



# 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 *jl*  
**Date:** February 6, 2026  
**Subject:** **Ordinance #2026-02 An Ordinance of the Municipality of Princeton Amending Ordinance No. 2025-15 Creating the Affordable Housing District-14 (AH-14) of Chapter T10B Entitled “Land Use” of the Municipality of Princeton**  
Council Introduction – January 27, 2026  
Planning Board Review – February 5, 2026

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The Princeton Council referred Ordinance #2026-02 to the Planning Board for Master Plan consistency review pursuant to N.J.S.A. 40A:55D-26a. The Planning Board reviewed the ordinance at their regular meeting open to the public on February 5.

**By a unanimous vote, the Board found Ordinance #2026-01 to be substantially consistent with the Princeton Master Plan and recommended approval of the ordinance.**

The ordinance amends the previously adopted Affordable Housing District 14 (AH-14), comprised of one lot at 29 Thanet Road (Block 5502, Lot 5). It revises the Interpretation section of the original ordinance to state: “If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provisions of this Ordinance shall control.”

It also repeals the Repealer section of the original ordinance, which stated, “All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency only.”

The revised language in the Interpretation section and the removal of the Repealer section will be carried through to all other Fourth Round affordable housing ordinances, including Ordinance #2026-01.

See the memo from Assistant Director of Planning Nathan Foote, AICP PP, and myself for more information on the ordinance. The memo is attached.

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

CC: B. Hvozdovic, Administrator  
D. Mount, Municipal Clerk  
D. Bruno, Deputy Municipal Clerk  
T. Cecil, Esq., Municipal Attorney  
K. Van Hise, Esq., Municipal Attorney  
L. Wilson, Planning Board Chair



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## MEMORANDUM

**To:** Princeton Planning Board  
**From:** Justin Lesko, AICP, PP – Planning Director *JL*  
Nathan Foote, AICP, PP – Assistant Planning Director  
**Date:** January 30<sup>th</sup>, 2026  
**Subject:** **Ordinance #2026-02 An Ordinance of the Municipality of Princeton Amending Ordinance No. 2025-15 Creating the Affordable Housing District-14 (AH-14) of Chapter T10B Entitled “Land Use” of the Municipality of Princeton**  
Council Introduction – January 27<sup>th</sup>, 2026

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The Princeton Council has referred Ordinance #2026-02 to the Planning Board for Master Plan consistency review pursuant to N.J.S.A. 40A:55D-26a. The ordinance was introduced on January 27<sup>th</sup> and is scheduled for a public hearing on February 9<sup>th</sup>.

The ordinance amends Affordable Housing District 14 (AH-14), comprised of one lot at 29 Thanet Road (Block 5502, Lot 5). The AH-14 district was established by Ordinance 2025-15, which was introduced to the Municipal Council on August 25, 2025, determined to be substantially consistent by the Planning Board on September 4, 2025, and approved on second reading by the Council on September 8, 2025.

As called for in the Fourth Round Plan, Ordinance 2025-15 established the AH-14 zone that would allow for up to 85 stacked townhouse housing units. At least 20% of the units are required to be designated as affordable with a minimum number of 17 affordable units. The affordable units would be regulated consistent with the Uniform Housing Affordability Controls (UHAC) and the New Jersey Fair Housing Act.

Ordinance 2026-02 only effects two Sections of the original Ordinance 2025-15. First, and more importantly, it replaces Section 7. Interpretation with Section 7. Conflicts, which reads:

“If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provision of this Ordinance shall control.”

The original language of Section 7 required that when a conflict existed between the AH-14 provisions and those of another Ordinance, the greater restriction or limitation had to be followed. For example, if the requirement for parking spaces in the rest of the zoning ordinance was two spaces per unit and in the AH-15 ordinance it is 1.5 spaces, the developer would have to provide two spaces per unit. This runs counter to the purpose of establishing a new affordable housing district, which is to create a reasonable development opportunity for affordable housing.

Second, it deletes all of Section 6. Repealer, which read in its entirety:

“All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency only.”

Because it is a stand-alone district, AH-14 should not contradict any other portion of the municipal ordinance, especially with the correction of Section 7 noted above.

