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 Date 05.05.23
 Drawn DN
 Scale 1" = 250'



Source 1: Municipal boundary data from NJDEP.
 Source 2: Street data from NJGIS.
 Source 3: Parcel data from Township of West Windsor.
 Source 4: Orthophotography from NJGIS, dated 2020.
 Source 5: Zoning data from Township of West Windsor.

Project Title:
Dutch Neck Study

Township of West Windsor
 Mercer County, New Jersey



Legend

- Parcels
- Dutch Neck Parcels
- Existing Zoning
- Proposed Rezoning**
- R-30A District
- R-30 District
- R-2B
- Dutch Neck Hamlet

Rev	Description	Date	Dwn	Ckd

Dwg. Title:
Map 15: Proposed Rezoning



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