

Adopted October 18, 2007

PRINCETON COMMUNITY MASTER PLAN 2007 REEXAMINATION REPORT

INTRODUCTION

Every six years the Municipal Land Use Law (Chapter 291, Laws of N.J. 1975, amended) (N.J.S.A. 40:55D-1 et. seq.) requires that the governing body shall provide for a general reexamination of its master plan and development regulations by the Planning Board. On December 12, 1996, the Regional Planning Board of Princeton (RPBP) adopted the Princeton Community Master Plan with subsequent amendments through January, 2007. On October 18, 2001 the RPBP adopted a reexamination report. A reexamination report is now due October 18, 2007.

The 1996 Princeton Community Master Plan represented the collective thinking of the Princeton Community on its growth and development as well as its vision for the future. The 1996 Master Plan was a strategic plan to guide our future and a policy tool for retaining and enhancing the special character, values, and quality of life that are fundamental to our community. A major purpose of the 1996 Princeton Community Master Plan was to express community goals for the use of Princeton's land and facilities.

Balance and human scale were the primary themes woven through each element in the 1996 Master Plan and were reaffirmed in the 2001 reexamination. Both documents discuss the balancing between competing uses, needs and goals in the community that the master plan represents and the desire that all development maintains the character, human scale and quality of the surrounding neighborhood. The 1996 Master Plan identified the shortage of vacant, easily developed land and noted that "the debate over sites for affordable housing, senior housing as well as the development of parks and schools is just the beginning of a series of increasingly difficult choices that the Princeton's must make between competing social goals." (page 7 Princeton Community Master Plan). As a result of the shortage of vacant land and the desirability of the Princeton community, pressure to redevelop both residential and nonresidential properties has increased with the character of redevelopment surfacing as a major issue.

This report's purpose is to discuss how well the 1996 Master Plan and 2001 Reexamination anticipated the community's needs and to identify any changes necessary to the 1996 Master Plan or to Princeton's development regulations. Following adoption of this report, the Planning Board will undertake a detailed review of the changes recommended and will propose certain amendments to the Master Plan. Listed below are the mandated statutory questions (Section 40:55D-89) that the community must address in its Reexamination Report.

- **The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.**
- **The extent to which such problems and objectives have been reduced or have increased subsequent to such date.**

- **The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.**
- **The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.**
- **The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, c. 79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommend changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.**

SECTION I

The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.

Below is a discussion of the major problems and objectives relating to land development at the time of adoption of the 2001 Reexamination report.

LAND USE

The 1996 Master Plan and the 2001 Reexamination report recognized that the major educational institutions in Princeton will need to expand and/or improve their facilities. Insuring that these improvements are at an appropriate scale will continue to be a major objective for the community. Protecting the area around the many small scale neighborhoods that border these large institutions is an important community objective. The 2001 Reexamination report requested that all educational institutions update their long-range plans and insure that any development be compatible with the surrounding neighborhood. An additional objective regarding educational institutions was to limit expansion outside the educational zones as this can limit these lands for taxable uses and erode our tax base.

During our 2001 Reexamination the Princeton Medical Center requested that the community consider their long term expansion needs. The Medical Center indicated that a major expansion of the hospital would be necessary for it to continue to provide the quality of care expected of the Princeton Medical Center. The RPBP considered the Medical Centers request to almost double in size and after many public hearings concluded that the community could not support the type of expansion the Princeton Medical Center proposed as it would have a major detrimental impact on the surrounding neighborhood. The future use of the Medical Center's properties became the focus of our planning efforts after the last reexamination.

The 1996 Master Plan and 2001 Reexamination recognized that Princeton is facing a shortage of vacant, easily developable land. Most of the vacant land in the Princeton community is now located in areas with some environmentally sensitive features such the Princeton Ridge. The most sensitive lands in the Princeton Ridge have been zoned for low-density residential development, while other areas remain as either office or service zones. Balancing the community's development needs while protecting these environmentally sensitive areas remains a community objective.

One area of contention during the 2001 Reexamination was where to provide opportunities for housing to serve a growing senior population. The only exclusively senior housing constructed in Princeton has been additional low and moderate income units at Elm Court. The Township sought to provide additional age-restricted housing on a number of sites throughout the community. A small parcel next to the Princeton Shopping Center, a 10-acre site on Cherry Valley Road and the lands around Elm Court were zoned for high-density age-restricted housing. Two sites each 20± acre in area, one on Mount Lucas and Route 206 and the other on Bunn

Drive were zoned for medium-density age-restricted housing. Development proposed on both of these sites has received site plan approval from the Regional Planning Board.

