



MUNICIPALITY OF PRINCETON

Planning Department
400 Witherspoon Street
Princeton, NJ 08540
(609) 924-5366
planning@princetonnj.gov

MEMORANDUM

To: Princeton Mayor and Council
From: Justin Lesko, AICP, PP – Planning Director 
Nathan Foote, AICP, PP – Assistant Planning Director
Date: February 20th, 2026
Subject: **Ordinance #2026-03: An Ordinance of the Municipality of Princeton Amending Chapter T10B Entitled “Land Use” of the Municipality of Princeton to Create the Affordable Housing District-15 (AH-15) in Furtherance of the Fair Housing Act**
Council Introduction – January 27th, 2026
Council Re-Introduction – February 9th, 2026
Planning Board Review – February 19th, 2026

The Princeton Council has referred Ordinance #2026-03 to the Planning Board for master plan consistency review pursuant to N.J.S.A. 40A:55D-26a. The ordinance establishes the Affordable Housing District 15 (AH-15) at the 457 North Harrison Street property, and allows for up to 191 residential units, while requiring a minimum of 40 affordable housing units. The ordinance was originally introduced on January 27th; however, the Council made substantial changes to the ordinance and re-introduced it on February 9th, after which it sent the ordinance to the Board for consistency review. The Board reviewed the ordinance at its regular meeting open to the public on February 19th.

By a unanimous vote, the Board found Ordinance #2026-03 to be substantially consistent with the Princeton Master Plan and recommended approval of the Ordinance. While the Board did not have any comments or recommendations, members did express enthusiasm for pedestrian circulation and connections to other developments in the area.

See the memo from us to the Board for more information on the ordinance, the Affordable Housing District 15 (AH-15) it would establish, and its relation to the Princeton Master Plan, including the Fourth Round Housing Plan Element and Fair Share Plan. The memo is attached.

Please reach out if there are any questions or concerns regarding the ordinance or the Planning Board’s review.



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MEMORANDUM

To: Princeton Planning Board
From: Justin Lesko, AICP, PP – Planning Director 
Nathan Foote, AICP, PP – Assistant Planning Director
Date: February 13th, 2026
Subject: **Ordinance #2026-03 Amending Chapter T10B Entitled “Land Use” of the Municipality of Princeton to Create the Affordable Housing District 15 (AH-15) in Furtherance of the Fair Housing Act**
Council Introduction – February 10th, 2026

The Princeton Council has referred Ordinance #2026-03 to the Planning Board for master plan consistency review pursuant to N.J.S.A. 40A:55D-26a. The ordinance was originally introduced on January 27th but had to be re-introduced on February 9th due to a substantive change. It is scheduled for a public hearing on February 23rd. The ordinance is attached to this memo for reference.

The ordinance establishes the Affordable Housing District 15 (AH-15), comprised of one lot at 457 North Harrison Street (Block 5502, Lot 2). The lot is currently developed with an office building with associated extensive parking, and is located in the OR-2 T Office-Research zone of the former Township. It is adjacent to the Inclusionary Rental Apartment district (IRA) and Residential Senior Affordable district (RSA). The Avalon Princeton Circle development is in the former and the Princeton Senior Living apartment building is in the latter. There is a medical office building adjacent to the 457 North Harrison property to the south, and a corporate office building to the north. To the west, across North Harrison street, are residential uses in the R-6 zone of the former Township.

The AH-15 district is intended to provide a realistic opportunity for the construction of affordable housing pursuant to the New Jersey Fair Housing Act and to comply with the Municipality’s constitutional obligation to provide housing for low-and moderate-income households. The site is included in the Municipality’s Fourth Round Housing Plan Element and Fair Share Plan (“Fourth Round HEFSP”) as adopted by the Planning Board on June 25, 2025, and endorsed by Council on June 26, 2025. Pages 70-71 of the Fourth Round HEFSP includes how the future development meets the criteria of site availability, suitability, approvability and developability as required by state law. Appendix N of the Fourth Round Plan includes a map of site constraints and an initial conceptual plan of the development. Appendix N is attached to this memo.

As called for in the Fourth Round HEFSP, the AH-15 zone would allow for up to 191 multi-family residential apartment units. At least 20% of the residential units are required to be designated as affordable, with a minimum of 40 affordable units required. This is important because it provides that while a developer may reduce the number of overall units, they may not reduce the number of units set aside as affordable below 40 units, as specified in the Fourth Round HEFSP for this site. (The originally introduced ordinance inadvertently left out the requirement for a minimum of 40 affordable units. Adding this back in as has always been envisioned was the substantive change which required reintroduction.) The affordable units would be regulated consistent with the Uniform Housing Affordability Controls (UHAC) and the New Jersey Fair Housing Act.

