

North Harrison Redevelopment Area

Harrison/Terhune Redevelopment Plan

Municipality of Princeton, Mercer County, New Jersey

Adopted by the Princeton Municipal Council on _____ for a portion of the area designated as an Area in Need of Redevelopment (Non-Condemnation) pursuant to N.J.S.A. 40A: 12-1, et. seq., The New Jersey Local Redevelopment and Housing Law.

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TABLE OF CONTENTS

INTRODUCTION	1
REDEVELOPMENT PLAN PROCESS	1
LAND USES IN THE REDEVELOPMENT AREA	4
North Harrison Redevelopment Area	4
Harrison/Terhune Redevelopment Plan	4
Surrounding Land Use and Development Context.....	8
APPLICABILITY OF THE REDEVELOPMENT PLAN AND ITS RELATIONSHIP TO THE LAND USE ORDINANCE	10
LAND USE AND DEVELOPMENT STANDARDS	10
Conceptual Development Plan.....	10
Mandatory Components	10
Permitted Land Uses.....	13
Intensity, Bulk and Yield	13
Circulation and Parking.....	16
Building Design	18
Open Space, Plantings, Fences and Walls.....	21
Signs.....	23
RELATIONSHIP TO PLANNING & OBJECTIVES.....	24
Municipality of Princeton 2017 Reexamination of the Master Plan	24
Municipality of Princeton 2020 Housing Element and Fair Share Plan.....	25
Municipality of Princeton Land Use Ordinance	25
Mercer County Master Plan	25
State 2001 Development and Redevelopment Plan.....	26
GENERAL PROVISIONS.....	27
Redevelopment Entity	27
Redeveloper Selection	28
Agreement	28
Effect of Agreement	28
Expiration.....	28
Staff Employment	28
Acquisition of Property	28
Relocation Provisions.....	29
Site Remediation	29
Outside Agency Approvals.....	29
DEVELOPMENT PLAN REVIEW AND APPROVAL.....	29
Escrow Fee	29
Consistency with Redevelopment Plan.....	29
Application for Development	29
Planning Board Review and Approval	30
Effects of Approval	30

INTRODUCTION

The Harrison/Terhune Redevelopment Plan encompasses an, approximately, 6-acre portion of the 42.2-acre North Harrison Redevelopment Area (NHRA) designated by the Princeton Municipal Council on April 27, 2021 pursuant to Resolution No. 21-156. The NHRA consists of Block 7307, Lots 1, 2, and 3; and Block 7401, Lots 1.01, 1.01 Co1, 1.02, 2 and 3. The Harrison/Terhune Redevelopment Plan encompasses, and sets forth the regulations and standards for, Block 7401, Lots 1.02 and 1.012 (“Subject Property”)¹. This document is the second step in the implementation of a plan for redevelopment that began with the preliminary investigation conducted by the Planning Board that resulted in a determination of an “area in need of redevelopment” by the Mayor and Council.

REDEVELOPMENT PLAN PROCESS

The redevelopment process for the subject property began with the Mayor and Council’s direction to the Planning Board to conduct a preliminary investigation of the NHRA to determine if it met the statutory criteria for designation as a redevelopment area (Resolution No. 20-402, adopted December 21, 2020). The Planning Board held a public hearing on the findings of the investigation and recommended adoption of the North Harrison Redevelopment Area tract (“study area”) as an “Area in Need of Redevelopment” to the Mayor and Council on April 22, 2021. Pursuant to a memorandum dated April 23, 2021, the Planning Board found that the statutory criteria for an area in need of redevelopment under N.J.S.A. 40A:12A-5 was met for the entirety of the study area. The Mayor and Council accepted the Planning Board’s recommendation and designated the study area as the North Harrison Redevelopment Area on April 27, 2021 pursuant to Resolution No. 21-156.

The Harrison/Terhune Redevelopment Plan has been prepared pursuant to the Local Redevelopment and Housing Law (*N.J.S.A. 40A:12A-1 et seq.* or “LRHL”). As required under the statute, the plan includes the following components:

- Redevelopment Goals and Objectives;
- Proposed Land Uses and Design Concepts;
- Identification of property that may be acquired;
- Provisions for the relocation, as necessary, of residents;
- Redevelopment Regulations and Standards; and
- Relationship of the Redevelopment Plan to Other Plans.

¹ Lot 1.012 was created via a subdivision of Block 7401, Lot 1.01, which was approved by the Princeton Planning Board on March 11, 2021, and perfected by a Deed of Subdivision, dated May 6, 2021, and recorded in the Mercer County Clerk’s Office on May 14, 2021 in Deed Book 6441, Page 935.

REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The Subject Property is located within the North Harrison Redevelopment Area, which also includes the Princeton Shopping Center, Grover Park, and several other parcels. The Municipality of Princeton created a land use policy framework to guide the coordinated redevelopment of the North Harrison Redevelopment Area. All of the redevelopment plans for the North Harrison Redevelopment Area shall be guided by the following planning principles:

1. Create diverse and high-quality housing opportunities.
2. Improve stormwater management.
3. Promote walkability and pedestrian-friendly development.
4. Encourage alternative transportation methods, including new transit links to the train station, the university and downtown.
5. Reduce the carbon footprint of new development.
6. Revitalize existing commercial uses.
7. Ensure new development is compatible with surrounding neighborhoods.
8. Enhance existing open spaces.
9. Integrate community-oriented public art installations.

Based on the foregoing principles, the following specific planning goals and objectives have been established to guide standards within the Harrison/Terhune Redevelopment Plan:

1. Provide affordable family rental housing to help address Princeton's required fair share of affordable housing, with high-quality construction and open space.
2. Promote a mixed-use community organized around the Princeton Shopping Center through the addition of residential units to create renewed activity and vitality to this district of Princeton.
3. Extend the multi-use path network from Terhune Road, through the subject property, to Grover Park and construct a walkway along the adjoining frontage of Terhune Road, improving the connectivity throughout the wider neighborhood.
4. Promote a unified circulation and open space network throughout the district by providing vehicular, pedestrian and bicycle connectivity through the Harrison/Terhune site.
5. Design buildings such that the architecture includes thoughtful articulation of building massing and employs detailing to enhance the degree to which the length and height of buildings are scaled appropriately to the context and setting, particularly with respect to Terhune Road.

6. Reduce building energy and stormwater impacts by installing rooftop solar panels and green roof areas.
7. Involve the community in the creation of new public art that creates visual interest, promotes wayfinding and enhances the pedestrian experience.

LAND USES IN THE REDEVELOPMENT AREA

North Harrison Redevelopment Area

The North Harrison Redevelopment Area consists of eight properties, approximately, 42.2 acres of developed and undeveloped land and open space in the east-central quadrant of the Municipality (See Figure 1, Location Area Map and Figure 2, North Harrison Redevelopment Area map). Table 1 provides information on the individual parcels included within the North Harrison Redevelopment Area. To the north is Terhune Road, medical offices and the Thanet Road Redevelopment Area, to the east are single-family detached dwellings, to the south are single-family detached dwellings, and to the west is Harrison Street and single-family detached dwellings.