The Borough has provided opportunities for age-restricted housing by amending its zoning ordinance to permit senior accessory residences in all zones. In addition, the approved residential expansion of Palmer Square's Hulfish North Development was modified to better accommodate seniors. New housing replacing the hospital facilities on Witherspoon Street and at Merwick may include single-floor apartments attractive to older residents.

In the 2001 Reexamination we identified the need to maintain the character of our neighborhoods by developing additional zoning standards. Residential redevelopment often includes the demolition of small older homes and their replacement with much larger homes. These large homes often have a negative impact on neighborhood character. The construction of large homes in more modest neighborhoods also affects the affordability of the community, with the new large home often selling for two or three times as much as the demolished home. The 2001 Reexamination report also recommended additional drainage and lighting standards to help solve problems of light pollution and storm water run-off from single family homes.

Nonresidential redevelopment pressures have been concentrated in the Borough's downtown area and primarily concern parking and scale of buildings. The 2001 Reexamination suggested we study these growing pressures once the Borough's redevelopment project is complete. Recent sales of nearby commercial properties at high prices indicate strong pressure for downtown expansions. This recommendation continues to gain currency and once the project is complete additional study should be undertaken.

AFFORDABLE HOUSING

Balancing affordable housing needs with concerns about traffic, the environment, and neighborhood protection were major goals of both the 1996 Master Plan and 2001 Reexamination. The 2001 Reexamination listed as community objectives redeveloping Shirley Court and McClean Street at appropriate densities, completing Griggs Farm, constructing affordable housing units off West Drive at Karin Court and constructing additional age-restricted affordable housing at Elm Court. These projects have all been constructed. In addition to these objectives the Borough approved the redevelopment of the Quarry Street Nursing home (now called the Waxwood) into market-rate and affordable housing. It also settled a long-standing dispute with the developers of Hulfish North over an affordable housing component.

Over 100 units of affordable housing have been constructed in Princeton since the 1996 Master Plan. Both communities continue to struggle to find land and innovative ways to provide additional affordable housing opportunities while protecting the scale and integrity of existing residential neighborhoods.

CIRCULATION

Residential and nonresidential growth in Princeton and the surrounding area has resulted in increased traffic on local streets. Our two-lane, tree-lined streets continue to be jammed beyond capacity at times by traffic which threatens the residential character of many of our roadways. The link between regional land use patterns and overcrowding on our local transportation system, especially east-west regional connections, continues to be a difficult transportation problem that the community wrestles with. Providing reliable and frequent transit service as well as increasing opportunities for pedestrians and bicyclist was also a problem identified in the 1996 Master Plan and 2001 Reexamination.

Other major objectives of the 1996 Master Plan and 2001 Reexamination included calming traffic and protecting neighborhoods, ensuring that road improvements are compatible with the surrounding neighborhoods, improving pedestrian and bicycle routes, reducing auto dependency through mass transit and jitney services, developing a local vision for transportation solutions, and protecting and enhancing gateways into the community.

In our 2001 Reexamination Report we emphasized the need to evaluate a southern extension of University Place as a way to provide for safety and circulation improvements at the intersection of University Place and Alexander Road.

UTILITIES AND INFRASTRUCTURE

Insuring that there are adequate utilities and infrastructure to meet the needs of the Princeton community was a primary objective of the 1996 Master Plan and 2001 Reexamination. Eliminating inflow and infiltration into the sewer system and replacing undersized storm drains and water lines were highlighted as major infrastructure objectives in the 2001 Reexamination.

Other objectives were upgrading utility services when possible and providing adequate water supply for residential use and fire-fighting capabilities. Controlling the quantity and quality of storm water run-off from new development remains a community objective.

Review of the community's cable service and source and the supply and distribution of electricity were listed as objectives.

ENVIRONMENT

Guiding growth away from environmentally sensitive areas and directing it to more suitable locations was a major objective in the 1996 Master Plan and 2001 Reexamination Report. The Princeton Ridge along the Township's northern border, floodplain and wetlands flanking the Stony Brook and Lake Carnegie, various waterways, and areas of steep slope were identified as areas needing both preservation and protection.

Minimizing storm water run-off impacts to area streams and properties was another objective of the community. The quality, quantity and volume of run-off were identified as problems affecting our streams that need to be addressed.