The maximum permitted height, per the ordinance, is five stories and 65 feet; non-habitable building

elements that include or screen mechanical equipment and do not exceed 20% of the roof area are excluded from the height calculation. While the ordinance does not explicitly restrict the development to a single building, there is language in the ordinance that refers to “the building” suggesting that only one building is contemplated, as in the concept plan found in the attached Appendix N. The maximum impervious coverage is 80%.

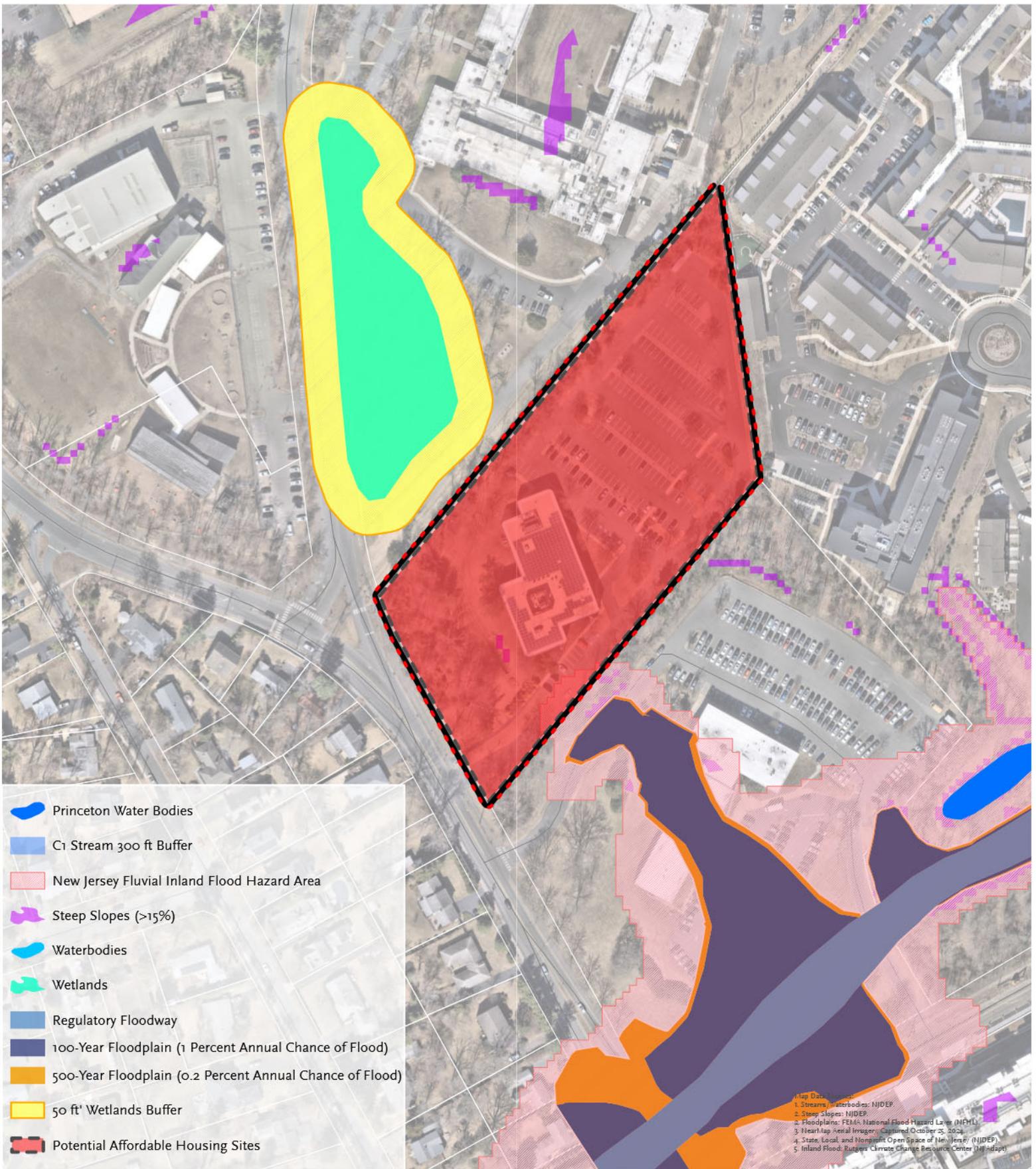
Per the proposed ordinance, 1.5 parking spaces are required for each residential unit. The required spaces can be on surface lots or in enclosed garages. Bicycle parking is required as per §T10B-282.2. The ordinance requires both a pedestrian walkway and a dual-use path to North Harrison Street, along with a dual-path use along North Harrison Street. Landscape buffers are required to minimize and visually screen any adverse impacts or nuisances. A total of three signs are permitted by the ordinance: one 24-square foot freestanding monument sign, and two façade signs not exceeding 30-square feet each. The ordinance also recommends any developer seek cross access easement with neighboring properties.