Table 1 – North Harrison Redevelopment Area				
Block	Lot	Area (acres)	Parcel Address	Owner of Record
7307	1	0.27	North Harrison Street	Municipality of Princeton
7307	2	0.24	8 Clearview Avenue	Municipality of Princeton
7307	3	0.24	14 Clearview Avenue	Municipality of Princeton
7401	1.01 ²	28.14	301 North Harrison Street	Princeton (Edens), LLC
7401	1.01 Co1	1.4	301 North Harrison Street	Princeton (Edens), LLC
7401	1.02	4.51	351 Terhune Road	Terhune Development, LLC
7401	2	3.5	Clearview Avenue	Municipality of Princeton
7401	3	3.9	North Harrison Street	Municipality of Princeton

In addition to the anticipated redevelopment projects that will occur within the North Harrison Redevelopment Area, there are also several developments in the surrounding neighborhood that are either approved or anticipated as part of the implementation of the Municipality's Housing Element and Fair Share Plan.

Harrison/Terhune Redevelopment Plan

The Subject Property is referred to as Block 7401, Lots 1.02 and 1.012 on the official tax map³ and has an area of approximately 5.92 acres. The Subject Property is located at the corner of North Harrison Street and Terhune Road, adjacent to the Princeton Shopping Center. As shown in Figure 3, the site is predominantly wooded and vacant of any structures. According to the *Preliminary Investigation* –

² Subdivision of Block 7401, Lot 1.01, creating Lots 1.011 and 1.012, was approved by the Princeton Planning Board on March 11, 2021, and perfected by a Deed of Subdivision, dated May 6, 2021, and recorded in the Mercer County Clerk's Office on May 14, 2021 in Deed Book 6441, Page 935.

³ Lot 1.012 was created via a subdivision of Block 7401, Lot 1.01, which was approved by the Princeton Planning Board on March 11, 2021, and perfected by a Deed of Subdivision, dated May 6, 2021, and recorded in the Mercer County Clerk's Office on May 14, 2021 in Deed Book 6441, Page 935.

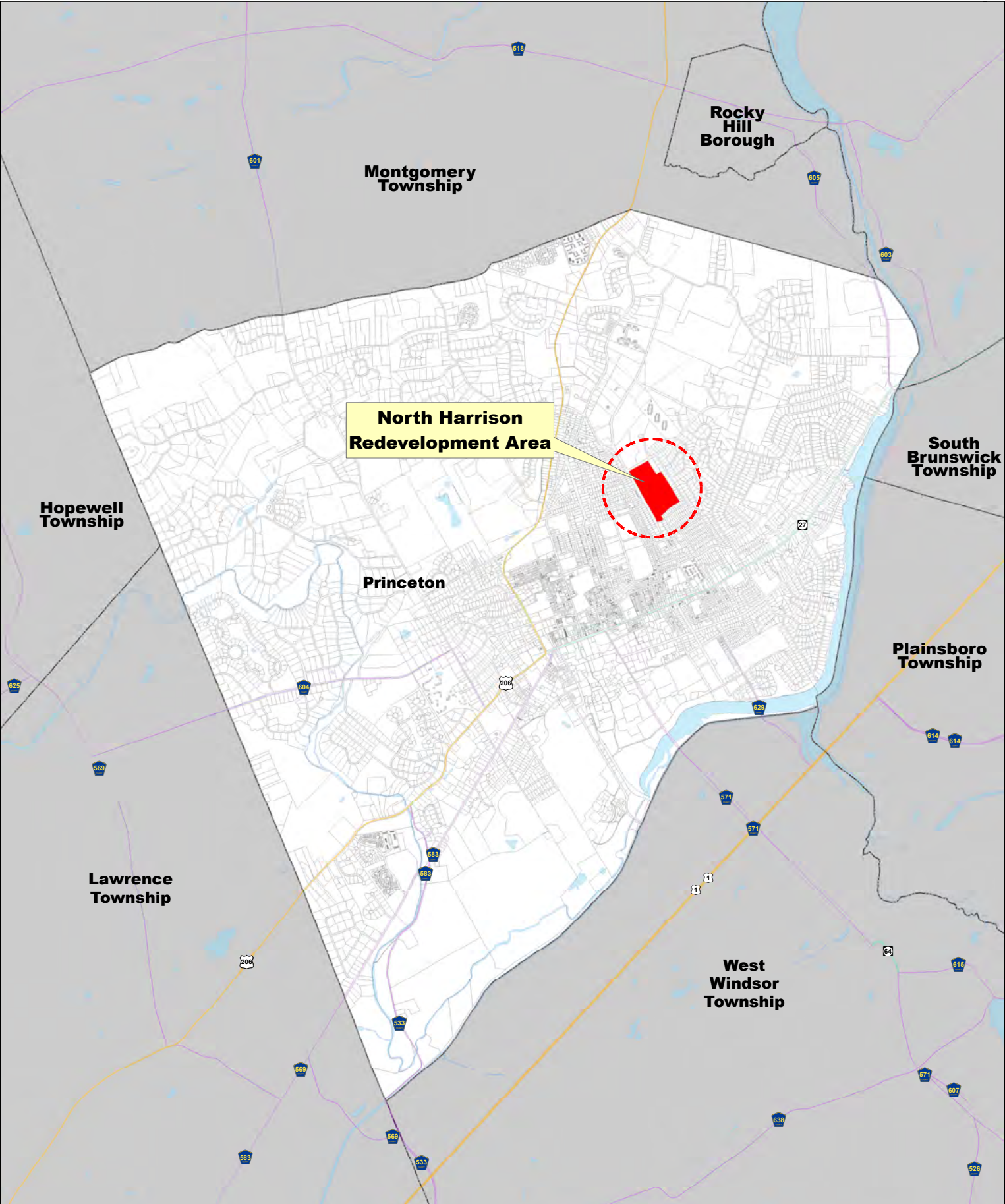


Figure 1: Location Map



Figure 2: North Harrison Redevelopment Area



Figure 3: Harrison/Terhune Redevelopment Plan Aerial Photo

Area in Need of Redevelopment Study, dated March 10, 2021, most of the subject property appears to have been undeveloped as far back as 1931. Farm structures can be seen towards the eastern end of the parcel on historical photos from the 1930's and 1940's. This parcel was originally included in the Princeton Shopping Center tract when the shopping center was built in the early 1950's and zoned SC Shopping Center. In 2015, it was subdivided from the Princeton Shopping Center tract and placed within the Residential-Senior Market (R-SM) zoning district. Most recently, Princeton zoned the Subject Property to AH-5 Affordable Housing pursuant to its Affordable Housing Settlement and Housing Element and Fair Share Plan.

As shown on the Boundary Survey and Subdivision Plan, included as Figure 4, there are two 50-foot-wide right-of-way easements to the former Princeton Township (now the Municipality of Princeton) on Lots 1.02 and 1.012. One runs along the eastern property line from Terhune Road to Grover Park. The other easement starts at the North Harrison Street frontage and runs east along the southern end of Lot 1.02, turning south (right) cutting through the corner of the existing Princeton Shopping Center parcel, and ending at Grover Park. The former will be improved as a new road in accordance with applicable law, use and ownership to be determined, in connection with the development of adjacent Lot 4. The latter easement shall be eliminated as part of the redevelopment of the Subject Property.

The Subject Property will be used for the creation of an inclusionary multi-family residential development consistent with the Housing Plan Element Fair Share Plan.