Identifying and funding acquisition of open space was also a major objective in the 1996 Princeton Community Master Plan and 2001 Reexamination.

HISTORIC PRESERVATION

Identifying and protecting the many historic sites within the community was a major objective of the 1996 Master Plan and 2001 Reexamination. The impact of redevelopment and in-fill development on historic sites and districts was identified as a community problem and developing redevelopment guidelines to eliminate or minimize impacts near or adjacent to historic sites or districts was a community objective. Re-evaluating and supplementing previous historic surveys to identify historic significance was also an objective.

RECREATION & OPEN SPACE

The preservation and acquisition of open spaces was a major goal in the 1996 Master Plan and 2001 Reexamination as was developing new recreational facilities. The community partnered with various public and private groups to acquire a number of properties. We also utilized our site plan and subdivision process to preserve open space. Other objectives included making better use of existing recreational areas, providing an indoor recreation area, enhancing access to open space and providing a network of greenways to link open spaces. Creating opportunities for open space linkages with surrounding communities was also a master plan objective.

COMMUNITY FACILITIES

Insuring that the Princeton community continues to be adequately served by a comprehensive system of municipal services including police, fire, first aid, library, public health, public schools, recreational and cultural facilities was a major objective. Specific problems listed in the 2001 Reexamination were the expansion and upgrading of the public school system, providing a consolidated public works garage for the Borough, Township and School Board, constructing a new downtown library, renovating or constructing new municipal buildings, providing a community center and developing a public art commission.

REGIONAL DEVELOPMENT

The impact from development in surrounding communities was identified as having a negative impact on the quality of life in Princeton. Impacts were felt from large developments along Route 1, as well as development in parts of Hopewell, Lawrence, Plainsboro, South Brunswick and Montgomery Townships. The 1996 Master Plan and 2001 Reexamination's stated as our objective

working with the surrounding communities to develop regional solutions to traffic and land use problems.

The Reexamination identified the increasing amount of truck traffic on our roads as a major problem.

SECTION II

The extent to which such problems and objectives have been reduced or have increased subsequent to October, 2001.

LAND USE

Many of the educational institutions in Princeton have shared their long-range plans with the community, and we have found their plans to be in conformance with the master plan goals and objectives. Expansions are currently underway at the Hun School, Princeton Day School, Princeton Friends School, Princeton Academy and Princeton University. The Stuart School has just completed an expansion and Westminster Choir College and the Princeton Seminary have indicated they do not have any major expansion plans in the near future.

Princeton University is undertaking a new master plan effort and will be focusing future growth on the Princeton side of Lake Carnegie. This changes past planning assumptions for long-term growth at the University which included plans for a mirror campus across Lake Carnegie in West Windsor. The University's planning principles of maintaining an auto-free pedestrian-oriented campus, preserving a park-like campus, maintaining existing campus neighborhoods, developing in a sustainable manner and sustaining strong community relations are all principles the community endorses. The consequences of these decisions must be clearly understood and reviewed in terms of long-standing goals and objectives of the community regarding parking, circulation, green space and building scale.

While most of what Princeton University proposes is permitted under existing zoning, the area proposed to house the University's new "arts corridor" will require zoning changes along University Place and Alexander Road. The impact from any proposed land use change in this area must include an evaluation of the impacts to our circulation system. Similarly, the University's request to relocate the Dinky Station approximately 400 feet south of its existing location will need to be evaluated.

In the 2001 Reexamination report the Princeton Medical Center requested that the community consider its long-term expansion needs and after much public debate it was determined that the impacts from an expanded hospital would be detrimental to the surrounding neighborhood. New zoning has been put in place to address the reuse of the main campus. A mixed-use zone that provides both market-rate and affordable housing as well as retail and office space will be permitted in this area. Still remaining is the task of crafting a new zone to permit higher density residential development at the Medical Center's Merwick campus.

Developable vacant land is in even shorter supply today than it was six years ago. Most of the remaining land has some environmental features that, while not prohibiting development, will require careful site planning. Balancing future land use needs with environmental protection continues to be a challenge for these areas. Incentives for mandatory clustering of development in these environmentally sensitive areas may need to be considered. The community may have to focus more on redevelopment of existing areas as a way to meet future land use needs rather than relying on the development of vacant land.