In our professional opinion the ordinance is substantially consistent with the Master Plan. Aside from being directly called for in the Municipality’s adopted Fourth Round HEFSP, Ordinance 2026-03 is substantially consistent with many other goals of the Princeton Master Plan. One of the key findings from community input in the Introduction section of the plan is that Princeton needs more housing, especially at lower price points. The Vision statement includes that Princeton will have “housing ample and diverse enough to accommodate all who want to live here” and the Princeton of the future will be “affordable to households of all income levels.” It is expected that both the market-rate and affordable units in the future development of the site will be rental units. A Land Use goal of the plan is to remove barriers to increased residential density in appropriate areas. Given the other residential developments in this same area as the AH-15, this would be an appropriate area for such additional density. The Mobility goals of the plan include reducing inbound commuting through the development of additional housing in areas where jobs are located and encouraging shifts from single-occupancy vehicle travel to low- or zero-emissions mobility options such as walking, cycling, and transit. Utility Goals and Natural Resource Conservation Goals such as accommodating future growth while minimizing adverse impacts to the natural environment are supported by repurposing an already developed parcel.

The Board shall determine if they find the Ordinance consistent with the Master Plan and provide any comments to Council. If Council approves the Ordinance, any future development would require site plan approval by the Board.



Appendix N. Princeton Executive Center Documentation



-  Princeton Water Bodies
-  C1 Stream 300 ft Buffer
-  New Jersey Fluvial Inland Flood Hazard Area
-  Steep Slopes (>15%)
-  Waterbodies
-  Wetlands
-  Regulatory Floodway
-  100-Year Floodplain (1 Percent Annual Chance of Flood)
-  500-Year Floodplain (0.2 Percent Annual Chance of Flood)
-  50 ft Wetlands Buffer
-  Potential Affordable Housing Sites

Map Data:
 1. Streams/Waterbodies: NJDEP
 2. Steep Slopes: NJDEP
 3. Floodplains: FEMA's National Flood Hazard Layer (NFHL)
 4. Nearmap Aerial Imagery, Captured October 25, 2024
 5. State, Local, and Nonprofit Open Space of New Jersey (NJDEP)
 6. Inland Flood: Rutgers' Climate Change Resource Center (CCRC) Adapt



SITE #	BLOCK	LOT	SITE ADDRESS
4	5502	2	457 NORTH HARRISON STREET

Clarke Caton Hintz
 Architecture
 Planning
 Landscape Architecture

Potential Sites for Affordable Housing Development

Site 4: Princeton Executive Center/Niksun Building

LOCATION:
 Princeton, Mercer County, NJ

DATE:
 May 2025

PROGRAM SUMMARY

- TOTAL RESIDENTIAL: 191 DU
- AVERAGE UNIT: 1,050 SF
- TOTAL AMENITY: 14,180 SF
- TOTAL PARKING: 287 SPACES
(1.5 SP/DU)
- GARAGE: 240 SP
- SURFACE: 47 SP
- BUILDING HEIGHT: 4 STORIES RESIDENTIAL
OVER 1 LEVEL PARKING

UNIT MIX

- MARKET RATE UNITS = 150 DU (79%)
- 1-BR = 62 DU (42%)
- 2-BR = 88 DU (58%)
- AFFORDABLE UNITS = 41 DU (21%)
- 1-BR(A) = 9 DU (22%)
- 2-BR(A) = 24 DU (58%)
- 3-BR(A) = 8 DU (20%)



GROUND FLOOR PLAN

SCALE: 1" = 30' - 0"



CONCEPTUAL PLANS
DATE: 04/23/2025

MINNO WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 103, LAMBERTVILLE, NEW JERSEY 08530
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102
MINNOWASKO.COM

