

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

April 21, 2025

7:00 P.M.

1. Call to Order
2. Roll Call
3. Statement of Adequate Notice - January 17, 2025 to The Times and the Princeton Packet, filed with the Municipal Clerk and posted at the Municipal Building and on the Township website.
4. Salute to the Flag
5. Ceremonial Matters and/or Topics for Priority Consideration
6. Public Comment: (30 minutes comment period; 3-minute limit per person)
7. Administration Comments
8. Council Member Comments
9. Chair/Clerk Comments
10. Public Hearings
11. Consent Agenda

A. Resolutions

2025-R109 Endorsing the Application for Membership to the New Jersey State Firemen's Association for Arvind Saddala of the West Windsor Volunteer Fire Company #1

2025-R110 Endorsing the Application for Membership to the New Jersey State Firemen's Association for Jorge A. Sotelo of the Princeton Junction Volunteer Fire Company

B. Minutes

January 15, 2025 - Reorganization Meeting - As Amended  
January 27, 2025 - Business Session - As Amended  
February 10, 2025 - Business Session - As Amended

C. Bills & Claims

12. Items Removed from Consent Agenda

13. Recommendations from Administration and Council/Clerk

2025-R111 Authorizing the Mayor and Clerk to Execute a Professional Services Agreement with Clarke Caton Hintz for Professional Architectural Services for the 2025 Restoration Project at the Historic Schenck Farmstead - \$20,700.00

2025-R112 Authorizing the Business Administrator to Purchase Replacement Scanners for the Clerk's Office and Replacement iPads for the Construction Office from SHI International Corp. Under the New Jersey Cooperative Purchasing Alliance Contract CK04, Subcontract 24-38 with the County of Bergen - \$34,994.26

2025-R113 Authorizing the Mayor and Clerk to Execute a Professional Services Agreement with GeoTrek Environmental and Surveying LLC for Land Surveying Services for the Preparation of Boundary and Topographic Survey for Monumentation and Line Marking West Windsor Township Open Space (Block 11.01, Lots 15 & 20) - \$13,690.00

2025-R114 Authorizing the Business Administrator to Execute Change Order No. 1 - Final for Work Completed as Part of the 2022 Roadway Improvement Program with Earle Asphalt, Inc. Adjusting the Original Construction Scope and Quantities of the Original Contract Amount of \$1,935,313.13 to a Revised Amount of \$2,063,839.45

14. Introduction of Ordinances

2025-06 AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 200, LAND USE, PART 5, THE PRINCETON JUNCTION REDEVELOPMENT PLAN REGULATORY PROVISIONS, ARTICLE XXXIV, LAND USE CONTROLS, SECTION 200-268, OF THE TOWNSHIP CODE OF THE TOWNSHIP OF WEST WINDSOR TO AMEND THE RP-9 PRINCETON JUNCTION REDEVELOPMENT PLAN DISTRICT

Public Hearing: May 19, 2025

2025-07 AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 200, LAND USE, THE PRINCETON JUNCTION REDEVELOPMENT PLAN, OF THE TOWNSHIP CODE OF THE TOWNSHIP OF WEST WINDSOR BY MODIFYING THE RP-9 DISTRICT

Public Hearing: May 19, 2025

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

RESOLUTION

WHEREAS, Arvind Saddala, a member of the West Windsor Volunteer Fire Company #1, has applied for membership in the New Jersey State Firemen's Association; and

WHEREAS, his application is complete in all ways.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor that it hereby authorizes the municipal endorsement of the application of Arvind Saddala for membership in the New Jersey State Firemen's Association.

Adopted: April 21, 2025

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 21st day of April, 2025.

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Allison D. Sheehan  
Township Clerk  
West Windsor Township

RESOLUTION

WHEREAS, Jorge A. Sotelo, a member of the Princeton Junction Volunteer Fire Company, has applied for membership in the New Jersey State Firemen's Association; and

WHEREAS, his application is complete in all ways.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor that it hereby authorizes the municipal endorsement of the application of Jorge A. Sotelo for membership in the New Jersey State Firemen's Association.

Adopted: April 21, 2025

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 21st day of April, 2025.

---

Allison D. Sheehan  
Township Clerk  
West Windsor Township

**REQUEST FOR COUNCIL ACTION**

**Date of Request:** April 4, 2025

**Initiated By:** Brian E. Aronson **Division/Department:** Buildings & Grounds/Admin.

**ACTION REQUESTED/ EXECUTIVE SUMMARY:**

Adoption of a resolution authorizing execution of a professional services agreement with Clarke Caton Hintz to provide professional architectural services associated with the 2025 Restoration Project at the Historic Schenck Farmstead. The Township Facilities Maintenance Manager is recommending a contract be awarded to the Clarke Caton Hintz of Trenton, NJ.