Pressure to redevelop the downtown continues to increase and the community will have to wrestle with this issue in the near future. The Borough redevelopment project consisting of a 500-space parking garage, mixed-use building and public plaza and the modification to the Hulfish North housing project will have an impact on development in the downtown. Any additional redevelopment will need to pay particular attention to circulation, parking, building height and building scale.

Zoning amendments in both the Borough and Township to address residential redevelopment have been adopted. Both floor area ratios and impervious coverage maximums have been added to our zoning to limit building sizes and protect neighborhood character. The community will need to continue to monitor the effectiveness of these changes.

Providing housing to meet the needs of an aging population remains an objective. A number of sites were zoned to provide age-restricted housing. Three sites have received site plan approval from the Planning Board. Elm Court II which provides 56 units of low income age-restricted housing has been constructed. Construction on the Princeton Senior Town Homes (Intel) site has not started and it appears that Hovnanian will not at this time pursue its approval for development on the Lowe property.

Other senior housing needs such as assisted living and nursing home care, have been met with the construction of a nursing home on Bunn Drive and an assisted living facility on Mount Lucas Road in Princeton Township. The Planning Board recommended that assisted living and nursing facilities not be permitted in the RA/RB zone due to that zone's environmental characteristics. Recent court decisions regarding the use of the underlying floor area ratio for CCRC's has made it difficult for anyone to construct a CCRC in Princeton.

The Planning Board amended the Master Plan in 2005 to include a stormwater management plan. The Township has developed new ordinances that implement the recommendations in the stormwater management plan. The Borough is currently considering similar regulations. These new regulations will address storm water quality, quantity and recharge issues for development subject to site plan and subdivision regulations. Developing stormwater regulations for individual homes not subject to site plan and subdivision regulations remains a problem.

Developing policies and regulations to further our goal of creating sustainable development will need to be investigated.

AFFORDABLE HOUSING

Both communities have made significant strides in complying with their affordable housing requirements. A total of 85 new affordable housing units have been constructed since the 2001 Reexamination. The State's Council on Affordable Housing (COAH) has changed the way it calculates a community's affordable housing obligation and proposed a growth-share approach. Although the new requirements have been challenged in the courts, it appears that some form of growth-share and zoning bonuses will remain. Both communities will need to consider new affordable housing plans to comply with new requirements when final State regulations are adopted.

The housing plans for each community call for the construction of over 100 additional affordable units. Both communities require contributions for affordable housing from all new developments. The Borough has implemented a growth-share ordinance that requires all new development provide for affordable housing growth share. The Township is currently evaluating its regulations.

Preserving the diversity of housing in Princeton remains a challenge. Both communities have undertaken efforts to preserve and expand their stock of affordable and moderate-income housing.

TRAFFIC CIRCULATION

Regional through traffic continues to be the major transportation problem facing the Princeton community. Due to Princeton's central location, the community continues to be heavily impacted by increasing regional traffic. A cooperative effort between Princeton, neighboring communities, the county, state, and regional authorities is essential to expand the regional transportation system to handle the expected demand. This must include both highway and transit solutions. Through our efforts the NJDOT established the Central New Jersey Transportation Forum, which brings local elected officials together to discuss regional development and transportation issues.

We are reaching a critical point in the region in understanding the critical link between land use and transportation. If appropriate local and regional actions are not taken soon, the existing transportation system will be overwhelmed and economic development will begin to leave the area. Some of the regional projects currently being worked on include bus rapid transit, traffic calming along Route 206, the Penns Neck Route One improvements, and Route 1 and Harrison Street turning lane improvements. The N.J. Department of Health in approving the relocation of the Medical Center called for special priority for both short-range and long-range attention to the intersection at Harrison Street and Washington Road on Route 1.

Large trucks on our roads have become an increasing problem. These vehicles create safety problems and affect our quality of life. The volume of large trucks on our street has increased as more big box stores with on demand deliveries are constructed in the region.

ECONOMIC DEVELOPMENT

Both the Borough's central business district and the Township's shopping center remain economically healthy. These areas have seen recent renovations to existing stores and infrastructure. Notable new developments include the Borough's redevelopment project, modifications to the Hulfish North residential project and façade improvement at the Princeton Shopping center. All of these new projects have proven the desirability and vitality of our business cores. Assuring the continued economic well-being of both these areas remains an important objective of the Master Plan.