PREPARED FOR:
PRINCETON EXECUTIVE CENTER ASSOCIATES

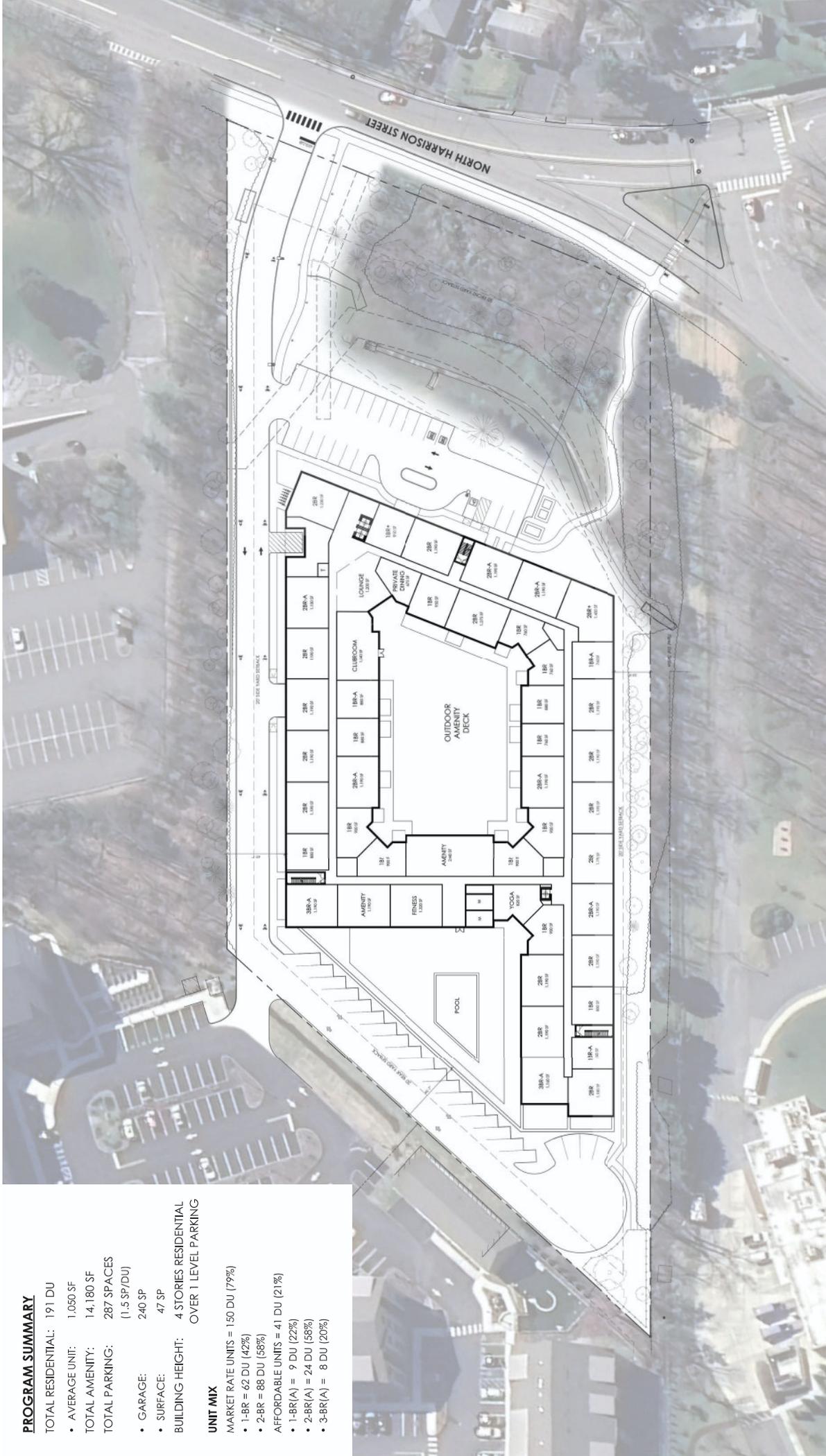
457 N. HARRISON STREET
PRINCETON, NEW JERSEY
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PROGRAM SUMMARY

- TOTAL RESIDENTIAL: 191 DU
- AVERAGE UNIT: 1,050 SF
- TOTAL AMENITY: 14,180 SF
- TOTAL PARKING: 287 SPACES (1.5 SP/DU)
- GARAGE: 240 SP
- SURFACE: 47 SP
- BUILDING HEIGHT: 4 STORIES RESIDENTIAL OVER 1 LEVEL PARKING

UNIT MIX

- MARKET RATE UNITS = 150 DU (79%)
 - 1-BR = 62 DU (42%)
 - 2-BR = 88 DU (58%)
- AFFORDABLE UNITS = 41 DU (21%)
 - 1-BR(A) = 9 DU (22%)
 - 2-BR(A) = 24 DU (58%)
 - 3-BR(A) = 8 DU (20%)



SECOND FLOOR PLAN

SCALE: 1" = 30' - 0"

CONCEPTUAL PLANS
DATE: 04/23/2025

457 N. HARRISON STREET
PRINCETON, NEW JERSEY
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PREPARED FOR:
PRINCETON EXECUTIVE CENTER ASSOCIATES

