



MUNICIPALITY OF PRINCETON

Planning Department
400 Witherspoon Street
Princeton, NJ 08540
(609) 924-5366
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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 #2026-09: An Ordinance of the Municipality of Princeton Amending Chapter §T10B-272.146 “Affordable Housing Overlay-4 (AHO-4) Site Development Regulations” of the Code of Princeton, New Jersey, 2013**
Council Introduction – February 9th, 2026
Planning Board Review – February 19th, 2026

The Princeton Council has referred Ordinance #2026-09 to the Planning Board for master plan consistency review pursuant to N.J.S.A. 40A:55D-26a. The ordinance modifies the Affordable Housing Overlay 4 (AHO-4) regulations to increase the maximum permitted height from 45 to 50 feet and to remove the requirement for 300 cubic feet of storage for each residential unit in a common area at or below the ground floor level. The ordinance was introduced on February 9th. The Planning Board reviewed the ordinance at their regular meeting open to the public on February 19th.

By a unanimous vote, the Board found Ordinance #2026-09 to be substantially consistent with the Princeton Master Plan and recommended approval of the Ordinance. The Board did not have any comments or recommendations.

One member of the public commented in favor of the ordinance.

See the memo from Planning Director Justin Lesko, AICP PP, to the Board for more information on the ordinance, the Affordable Housing Overlay District 4 (AHO-4) it would amend, 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 
Date: February 13th, 2026
Subject: **Ordinance 2026-09: An Ordinance of the Municipality of Princeton Amending §T10B-272.146 “Affordable Housing Overlay-4 (AHO-4) Site Development Regulations of the Code of Princeton, New Jersey, 2013**
Council Introduction – February 9th, 2026

The Princeton Council has referred Ordinance #2026-09 to the Planning Board for master plan consistency review pursuant to N.J.S.A. 40A:55D-26a. The ordinance was introduced on February 9th and is scheduled for a public hearing on February 23rd. Ordinance 2026-09 is attached to this memo for reference.

The ordinance amends the existing Affordable Housing Overlay-4 (AHO-4) district. The AHO-4 was created as part of our Third Round of Affordable Housing. Twenty-six lots in the northern part of town off of Route 206 or Herrontown Road are included in it. The underlying zoning for all of the lots is the S-2 service zone of the former township. (The S-2 service zone contains 27 lots in total.) No developments have been created utilizing the overlay since it’s adoption in 2020.

The proposed ordinance amends the AHO-4 in two ways. First, it increases the maximum building height allowed from 45 feet to 50 feet. The Land Use section of the Princeton Master Plan directly recommends amending the AHO-4: “AHO-4 District Standards. Amend the height limit in this overlay zone in the northern area of the Municipality off Route 206 by the Montgomery border to permit development up to four stories.”

Secondly, the proposed ordinance deletes section §T10B-272.146(l) entirely. That section requires a minimum of 300 cubic feet of storage for each residential dwelling unit which must be in a common area within the building at or below the ground floor level. The Vanhorn Brook Tributary runs through all of the parcels in the AHO-4 on the southern side of Route 206 with significant wetlands along it where the tributary has not already been channeled. Environmental constraints and state DEP regulations make it infeasible, if not impossible, to provide storage space below the ground floor level and the AHO-4 requires retail sales and services, office and restaurant uses on the first floor. It should also be noted that the AHO-4 is the only affordable housing overlay in Princeton that contains this storage requirement, including both existing Third Round affordable housing overlays and proposed Fourth Round affordable housing overlays.

In my professional opinion, the ordinance is consistent with the Master Plan. The change in height is a direct recommendation of the Land Use element of the Master Plan as previously mentioned. Land Use goals include removing barriers to increased residential density and protecting and restoring environmentally sensitive features and natural resources. 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, and mechanisms for housing creation that have not created housing should be revisited.

Utility Goals and Natural Resource Conservation Goals such as accommodating future growth while minimizing adverse impacts to the natural environment are supported by repurposing already developed parcels.

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.



MUNICIPALITY OF PRINCETON

Office of the Municipal Clerk

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Princeton, NJ 08540

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MEMORANDUM

To: Planning Board
From: Dawn M. Mount, *Municipal Clerk*
CC: Justin Lesko, *Planning Director*
Subject: Planning Board Review of Ordinance 2026-9 upon Introduction
Date: 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, introduced at the Regular Meeting of February 9, 2026, is being directed to the Planning Board for its 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 #2026-09

**AN ORDINANCE OF THE MUNICIPALITY
OF PRINCETON AMENDING §T10B-272.146
“AFFORDABLE HOUSING OVERLAY-4
(AHO-4) SITE DEVELOPMENT
REGULATIONS” OF THE CODE OF
PRINCETON, NEW JERSEY, 2013**

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

Section 1. Amending §T10B-272.146 of the Municipal Code. §T10B-272.146, entitled “Affordable Housing Overlay-4 (AHO-4) Site Development Regulations”, of the Code of Princeton, New Jersey, 2013 (the “Code”), is amended as follows:

A. §T10B-272.146(e) is amended to read (additions in underline and deletions in [brackets]):

(e) Maximum building height: [45] 50 feet.

B. §T10B-272.146(l) is deleted in its entirety.

Section 2. 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 3. 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 4. 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 5. 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 the permitted building height and eliminate the residential storage requirement within the Affordable Housing Overlay - 4 (AHO-4) zoning district.

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 7:00 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.