**SOURCE OF FUNDING:**

Schenck Historical Farmstead - General Improvements 405-2023-09 022 \$ 20,700.00

**CONTRACT AMOUNT:** \$20,700.00

**CONTRACT LENGTH:** from the date of project initiation to project completion

**OTHER SUPPORTING INFORMATION ATTACHED:**

- |                                 |   |
|---------------------------------|---|
| Proposal                        | Certification of Funds.                   |
| Affirmative Action Contract     | Stockholder Disclosure                    |
| Business Entity Disclosure      | Contribution Disclosure                   |
| Professional Services Agreement | Facilities Maintenance Manager Memorandum |

**COMPLETE AND READY FOR ADMINISTRATOR'S REVIEW**

Brian Aronson 4-4-2025  
 Department/Division Head Date

**APPROVED FOR AGENDA OF:** April 21, 2025

By: Marlena Schmid 04/14/2025  
 Marlena Schmid, Business Administrator

**MEETING DATE:** 4/21/25 **Ordinance #** \_\_\_\_\_ **Resolution #** 2025-2111

**Council Action Taken:**

## RESOLUTION

WHEREAS, the Township of West Windsor has a need to acquire professional architectural services; and

WHEREAS, Clarke Caton Hintz has submitted a proposal dated April 3, 2025 indicating they will provide professional architectural services in conjunction with the 2025 Restoration Project at the Historic Schenck Farmstead in the amount of \$20,700.00, which includes \$700 for reimbursable costs; and

WHEREAS, the Township wishes to enter into a Professional Services Agreement with Clarke Caton Hintz for the aforesaid services; and

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

Schenck Historical Farmstead - General Improvements 405-2023-09 022 \$ 20,700.00

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

- (1) The Mayor and Clerk are hereby authorized to execute, on behalf of the Township a Professional Services Agreement with Clarke Caton Hintz, for an amount not to exceed \$20,700.00.
- (2) The Agreement so authorized shall require the Provider to provide professional architectural services pursuant to its proposal dated April 3, 2025. The Agreement may be awarded without competitive bidding as authorized by the Local Public Contracts Law pursuant to N.J.S.A. 40A:11-5(1)(a) because the services are professional in nature.
- (3) A notice of this action shall be published in the newspaper used by the Township for legal publications as required by law within ten (10) days of its passage.
- (4) An executed copy of the Agreement between the Township and Clarke Caton Hintz and a copy of this Resolution, shall be on file and available for public inspection in the office of the Township Clerk.

Adopted: April 21, 2025

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 21st day of April 2025.

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Allison D. Sheehan  
Township Clerk  
West Windsor Township



RESOLUTION

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

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

WHEREAS, the Township needs to purchase replacement scanners for the Clerk’s Office and replacement iPads for the Construction Office from SHI International Corp. as an Authorized Vendor of Computer Equipment & Peripherals (2024-2026) under the New Jersey Cooperative Purchasing Alliance Contract CK04, Subcontract 24-38 with the County of Bergen in the amount of \$34,994.26; and

WHEREAS, as of April 21, 2025 the Township’s total aggregate spending with SHI International Corp. as an Authorized Vendor of Computer Equipment & Peripherals (2024-2026) under the New Jersey Cooperative Purchasing Alliance Contract CK04, Subcontract 24-38 with the County of Bergen was as follows:

Purchase Order No.	63166	\$ 9,073.16
Purchase Order No.	63470	\$ 10,720.46
Resolution No.	2025-R077	\$ 16,149.18
Resolution No.	2025-R086	\$ 112,933.61
<u>Resolution No.</u>	<u>2025-R087</u>	<u>\$ 14,000.00</u>
		\$ 162,876.41

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

Clerks – Purchase of Scanners	405-2021-14-007	\$1,382.40
Clerks – Purchase of Scanners	405-2023-09-009	\$14,227.44
Administration – Network, Computer, Printer Replacements	405-2024-18-001	\$19,384.42

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of West Windsor that the Business Administrator, Marlena A. Schmid, is hereby authorized to purchase the above from SHI International Corp. as an Authorized Vendor of Computer Equipment & Peripherals (2024-2026) under the New Jersey Cooperative Purchasing Alliance Contract CK04, Subcontract 24-38 with the County of Bergen for a total not to exceed of \$197,870.67.

Adopted: April 21, 2025

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 21st day of April, 2025.

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Allison D. Sheehan  
 Township Clerk  
 West Windsor Township

**REQUEST FOR COUNCIL ACTION**

Date of Request: April 4, 2025

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

**ACTION REQUESTED/ EXECUTIVE SUMMARY:**

Adopt a resolution authorizing the execution of a professional services agreement with GeoTrek Environmental and Surveying LLC to provide professional land surveyor services for the Monumentation and Line marking WWT Open Space (Block 11.01, Lots 15 & 20). GeoTrek Environmental and Surveying LLC provided a responsible and qualified fee proposal for the preparation of a boundary survey, including the setting of property monuments. The Township Engineer is recommending a contract be awarded to GeoTrek Environmental and Surveying LLC.