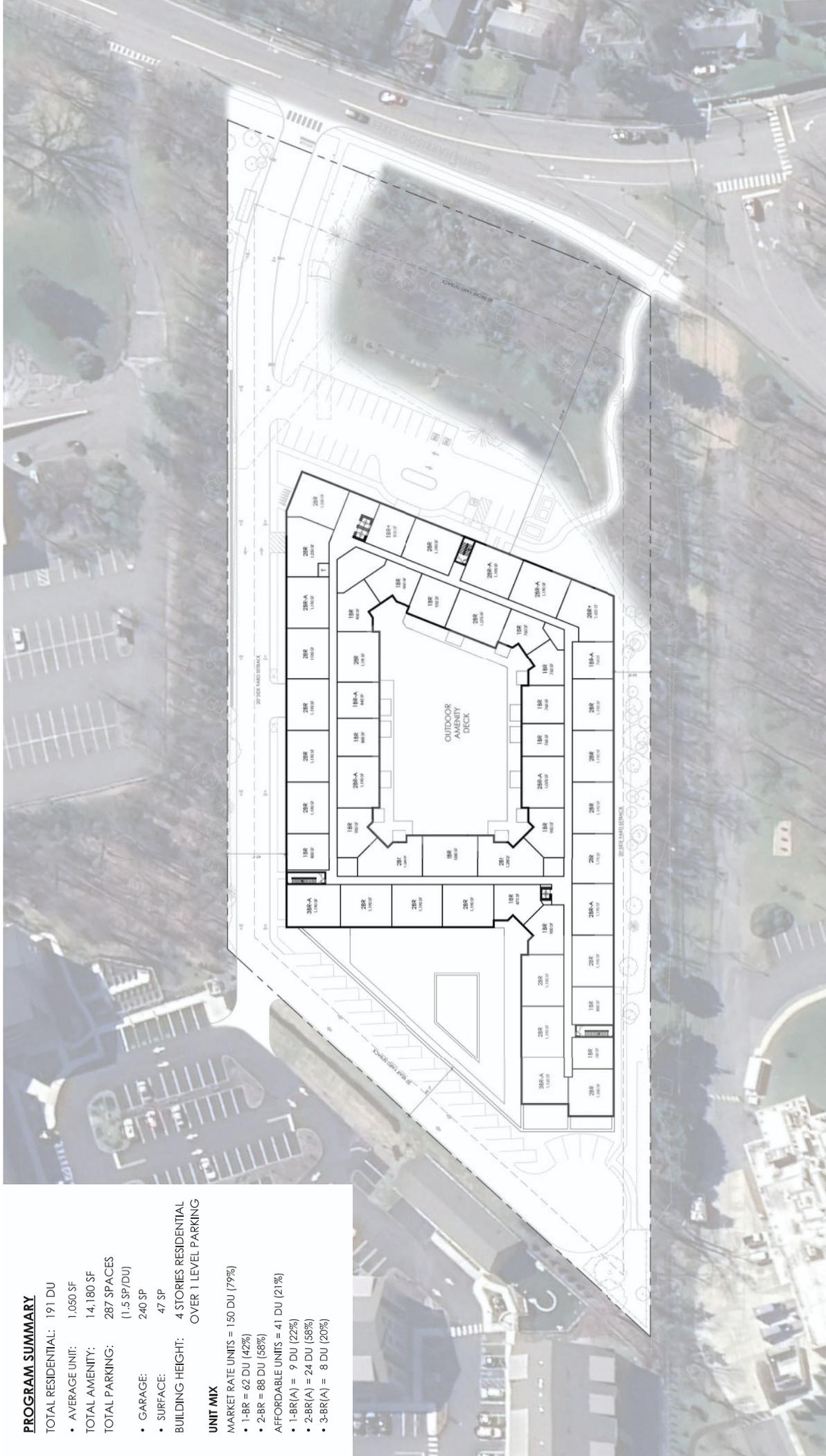
MINNO WASKO
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TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102
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PROGRAM SUMMARY

- TOTAL RESIDENTIAL: 191 DU
- AVERAGE UNIT: 1,050 SF
- TOTAL AMENITY: 14,180 SF
- TOTAL PARKING: 287 SPACES
(1.5 SP/DU)
- GARAGE: 240 SP
- SURFACE: 47 SP
- BUILDING HEIGHT: 4 STORIES RESIDENTIAL
OVER 1 LEVEL PARKING

UNIT MIX

- MARKET RATE UNITS = 150 DU (79%)
- 1-BR = 62 DU (42%)
- 2-BR = 88 DU (58%)
- AFFORDABLE UNITS = 41 DU (21%)
- 1-BR(A) = 9 DU (22%)
- 2-BR(A) = 24 DU (58%)
- 3-BR(A) = 8 DU (20%)



THIRD - FIFTH FLOOR PLANS

SCALE: 1" = 30' - 0"



CONCEPTUAL PLANS
DATE: 04/23/2025

MINNO WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 103, LAMBERTVILLE, NEW JERSEY 08530
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102
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PREPARED FOR:
PRINCETON EXECUTIVE CENTER ASSOCIATES

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PRINCETON, NEW JERSEY
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MUNICIPALITY OF PRINCETON

Office of the Municipal Clerk

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dmount@princetonnj.gov

MEMORANDUM

To: Planning Board
From: Dawn M. Mount, *Municipal Clerk*
CC: Justin Lesko, *Planning Director*
Subject: Planning Board Review of Ordinance 2026-3 upon Introduction of Amendments
Date: Tuesday, February 10, 2026

On behalf of the Mayor and Council, and in accordance with the provisions of N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64, the attached ordinance had amendments introduced at second reading at the Regular Meeting of February 9, 2026, and requires the Planning Board's further review and consideration. Please transmit the report of findings and recommendations from the Planning Board no later than thirty-five (35) days from this referral. It should be noted that the tentative date of the public hearing and final adoption of this ordinance is scheduled to take place at the Mayor and Council Regular Meeting of February 23, 2026.