ENVIRONMENT

The community made major strides in furthering many environmental goals and objectives found in the 1996 Master Plan and 2001 Reexamination. The passage of an open space tax and a planning incentive grant from NJDEP have provided a stable source of funding for the acquisition of environmentally sensitive lands. Since the 1996 Master Plan was adopted almost 1,000 acres of land have been preserved. Over the last six years, the community has preserved 62 acres of land and purchased the development rights to 36 acres of land. The community continues to partner with state, county and nonprofit groups to preserve land.

The preservation of forested areas and significant trees continues to be a site plan and subdivision issue for every development application. We attempt to preserve wooded areas and significant trees whenever possible. This balancing continues to be a challenge. Both communities have passed ordinances restricting the cutting and clearing of trees. The Township Shade Tree Commission and the Joint Environmental Commission have recommended that replanting of trees be made a requirement for any site plan or subdivision.

The Regional Planning Board adopted a Stormwater Management Plan that covers both the Borough and Township on March 17, 2005. The stormwater plan describes the policies and measures that will be implemented to address storm water-related impact of land development and redevelopment projects. The Township has recently adopted ordinances to regulate the quantity, quality and recharge of storm water in compliance with the Master Plan. The Borough is currently reviewing a draft ordinance.

The Township in 2006 adopted an ordinance to limit impervious coverage in residential zones. This regulation was aimed at reducing storm water impacts from single family homes.

HISTORIC PRESERVATION

The Princeton Community has identified the majority of the historic properties and sites within the community and our focus continues to be protecting historic sites and properties. Impacts from redevelopment have increased since the 2001 Reexamination was adopted, and protecting historic sites and districts from redevelopment impacts continues to be a challenge.

Four historic properties were preserved since the 2001 Reexamination was adopted. The Gulick Farm, containing some of the oldest buildings in Princeton was preserved through a combination of land purchases and easements restricting future development. Tusculum, the home of John Witherspoon, a signer of the Declaration of Independence was preserved through a combination of land purchases and easements. The Updike Farm has been purchased by the Princeton Historical Society and will be preserved as a farmstead. The Quarry Street Nursing Home, now called The Waxwood, was renovated and is a new residential building. The Waxwood was originally constructed as a segregated school for African-American children. It was listed on the NJ and National Historic Registers in 2005.

Cottage Club on Prospect Avenue in the Borough was placed on the National Register of Historic Places and has sought to obtain tax-exempt status. The Borough has mounted both legal and legislative challenges to counter this move. The potential impact from other historic properties obtaining tax-exempt status would have a major impact on both communities and will be resisted. The erosion of the community's tax base to tax-exempt institutions is a continuing problem.

RECREATION/OPEN SPACE

The community continues to make major strides in meeting the goals and objectives of the open space and recreation element. The passage of open space taxes in the Borough and Township have provided a stable source of funding for acquisition and preservation of land. In addition to preserving land the community has developed three active recreation sites. Since the 2001 Reexamination we have constructed one softball field, five soccer fields and three baseball fields. The Joint Recreation Department is currently undertaking a master plan study to review its programming and field needs. The study's recommendations will need to be reviewed, and if appropriate, reflected in the Master Plan.

COMMUNITY FACILITIES

The Princeton Regional Schools have determined that all future school needs can be met at existing school sites and has recently completed a major renovations and expansion at all public schools. A remaining question is the status and redevelopment of the Valley Road building.

Both communities addressed shortcomings in their existing municipal buildings. The Borough undertook major renovations to their existing building and the Township constructed a new building. While these actions addressed many needs, both communities are examining their public works facilities to determine if they should be relocated to the Princeton Sewer Operating lands on River Road.

A new and larger public library has been constructed at the old library's location on Witherspoon and Wiggins Streets to meet the community's needs for many years. A large public plaza (Albert E. Hinds Community Plaza), parking garage and mixed-use building were constructed by the Borough and its redevelopment partner next to the library. This area now provides a vibrant anchor for this

corner of the downtown. The Arts Council of Princeton is constructing a new and larger building across from the library. This facility will bring new vitality to the downtown as well.

ENERGY CONSERVATION

The 1996 Master Plan was recently amended to include a goal that all new and remodeled buildings and facilities use sustainable building designs that use resources efficiently while creating healthier buildings and habitats. The Master Plan was also amended in 2005 to recommend that the Leadership in Energy and Environmental Design (LEED) system should be used as a design and measurement tool to determine what constitutes sustainable building principles and practices. All applicants for development are encouraged to comply with LEED standards and provide information on LEED compliance. While we have raised awareness of this issue, insuring that our land development regulations promote energy conservation and sustainable designs continues to be a community objective. The Environmental Commission has recommended that LEED compliance be a requirement.