Surrounding Land Use and Development Context

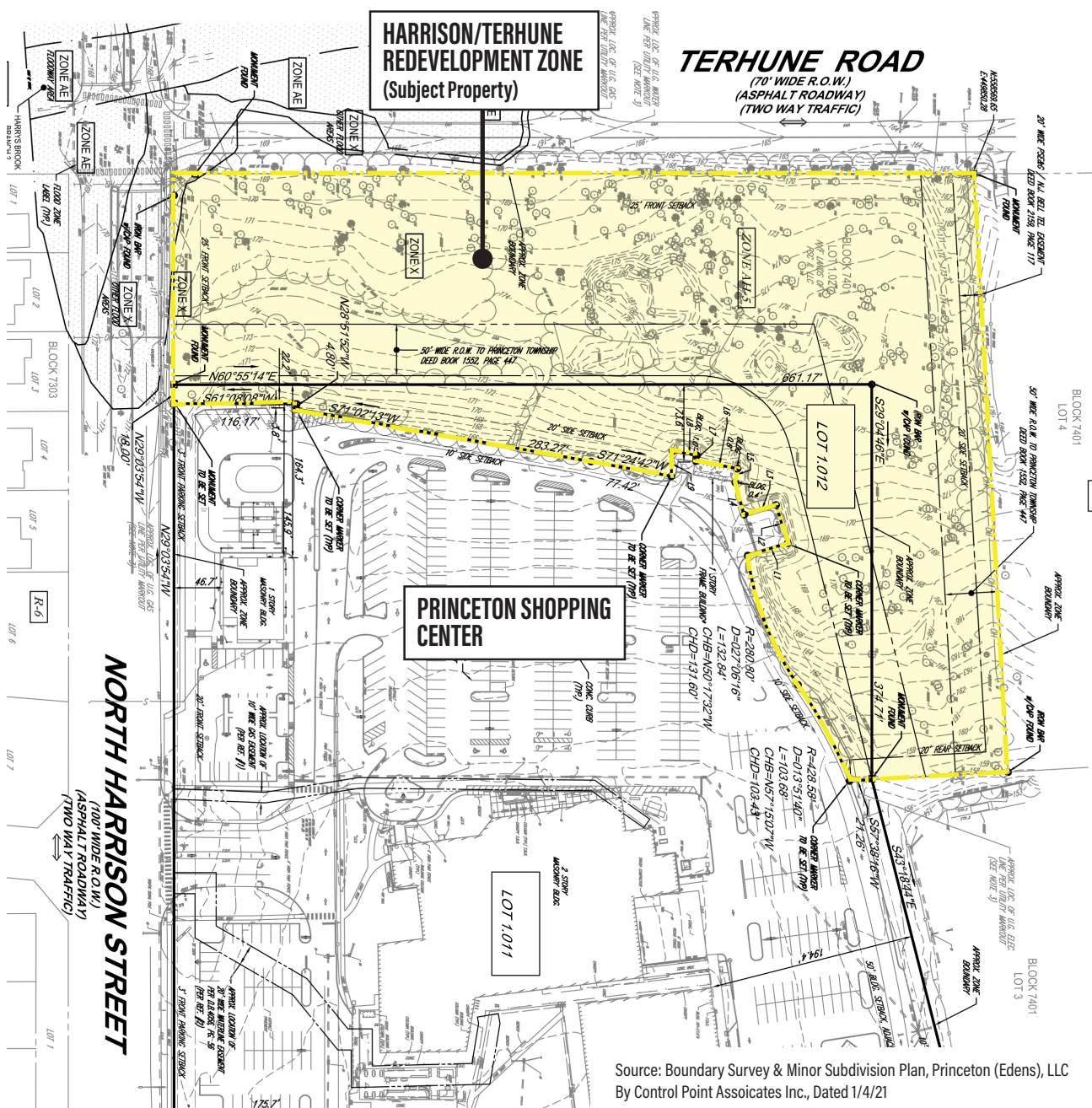
The Subject Property is located within the North Harrison Redevelopment Area, which was designated by the Municipality on April 27, 2021. This section provides an overview of the Subject Property's surrounding land uses and development context. This Redevelopment Plan is intended to implement the Municipality's larger vision for the area in terms of pedestrian and bicycle connectivity, vehicular circulation, open space and infrastructure improvements.

Block 7401, Lot 1.011, Princeton Shopping Center

The Princeton Shopping Center occupies Block 7401, Lot 1.01, which is located directly south of the Subject Property. AvalonBay Communities has an agreement with the Municipality to construct an inclusionary residential development along with a freestanding Walgreens building at the southern end of the Shopping Center. The Municipality also anticipates future improvements to the existing Shopping Center. These projects will be subject of separate redevelopment plans.

Block 7401, Lots 2 and 3, Grover Park

Grover Park occupies Block 7401, Lots 2 and 3 and lies to the southeast of the Subject Property. It contains baseball fields, a basketball court and a stream. In addition to implementing enhancements to the existing active and passive recreational facilities, the Municipality intends to explore the potential for integrating non-structural stormwater management facilities into the Grover Park properties as part of the redevelopment of the overall area. In addition, a new bike and pedestrian path could be provided within Grover Park to connect it with surrounding developments and public bike lanes.



APPLICABILITY OF THE REDEVELOPMENT PLAN AND ITS RELATIONSHIP TO THE LAND USE ORDINANCE

This Redevelopment Plan shall supersede the zoning provisions of Princeton's Land Use Ordinance for the Redevelopment Area. However, where the regulations and standards of the redevelopment plan are silent, the standards of the Land Development Ordinance shall continue to apply to the redevelopment area as permitted by *N.J.S.A. 40A:12A-7.a(2)* except when inconsistent with the standards set forth herein.

Of particular importance is the relationship of this plan to the AH-5 Affordable Housing-5 zone, which was adopted in 2020 as part of Princeton's court-approved 2020 Housing Plan Element and Fair Share Plan. The AH-5 zone is coterminous with the subject property and is an inclusionary affordable housing zone. AH-5 requires the construction of for-rent, multi-family apartments, with a minimum affordable housing "set-aside" of 20%, but no less than 12 affordable dwelling units. This redevelopment plan will replace the AH-5 zone, but will include all requirements for the production of affordable housing that exist within the AH-5 zone.

LAND USE AND DEVELOPMENT STANDARDS

Redevelopment, and any plan approved by the Planning Board depicting said redevelopment, shall be consistent with the use regulations and design and performance standards included herein whereas "shall" is mandatory and "should" is permissive. The Planning Board may grant exceptions from these standards, pursuant to the procedure articulated in the New Jersey Municipal Land Use Law at *N.J.S.A. 40:55D-51*. The zoning map of the Municipality of Princeton shall be amended upon the adoption of this Plan in accordance with *N.J.S.A. 40A:12A-7.c* to reflect this new classification (see Figure 5).

Conceptual Development Plan

The site design of the redevelopment area shall be substantially consistent with Figure 6, Harrison/Terhune Redevelopment Conceptual Site Plan included herein. Variations to the Concept Plan may be permitted as long as the deviations do not thwart the principles of the Redevelopment Plan. The conceptual layout provided in this Redevelopment Plan is intended as an illustrative plan and not a strict blueprint for redevelopment. Nonetheless, the relationships among and between uses and the proportion of various uses within the redevelopment are intended to be followed as closely as reasonably practicable.

