



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*
Nathan Foote, AICP, PP – Assistant Planning Director
Date: March 6th, 2026
Subject: **Ordinance #2026-12: An Ordinance of the Municipality of Princeton Amending Chapter B17A Entitled “Land Use and Zoning” of the Municipality of Princeton to Create the Affordable Housing District-17 (AH-17) in Furtherance of the Fair Housing Act**
Council Introduction – February 23rd, 2026
Planning Board Review – March 5th, 2026

The Princeton Council has referred Ordinance #2026-12 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 17 (AH-17) at the property of 27 North Harrison Street, which requires a 100% affordable housing development, with a minimum requirement of 34 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 #2026-12 to be substantially consistent with the Princeton Master Plan and recommended approval of the Ordinance. The Board did not have any comments or recommendations.

See the memo from Mr. Foote to the Board for more information on the ordinance, the Affordable Housing District 17 (AH-17) 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.



MUNICIPALITY ^{of} PRINCETON

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

MEMORANDUM

To: Princeton Planning Board
From: Nathan Foote, AICP, PP – Assistant Planning Director
Date: February 27th, 2026
Subject: **Ordinance #2026-12: An Ordinance of the Municipality of Princeton Amending Chapter B17A Entitled “Land Use and Zoning” of the Municipality of Princeton to Create the Affordable Housing District-17 (AH-17) in Furtherance of the Fair Housing Act**
Council Introduction – February 23rd, 2026

The Princeton Council has referred Ordinance #2026-12 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 2026-12 is attached to this memo for reference.

The ordinance establishes the Affordable Housing District 17 (AH-17), comprised of one lot at 27 North Harrison Street: Block 32.01, Lot 167. The municipally-owned lot is developed with a two-story building that used to house a branch of the Princeton Fire Department but is currently utilized by the Princeton Department of Public Works as a maintenance facility (which is intended to be re-located to Princeton’s River Road property). It is noted that as far back as 1996 (in the Community Facilities Element of the Master Plan) this facility was recommended for relocation. The property is also developed with a paved parking area to the north side of the property. The lot is located in the R-3 Residential zone of the former Borough, and is also in the Affordable Housing Overlay-2 (AHO-2). The property is adjacent to the Queenston Common residential development to the north and east (also located in the R-3 B zone). To the west and northwest of the property (across North Harrison Street) are residential uses (mostly single-family) in the R-3 B zone. To the south are a mix of commercial uses (offices and retail) in the RO Residence-Office and NB Neighborhood Business zones of the former Borough. The lots immediately south of the subject property is part of a different site (the “Whole Earth” site) that is also listed in Princeton’s Fourth Round Plan.

The AH-17 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 72-73 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 P of the Fourth Round Plan includes a map of site constraints. Appendix P is attached to this memo.

As called for in the Fourth Round Plan, Ordinance 2026-12 establishes an AH-17 zone that requires a 100% affordable housing development consisting of a minimum of 34 units, which can either be multiple dwellings or townhouses. Multi-family residential units are permitted on all floors. 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 three stories and 36 feet within 25 feet of the front property line. For the remainder of the property a maximum height of four stories and 48 feet is permitted. Maximum impervious coverage is 90%. Yard setbacks are required for the front (five feet), north side (eight feet), south side (five feet), and rear/east (15 feet). Per the proposed ordinance, one parking space is required for each residential unit. Landscaping buffers of minimum five 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 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.



