



MUNICIPALITY ^{of} PRINCETON

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MEMORANDUM

To: Princeton Mayor and Council
From: Justin Lesko, AICP, PP – Planning Director *JL*
Nathan Foote, AICP, PP – Assistant Planning Director
Date: March 6th, 2026
Subject: **Ordinance #2026-13: An Ordinance of the Municipality of Princeton Amending Chapter T10B Entitled “Land Use” of the Municipality of Princeton to Create the Affordable Housing District-18 (AH-18) in Furtherance of the Fair Housing Act**
Council Introduction – February 23rd, 2026
Planning Board Review – March 5th, 2026

The Princeton Council has referred Ordinance #2026-13 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 18 (AH-18) at the property of 303 John Street, which requires a 100% affordable housing development, with a minimum requirement of 35 affordable housing units. The ordinance was introduced on February 23rd. The Planning Board reviewed the ordinance at their regular meeting open to the public on March 5th.

By a unanimous vote, the Board found Ordinance #2026-13 to be substantially consistent with the Princeton Master Plan and recommended approval of the Ordinance. The Board did not have any comments or recommendations. A member of the public expressed support of and appreciation for the ordinance.

See the memo from Mr. Foote to the Board for more information on the ordinance, the Affordable Housing District 18 (AH-18) 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: Nathan Foote, AICP, PP – Assistant Planning Director
Date: February 27th, 2026
Subject: **Ordinance #2026-13: An Ordinance of the Municipality of Princeton Amending Chapter T10B Entitled “Land Use” of the Municipality of Princeton to Create the Affordable Housing District-18 (AH-18) in Furtherance of the Fair Housing Act**
Council Introduction – February 23rd, 2026

The Princeton Council has referred Ordinance #2026-13 to the Planning Board for master plan consistency review pursuant to N.J.S.A. 40A:55D-26a. The ordinance was introduced on February 23rd and is scheduled for a public hearing on March 9th. Ordinance 2026-13 is attached to this memo for reference.

The ordinance establishes the Affordable Housing District 18 (AH-18), comprised of one lot at 303 John Street: Block 6902, Lot 29. The municipally-owned lot is developed with the municipal public works facility, which is planned to be relocated to Princeton’s River Road property. The relocation of the facility has been a long-standing matter, with the 1996 Community Facilities Element of the Master Plan noting on page 75 that, “Both public works facilities are functional but could use upgrading and modernization. Relocation of the John Street facility is currently underway and will probably be completed by 1997.” The lot is located in the R-9 Residential zone of the former Township. The property is adjacent to the Community Park School property to the north (located in the R-6 Residential zone of the former Township). To the west (across John Street) are residential uses in the R-9 T zone. Also to the west and northwest is the Community Park South property located in the R-6 T zone. The property is also adjacent to the former Princeton Packet building that is currently a multi-tenant commercial building, located in the B-1 Business zone of the former Township. To the south are residential uses in the R-9 T zone.

The AH-18 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 73-74 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 Q of the Fourth Round Plan includes a map of site constraints and two initial site concepts. Appendix Q is attached to this memo.

As called for in the Fourth Round Plan, Ordinance 2026-13 establishes an AH-18 zone that requires a 100% affordable housing development consisting of a minimum of 35 units, which can either be multiple dwellings or townhouses. The ordinance permits one unit to be used for a site manager or superintendent’s living quarters. However, it is noted that the Fourth Round HEFSP states that this site will provide 35 affordable units. The affordable units would be regulated consistent with the Uniform Housing Affordability Controls (UHAC) and the New Jersey Fair Housing Act.

The proposed ordinance permits a maximum height of 3.5 stories and 45 feet. Maximum impervious coverage is 80%. Yard setbacks are required for the sides (five feet) and rear (five feet). Per the proposed ordinance, 0.8 parking space is required for each residential unit. Bicycle parking is to be provided consistent with the existing municipal code. Landscaping buffers of minimum three feet are required where side and rear yards are required.

In my professional opinion, the ordinance is consistent with the Master Plan. Aside from being directly called for in the Municipality's adopted Fourth Round HEFSP, Ordinance 2026-12 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 affordable units in the future development of the site will be rental units. A Land Use goal of the plan is to enhance the existing pattern of land use, particularly by strengthening mixed-use centers in town; the site is near Witherspoon Street. 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.