

Ordinance #2020-55

AN ORDINANCE BY THE MUNICIPALITY OF PRINCETON MODIFYING THE ZONE BOUNDARY LINE BETWEEN THE SC SHOPPING CENTER DISTRICT AND THE AH-5 AFFORDABLE HOUSING DISTRICT AND AMENDING THE ZONING MAP OF THE TOWNSHIP OF PRINCETON

WHEREAS, pursuant to its third round affordable housing plan, the Mayor and Council on July 13, 2020 adopted Ordinance No. 2020-19, which changed the zoning designation of the “Comfort” site (Block 7401, Lot 1.02) located at the corner of Terhune Road and Harrison Street North from R-SM Residential-Senior Market to AH-5 Affordable Housing-5, in order to create the opportunity for the site to be developed with multi-family rental units with an affordable housing set-aside; and

WHEREAS, the Comfort site abuts the Princeton Shopping Center (Block 7401, Lot 1.01) located immediately to the south; and

WHEREAS, a prospective developer of the Comfort site has expressed a desire to acquire a ±1.4-acre “boomerang”-shaped area located in the northeast corner of the Shopping Center property (the “Boomerang”) in order to facilitate the development of the Comfort site consistent with the AH-5 zoning regulations; and

WHEREAS, the Shopping Center property is located in the SC Shopping Center district; and

WHEREAS, to enable the Comfort site to be developed as contemplated, it is necessary and advisable to add the Boomerang to the AH-5 district;

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of Princeton as follows:

1. Preamble. The preamble to this ordinance is hereby incorporated as if restated in full.
2. Boundary line between the AH-5 and SC zoning districts adjusted. The boundary line between the SC Shopping Center District and the AH-5 Affordable Housing-5 District is hereby modified by removing a ±1.4-acre “boomerang”-shaped area located in the northeast corner of the Shopping Center property (Block 7401, Lot 1.01) from the SC District and adding it to the AH-5 District (Block 7401, Lot 1.02), as more particularly shown on Exhibit A attached hereto.
3. Zoning map amended. The zoning map entitled “Zoning Map, Princeton Township, Mercer County, New Jersey,” as previously amended is hereby further amended consistent with section 2 of this ordinance.

4. Township Code amended. Section 10B-242B of the “Code of the Township of Princeton, New Jersey, 1968” shall be supplemented to identify the amendment enacted by this ordinance, as well as all other amendments adopted since 2019.

5. Referral to Princeton Planning Board. A copy of this ordinance shall be referred to the Princeton Planning Board following its introduction for review pursuant to N.J.S.A. 40A:55D-26a.

6. Repealer. Any article, section, paragraph, subsection, clause, or other provision of the Code of the Township of Princeton and the Code of Borough of Princeton inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

7. Severability. If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

8. Effective date. This ordinance shall take effect upon its passage and publication, filing with the Mercer County Planning Board, and as otherwise provided for by law.

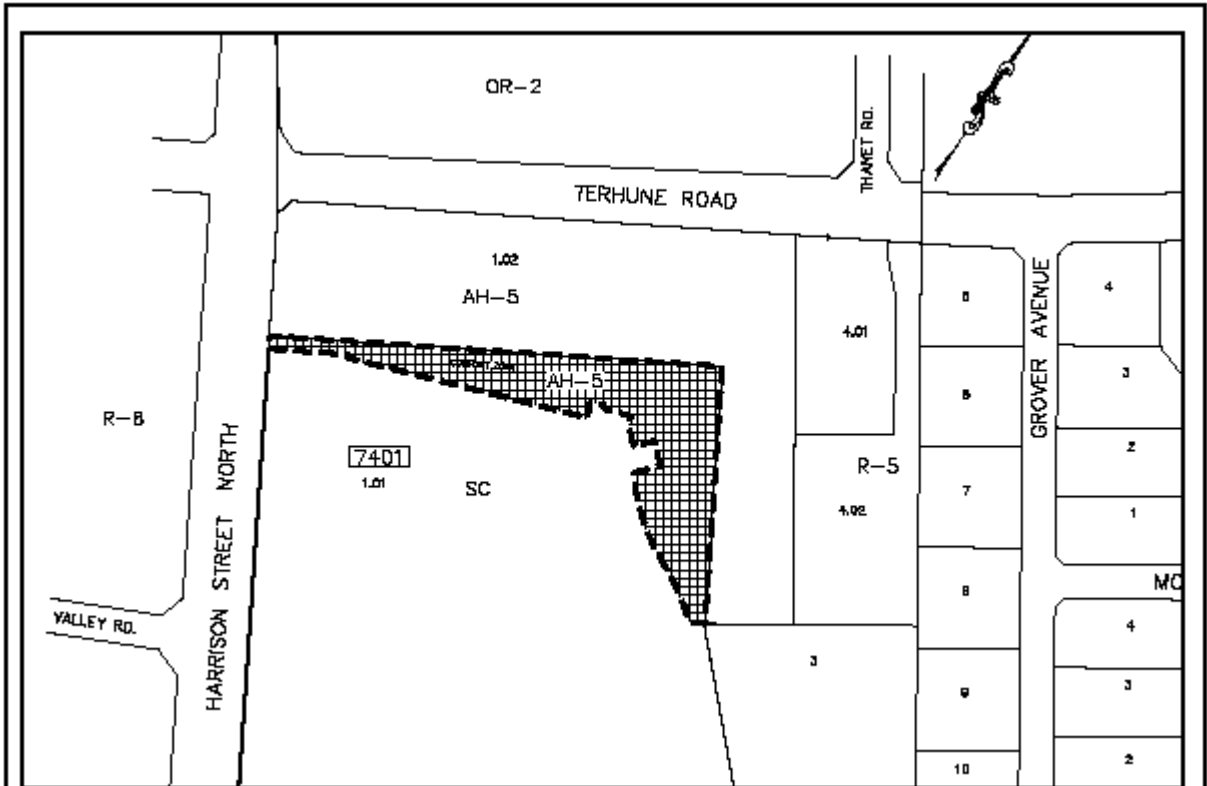
Delores A. Williams, RMC, Clerk

Liz Lempert, Mayor


Introduced: December 7, 2020


Reviewed by Planning Board: December 10, 2020

Adopted: December 21, 2020



LEGEND

 AFFORDABLE HOUSING-5 (AH-5)

 EXISTING ZONING BOUNDARIES

ZONING MAP AMENDMENT
AFFORDABLE HOUSING-5 ZONE
(AH-5)
PRINCETON, MERCER COUNTY, NJ

EXHIBIT A