

**AN ORDINANCE AMENDING  
PROVISIONS OF THE G-1 OVERLAY  
DISTRICT AND FURTHER  
AMENDING THE "CODE OF THE  
TOWNSHIP OF PRINCETON, NEW  
JERSEY, 1968"**

WHEREAS, the University Medical Center at Princeton proposes redeveloping its hospital campus located within the Township of Princeton and the Borough of Princeton; and

WHEREAS, the Township Committee of the Township of Princeton on December 4, 2006 adopted an Ordinance establishing for a portion of the Princeton Hospital campus Retail-Office and G-1 Overlay Zoning Districts; and

WHEREAS, the Township Committee wishes to clarify the zoning requirements for the existing parking garage located in the G-1 Overlay Zoning District; and

WHEREAS, in order to ensure that properties owned by the University Medical Center at Princeton along Harris Road remain residential uses, the Township Committee has determined that said properties shall not be consolidated.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of the Princeton as follows:

1. Sec. 10B-242 of the "Code of the Township of Princeton, New Jersey, 1968" which adopts the official Zoning Map of the Township of Princeton is amended through March 8, 2007 to note thereon the inclusion of part of Lots 8, 9, 10, Block 7101, Princeton Township Tax Map as property located in the G-1 Overlay Zoning District. Consequently, Section 10B-242 is amended to read as follows:

**Sec. 10B-242.            Contents of article.**

This article shall consist of the text thereof and the Zoning Map on file in the office of the Township Clerk, said map being entitled, "Zoning Map, Princeton Township, Mercer County, New Jersey," prepared by the Princeton Township Engineering Department, as revised through March 8, 2007 [May 10, 2004]; the map on file in the office of the Township Clerk entitled, "Overlay Zoning Map of Historic Preservation Districts and Historic Preservation Buffer Districts, Princeton Township, Mercer County" as revised through November 12, 1992 and the map on file in the office of the Township Clerk entitled, "Overlay Zoning Map for Residential Community Overlay Zone, Princeton Township, Mercer County" as revised through February 24, 2003.

2. Sec. 10B-272.71(a) of said Code which establishes development rights and design standards for the parking garage in the G-1 Overlay Zone is amended to read as follows:

**Sec. 10B-272.71(a)**                      **Development Rights: G- Overlay Zone**

- (a) A 740 to 780 space parking garage is permitted[.] provided that the footprint of the existing parking garage does not change.
- (b) The underlying FAR shall not apply.
- (c) The setback requirements found in to R-0 Zone shall apply to any new construction in this Zone.
- (d) Block 7101, Lot 11, Princeton Township Tax Map shall remain as an open space (the current area on the corner of Henry Avenue and Harris Street).
- (e) The parking garage lighting fixtures shall be designed to incorporate a timer system to permit the lighting on the top story of the parking structure to be controlled independently of the other parking structure floors.
- (f) The existing generator and mechanical equipment including any ventilating fans shall be baffled to reduce noise in accordance with the Township Code.
- (g) The garage shall use techniques such as signs, mirrors and notices to restrict large vehicle and van parking, or markings on the garage floors, in order to promote traffic safety at points where traffic converges within the garage.

(h) If construction takes place to the garage structure, there shall be no storing, parking or placing construction equipment or supplies on any Township or Borough streets including Henry Avenue and Harris Road.

(i) Notwithstanding, any prior land use approvals to the contrary, Lots 8, 9 and 10, Block 7101, Princeton Township Tax Map shall remain residential except for those portions of said lots referred to in Section 1 hereinabove which currently contain a portion of the garage structure. These lots shall not be consolidated in order to ensure their residential character.

3. This Ordinance shall take effect upon its passage, publication and the filing of a copy of same with the Mercer County Planning Board, all of which is required by law.

Additions in text are indicated by underlining, deletions by [brackets], except that underlined catchwords are not necessarily additions.

The foregoing ordinance was introduced at a meeting of Princeton Township Committee held on March 12, 2007 and will be further considered for final passage after a public hearing thereon at a meeting of said Township Committee to be held at the Princeton Township Municipal Complex, 400 Witherspoon Street on March 26, 2007 which begins at 7:00 p.m.



Kathy Brzezynski  
Deputy Clerk