



MUNICIPALITY ^{of} PRINCETON

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

MEMORANDUM

To: Princeton Mayor & Council
From: Justin Lesko, AICP, PP – Planning Director *jl*
Date: September 4th, 2025
Subject: **Ordinance #2025-15 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**
Council Introduction – August 25th, 2025
Planning Board Review – September 4th, 2025

The Princeton Council referred Ordinance #2025-15 to the Planning Board for master plan consistency review pursuant to N.J.S.A. 40A:55D-26a. The Planning Board reviewed the ordinance in a regular meeting open to the public on September 4.

By a unanimous vote, the Board found Ordinance #2025-15 to be substantially consistent with the Princeton Master Plan and recommended approval of the ordinance.

See the memo from myself to the Board, dated August 26th, 2025 for more information on the ordinance, the Affordable Housing 14 (AH-14) district 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.

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



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Council Introduction – August 25th, 2025

The Princeton Council has referred Ordinance #2025-15 to the Planning Board for master plan consistency review pursuant to N.J.S.A. 40A:55D-26a. The ordinance was introduced on August 25th and is scheduled for a public hearing on September 8th.

The ordinance establishes the Affordable Housing District 14 (AH-14), comprised of one lot at 29 Thanet Road (Block 5502, Lot 5). The lot currently contains a vacant office building. It is adjacent to the Inclusionary Rental Apartment district (IRA) and Residential Senior Affordable district (RSA). The Avalon Princeton Circle development is in the former and the Princeton Senior Living apartment building is in the latter. The Governor’s Lane multifamily housing neighborhood in the Office Research 2 (OR-2) district is located to the east of the proposed district. Several single-family houses fronting Terhune Road in the Residential 5 (R-5 T) zone of the former township are located to the south of the proposed district.

The AH-14 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 as adopted by the Planning Board on June 25, 2025, and endorsed by Council on June 26, 2025. Page 69 of the Fourth Round Plan includes how the future development meets the criteria of site availability, suitability, approvability and developability as required by state law. Appendix M of the Fourth Round Plan includes a map of site constraints and a conceptual plan of the development allowed by the ordinance. It is attached to this memo.

As called for in the Fourth Round Plan, Ordinance 2025-15 establishes an 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.

The proposed ordinance allows the stacked townhouses to be in multiple buildings, with no more than fourteen dwelling units in each building. The ordinance also includes a definition of stacked townhouse. The maximum height of each building is four stories and fifty feet. The maximum impervious coverage is 45%.

Per the proposed ordinance, one parking space is required for each unit with one or two bedrooms. Two parking spaces are required for each unit with three or more bedrooms. An additional 0.35