MUNICIPALITY OF PRINCETON

Office of the Municipal Clerk

400 Witherspoon Street

Princeton, NJ 08540

(609) 924-5704

dmount@princetonnj.gov

MEMORANDUM

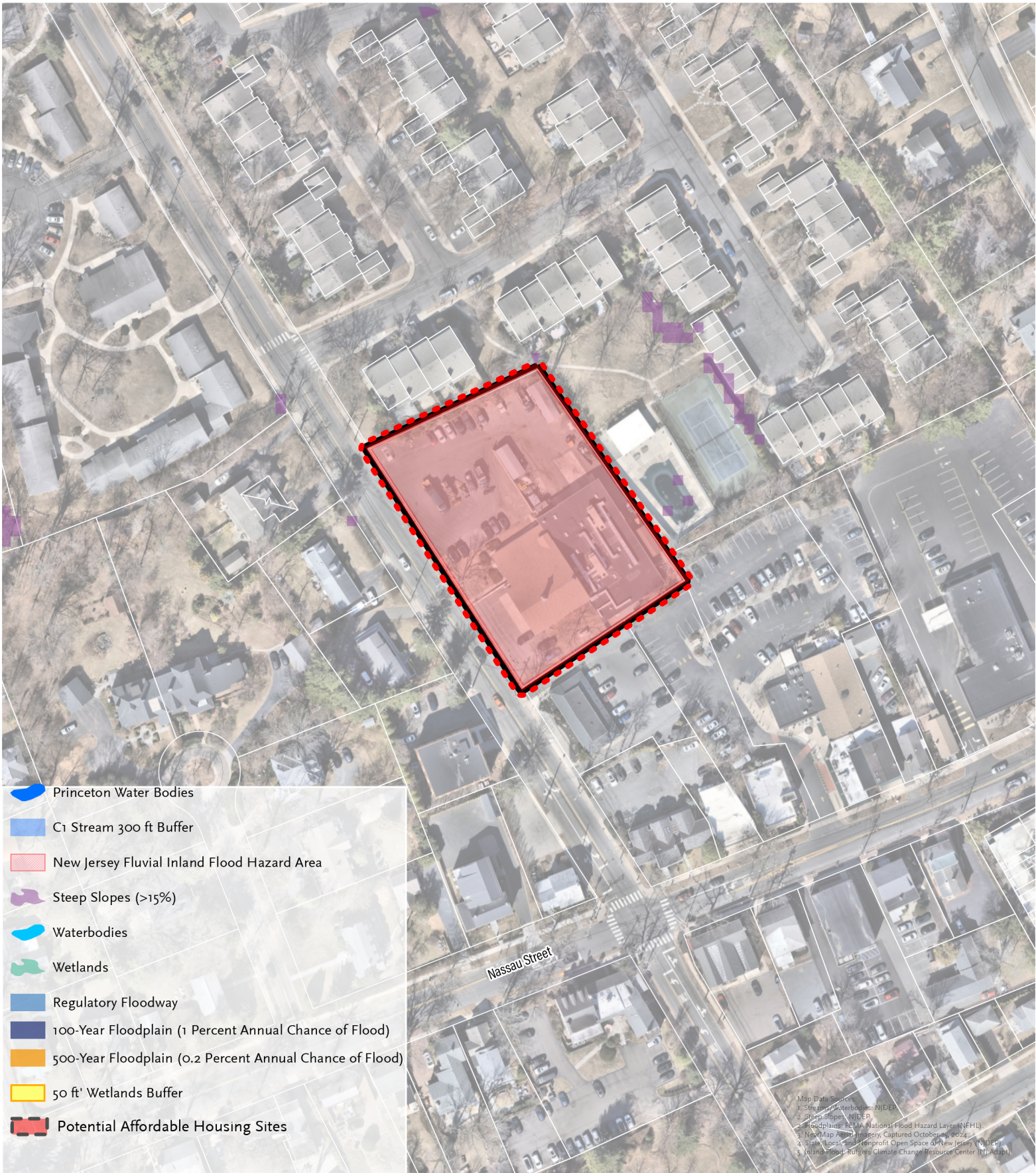
To: Planning Board
From: Dawn M. Mount, *Municipal Clerk*
CC: Justin Lesko, *Planning Director*
Subject: Planning Board Review of Ordinance 2026-12 upon Introduction
Date: February 25, 2026












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 March 9, 2026.