Mandatory Components

In the H/TRZ, the following mandatory components shall apply:

1. Compliance with the permitted principal uses;
2. Compliance with the Affordable Housing requirements; and
3. Compliance with the Walking and Bicycling Paths requirements.

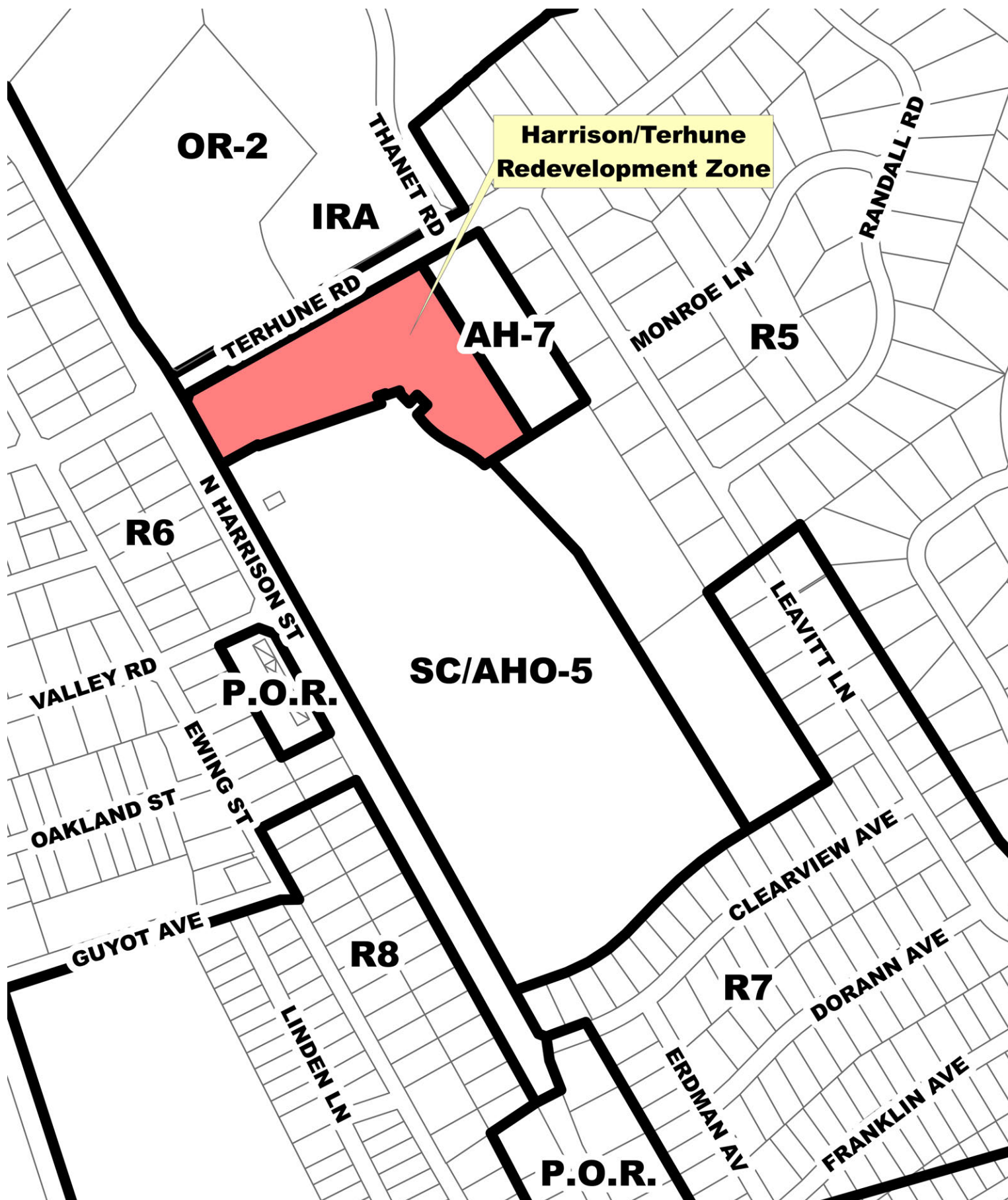


Figure 5: Zoning Map

N.T.S



Source: Architectural Site Plan, North Harrison Street
-Terhune Road, Prepared By PS&S Dated 4/15/2021



PARKING	
PARKING TYPE	COUNT
Parallel Parking Space	28
Parking Space	158
	186

UNIT SCHEDULE			
NAME		COUNT	Area
ONE BED	699 SF	34	23,796 SF
ONE BED (DEN)	885 SF	28	24,785 SF
THREE BED	1,189 SF	6	7,788 SF
TWO BED	1,047 SF	16	16,763 SF
TWO BED (CORNER)	1,275 SF	16	20,110 SF
TWO BED (DEN)	1,234 SF	24	29,614 SF
		124	122,854 SF

PROPOSED DEVELOPMENT BY OTHERS
ISSUED FOR PLANNING BOARD
XX/XX/XXXX

Permitted Land Uses

Permitted Principal Uses

Multi-family residential dwelling units.

Permitted Accessory Uses and Structures

Permitted accessory uses are surface parking areas and related vehicular circulation, pocket parks and plazas that serve the building, community open spaces, and pedestrian and bicycle trails, and including:

1. Residential management office.
2. Common rooms/areas, including for meetings, recreation, laundry and storage.
3. Communications infrastructure.
4. Maintenance and storage (e.g. sheds).
5. Off-street parking and loading.
6. Street/site furnishings.
7. Home occupations.
8. Fences and walls.
9. Landscape amenities and open space.
10. Playgrounds and fitness equipment.
11. Public art (e.g. sculptures).
12. Dog Parks.
13. Pedestrian circulation elements.
14. Signs.
15. Stormwater management facilities and other utilities.
16. Trash enclosures.
17. Electric vehicle charging stations.
18. Other uses and structures that are customarily incidental and subordinate to multi-family residential dwellings.

Intensity, Bulk and Yield

Maximum Development Unit Yield.

The maximum yield is 130 dwelling units.⁴

⁴ The existing AH-5 zoning permits a maximum density of 22 units per acre, which equates to 130 units for the overall 5.916-acre tract.

Affordable Housing Requirement

Within the Harrison/Terhune Redevelopment Zone, no less than 20 percent of all dwellings, rounded up to the next whole dwelling unit, shall be deed restricted for occupancy by very-low, low- and moderate-income households and shall comply with the following:

1. Minimum affordable housing set-aside: 20% of the total number of dwelling units.
2. Minimum number of affordable dwelling units: 12.
3. Affordable dwelling units shall not be age-restricted.
4. Affordable dwelling units shall be constructed and rented in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. and the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq. with the exception of the very-low income requirement which shall be in accordance with the Fair Housing Act (FHA) at N.J.S.A. 52:27D-301 et seq.
5. Affordable dwelling unit household income distribution shall comply with the following:
 - (a) At least 13% of the affordable units shall be affordable to very-low-income (VLI) households at 30% of the median income.
 - (b) At least 50% of the affordable units shall be affordable to low-income households inclusive of the 13% VLI requirement; and
 - (c) The balance of units permitted may be affordable to moderate income and shall not exceed a maximum of 50% of all affordable units.
6. Affordable dwelling bedroom distribution: Bedroom distribution shall be in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93 et seq., UHAC at N.J.A.C. 5:80-26.1 et seq., the FHA and all other applicable law.
7. The range of affordability, pricing and rent of units, affirmative marketing, 30-year minimum affordability controls and construction phasing with the market rate units developed on the tract shall also be in accordance with the Council on Affordable housing rules at N.J.A.C. 5:93-1 et seq., UHAC at N.J.A.C. 5:80-26.1 et seq., FHA and all other applicable law.
8. The Municipal Housing Liaison shall be responsible to affirmatively market, administer and certify the occupant of each affordable dwelling unit, with all administrative costs to be paid by the Developer.