Thank you in advance for your cooperation. Please contact me should you have any questions or concerns.

ORDINANCE #2026-03

AN ORDINANCE OF THE MUNICIPALITY OF PRINCETON AMENDING CHAPTER T10B ENTITLED “LAND USE” OF THE MUNICIPALITY OF PRINCETON TO CREATE THE AFFORDABLE HOUSING DISTRICT-15 (AH-15) IN FURTHERANCE OF THE FAIR HOUSING ACT

WHEREAS, the New Jersey Supreme Court, through its rulings in Southern Burlington County NAACP vs. Mount Laurel, 67 N.J. 151 (1975) (“Mount Laurel I”) and Southern Burlington County NAACP vs. Mount Laurel, 92 N.J. 158 (1983) (“Mount Laurel II”), has determined that every municipality in New Jersey has a constitutional obligation to provide, through its land use regulations, a realistic opportunity for its fair share of the regional need for housing for low- and moderate-income households and families; and

WHEREAS, on March 20, 2024, Governor Murphy signed P.L.2024, c.2. into law, amending the Fair Housing Act of 1985, N.J.S.A. 52:27D-301, *et seq.*, to establish a new framework for determining and enforcing municipalities’ affordable housing obligations under the New Jersey Supreme Court’s Mount Laurel doctrine and the Act (the “FHA”), starting with fourth round (2025-2035) affordable housing obligations; and

WHEREAS, in accordance with the FHA and Administrative Directive #14-24 issued by the Administrative Office of the Courts on December 13, 2024 (“Administrative Directive #14-24”), Princeton filed a Complaint for Declaratory Judgment entitled *In the Matter of the Application of the Municipality of Princeton in Mercer County*, Docket No. MER-L-000207-25 on January 28, 2025 (the “Fourth Round DJ Action”), identifying Princeton’s present and prospective fair share obligations for the Fourth Round, and committing to adopting and submitting a Fourth Round Housing Plan Element and Fair Share Plan (“HEFSP”) as required by the FHA; and

WHEREAS, on June 25, 2025, the Princeton Planning Board (“Board”) adopted a Fourth Round HEFSP pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, *et seq.*, as required by and in conformance with the FHA; and

WHEREAS, on June 26, 2025, by Resolution No. 25-230, the Mayor and Council endorsed Princeton’s Fourth Round HEFSP, which was filed with the court in the Fourth Round DJ Action on June 27, 2025; and

WHEREAS, Princeton’s Fourth Round HEFSP addresses Princeton’s affordable housing obligations in a manner which will promote the public health and general welfare, and sets forth a plan which fully satisfies Princeton’s Fourth Round affordable housing obligations; and

WHEREAS, as contemplated by and in conformity with P.L.2024, c.2, Princeton now looks forward to implementing the goals, objectives and housing opportunities contemplated by its HEFSP by creating a new *Affordable Housing District-15* (“*AH-15*”) zoning district; and

WHEREAS, the Municipal Land Use Law, N.J.S.A. 40:55D-1 (“MLUL”) at N.J.S.A. 40:55D-62.a requires that the provisions of a zoning ordinance be substantially consistent with the land use plan element and the housing plan element of the master plan or designed to effectuate such plan elements; and

WHEREAS, Princeton finds and declares that, pursuant to the purposes of the MLUL, the within ordinance promotes the public health, safety, morals, and general welfare and advances the municipality’s efforts to meet its constitutional obligation to provide for its fair share of very low, low and moderate income housing; and

WHEREAS, the Mayor and Council formally refers this Ordinance to the Board for review, examination, discussion and recommendations in accordance with N.J.S.A. 40:55D-26; and

WHEREAS, the adoption of this Ordinance was appropriately noticed pursuant to the requirements of the MLUL.

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

Section 1. Zoning Map. Section §T10B-242, “Zoning Map”, of Chapter T10B of the Code, is hereby supplemented and amended to modify the “Official Zoning Map of Princeton, Mercer County, New Jersey” by designating the following lands identified by block(s) and lot(s) on the official Tax Map of Princeton as follows:

<u>Block(s)</u>	<u>Lot(s)</u>	<u>Street Address</u>	<u>Existing District</u>	<u>New District</u>
5502	2	457 N. Harrison Street	OR-2	AH-15

Section 2. Division of Township into Zoning Districts. §T10B-244, “Division of Township into Zoning Districts”, of Chapter T10B of the Code is hereby supplemented and amended to add the following zoning district:

Affordable Housing-15 (AH-15) Zone.