**SOURCE OF FUNDING:**

<u>Open Space Trust Fund</u>	<u>121522</u>	<u>\$13,690.00</u>
Account Title	Account Number	Amount

**CONTRACT AMOUNT:** \$13,690.00

**CONTRACT LENGTH:** N/A

**OTHER SUPPORTING INFORMATION ATTACHED:**

Resolution	Affirmative Action Contract	Proposal – Exhibit A
Political Contribution Disclosure	Certification of Funds	Business Entity Disclosure
Professional Services Agreement	Stockholder Disclosure	Engineers Memorandum
Business Registration Certification	Affidavit of Compliance	Certificate of Information Report
Project Location Map		

**COMPLETE AND READY FOR ADMINISTRATOR'S REVIEW**

<u>Francis Guzik</u>	<u>4/7/25</u>
Department/Division Head	Date

APPROVED FOR AGENDA OF: April 27, 2025

By: Marlena Schmid 04/14/2025  
 Marlena Schmid, Business Administrator

MEETING DATE: 4/21/25 Ordinance # \_\_\_\_\_ Resolution # 2025-R113

Council Action Taken:  
Distributed:

RESOLUTION

WHEREAS, the Township of West Windsor has a need to acquire professional engineering services; and

WHEREAS, GeoTrek Environmental and Surveying LLC, has submitted a proposal dated March 27, 2025 indicating they will provide professional land surveying services for the preparation of boundary and topographic survey the Monumentation and Line marking West Windsor Township Open Space (Block 11.01, Lots 15 & 20), for \$13,690.00; and

WHEREAS, the Township wishes to enter into a Professional Services Agreement with GeoTrek Environmental and Surveying LLC, for the aforesaid services for an amount not to exceed \$13,690.00; and

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

Open Space Trust Fund	121522	\$13,690.00
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NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor as follows:

- (1) The Mayor and Clerk are hereby authorized to execute, on behalf of the Township a Professional Services Agreement with GeoTrek Environmental and Surveying LLC, with a 60-day performance period from the date of project initiation, for an amount not to exceed \$13,690.00;
- (2) The Agreement so authorized shall require the Provider to provide Professional Land Surveyor Services pursuant to its proposal dated March 27, 2025. The Agreement is awarded without competitive bidding as authorized by the Local Public Contracts Law pursuant to N.J.S.A. 40A:11-5(1)(a) because the services are professional in nature.
- (3) A notice of this action shall be published in the newspaper used by the Township for legal publications as required by law within ten (10) days of its passage.
- (4) An executed copy of the Agreement between the Township and GeoTrek Environmental and Surveying LLC and a copy of this Resolution, shall be on file and available for public inspection in the office of the Township Clerk.

Adopted: April 21, 2025

I hereby certify the above resolution was adopted by the West Windsor Township Council at their meeting held on the 21st day of April 2025.

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Allison D Sheehan  
Township Clerk  
West Windsor Township



RESOLUTION

WHEREAS, the Township entered into a contract with Earle Asphalt, Inc. on January 29, 2024 (Resolution 2024-R048) for the 2022 Roadway Improvement Program for the contract amount of \$1,935,313.13; and

WHEREAS, Change Order No. 1 – Final dated February 20, 2025 has been submitted by the contractor and accounts for an increase (6.64%) of the total budget associated with necessary and verifiable extra work items, with some offset through work items not utilized; and

WHEREAS, Change Order No. 1 - Final itemizes the work not needed for project completion in the amount of -\$137,566.95 and additional work needed in the amount of \$266,093.27 for an overall increase in the project cost of \$128,526.32; and

WHEREAS, the Township Engineer has inspected the project, reviewed the documentation, and recommends the change order.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of West Windsor that Township Business Administrator, Marlana A. Schmid, is hereby authorized to execute Contract Change Order No. 1 - Final, adjusting the construction scope and quantities of the original contract amount of \$1,935,313.13 to a revised contract amount of \$2,063,839.45.

Adopted: April 21, 2025

I hereby certify the above resolution was adopted by the West Windsor Township Council at their meeting held on the 21<sup>st</sup> day of April, 2025.

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Allison D. Sheehan  
Township Clerk  
West Windsor Township

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**REQUEST FOR COUNCIL ACTION**

Date of Request: 4/10/2025

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

**ACTION REQUESTED/ EXECUTIVE SUMMARY:**

Introduction and subsequent adoption of an ordinance amending XXXIV Land Use Controls; Section 200-268; RP-9 District Use & Bulk Regulations.