Height Requirements

1. Principal Buildings: Multi-family residential buildings shall not exceed four (4) stories and 50 feet. A flat roof is required. Building height shall be measured from the average finished grade, as calculated from the four principal outermost corners of the building, to the deck level of the roof. Elevator and stair overruns, decorative parapets, rooftop mechanical equipment

and appurtenances associated with rooftop terrace areas, including bathrooms may exceed this maximum height by up to 15 feet.

Setbacks

1. Minimum Principal Building Setbacks

- (a) Terhune Road property line (excluding porte cochere): 25 feet
- (b) North Harrison Street property line: 25 feet
- (c) Block 7401, Lot 4 property line: 60 feet
- (d) Block 7401, Lot 1.011 property line: 60 feet

2. Minimum Accessory Building or Structure Setbacks

- (a) Front Yard: No accessory building or structure shall be located in any front yard.
- (b) Side or Rear Yards. Accessory buildings or structures may be located in any side or rear yard in accordance with the following requirements:
 - (1) Accessory buildings or structures shall be setback a minimum distance from the side and rear property lines that is based on the size and height of such structures as follows:
 - 1. An accessory building or structure not exceeding 100 square feet in area and one (1) story and ten (10) feet in height: three (3) feet
 - 2. An accessory building or structure not exceeding one-and-one-half (1.5) stories and twenty (20) feet in height: five (5) feet
 - 3. An accessory building or structure not exceeding two (2) stories and twenty-five (25) feet in height: same setback as is required for the principal buildings and structures.
 - (2) An accessory building or structure in the side or rear yard setback area for principal structures shall not exceed the height of the principal structure or twenty feet, whichever is less.
 - (3) An accessory building or structure located on the portion of a lot not included in any yard setback area for principal structures shall not exceed the height of the principal structure or twenty-five feet, whichever is less.
- (c) Corner Lots. Accessory buildings and structures on a corner lot shall be stepped back from any property line along a street a minimum of five (5) feet from the façade of the principal structure facing said street or the minimum required setback pursuant to subsection (b) above, whichever is greater.

- (d) Adjacent lots. In the case of adjacent lots, accessory structures constructed at the same time may be attached, located along the common lot line and may have a common wall. All such accessory buildings, in the aggregate, shall not occupy more than twenty percent (20%) of the area of the side yard or rear yard.

3. Parking Area Setbacks

- (a) No off-street parking areas are permitted within the front yard along Terhune Road (except short-term parking located within a drop-off area).
- (b) The off-street parking area setback along North Harrison Street frontage shall not extend closer to North Harrison Street than the building.
- (c) The off-street parking area setback along the Block 7401, Lot 1.011 property line shall be a minimum of 10 feet.
- (d) The off-street parking area setback along the Block 7401, Lot 4 property line shall be a minimum of 60 feet.

Maximum Coverage

- 1. Maximum Building Coverage: 25%
- 2. Maximum Impervious Coverage: 70%

Circulation and Parking

Site Access

- 1. The site shall have three vehicular connection points to the surroundings, as follows:
 - (a) One vehicular access point to the site shall be from North Harrison Street, and shall lead to a rear parking lot behind the building.
 - (b) A second vehicular access point shall be via a new road connecting to Terhune Road. This new road shall be built by the redeveloper of the townhouses to the east on Lot 4 and shall be located along the eastern edge of the Subject Property.⁵ The road shall provide access to the townhouse parking courts as well as to the Subject Property.
 - (c) The third vehicular access point into the site is from its southern end, where the secondary road adjacent to the townhouses shall connect to the existing circulation drive aisles of the Princeton Shopping Center.

⁵ The Settlement Agreement between 375 Terhune, LLC and the Municipality of Princeton, which was approved by resolution on November 2, 2020, requires that 375 Terhune, LLC “shall, at its cost and expense, construct the road, path, landscaping and site improvement within the Easement area contemplated herein.” The Agreement includes a concept plan showing the proposed roadway as Exhibit A.

2. In addition to the three points above that give access to the interior of the site, a one-way pick-up / drop-off vehicular loop should be provided at the front door, along the project's Terhune Road frontage.

Walking and Bicycling Paths

1. The project shall provide continuous sidewalks along North Harrison Street and Terhune Road frontages. The North Harrison Street sidewalk shall wrap around behind the buildings to the rear building entry, passing between the building and the surface parking lot.
2. A dedicated bicycle lane shall be provided within the Terhune Road right-of-way along the frontage of the Subject Property.
3. A pedestrian path shall be constructed near the northeasterly edge of the site, loosely parallel to the adjacent townhouse development on Lot 4. The path shall have a meandering route, winding through landscaped green areas and play areas. In addition, a separate paved bicycle path shall be constructed along this eastern border. Both the pedestrian path and the bicycle path shall extend from the Terhune Road sidewalk to the border with Grover Park and the Princeton Shopping Center loop road.

Parking Location and Configuration.

The front of the building is the façade facing Terhune Road. The majority of required parking spaces shall be located in surface parking lots behind and to the side of the residential building. No off-street parking shall be provided between the building and Terhune Road (except for short-term parking located within a drop-off area) or between the building and North Harrison Street. However, on-street parallel parking spaces are permitted along the adjoining side of Terhune Road and may be counted towards the building's parking requirement.

Required Minimum Off-Street Parking

1. The parking requirement is a minimum of 1.3 spaces per apartment unit.
2. On-street spaces on the south side of Terhune Road, adjoining the site, are permitted and up to 20 of these on-street spaces may be counted toward satisfying the minimum parking requirement.
3. Up to 20% of the required parking spaces may be "banked" with the necessary amount of land set-aside in a logical off-street location for a future surface parking area. This banked parking area shall be landscaped with grass and maintained in good condition. The Redeveloper shall have the ability to construct all or any part of the banked parking spaces at its discretion. However, the Municipality can require the Redeveloper to construct all or any part of the banked parking spaces if empirical evidence shows a need for additional off-street parking for residents.

Electric Vehicle Charging Stations

Pursuant to N.J.S.A. 40A:12A-7, a minimum of eight off-street parking spaces (among the total number of required parking spaces) shall be reserved for electric vehicle charging. The Redeveloper shall be responsible for installing the necessary charging infrastructure to support the electric vehicle spaces.

Bicycle Parking

Outdoor bicycle parking should be weather-protected and provide the ability for individual users to secure their bicycle(s). Buildings or structures used for outdoor bicycle parking shall be designed to be architecturally compatible with the principal building(s) in terms of materials, colors and finishes.

Building Design

Building Orientation

The front door of the building shall be oriented to Terhune Road. A second entry shall be provided at the rear of the building, oriented to the majority of the parking spaces.