REGIONAL DEVELOPMENT

Development in Central New Jersey continues to have a major impact on Princeton. The Route 1 corridor has developed into a major retail and office center. Since our 1996 Master Plan and 2001 Reexamination, a number of regional shopping centers and office parks have been constructed or expanded in this corridor. Residential and office development to the north of Princeton along Route 206 has also begun to impact the Princeton community. Reaching consensus on regional strategies for land use and traffic circulation in central New Jersey remains an objective.

While impacts from regional development continue to erode the quality of life in Princeton we have seen some success in bringing together the Central New Jersey communities and working on regional solutions. The Penns Neck Roundtable brought together a diverse group of stakeholders with differing opinions on the best solution for the Penns Neck/Route 1 Project and was able to arrive at a regional solution. The Central Jersey Forum, hosted by NJDOT and DVRPC, is another avenue where the Central New Jersey communities can get together and work toward land use and transportation solutions. The proposed Bus Rapid Transit project is one such example.

UTILITIES/INFRASTRUCTURE

Ensuring that the Princeton Community has adequate infrastructure to serve the needs of the community without adversely affecting the environment or quality of life in Princeton remains an ongoing problem. Significant progress has been made in achieving our goals for providing adequate water supply, sewer service, solid waste and recycling pick-up, and for the conservation of energy.

Water Supply

Insuring adequate water supply was a major concern during the early 1990s due to recurring drought conditions as well as accelerated residential and commercial development. Improvements made by Elizabethtown Water Company (now the New Jersey American Water Company) during the 1990's provide an adequate supply of water. New developments are required to submit fire-flow tests to insure that adequate water pressure is available for fire fighting apparatus and the replacement of outdated fire hydrants is also required. The Water Company continues to work with the community to strengthen the supply of water and replace old water lines when roads are reconstructed.

Sewer Service

The Stony Brook Regional Sewer Authority (SBRSA), located on River Road in Princeton Township, serves the Princeton community as well as portions of surrounding towns. The SBRSA continues to upgrade its facilities to operate more efficiently and to reduce plant odors. The SBRSA has adequate capacity to meet the Princeton community needs.

The maintenance and operation of the sewer collection system in Princeton is the responsibility of the Princeton Sewer Operating Committee (PSOC), which is governed by representatives from the Borough and Township. The PSOC has focused its efforts on maintaining the existing system and on reducing inflow and infiltration into the existing sewer system.

Solid Waste and Recycling

The Borough contracts for twice-a-week pick-up of solid waste for all its residents. Township residents contract for waste pick-up privately. Both communities participate in a county-wide recycling program that provides bi-weekly curbside pick-up of all recyclable material, and the Township Public Works department provides for computer recycling. The Princeton community currently recycles slightly more than 50 percent of its solid waste.

Both communities participate in a composting facility with Lawrence Township which processes leaves, trees stumps, and branches into mulch.

SECTION III

The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in state, county and municipal policies and objectives.

DENSITY AND DISTRIBUTION OF POPULATION AND LAND USES

Overall, the density and distribution of population and land use has not changed significantly from the last re-exam or the 1996 Princeton Community Master Plan. Data from the New Jersey Division of Community Affairs, Division of Codes and Standards (NJDCA) indicate that the community added 145 new homes between 2001 and 2006. Almost half of the 145 units include the newly constructed affordable housing project known as the Harriet Bryant House.

The majority of the new homes, 88 percent, are located in the Township. Development in the Township has occurred at relatively low densities and in accordance with local zoning and planning ordinances. New homes in the Borough represent mostly infill development – compatible with the surrounding neighborhood in terms of density and use. The NJDCA data also reveal that over the last six years the Township has averaged 13 demolitions a year and the Borough 3.5. Most of the demolitions were for the construction of new homes.

Table 1 indicates the change in population and number of housing units for the Borough and Township in 1990 and 2000. While there has been some growth since the 2001 Reexamination, it has not affected the overall density or distribution of population in Princeton.

	Population		Housing Units	
	1990	2000	1990	2000
Princeton Borough	12,016	14,203	3,514	3,495
Princeton Township	13,196	16,027	5,554	6,224

HOUSING CONDITIONS

In general, the Princeton community's housing stock is in excellent condition. Dwellings in the Borough are generally older than those in the Township. The 2000 Census indicates that approximately 60 percent of the housing built in the Borough is approximately 70 years old or older, and approximately 12 percent of the Township Housing is 70 years old or older.