**SOURCE OF FUNDING:** NA

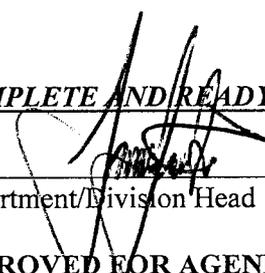
**CONTRACT AMOUNT:** NA

**CONTRACT LENGTH:** NA

**OTHER SUPPORTING INFORMATION ATTACHED:**

Ordinance Summary  
Memorandum from Samuel J. Surtees dated 4/10/2025  
Ordinance  
Location Map

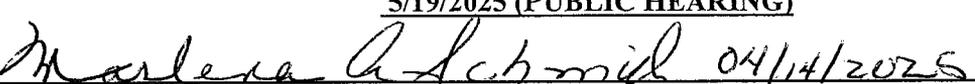
**COMPLETE AND READY FOR ADMINISTRATOR'S REVIEW**

  
\_\_\_\_\_  
Department/Division Head

4.10.25

  
\_\_\_\_\_  
Date

**APPROVED FOR AGENDA OF: 4/21/2025 (INTRODUCTION)  
5/19/2025 (PUBLIC HEARING)**

By:   
\_\_\_\_\_  
Marlena Schmid, Business Administrator

04/14/2025

MEETING DATE: 4/21/25 Ordinance # 2025-06 Resolution # \_\_\_\_\_

Council Action Taken:

# **TOWNSHIP OF WEST WINDSOR**

*Community Development Department*

*Division of Land Use*

**MEMORANDUM**

TO: Marlena Schmid  
Business Administrator

FROM: Samuel J. Surtees *SS*  
Manager, Division of Land Use

SUBJECT: RP-9 Zoning Ordinance & Princeton Junction Redevelopment Plan  
Ordinance Amendments (two (2) ordinances)

DATE: April 10, 2025

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As you are aware, the Planning Board at their April 2, 2025 meeting, adopted amendments to both the Land Use Plan Element of the Master Plan and the Princeton Junction Redevelopment Plan. These amendments were approved to expand permitted use within the RP-9 Zoning District, specifically, to permit commuter parking on two (2) lots owned by West Windsor Township in the RP-9 District. In addition to the commuter parking use, the plan also envisions that shared parking arrangements can be implemented with surrounding business/residential uses. It is anticipated that the district can also be utilized as a gathering event for community functions, including but not limited to food trucks, swap meets, flea markets and art shows.

The ordinances (2) that are attached (RP-9 Land Use Ordinance & Princeton Junction Redevelopment Plan Ordinance) would implement the recommendations made in the amended Land Use Plan Element and Princeton Junction Redevelopment Plan.

Staff would request that both these ordinances be placed on the next Township Council Agenda for introduction.

If you have any questions, please advise.

Thank you.

c: Land Use Element File (RP-9)  
Princeton Junction Redevelopment Plan File (RP-9)  
Mayor H. Marathe

TOWNSHIP OF WEST WINDSOR  
MERCER COUNTY, NEW JERSEY

ORDINANCE NO. 2025-06

AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 200, LAND USE, PART 5, THE  
PRINCETON JUNCTION REDEVELOPMENT PLAN REGULATORY PROVISIONS,  
ARTICLE XXXIV, LAND USE CONTROLS, SECTION 200-268, OF THE TOWNSHIP CODE OF  
THE TOWNSHIP OF WEST WINDSOR TO AMEND THE RP-9 PRINCETON JUNCTION  
REDEVELOPMENT PLAN DISTRICT

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

Section 1. Chapter 200 of said Code, Land Use, Part 5, Princeton Junction Redevelopment Plan Regulatory Provisions, Article XXXIV, Land Use Controls, Section 200-268, RP-9 District, is hereby amended as follows. Added text is underlined, and text to be deleted is ~~struck through~~.

§ 200-268 RP-9 District.

A. RP-9 District use regulations.

- (1) Purpose. The intent of the RP-9 District is to convert the ~~existing Regional School Board former~~ bus depot site into an area that will better serve the public, consisting of ~~a~~ commuter parking for the Princeton Junction Train Station adjacent to a public park mirroring the PNC corner park, ~~with on Township~~ land set aside for Wallace Road and Princeton Hightstown Road improvements and pedestrian and bicycle access to a crossing of the rail line at the Princeton Hightstown Road bridge. Furthermore, in order to better promote a more efficient use of land, it is envisioned that a shared parking arrangement be implemented. Finally, it is anticipated that the district can also be utilized as a gathering event for community functions, including but not limited to food trucks, swap meets, flea markets, and art showings.
- (2) Permitted uses. In an RP-9 District, no building and no premises shall be used and no building shall be erected or altered on a lot which is arranged, intended or designed to be used, except for one or more of the following uses:
  - (a) Public park uses.
  - (b) Mechanisms intended to screen or enhance the visual attraction of the power station.
  - (c) Off-street public parking.

- (d) Training facilities for public transportation providers.
  - (e) Monument signage.
  - (f) Street furnishings, planters, street lights, and exterior, garden-type shade structures (gazebos).
- (3) Permitted accessory uses.
- (a) Fences and walls, which shall complement the overall project design.
  - (b) Accessory uses customarily incidental to permitted principal uses.