In our professional opinion the ordinance is consistent with the Master Plan. As discussed when Ordinance 2025-15 came before this Board for consistency review, the AH-14 district and the development of this site is directly called for in the Municipality's adopted Fourth Round HEFSP. Other consistencies identified in the Ordinance 2025-15 review included:

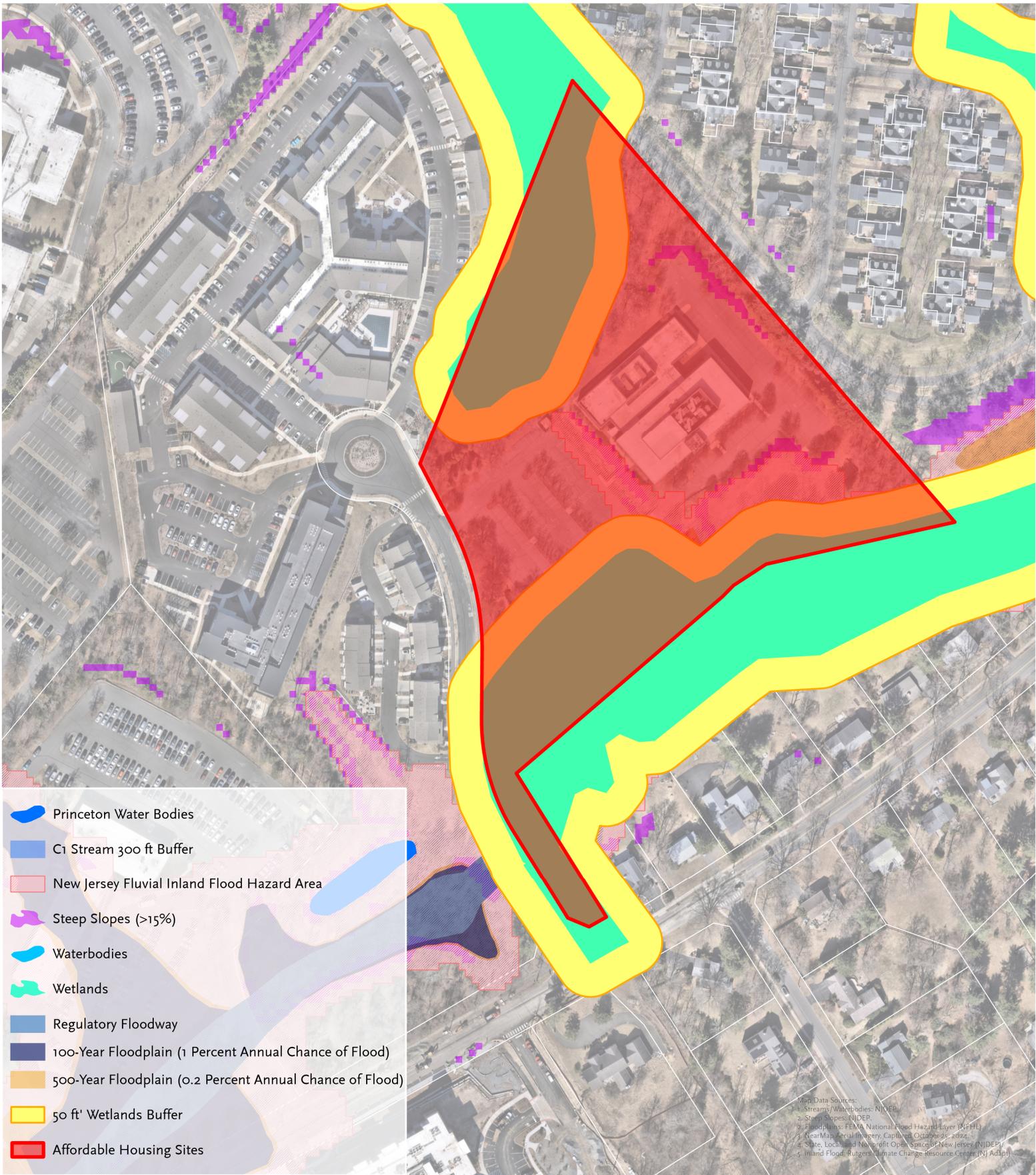
- Princeton needs more housing, especially at lower price points (Introduction).
- The Vision statement includes that Princeton will have "housing ample and diverse enough to accommodate all who want to live here" and the Princeton of the future will be "affordable to households of all income levels." (Vision statement).
- Enhance the existing pattern of land use, particularly by strengthening mixed-use centers in town (Land Use goal).
- 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 (Mobility goals).
- Accommodating future growth while minimizing adverse impacts to the natural environment are supported by repurposing an already developed parcel (Utility goals and Natural Resource Conservation goals).