The 2000 Census data reports that approximately 47 percent of the Borough's and 68 percent of the Township's occupied housing are owner-occupied. Housing costs continue to rise in both communities and exceed county and statewide averages. According to the municipal assessor, the average cost of a residential property in Princeton has increased by approximately 50 percent between 2000 and 2006. Retaining affordable and moderate-income housing units remains an important policy of the Princeton community.

With the exception of a few isolated instances of overcrowding, there are few deficient housing units in Princeton. Both communities provide a housing rehabilitation program for low and moderate-income individuals. Under the COAH's regulation, the Borough has a rehabilitation share of 27 units and to date has rehabilitated 15 units. The Township did not have a rehabilitation share under the current third round COAH rules. At the time of the 2001 Reexamination approximately 8 percent of our total housing units were affordable. As of 2007 approximately 9 percent of the total housing units are affordable. Both the Borough and the Township continue to make progress in meeting the objectives in their respective fair share housing plans.

There have been no significant changes to the condition of Princeton's housing that change any of the underlying assumptions regarding housing found in the 1996 Master Plan or 2001 Reexamination.

COAH rules governing growth share and calculating a municipality's affordable housing obligation have changed. Both municipalities developed Housing Elements and Fair Share Plans to comply with these new regulations. The New Jersey Courts have invalidated some of COAH's regulations and new regulations to address the court issues are anticipated by the end of 2007. Both municipalities will need to modify their Housing Elements and Fair Share Plans to address these changes. Base upon the latest Supreme Court ruling it appears that revised plans will need to consider "growth share", "density bonuses" as well as inclusion of affordable new residential units for new development.

CIRCULATION

The growth in central New Jersey continues to impact our circulation network. The 1996 Princeton Community Master Plan and 2001 Reexamination recommended channeling through-traffic to higher-capacity roads on the periphery of town such as Province Line Road or Route 92. Improvements in town are to be consistent with the human scale, historic and residential character of Princeton. These basic policies remain in effect today and are guiding our overall circulation policies. Recently we have stressed alternatives to driving an automobile. Our Circulation Element will need to respond to this by examining pedestrian and bicycle mobility issues and find ways to encourage transit usage.

A number of regional and local transportation projects are underway that impact the Princeton Community. Listed below is a brief summary of these projects.

Penns Neck Route One Improvements

In December of 2004 the Final Environmental Impact for the Penns Neck Area was published. This document, the result of the Partners Roundtable Advisory Committee, made up of area stakeholders developed a series of improvements that were agreed to by the participants. The improvements recommended are aimed at easing traffic congestion, increasing mobility, and improving safety along Route 1. These are especially important for easing accessibility to the new hospital. The improvements include the following.

1. Route 1 in-a-cut at Washington Road with Washington Road crossing Route 1 at its existing grade and a new single-point interchange at Washington Road.
2. A new grade-separated single-point interchange in the vicinity of Harrison Street, located south of the PSE&G substation.
3. A new Westside connector road running parallel to Lower Harrison Street, connecting the new Harrison Street interchange with existing Harrison Street in the vicinity of the D&R Canal.
4. A one-way frontage road system on both sides of Route 1 between Washington Road and the new Harrison Street interchange, with two travel lanes in each direction.
5. A Vaughn Drive connector road located west of existing Station Drive, connecting Washington Road and existing Vaughn Drive.
6. The intersections of Fisher Place, Varsity Avenue, Lower Harrison Street and Eden Way with Route 1 would be modified to include a cul-de-sac at Route 1.

Route 1 and Harrison Street Turning Movement

Access to the Princeton Hospital's new location in Plainsboro Township at Route 1 and Plainsboro Road is a major concern for the community. In order to insure adequate access we have asked NJDOT, Mercer County and West Windsor to work with us in providing a left turn lane on Harrison Street onto Route 1 northbound.

Route 92

In April, 2004 the Draft Environmental Impact Statement for Route 92 was released. Route 92 is proposed to be a 6.7 mile limited access toll highway that would serve as an east-west highway connecting Route 1 in South Brunswick Township to the New Jersey Turnpike at Interchange 8A in Monroe Township. As originally envisioned this road was to continue north of Princeton and connect with Route 206 in Montgomery. Princeton continues to support the construction of east-west connectors that would also serve as a bypass of our community; however state officials now indicate that S-92 has been removed from their planning.