Section 3. Affordable Housing District Provisions. Division 2, “Zoning Districts”, of Chapter T10B of the Code is hereby supplemented and amended to add the following new Affordable Housing Zone to Subdivision 2.27 “Affordable Housing (AH) Zones” as follows:

§T10B-272.122. Affordable Housing - 15 (AH-15) Zone

- (a) Purpose. The purpose of the Affordable Housing – 15 (“AH-15”) zoning district is to redevelop commercial land for multi-family housing in an appropriate location in furtherance of the Municipality's goals and objectives for affordable housing as set forth in the Master Plan.
- (b) Permitted Uses. In the AH-15 zone, no lot shall be used, and no structure shall be erected, altered or occupied, for any purpose except the following:
 - (1) Multifamily dwellings.
- (c) Accessory Uses Permitted. Any of the following uses shall be permitted when used in conjunction with a principal use:
 - (1) Residential management office.
 - (2) Common rooms/areas, including for meetings, recreation, laundry and storage.
 - (3) Communications infrastructure.
 - (4) Maintenance facility.
 - (5) Maintenance and storage.
 - (6) Off-street parking; including parking garages and parking structures, and loading.
 - (7) Street/site furnishings.
 - (8) Home occupations.
 - (9) Off-street surface parking and private residential garages.
 - (10) Fences and walls.
 - (11) Landscape amenities and open space.
 - (12) Rooftop amenity space for residents and guests.
 - (13) Signs.

- (14) Storm water management facilities and other utilities.
 - (15) Other customary uses which are clearly incidental and subordinate to a permitted principal use on the same lot.
- (d) Required Income Restriction. In any AH-15 district, at least twenty percent (20%) of the total number of dwellings shall be affordable to very low, low and moderate income households, but in no instance shall the number of such affordable dwellings be less than forty (40). Affordable units shall be restricted, regulated and administered consistent with the Municipality's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), including the Fair Housing Act's definition of very low-income households and all other provisions of the Municipality's Affordable Housing Ordinance (§T10B-332).
- (e) AH-15 Site Development Regulations. The following site development regulations shall apply to all lots and buildings:
- (1) Area and Yard Requirements.
 - a. Minimum tract frontage. The minimum frontage shall be three hundred (300) lineal feet.
 - b. Minimum front yard setback for buildings shall be seventy-five (75) feet.
 - c. Minimum side yard setback for buildings shall be twenty (20) feet.
 - d. Minimum rear yard setback for buildings shall be twenty (20) feet.
 - (2) Setbacks for parking lots, aisles and public access. No parking or loading area, aisle, or driveway, excepting for access to and from a public street, shall be located closer than twenty-five (25) feet to a streetline and five (5) feet to any side lot boundary and a half (0.5) foot to the rear lot line.
 - (3) Density limitation. The maximum number of dwellings shall not exceed one hundred and ninety-one (191) units in the AH-15 district.
 - (4) Maximum impervious surface coverage. The maximum impervious surface coverage shall be eighty percent (80%) of the total gross acreage of the tract.
 - (5) Maximum building height: five stories and sixty-five (65) feet. Non-habitable building elements located above the roofline of the highest floor that constitute, contain or screen mechanical equipment, including residential rooftop amenities, that, do not in the aggregate, exceed 20% of

the roof area of the building shall be excluded from the calculation of building height.

- a. Building height shall be calculated consistent with the “height of the building” definition found in §T10B-241.
- b. Elevator penthouses, staircases and mechanical equipment located on the rooftop shall not be subject to any setback requirement.

(f) Off-Street Parking and Loading.

(1) For vehicles.

- a. Minimum number of spaces: 1.5 spaces per dwelling unit.
- b. Minimum setback from front yard: fifty (50) feet to the nearest point of any parking space.
- c. Minimum setback from other yards: twenty (20) feet to the nearest point of any parking space.
- d. Off-street loading. One space 15’ W x 25’ D by 14’ H is required.
- e. Minimum parking stall size: Stalls shall be a minimum of 9’ x 18’ in size, consistent with RSIS, and up to 10% of the total provided stalls may be compact stalls, a minimum of 8’ x 16’ in size.

(2) Bicycle parking and connectivity. Bicycle parking shall be as required in §T10B-282.2. A pedestrian walkway and a separate dual-use (i.e., pedestrian and bicycle) path shall be provided from the building to North Harrison Street. A dual-use path shall also be provided along North Harrison Street.

(3) Other dimensions and calculations shall be as required in Subdivision 3.5 of the Code of the Municipality of Princeton, to the extent applicable and not in direct conflict with the provisions of this Ordinance.