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

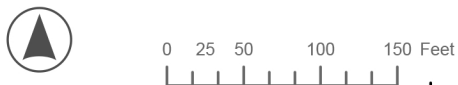


Appendix P. Harrison Street Firehouse Documentation



-  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 Sources:
 1. Princeton Waterbodies: NJDEP
 2. Steep Slopes: NJDEP
 3. Floodplains: FEMA National Flood Hazard Layer (NFHL)
 4. NearMap Aerial Imagery, Captured October 14, 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
9	32.01	167	27 NORTH HARRISON STREET

Clarke Caton Hintz
 Architecture
 Planning
 Landscape Architecture

Potential Sites for Affordable Housing Development

Site 9: Harrison Street Garage and Firehouse

LOCATION:
 Princeton, Mercer County, NJ

DATE:
 May 2025

ORDINANCE #2026-12

AN ORDINANCE OF THE MUNICIPALITY OF PRINCETON AMENDING CHAPTER B17A ENTITLED “LAND USE AND ZONING” OF THE MUNICIPALITY OF PRINCETON TO CREATE THE AFFORDABLE HOUSING DISTRICT-17 (AH-17) 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-17 (“AH-17”) 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. Affordable Housing Districts. Section §B17A-202(i), “Affordable Housing Districts”, of Chapter B17A of the “Code of the Borough of Princeton, New Jersey, 1974” (the “Code”), entitled “Land Use and Zoning”, is amended to add the following new zoning district:

- (17) AH-17 Affordable Housing – 17.

Section 2. Zoning Map. Section §B17A-203, “District Map”, of Chapter B17A 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>
32.01	167	27 N. Harrison Street	AHO-2 and R-3B	AH-17

Section 3. Affordable Housing District Provisions. Division 10 “Affordable Housing Zones” of Chapter B17A of the Code is hereby supplemented and amended to add the following new Affordable Housing Zone to Subdivision II “Affordable Housing (AH) Zones” as follows:

§B17A-497. Affordable Housing District 17 (AH-17)

- A. Purpose. The purpose of the Affordable Housing District – 17 (AH-17) zoning district is to redevelop land no longer necessary for a public use for an affordable housing development in furtherance of the housing policies expressed in the Master Plan.

- B. Permitted Uses. In the AH-17 district, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:
 - (1) Multiple dwellings.
 - (2) Townhouses.
 - (3) Municipal use.

- 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 and storage.
 - (5) Off-street parking and loading.
 - (6) Street/site furnishings.
 - (7) Home occupations.
 - (8) Fences and walls.
 - (9) Landscape amenities and open space.
 - (10) Signs.
 - (11) Storm water management facilities and other utilities.
 - (12) 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-17 district, all dwellings shall be affordable to very low, low and moderate income households. 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-17 Site Development Regulations. The following site development regulations shall apply to all lots and buildings:
- (1) Minimum yard requirements:
 - (a) Front yard: five (5) feet.
 - (b) Northern Side yard: eight (8) feet.
 - (c) Southern side yard: five (5) feet.
 - (d) Rear yard: fifteen (15) feet.
 - (2) Maximum impervious coverage: ninety percent (90%).
 - (3) Building height: Maximum building height shall be three stories (3) stories, not to exceed thirty-six (36) feet, within twenty-five (25) feet of the front property line, and four (4) stories and forty-eight (48) feet on the remainder of the lot.
 - (4) Minimum dwellings. At least 34 dwelling units shall be developed within the AH-17 district.
- F. Maximum number of buildings: multiple buildings per lot are permitted.
- G. Off-street parking: a minimum of one parking space per dwelling unit shall be provided.
- H. Landscaping. A landscaped buffer of not less than five (5) feet in width shall be provided along any common property line in a side or rear yard where a side or rear yard is required. Buffers may be comprised of fences and landscaping, which shall be of a sufficient quantity and size to provide a visual separation from adjacent property.
- I. Lighting. Illumination of sites and buildings shall be regulated pursuant to §B17A-365.1 Lighting.

- J. Signs. Signs shall be regulated pursuant to municipal signage regulations.
- K. Additional development requirement. Any new construction within the AH-17 district shall be subject to a municipal developer’s agreement, or equivalent thereof, for the development of the site.

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 23, 2026 and will be considered for final passage and adoption at the Council Meeting scheduled for March 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.