Building Massing and Articulation

The bulk of the building shall be visually broken down by means of a series of vertical bays and by horizontal differentiation as follows:



I. Vertical Massing and Articulation

- a. The long dimension of the building shall be visually divided into two major bays or wings, beginning above the first level. Such division shall be attained by recesses in the front and rear planes of the building of at least 12 feet in depth and at least 15 feet in width. These recesses shall extend through the top three floors, and shall be aligned over the main front and back pedestrian entries to the building.
- b. Within each of the two major bays, the long sides of the building shall be further divided into a series of minor vertical bays that extend through all four floors. Each minor bay shall not exceed 40 feet in width, and a variation in the width of bays along a façade is encouraged. Each minor bay shall be distinguished from the adjacent bays by a change in plane of at least four feet in depth, and the area providing the change in plane shall be at least six feet in width. Recessed balconies are an acceptable way to provide this change of plane; however, the portions of balconies that cantilever beyond the façade plane do not count towards the minimum four-foot depth that establishes a change in plane.

- c. The short façades of the building should also be broken down into smaller bays, such as by changes in plane, use of recessed balconies, and/or projecting or recessed stairwell volumes.
 - d. Further variation within minor bays is encouraged, such as via different materials, textures, variation in fenestration pattern, stacks of bay or box windows, and use of taller parapet or tower bays.
- 2. Horizontal Massing and Articulation.

The building should be visually divided along horizontal lines into a base, middle and top. The base should be distinguished by such means as contrasting materials and textures, different bay massing, a larger degree of fenestration at entry lobbies, common rooms, and other more-public areas, flat canopies over doorways, signage, and lighting. The lowest portion of the base should include a masonry base wall to visually anchor the building. The top of the building should be highlighted by such means as prominent parapets, deep cornices, flat overhangs such as sunshades and projecting “fins”.

Transparency and Active Uses

- 1. Windows.
 - a. Windows should occupy at least 25 percent of the façade area at all floors and on all facades.
 - b. Variation in window size, style, and placement is encouraged as a means to further highlight different building bays.
 - c. On the ground floor, windows should occupy a larger area of the façade around the entryway doors, lobbies and common areas.
- 2. Doors.

Doors on balconies and patios should have large areas of glazing to enhance transparency and light into the units.
- 3. Shared Common Spaces.

Shared common use spaces such as a fitness center, building management offices and common rooms should be placed along exterior walls near building entries in order to create more activity and “eyes on the street” near building entries.
- 4. Mechanical, Trash and Service Rooms.
 - a. Where possible, mechanical, trash and service rooms should be located at the interior of the building, not along exterior walls.

- b. Where such rooms must be installed along an exterior wall, the room should include windows that echo the pattern, size and placement of those along active common use areas or residential units.
 - c. Where necessary, translucent, opaque or spandrel glass may be installed in these windows to provide privacy, security and screening.
5. Walls.

Large expenses of blank walls should be avoided.

Materials

1. Building materials shall be varied in order to help reinforce the rhythm of vertical bays, break down the perceived bulk of the building and visually reinforce the ground floor and roofline.
 - a. Recommended primary materials for the façade cladding are fiber-cement siding and/or stucco.
 - b. Recommended accent materials including stacked stone veneer, wood composite planking and metal panels.
 - c. Balconies should have wire mesh railings and a wood top rail.
2. The level of materials, detailing and articulation should be consistent around all façades, not just street-facing façades.
3. Materials should be extended around corners and extensions to a logical break in plane, in order to avoid a “pasted on” appearance.

Green Design

1. Where possible, building design should include architectural features to shade the building against solar gain, such as sunshades and deep overhangs.
2. Solar panels are permitted and recommended on the roof to offset building energy usage. Green roof areas are also recommended, to absorb rainwater and provide thermal insulation for floors below.
3. Green Building Design: The Community will be designed and constructed in accordance with the LEED v4.1 Homes Standard, including Energy Star New Construction.

Unit and Bedroom Sizes

1. Dwelling units within the multi-family development shall be exempt from the minimum size requirements of §10B-278.
2. Bedrooms within the multi-family dwellings developed shall be exempt from the minimum size requirements of §10B-279.

Resident Storage Areas

1. A minimum of 300 cubic feet of storage shall be provided for each dwelling unit.
2. The required storage space may be located within each individual unit or organized into a common area that is located at or below the ground floor level.

Trash and Recycling

1. An enclosed area for trash and recycling materials shall be located within the parking area.
2. The area shall be surrounded with a solid enclosure utilizing materials consistent with the architecture of the principal building.
3. The enclosure shall be setback a minimum of 40 feet from all property lines.

Open Spaces

Outdoor space should be provided for the benefit of residents of the building at a minimum rate of 150 square feet for every dwelling unit. Outdoor space requirements may be satisfied through the creation of private or common balconies, or interior and exterior outdoor common areas.

1. Balconies and Patios.
 - a. Every upper-level unit in the building shall have a private balcony and every ground-level unit shall have a private patio.
 - b. Balconies shall have a minimum depth of six feet, with at least half the depth recessed within the building.
 - c. Patios should be similar in size to the balconies.
 - d. Patios should include planters, low fencing or railings, or other means to provide separation and privacy from the surroundings.
2. Private Patio for Common-Use.
 - a. The building shall provide a hardscaped, landscaped patio at the rear, southerly-facing entry to the building for use by building residents.
 - b. The patio shall measure approximately 15 feet by 80 feet and shall include decorative hardscape, areas of sun and shade, and fixed and/or movable seating.

Open Space, Plantings, Fences and Walls

Public Open Space Areas

1. A series of landscaped open spaces shall be provided along the eastern side of the site, interspersed with the walking path.

2. The land between the site's parking lot and the existing shopping center's parking lot shall be landscaped with grass and plantings.
3. Open Spaces should use a variety of native and drought-tolerant plants, both deciduous and evergreen.
4. Use of porous paving in hardscape areas is encouraged to help infiltrate stormwater.

Public Art

1. To visually mark the corners of the site, two prominent works of sculpture shall be installed at each end of the property along Terhune Road. One should be located between the western short end of the building and the sidewalk along North Harrison Street. The other should be located at the northeastern corner of the site, net to the entry road and bike path from Terhune Road.
2. The sculptures may extend into the required front and side setbacks, but shall not extend into the public right-of-way.
3. Both sculptures should be placed into larger decoratively-paved hardscape plaza areas that may include seating walls.
4. The redeveloper should collaborate with the municipality and local stakeholders in the design and programming of all public art installations.

Tree Preservation and New Trees

1. Where it is possible to avoid construction disturbance, existing trees on the site should be retained in open space areas on all sides of the building.
2. Where existing trees must be removed, new trees should be planted as needed to create visual buffering from the shopping center parking lot and areas of shade.
3. Street trees should be planted with regular spacing not to exceed 100 feet on center along North Harrison Street and Terhune Road.

Fences and Walls

1. Fences may be constructed of metal, wood, PVC or vinyl-coated chain link. However, uncoated chain-link fences are prohibited. Walls may be constructed of stone, modular block, brick or similar high-quality masonry material to complement the architecture.
2. Fences and walls shall be limited to a maximum height of six feet and located along the lot line adjoining Block 7401, Lots 1.011 and 3.