(g) Landscape Buffer Strips. The following requirements shall supersede the requirements of §T10B-304 in the AH-15 zone.

(1) Buffers and Berms. Landscaping buffers are required to minimize and visually screen any adverse impacts or nuisances on the a site or from any adjacent area. Berms may be used to achieve buffering effects in accordance with the regulations herein where the buffer width is greater than twenty (20) feet.

- (2) General requirements. Landscape buffers shall consist of a combination of deciduous trees, conifers, shrubs, berms, and if appropriate, fences, walls or retaining walls in sufficient quantities and sizes to perform their necessary screening function. Storm water management facilities, parking, dumpster enclosures, accessory buildings or above ground structures, and similar encroachments shall not be permitted in the required buffer area. Buffers shall be installed in the side yards.
- (3) The minimum width of landscape buffer shall be five (5) feet. For any buffer less than twenty (20) feet in width, a solid fence shall be incorporated into the buffer landscaping plan except when such fence is within twenty-five (25) feet of a streetline.
- (4) The front yard landscaping plan shall be designed to retain existing vegetation of high quality and shall introduce landscape elements to enhance street-facing buildings and the grounds along the streetline.
 - a. Street trees shall be required along all frontages, with a minimum caliper of two and one-half (2.5) inches at time of planting and be large shade trees at maturity. In general, street trees shall be planted at 40-foot intervals, but may be adjusted to account for utilities, driveways, bicycle paths and pedestrian paths.
 - b. Front yard landscaping shall be continuous except for access drives as approved by the board of jurisdiction.
- (h) Lighting. Illumination of sites and buildings shall be regulated pursuant to §T10B-317.1.
- (i) Signs.
 - a. One freestanding monument sign shall be permitted. Such sign shall be set back a minimum of five (5) feet from any property line and shall not exceed twenty-four (24) square feet in area. If the sign is illuminated, only exterior lighting shall be permitted.
 - b. A maximum of two façade signs shall be permitted identifying the building. Façade signs shall be placed either with a band extending across a section of the first level façade (preferably near or above a door or window) or mounted as individual channel-cut letters at the front edge of an entrance canopy. The area of a façade sign shall not exceed thirty (30) square feet. If a façade sign is illuminated, it shall be either externally lit with directional lights that are shielded (so as to sufficiently illuminate the sign content) or halo-lit with shielded back glow illumination.

- (j) Reciprocal Access. Applicants for development in the AH-15 Zone should pursue, to the maximum extent practicable, reciprocal cross-access easements with adjoining properties to enhance vehicular, bicycle, and pedestrian circulation. In particular, applicants are encouraged to seek such easements with Block 5502, Lots 4.02 and/or 4.03 to provide access to the Thanet Road cul-de-sac that intersects Terhune Road. If Applicant is able to obtain such access easement(s), then any such driveway or aisle shall be exempt from the setback requirements set forth in section §T10B-272.121(e)(2) above. The owners of Block 5502, Lots 4.02 and 4.03 are outside of the AH-15 Zone and are not subject to this provision; accordingly, compliance is encouraged but not required. If consent from those owners cannot be obtained, no variance or waiver from this subsection is required.

- (k) Exemption from Certain Requirements. Any development or redevelopment within the AH-15 zone shall be exempt from complying with §T10B-278, §T10B-288, §T10B-297, §T10B-304 and §T10B-307 of the Code of the Municipality of Princeton.

Section 4. Conflicts. If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provisions of this Ordinance shall control.

Section 5. 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.

Section 6. Referral. After introduction, the Municipal Clerk is hereby directed to submit a copy of this ordinance to the Princeton Planning Board for its review and report in accordance with N.J.S.A. 40:55D-64.

Section 7. Notice. The Municipal Clerk is directed to give notice at least ten (10) days prior to the hearing on the adoption of this Ordinance to the Mercer County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-62.1.

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

Dawn M. Mount, Clerk

Hon. Mark Freda, Mayor

STATEMENT OF PURPOSE: The purpose of this ordinance is to amend Princeton's zoning ordinance by creating a new affordable housing zoning district in furtherance of Princeton's Fourth Round Housing Plan Element and Fair Share Plan.

NOTICE

NOTICE IS HEREBY GIVEN that the above Ordinance was introduced and passed on first reading at the Council Meeting of the Mayor and Council of the Municipality of Princeton in the County of Mercer, State of New Jersey, held on February 9, 2026 and will be considered for final passage and adoption at the Council Meeting scheduled for February 23, 2026 at 7:30 p.m. at the Princeton Municipal Building, 400 Witherspoon Street, Princeton, New Jersey. Any person interested in this matter will be given an opportunity to be heard at that meeting. A copy of this Ordinance may be obtained at no cost by any member of the general public upon request at the Municipal Building during business hours.