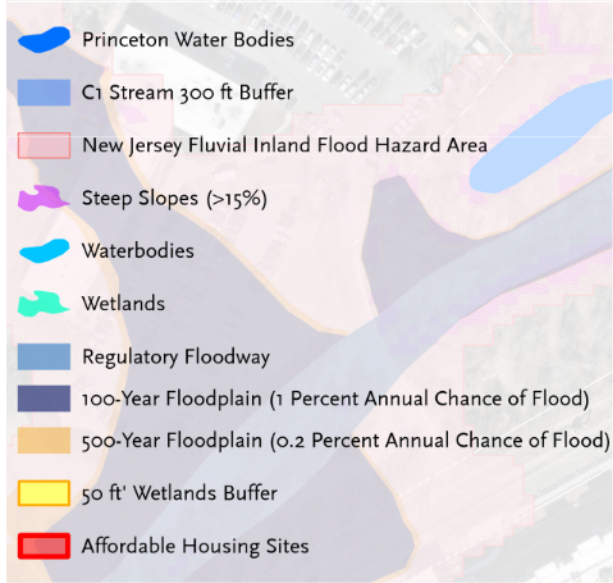
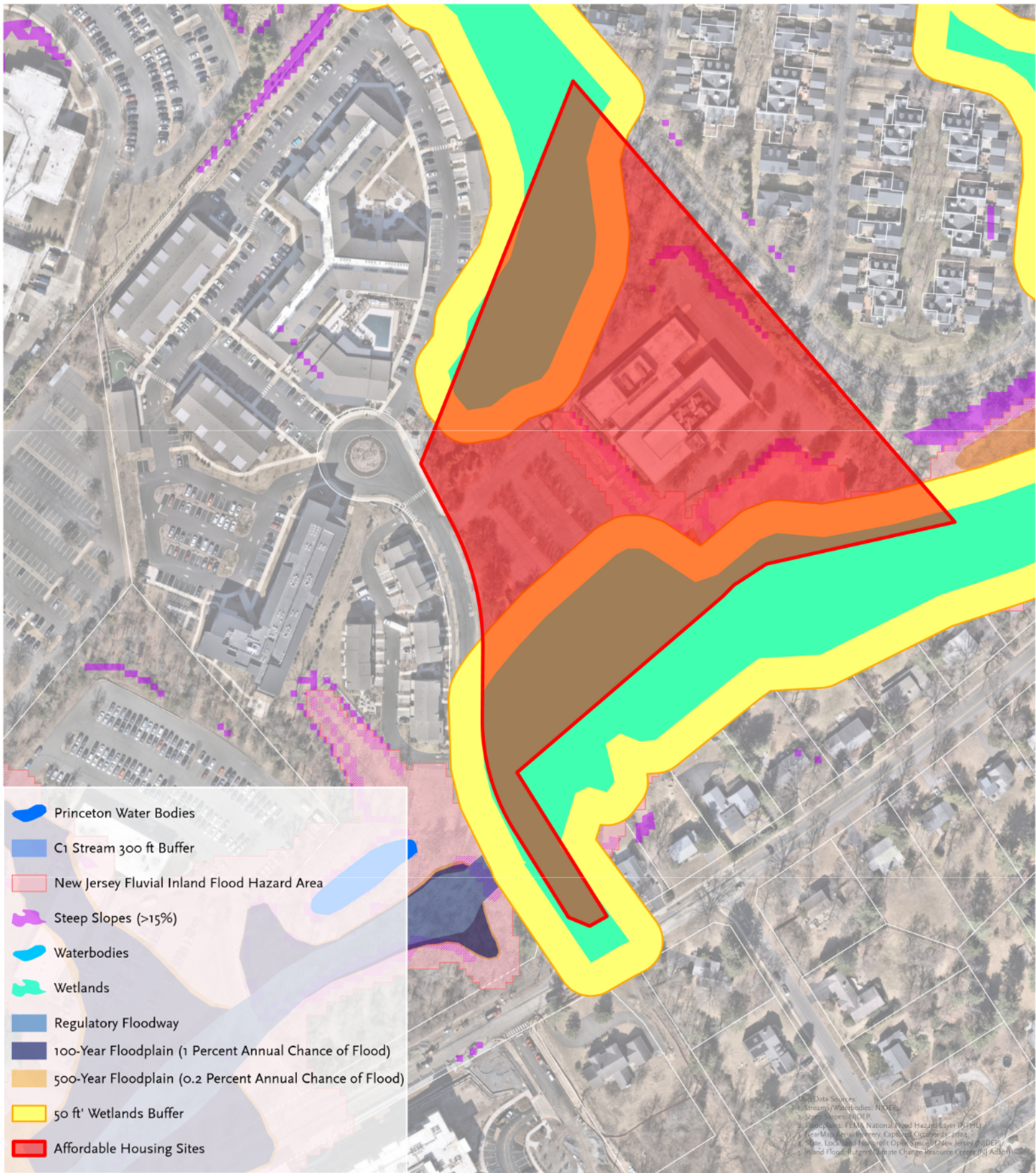
parking spaces per unit is required for visitors. The required spaces can be on surface lots or in enclosed garages. Those spaces in enclosed garages can be tandem spaces, where one vehicle is parked behind another, as long as both spaces are designated for the same dwelling unit. Deed restrictions shall be in place preventing conversion of the garages into living space. The ordinance also requires landscape buffers along public street frontage and to residential uses.

Aside from being directly called for in the Municipality's adopted Housing Element of the Master Plan, Ordinance 2025-15 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 both the market-rate and affordable units in the future development of the site will be for-sale 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 like the Princeton Shopping Center. The proposed district will be easily accessible to the Shopping Center through new improvements on Terhune Road and with the creation of a new road between The Alice apartment building and an approved multifamily development at 375 Terhune Road. 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 but vacant parcel.

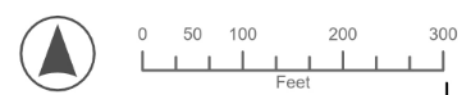
The Board shall determine if they find the ordinance consistent with the Master Plan and provide any comments to Council. If Council approves the ordinance, any future development would require site plan approval by the Board.



Appendix M. 29 Thanet Documentation



Map Data Sources:
1. Streams/Waterbodies: NJDEP
2. Steep Slopes: NJDEP
3. Floodplains: FEMA National Flood Hazard Layer (NFHL)
4. Near Map Aerial Imagery: Captured October 24, 2024
5. State, Local, and Nonprofit Open Space: New Jersey (NJDEP)
6. Inland Flood: Rutgers Climate Change Resource Center (CCRC)



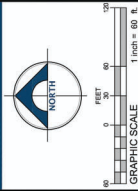
Clarke Caton Hintz
Architecture
Planning
Landscape Architecture

Potential Sites for Affordable Housing Development Site 5: 29 Thanet Circle

LOCATION:
Princeton, Mercer County, NJ

DATE:
June 2025

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



PLAN SUMMARY:

(17) COAH UNITS
(68) 32'-5" X 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: 4.92 ACRES
CURRENT ZONING: QJ27 OFFICE RESIDENTIAL
RESIDENCE DISTRICT
PROPOSED ZONING:

OFFICE DATA:

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