Signs

Monument Signs

1. A total of two monumental identification signs (one at each driveway entrance) shall be permitted.
2. The maximum area of a monument sign shall be 40 square feet.
3. The maximum height of a monument sign shall be seven feet.
4. The sign shall be setback a minimum of five feet from the property line.
5. Each monument sign shall be externally illuminated and mounted on a decorative base.

Building-Mounted Signs

1. Primary Signs.
 - a. Two building-mounted façade signs shall be permitted (one on the Terhune Road façade and one on the North Harrison Street façade).
 - b. The façade sign shall not exceed an area of 40 square feet.
2. Secondary Sign.
 - a. An additional sign shall be permitted on the building façade near the building entrance/drop-off area oriented to Terhune Road.
 - b. The total area of the façade sign at the entrance shall not exceed 24 square feet.
3. Any lighting of the façade signs shall be either halo- or external-type illumination.

Directional Signs

Directional signage is permitted subject to the requirements of the Municipality of Princeton signage ordinance.

RELATIONSHIP TO PLANNING & OBJECTIVES

Municipality of Princeton 2017 Reexamination of the Master Plan

The Princeton Community Master Plan 2017 Reexamination Report, adopted November 2, 2017, supports the goals, objectives and recommendations of the 1996 Master Plan and subsequent reexaminations, changes, modifications, refinements, and expansions through the 2013 readoption of the Regional Planning Board of Princeton Master Plan as the Princeton Community Master Plan. The Princeton Master Plan represents the collective thinking of the Community on its growth and development as well as its vision for the future. The primary goals expressed through each element in the Master Plan are:

- Ensuring a proper balance between new residential developments, nonresidential development and affordable housing and preservation of open space.
- Protecting the natural environment.
- Preserving historic sites.
- Maintaining the character of neighborhoods.

In addition, the 2017 Master Plan Reexamination Report noted several planning issues and challenges facing the community, including:

- A shortage of vacant developable land to meet the many competing needs in the community.
- Providing affordable housing.
- Providing opportunities for middle-income housing.
- Maintaining a range of housing opportunities to ensure a diverse population at all age and economic levels.
- Ensuring an economically healthy downtown and shopping center.
- Balancing institutional needs with neighborhood protection and protecting the community's tax base.
- Limiting traffic impacts from regional traffic.
- Ensuring that redevelopment is compatible with existing development.
- Promoting sustainable development practices.

This Redevelopment Plan will advance Princeton's housing objectives by providing more opportunities for affordable households in a location that is within walking distance to retail services and recreational facilities. The Redevelopment Plan allows for a multi-family community that is compatible with its mixed-use context and seamlessly connects to the surrounding single-family neighborhoods. Providing additional households in this location will also help support the Princeton Shopping Center

and other local businesses. In short, the Harrison/Terhune Redevelopment Plan contemplates the development of a vacant tract in a manner that will advance the Municipality's planning objectives. As such, it is wholly consistent with Princeton's Master Plan.

Municipality of Princeton 2020 Housing Element and Fair Share Plan

The Municipality of Princeton Planning Board adopted the 2020 Third Round Housing Element and Fair Share Plan on July 9, 2020 which was endorsed by the Mayor and Council on July 13, 2020. The Housing Element and Fair Share Plan reflects the Princeton's 2019 Settlement Agreement with Fair Share Housing Center that was the subject of a February 7, 2020 Fairness Hearing and approved by the Court on February 20, 2020. Princeton's 2020 Third Round Housing Element and Fair Share Plan, Spending Plan and implementation ordinances and documents were the subject of a November 19, 2020 Compliance Hearing, and on December 10, 2020, the Court granted a Conditional Judgment of Compliance and Repose.

The Harrison/Terhune Redevelopment Plan is identified in the 2020 Housing Element and Fair Share Plan as the Terhune and Harrison Site. The project is described as a multi-family development that will result in a total of 60 units, of which a 20% set-aside will generate 12 affordable family units. This Redevelopment Plan establishes the ordinance standards consistent with the 2020 Housing Element and Fair Share Plan.

Municipality of Princeton Land Use Ordinance

Prior to the adoption of this Redevelopment Plan, and new Harrison/Terhune Redevelopment Zone District (H/TRZ), the site was located within the Affordable Housing 5 Residential District (AH-5) zoning district and the Shopping Center (SC) zoning district. Permitted principal uses in the AH-5 district includes multi-family residences while principal permitted uses in SC district includes shopping areas and motor banking installations. The Redevelopment Plan places the redevelopment area within a new zone – the Harrison/Terhune Redevelopment Zone provided herein – which is designed to provide for multi-family residences.

Mercer County Master Plan

The Mercer County Master Plan was adopted by the Mercer County Planning Board on September 8, 2010 and amended in May of 2016. It consists of five elements, each of which have been independently updated on a periodic basis.

The County Plan advocates for a balanced growth alternative, which:

...favors redevelopment of existing built areas and relies on the preservation of open and agricultural land for the success of both new compact, mixed-use centers and linear growth corridors developed with context-rich designs.

Accordingly, the Mercer County Master Plan promotes the following broad policies to guide its balanced growth concept:

Harrison/Terhune Redevelopment Plan

- Promote appropriate location and design of new development with opportunities for transit, regional equity (i.e., the practice of seeking to ensure that all individuals and families in all communities can participate in and benefit from economic growth and activity throughout the region) and preservation.
- Promote redevelopment.
- Promote desirable compact design that supports transit and promotes walking.
- Promote land use patterns that limit stormwater runoff and increase green infrastructure.
- Direct growth to transit corridors and centers.
- Mixed uses to promote walkable communities.

The County's vision for balanced growth throughout the county relies on the following key outcomes:

- Adequate level of housing choice and affordability that makes it possible for residents to live in the county throughout their lives.
- Adequate transportation and housing choice to maintain an educated workforce and a stable economy.
- Enhanced core transportation corridors through the implementation of access management, connectivity, and wise land use decisions.
- Continued strategic investment in open space and recreational facilities so that residents and employees enjoy enhanced quality of life in the county.

In consideration of the above, the Harrison/Terhune Redevelopment Plan is consistent with several of the broad policies of the Mercer County Master Plan and the County's vision for balanced growth. This plan promotes redevelopment activities in a compact design within an existing mixed-use area to encourage walkability. Pedestrian and bicycle linkages between the Subject Property, Princeton Shopping Center, Grover Park and the surrounding area will be implemented pursuant to this Redevelopment Plan. In addition, the redevelopment of the Subject Property will enhance the visual environment of the area through high-quality architecture as well as public art installations. Finally, the project will be subject to the revised stormwater rules promulgated by the New Jersey Department of Environmental Protection which integrate non-structural stormwater best management practices.

State 2001 Development and Redevelopment Plan

The State Development and Redevelopment Plan was adopted by the State Planning Commission on March 1, 2001. The purpose of the 2001 New Jersey State Development and Redevelopment Plan ("SDRP") is to:

Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban

Harrison/Terhune Redevelopment Plan

MUNICIPALITY OF PRINCETON, MERCER COUNTY, NJ

MAY 21, 2021 | PAGE 26

redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.