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

- (a) Minimum tract area: the entirety of the district with the exception of Block 59 Lot 3, which shall be planned and developed in a comprehensive manner as a single integrated entity with one development application showing the proposed development for the entire district.
- (b) Maximum improvement coverage: 90%
- (c) Yards for parking and circulation aisles, as measured from the district boundary line:
  - [1] From Wallace Road: 18 feet.
  - [2] From Princeton-Hightstown Road: 2 feet.
  - [3] From all other district boundary lines: 5 feet.
  - [4] Irrespective of the standards above, improvements shall be permitted to extend into the remaining Old Washington Road right-of-way.
- (d) Landscaping. In addition to the standards set forth in 200-258B., the following landscaping standards shall apply.
  - [1] The developer shall be responsible for providing and constructing at their cost a public park mirroring the PNC corner park on Township land set aside on Wallace Road and Princeton Hightstown Road.

- [2] The public park shall comprise a minimum area of 6,000 square feet.
- [3] At a minimum, the public park shall consist of a shade structure (such as a gazebo), seating area, and at least four picnic tables and chairs or similar appurtenances.
- [4] Street furnishings, such as planters, refuse containers, and decorative thematic lighting, shall be provided.

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

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

(f) Shared parking.

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

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

TOWNSHIP OF WEST WINDSOR  
MERCER COUNTY, NEW JERSEY

ORDINANCE NO. 2025-06

AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 200, LAND USE, PART 5, THE  
PRINCETON JUNCTION REDEVELOPMENT PLAN REGULATORY PROVISIONS,  
ARTICLE XXXIV, LAND USE CONTROLS, SECTION 200-268, OF THE TOWNSHIP CODE OF  
THE TOWNSHIP OF WEST WINDSOR TO AMEND THE RP-9 PRINCETON JUNCTION  
REDEVELOPMENT PLAN DISTRICT

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

Section 1. Chapter 200 of said Code, Land Use, Part 5, Princeton Junction Redevelopment Plan  
Regulatory Provisions, Article XXXIV, Land Use Controls, Section 200-268, RP-9 District, is hereby  
amended as follows. Added text is underlined, and text to be deleted is ~~struck through~~.

§ 200-268 RP-9 District.

A. RP-9 District use regulations.

- (1) Purpose. The intent of the RP-9 District is to convert the ~~existing Regional  
School Board~~ former bus depot site into an area that will better serve the  
public, consisting of a commuter parking for the Princeton Junction Train  
Station adjacent to a public park mirroring the PNC corner park, with on  
Township land set aside for Wallace Road and Princeton Hightstown Road  
improvements and pedestrian and bicycle access to a crossing of the rail  
line at the Princeton Hightstown Road bridge. Furthermore, in order to  
better promote a more efficient use of land, it is envisioned that a shared  
parking arrangement be implemented. Finally, it is anticipated that the  
district can also be utilized as a gathering event for community functions,  
including but not limited to food trucks, swap meets, flea markets, and  
art showings.
- (2) Permitted uses. In an RP-9 District, no building and no premises shall be  
used and no building shall be erected or altered on a lot which is  
arranged, intended or designed to be used, except for one or more of the  
following uses:
  - (a) Public park uses.
  - (b) Mechanisms intended to screen or enhance the visual attraction  
of the power station.
  - (c) Off-street public parking.

- (d) Training facilities for public transportation providers.
  - (e) Monument signage.
  - (f) Street furnishings, planters, street lights, and exterior, garden-type shade structures (gazebos).
- (3) Permitted accessory uses.
- (a) Fences and walls, which shall complement the overall project design.
  - (b) Accessory uses customarily incidental to permitted principal uses.

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

- (a) Minimum tract area: the entirety of the district with the exception of Block 59 Lot 3, which shall be planned and developed in a comprehensive manner as a single integrated entity with one development application showing the proposed development for the entire district.
- (b) Maximum improvement coverage: 90%
- (c) Yards for parking and circulation aisles, as measured from the district boundary line:
  - [1] From Wallace Road: 18 feet.
  - [2] From Princeton-Hightstown Road: 2 feet.
  - [3] From all other district boundary lines: 5 feet.
  - [4] Irrespective of the standards above, improvements shall be permitted to extend into the remaining Old Washington Road right-of-way.
- (d) Landscaping. In addition to the standards set forth in 200-258B., the following landscaping standards shall apply.
  - [1] The developer shall be responsible for providing and constructing at their cost a public park mirroring the PNC corner park on Township land set aside on Wallace Road and Princeton Hightstown Road.

- [2] The public park shall comprise a minimum area of 6,000 square feet.
- [3] At a minimum, the public park shall consist of a shade structure (such as a gazebo), seating area, and at least four picnic tables and chairs or similar appurtenances.
- [4] Street furnishings, such as planters, refuse containers, and decorative thematic lighting, shall be provided.

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

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

(f) Shared parking.

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

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

Section 2. In the event of any conflict between the provisions and requirements of these sections and the provisions and requirements of any other section of this chapter, the provisions and requirements of this section shall govern. Each section, subsection, sentence, clause and phrase of this article is declared to be an independent section, subsection, sentence, clause and phrase, and the finding of holding of any such portion of this article to be unconstitutional, void or ineffective for any cause or reason shall not affect any other portion of these sections.

