

MASON, GRIFFIN & PIERSON

A PROFESSIONAL CORPORATION
COUNSELLORS AT LAW

MEMORANDUM

To: Mayor & Council of the Municipality of Princeton

From: Kevin A. Van Hise 

Date: February 6, 2026

Re: Re-Introduction of Ordinance 2026-03 (Affordable Housing District-15 (AH-15))

As part of Princeton's fourth round affordable housing compliance requirements, on January 26, 2026, you introduced Ordinance No. 2026-03, entitled "*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*". The proposed ordinance creates a new AH-15 zoning district to facilitate the development of an inclusionary housing project on North Harrison Street as detailed in Princeton's adopted Housing Plan Element and Fair Share Plan ("HEFSP").

Subsequent to introduction, a few issues were discovered that warrant correction and re-introduction of the ordinance. Therefore, attached please find an amended version of the ordinance and a redlined version showing the changes from the ordinance introduced on January 26th. Specifically, the changes include the following:

- Section 1, listing the affordable housing zoning districts, has been removed. Rather than listing all affordable housing districts in the municipality, this section properly identifies only districts located in the former Princeton Borough. Because the AH-15 district will be applicable only to lands in the former Princeton Township, this section has been eliminated to avoid any confusion. Section 1 will now amend the Zoning Map.
- New Section 2 will then properly list the new AH-15 district within Section §T10B-244 "Division of Township into Zoning Districts."
- Section 3 creates the standards for the new AH-15 District. To facilitate integration into the Princeton Code, standardization with other affordable housing provisions, and to correct the bulk requirements to ensure the realistic opportunity proposed in the HEFSP, the following changes have been made:
 - Section number has been changed from §T10B-272.121 to §T10B-272.122.

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- Sub-paragraph (c): “Pedestrian circulation elements” has been eliminated as a permitted accessory use in the district. Such elements have historically always been considered part of the development, thus the inclusion here is unnecessary and is being removed to ensure uniformity with other provisions in the Code.
- Sub-paragraph (d): a provision specifying the minimum number of affordable housing dwellings as contemplated by the HEFSP has been added.
- Sub-paragraph (e)(1): the bulk requirements of the district have been updated to ensure the appropriate standards will be in place to facilitate the development opportunity contemplated by the HEFSP.
- Few typographical corrections and clarifications have also been included.
- The Notice has been updated to reflect the new date of introduction and second reading / public hearing date.

If same meets with your approval, please include this ordinance in the list of affordable housing compliance ordinances scheduled for introduction at your upcoming February 9 meeting.