In regards to Ordinance 2026-02, one of the Land Use goals in the Master Plan is to remove barriers to increased residential density. By making the AH-14 district regulations control development in the district, instead of the rest of the municipal ordinance, some barriers to residential density, at least for this site, are removed.

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.

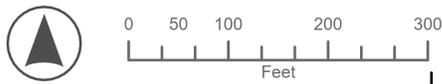


## Appendix M. 29 Thanet Documentation



-  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
-  Affordable Housing Sites

Map Data Sources:  
 1. Streams/Waterbodies: NJDEP  
 2. Steep Slopes: NJDEP  
 3. Floodplains: FEMA 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 (NJ Adapt)



Site #	Block	Lot	Site Address
5	5502	5	29 Thanet circle

# Potential Sites for Affordable Housing Development

## Site 5: 29 Thanet Circle

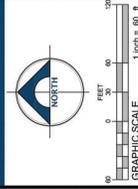
**Clarke Caton Hintz**

-  Architecture
-  Planning
-  Landscape Architecture

LOCATION:  
Princeton, Mercer County, NJ

DATE:  
June 2025

**CONCEPT "I" REV-1 (85 UNITS)**  
**29 THANET CIRCLE**  
68 MARKET RATE + 17 COAH



**PLAN SUMMARY:**

(17) COAH UNITS  
(68) 37% 50' STACKED UNITS  
(85) TOTAL UNITS

\* DENOTES DEDICATED SPACE FOR AFFORDABLE UNIT WITHOUT A GARAGE SPACE

**SITE DATA:**

ADDRESS: 29 THANET CIRCLE, PRINCETON, NJ 08540  
PARCELS: BLOCK 5302 LOT 5  
SITE AREA: 9.2 ACRES  
CURRENT ZONING: OR-37 OFFICE/RESEARCH RESIDENCE DISTRICT  
PROPOSED ZONING:

**OFFICE DATA:**

PROJECT NUMBER: 9130  
DATE: APRIL 18, 2025  
SCALE: 1" = 60'  
DRAWN BY: HRM



**ORDINANCE #2026-02**

**AN ORDINANCE OF THE MUNICIPALITY  
OF PRINCETON AMENDING ORDINANCE  
NO. 2025-15 CREATING THE AFFORDABLE  
HOUSING DISTRICT-14 (AH-14) OF  
CHAPTER T10B ENTITLED “LAND USE” OF  
THE MUNICIPALITY OF PRINCETON**

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

**Section 1. Amending Ordinance No. 2025-15.** Ordinance No. 2025-15, entitled “An Ordinance of the Municipality of Princeton Amending Chapter T10B Entitled ‘Land Use’ of the Municipality of Princeton By Creating the Affordable Housing District 14 (AH-14) In Furtherance of the Fair Housing Act”, adopted September 8, 2025, shall be and is amended as follows:

- A. Section 6, Repealer, is deleted in its entirety.
- B. Section 7, Interpretation, shall be deleted in its entirety and replaced with a new Section 7 to read as follows:

**Section 7. Conflicts.** If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provisions of this Ordinance shall control.

**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.

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Dawn M. Mount, Clerk

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Hon. Mark Freda, Mayor

STATEMENT OF PURPOSE: The purpose of this ordinance is to amend the ordinance interpretation provisions of Ordinance 2025-15, adopted September 8, 2025.

### **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 January 27, 2026 and will be considered for final passage and adoption at the Council Meeting scheduled for February 9, 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.