Section 3. This Ordinance shall take effect twenty (20) days after action or inaction by the Mayor as approved by law, or an override of a mayoral veto by the Council, whichever is applicable; upon the approval by the County review agency or sixty (60) days from the receipt of the ordinance by the County review agency if the County review agency should fail to act; and upon publication according to law.

INTRODUCTION:

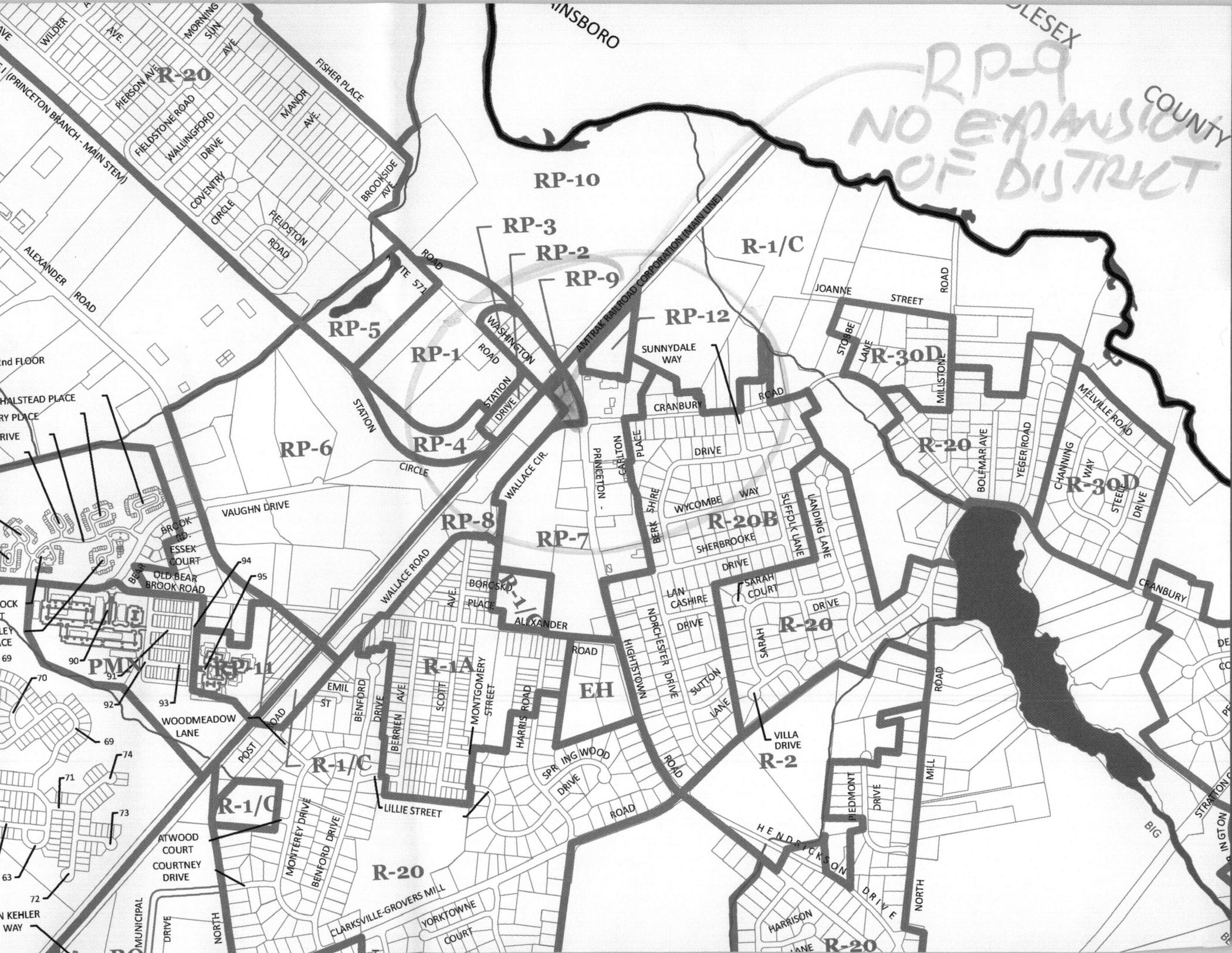
PLANNING BOARD:

PUBLIC HEARING:

ADOPTION:

MAYORAL APPROVAL:

EFFECTIVE DATE:



RP-9  
NO EXPANSION  
OF DISTRICT

RP-10

RP-3

RP-2

RP-9

R-1/C

RP-5

RP-1

RP-12

R-30D

RP-6

RP-4

R-20

RP-8

RP-7

R-20B

R-30E

VAUGHN DRIVE

WALLACE ROAD

RP-11

R-1A

EH

R-20

94  
95  
90  
91  
92  
93  
70  
71  
74  
73  
69  
63  
72

R-1/C

R-1A

EH

R-2

R-1/C

R-1/C

R-20

R-20

63  
72

MUNICIPAL DRIVE  
NORTH

MONTEREY DRIVE  
BENFORD DRIVE

CLARKVILLE-GROVERS MILL  
YORKTOWNE COURT

HARRISON LANE

HARRISON DRIVE

HARRISON DRIVE

HARRISON DRIVE

HARRISON DRIVE

HARRISON DRIVE

63  
72

MUNICIPAL DRIVE  
NORTH

MONTEREY DRIVE  
BENFORD DRIVE

CLARKVILLE-GROVERS MILL  
YORKTOWNE COURT

HARRISON LANE

HARRISON DRIVE

HARRISON DRIVE

HARRISON DRIVE

HARRISON DRIVE

HARRISON DRIVE

**REQUEST FOR COUNCIL ACTION**

Date of Request: 4/10/2025

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

**ACTION REQUESTED/ EXECUTIVE SUMMARY:**

Introduction and subsequent adoption of an ordinance amending the Princeton Junction Redevelopment Plan by modifying provisions pertaining to the RP-9 Zoning District (Block 59, Lots 1, 2 & 3).

**SOURCE OF FUNDING:** NA

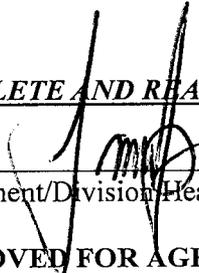
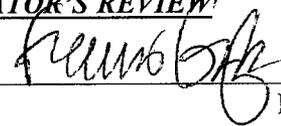
**CONTRACT AMOUNT:** NA

**CONTRACT LENGTH:** NA

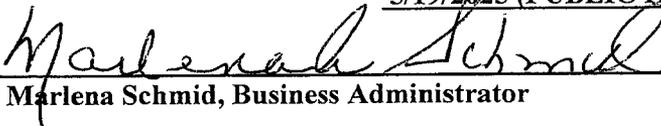
**OTHER SUPPORTING INFORMATION ATTACHED:**

- Ordinance Summary
- Memorandum from Samuel J. Surtees dated 4/10/2025
- Ordinance
- Location Map

**COMPLETE AND READY FOR ADMINISTRATOR'S REVIEW**


4.10.25  4/11/25  
 Department/Division Head Date

APPROVED FOR AGENDA OF: 4/21/2025 (INTRODUCTION)  
5/19/2025 (PUBLIC HEARING)

By:  04/14/2025  
 Marlena Schmid, Business Administrator

MEETING DATE: 4/21/25 Ordinance # 2025-07 Resolution # \_\_\_\_\_

Council Action Taken:

# TOWNSHIP OF WEST WINDSOR

*Community Development Department*

*Division of Land Use*

MEMORANDUM

TO: Marlena Schmid  
Business Administrator

FROM: Samuel J. Surtees   
Manager, Division of Land Use

SUBJECT: RP-9 Zoning Ordinance & Princeton Junction Redevelopment Plan  
Ordinance Amendments (two (2) ordinances)

DATE: April 10, 2025

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As you are aware, the Planning Board at their April 2, 2025 meeting, adopted amendments to both the Land Use Plan Element of the Master Plan and the Princeton Junction Redevelopment Plan. These amendments were approved to expand permitted uses within the RP-9 Zoning District, specifically, to permit commuter parking on two (2) lots owned by West Windsor Township in the RP-9 District. In addition to the commuter parking use, the plan also envisions that shared parking arrangements can be implemented with surrounding business/residential uses. It is anticipated that the district can also be utilized as a gathering event for community functions, including but not limited to food trucks, swap meets, flea markets and art shows.

The ordinances (2) that are attached (RP-9 Land Use Ordinance & Princeton Junction Redevelopment Plan Ordinance) would implement the recommendations made in the amended Land Use Plan Element and Princeton Junction Redevelopment Plan.

Staff would request that both these ordinances be placed on the next Township Council Agenda for introduction.

If you have any questions, please advise.

Thank you.

c: Land Use Element File (RP-9)  
Princeton Junction Redevelopment Plan File (RP-9)  
Mayor H. Marathe

TOWNSHIP OF WEST WINDSOR  
MERCER COUNTY, NEW JERSEY

ORDINANCE NO. 2025-07

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

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

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

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

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

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

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

RP-9 District use regulations

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

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

B. Permitted uses. In an RP-9 District, no building and no premises shall be used and no building shall be erected or altered on a lot which is arranged, intended or designed to be used, except for one or more of the following uses:

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

C. Permitted accessory uses.

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

RP-9 District Intensity, bulk and other regulations

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

- A. Minimum tract area: the entirety of the district with the exception of Block 59 Lot 3, which shall be planned and developed in a comprehensive manner as a single integrated entity with one development application showing the proposed development for the entire district.
- B. Maximum improvement coverage: 90%
- C. Yards for parking and circulation aisles, as measured from the district boundary line:
  - (1) From Wallace Road: 18 feet.
  - (2) From Princeton-Hightstown Road: 2 feet.