The plan is organized around eight policy goals for New Jersey's communities. Of particular importance to the Police Station Tract Redevelopment Area are the following goals:

- Goal 1 – Revitalize the State's Cities and Towns
- Goal 2 – Conserve the State's Natural Resources and Systems
- Goal 3 – Promote Beneficial Economic Growth, Development and Renewal for all Residents of New Jersey
- Goal 4 – Protect the Environment, Prevent and Clean Up Pollution
- Goal 6 – Provide Adequate Housing at a Reasonable Cost
- Goal 7 – Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value
- Goal 8 – Ensure Sound Integrated Planning and Implementation Statewide

As depicted on the SDRP's Policy Map, the Harrison/Terhune Redevelopment Plan is located within the PA-2 Suburban Planning Area, wherein development and redevelopment is intended to be encouraged and directed. Specifically, the intent of this Planning Area is to:

- Provide for much of the state's future development;
- Promote growth in Centers and other compact forms;
- Protect the character of existing stable communities;
- Protect natural resources;
- Redesign areas of sprawl;
- Reverse the current trend toward further sprawl; and,
- Revitalize cities and towns.

This Redevelopment Plan directly supports these State Plan Policy Goals and furthers several of the intents of the State Plan as expressed for PA-2. The plan is designed to encourage development and growth in a compact form while protecting both stable communities and natural areas.

GENERAL PROVISIONS

Redevelopment Entity

The Mayor and Council shall act as the "Redevelopment Entity" pursuant to *N.J.S.A. 40A-12A-4.c* for purposes of implementing this Redevelopment Plan and carrying out redevelopment projects. In doing so, the Mayor and Council shall have the powers set forth in *N.J.S.A. 40A-12A-8* to effectuate all of its duties and responsibilities in the execution and implementation of this Redevelopment Plan,

Harrison/Terhune Redevelopment Plan

MUNICIPALITY OF PRINCETON, MERCER COUNTY, NJ

MAY 21, 2021 | PAGE 27

excepting the acquisition of any land or building which is necessary for the redevelopment project, pursuant to the provisions of the “Eminent Domain Act of 1971,” P.L. 1971, c.361 (C.20:3-1 *et seq.*).

Redeveloper Selection

By the adoption of Resolution 21-160 on May 10, 2021, the Mayor and Council conditionally designated Terhune Development LLC, an Affiliate of WinnDevelopment Company LP as Redeveloper for the planned project within the redevelopment area

Agreement

Pursuant to Resolution 21-160, the Mayor and Council shall enter into an agreement with the redeveloper that comports with the requirements of *N.J.S.A. 40A:12A-9*. Any development or construction within the redevelopment area shall be undertaken in accordance with the contractual agreement between the Governing Body and the designated redeveloper. The agreement shall be in full force and effect prior to the redeveloper making application to the Planning Board for any site plan or subdivision approval.

Effect of Agreement

The execution of the agreement shall convey the right to prepare a site plan or subdivision application for development to the Municipality of Princeton Planning Board in accordance with the terms of the agreement and Redevelopment Plan, among other rights that may be granted by the Mayor and Council. In addition, the execution of the agreement shall establish the period of time as such rights to develop under the terms and conditions of the Redevelopment Plan shall be granted. Nothing herein shall prevent the Mayor and Council and redeveloper from mutually agreeing to an amendment of the Redevelopment Plan as it affects the redeveloper’s property from time to time or at any time.

Expiration

The Redevelopment Plan shall remain in full force and effect for twenty (20) years.

Staff Employment

The Mayor and Council may employ or contract for and fix compensation of such experts and other staff and services as it may deem necessary, including, but not limited to, architecture, economic forecasting, engineering, environmental, landscape architecture, legal, market analysis, planning, and transportation consulting services. The Mayor and Council, however, shall not authorize expenditures which exceed, exclusive of gifts, grants or escrow accounts, the amounts appropriated for its use.

Acquisition of Property

No property within the redevelopment area is proposed to be acquired in accordance with the Redevelopment Plan.

Relocation Provisions

No temporary or permanent relocation of residents or businesses is required as a result of the implementation of this Redevelopment Plan.

Site Remediation

The redeveloper shall be responsible for any site remediation, as may be necessary, to restore their site to residential standards pursuant to the New Jersey Department of Environmental Protection regulations.

Outside Agency Approvals

The redeveloper shall be responsible to obtain any and all necessary outside agency approvals, including but not limited to, Delaware and Raritan Canal Commission approval, Mercer County Planning Board, and Mercer County Soil Conservation District approval.

DEVELOPMENT PLAN REVIEW AND APPROVAL

Approval by the Municipality of Princeton Planning Board is required prior to redevelopment pursuant to the requirement of this plan according to the following process and requirements:

Escrow Fee

The redeveloper seeking input on a conceptual plan or approval of a project in the Redevelopment Area shall establish an escrow account with the Redevelopment Entity from which any consultants necessary for the review of the redevelopment project shall be paid. Such escrow account shall be in accordance with N.J.S.A. 40:55D-53.2. The Mayor and Council shall adopt a fee schedule by resolution and may amend it from time to time as circumstances warrant.

Consistency with Redevelopment Plan

The Mayor and Council shall certify the consistency of an application for development with the Redevelopment Plan after submission by the redeveloper to the Municipality of Princeton Planning Board and prior to a determination of a complete application by the Planning Board. As a condition precedent to the filing of any application for development to the Planning Board for any property governed by this Redevelopment Plan, the Mayor and Council shall execute the Agreement with the redeveloper. Any development approved by the Planning Board prior to the enactment of this plan pursuant to the Land Use Ordinance shall be deemed to be certified as consistent with this plan and shall not require a separate determination of consistency by the Planning Board.

Application for Development

An application for development shall be submitted in such form, and accompanied by such maps, documents, and materials, as are prescribed in the Land Use Ordinance of the Municipality of Princeton.

Planning Board Review and Approval

1. Site plan or subdivision review shall be conducted by the Municipality of Princeton Planning Board pursuant to *N.J.S.A. 40:55D-1 et seq.*
2. Relief may not be granted from “Use Regulations” or “Mandatory Components” identified in the Land Use and Development Standards provided herein and any deviations from those regulations shall require an amendment to the Redevelopment Plan. However, exceptions may be granted by the Planning Board from standards contained in the remaining sections, herein, or within the Land Use Ordinance. Consideration of exceptions that would be equivalent to a variance, pursuant to the New Jersey Municipal Land Use Law (MLUL *N.J.S.A. 40:55D-1 et seq.*), shall be considered pursuant to requirements and criteria found in the MLUL at *N.J.S.A. 40:55D-70.c* of the New Jersey Municipal Land Use Law. Consideration of exceptions that would be equivalent to design exceptions shall be undertaken pursuant to requirements found in the MLUL at *N.J.S.A. 40:55D-51*. Consideration of submission waivers shall be undertaken pursuant to the MLUL at *NJSA 40:55D – 10.3*.
3. An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirement set forth in *N.J.S.A. 40:55D-12a&b*.
4. Any development approved by the Planning Board prior to the enactment of this plan pursuant to the Land Use Ordinance shall not require an additional, separate approval by the Planning Board.

Effects of Approval

The effects of any Planning Board approval shall be consistent with the rights granted by Municipal Land Use Law (*N.J.S.A. 40:55D-1 et seq.*) except to the extent they may be modified by an agreement with a redeveloper.