

**RESOLUTION DECLARING GUIDING PRINCIPLES OF
THE PRINCETON JUNCTION AT WEST
WINDSOR TRAIN STATION AREA
IN NEED OF REDEVELOPMENT**

WHEREAS, a 350 acre area in need of redevelopment has been designated in and around the train station in West Windsor pursuant to Resolution 2005-R285; and

WHEREAS, West Windsor Township has retained Hillier Architecture, now known as RMJM Hillier, to draft a Redevelopment Plan reflecting public input in consultation with Council and the Planning Board; and

WHEREAS, RMJM Hillier has held three public redevelopment workshop meetings and other public meetings, accepted public comment, and reported their results to a joint Township Council/Planning Board meeting held on June 4, 2007; and

WHEREAS, the Township intends to promote a strong educational program to provide continuing opportunities for informed input from the West Windsor community; and

WHEREAS, some general policies governing the formulation of the Redevelopment Plan should be adopted at this time and further refined from time to time during the redevelopment process.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor that it is the Policy of West Windsor for drafting of a Redevelopment Plan with respect to the designated area in need of redevelopment that:

1. The redevelopment plan will be tax positive consistent with the desires of the residents of West Windsor;
2. The redevelopment plan will be scaled to be consistent with the desires of the residents of West Windsor, including the number and diversity of housing units;
3. Affordable housing units are to be visually and geographically integrated with all market rate housing.
4. The redevelopment plan will remediate the traffic congestion within, around and through the redevelopment area, will incorporate Vaughn Drive as a through-traffic artery, will utilize traffic calming on roadways where appropriate, will include sidewalks and bicycle lanes, and will encourage public transit;
5. The redevelopment plan will at least preserve, if not strengthen, the neighborhoods in and around the redevelopment area;
6. The redevelopment plan will provide more parking for West Windsor residents;
7. The redevelopment plan will maximize preservation of open space, protect environmentally sensitive land, and minimize impervious cover;

8. The redevelopment plan will strive to remediate contaminated sites within the designated area through the use of private capital, and or state or federal government funding;
9. The size, scale and aesthetic design of the redevelopment area will be consonant with the nature of West Windsor Township;
10. The redevelopment plan will create iconic and active public places for the West Windsor community;
11. The Township will strive to incorporate input from all key stakeholders during the redevelopment process;
12. The Township will strive to mitigate the effects of the Redevelopment Plan on the West Windsor-Plainsboro Regional School District;
13. The Redevelopment Plan will strive to incorporate the economic, environmental, and social sustainability urban planning principles as outlined in the LEED-ND (Leadership in Environmental and Energy Design-Neighborhood Design) standards for conservation of West Windsor's natural resources;
14. The Township pledges to conduct an open and transparent redevelopment process that will consider the concerns of the residents, taxpayers, and businesses in the West Windsor community.

Adopted: August 6, 2007

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 6th day of August, 2007.

Sharon L. Young
Township Clerk
West Windsor Township