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

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

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

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

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

F. Shared parking.

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

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

Section 4. In the event of any conflict between the provisions and requirements of these sections and the provisions and requirements of any other section of this redevelopment plan, the provisions and requirements of this section shall govern. Each section, subsection, sentence, clause and phrase of this article is declared to be an independent section, subsection, sentence, clause and phrase, and the finding of holding of any such portion of this article to be unconstitutional, void or ineffective for any cause or reason shall not affect any other portion of these sections.

Section 5. This Ordinance shall take effect twenty (20) days after action or inaction by the Mayor as approved by law, or an override of a mayoral veto by the Council, whichever is applicable; upon the approval by the County review agency or sixty (60) days from the receipt of the ordinance by the County review agency if the County review agency should fail to act; and upon publication according to law.

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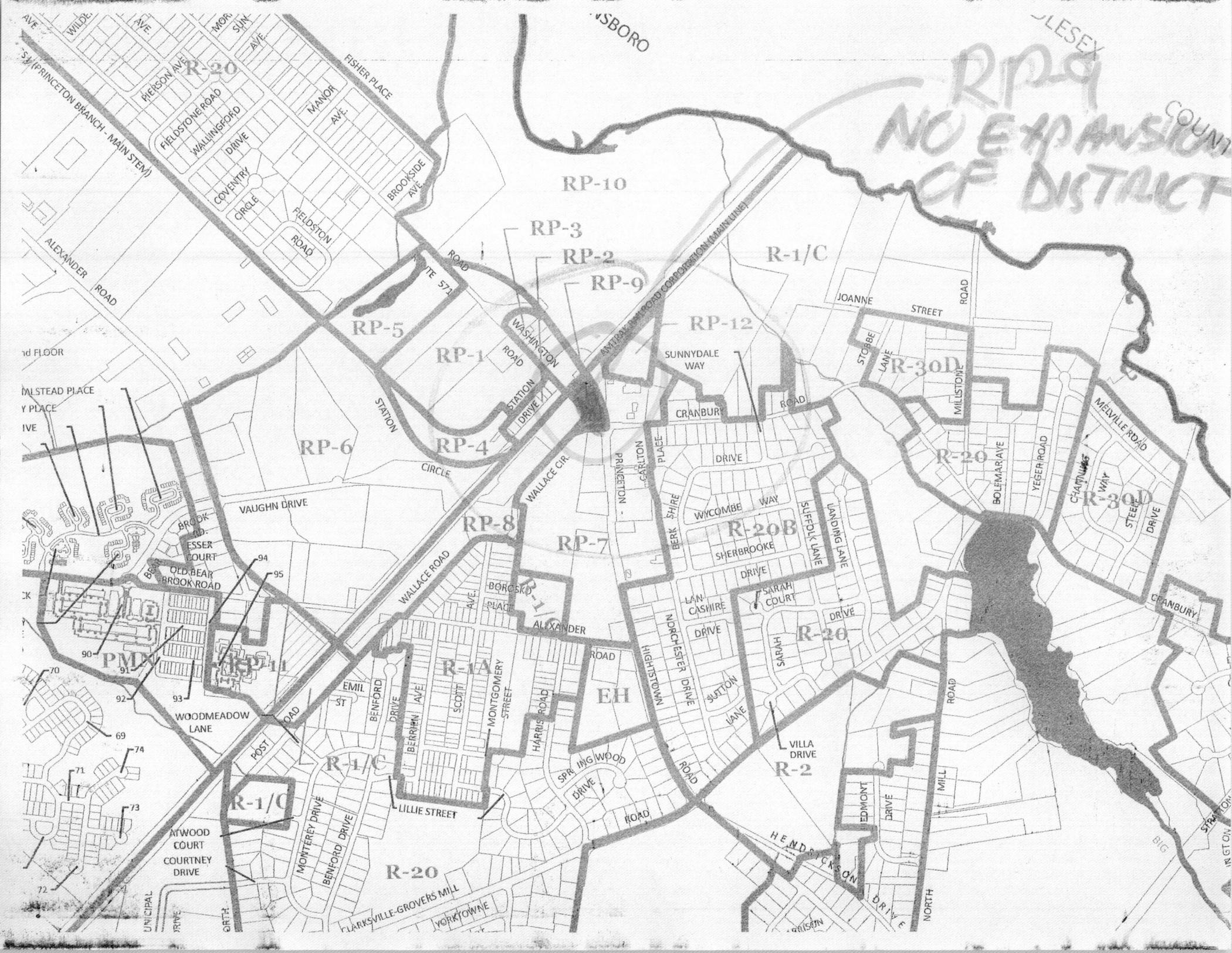
PLANNING BOARD:

PUBLIC HEARING:

ADOPTION:

MAYORAL APPROVAL:

EFFECTIVE DATE:



RP-9  
NO EXPANSION  
OF DISTRICT

MIDDLESEX COUNTY



1st FLOOR  
VALSTEAD PLACE  
Y PLACE  
IVE  
BROOK  
AD.  
ESSER  
COURT  
OLD BEAR  
BROOK ROAD  
94  
95  
90  
91  
92  
69  
74  
71  
73  
72  
MUNICIPAL  
DRIVE  
COURTNEY  
DRIVE