Route 206

In January, 2006 the community working with NJDOT and its consultants developed the Route 206 Joint Vision Plan and Traffic Calming Study. This effort takes a corridor-level approach to finding solutions to local concerns. The vision plan contains a series of traffic calming elements – street trees, roundabouts, back-in angled parking, and pedestrian median refuges designed to slow vehicular traffic and increase opportunities for pedestrians. The Vision Plan will be implemented incrementally based on additional community discussion and planning. Funding to further refine the starter ideas presented in the Vision Plan is needed to keep this project moving ahead.

The Borough and Township expect to continue to work with the N.J. Department of Transportation to refine which elements in the Vision Plan might be workable. Continued advocacy by the two Princeton municipalities will be required to obtain priority for State and federal funding for further

design and construction as the desired improvements. A similar study of the southern section of Route 206 between Nassau Street and Province Line Road should be undertaken.

Bus Rapid Transit

New Jersey Transit (NJT) has undertaken a regional study to provide bus rapid transit (BRT) service to the Route 1 corridor and Princeton. The intent of the BRT is to reduce congestion in the area and increase mobility options for area residents. The community has gone on record of supporting this in general. The actual route, size of buses and types of low emission buses used in Princeton still needs to be worked out.

Jitney Service

The Borough has received funding from NJT to begin jitney service in Princeton Borough in 2008. This service when linked to Princeton University's campus shuttle, could provide transit access to most of the Borough. Additional sources of local funding as well as low emission vehicles will be required. If this effort is successful, expanding service into the Township should also be considered.

Bicycle and Pedestrian Safety

Both communities have made significant strides in providing a system of pedestrian and bicycle paths as well as traffic calming devices to increase safety and the opportunity to bike or walk to school or work. In the spring of 2004 the Borough's Traffic and Transportation Committee issued a report on pedestrian issues in the Borough. Our planning efforts will need to place a greater emphasis on walking and biking.

CONSERVATION OF NATURAL RESOURCES

Developing a new sustainable policy that promotes energy efficiency, water conservation, green buildings, reduces resource consumption and protects the natural environment will be a new focus for the community. Sustainability is providing for the needs of the current population without damaging the ability for the future population to provide for themselves.

As vacant land becomes scarcer, the impact from redevelopment has become more of an issue for the community. Insuring that redevelopment fits the site and the area will require new policies and objectives.

Guiding growth away from environmentally sensitive areas and clustering building in suitable locations continues to be a community policy. The community has met its goal of preserving 25 percent of our land area as open space. We continue to seek out opportunities to preserve land and protect our natural resources. As the Princeton community approaches build-out, more consideration should be given to the maintenance of our open space, creating better open space linkages and providing greater access to these areas.

ENERGY CONSERVATION

Developing a sustainable policy that promotes energy efficiency through building design will be a new focus for the community. Both communities and the school board are undertaking an energy audit of their facilities to identify energy efficient strategies. The community continues to explore alternatives to single-occupancy driving patterns.

COLLECTION, DISPOSITION AND RECYCLING OF DESIGNATED RECYCLABLE MATERIALS

Both the Borough and Township participate in Mercer County's recycling program. The Princeton Environmental Commission runs a recycling program for computers and other electronic equipment to remove potentially toxic material from the waste stream.

STATE, COUNTY AND MUNICIPAL POLICY CHANGES

As discussed in the housing portion of this section, the COAH changes will impact both communities. It seems apparent that some form of growth share will remain in the COAH regulations. Growth share assigns an affordable housing obligation to each municipality based upon the amount of residential and nonresidential growth that occurs. Once the new COAH regulations are adopted both communities will have to review and adjust their Housing Elements and Fair Share Plans.

The New Jersey State Development and Redevelopment Plan (SDRP) was adopted March 1, 2001. The Princeton Community was an active participant in the development of the SDRP. The SDRP is intended to serve as a guide for public and private sector investment in New Jersey and as a policy document to guide state and local agencies' planning. The State is currently updating this plan and the Princeton Community has been an active participant in this process.

A portion of the Princeton Community has been designated as a Regional Center. The SDRP defines Regional Centers as a compact mix of residential, commercial, and public uses, serving a large surrounding area and developed at intensity that makes public transportation feasible. The majority of the Regional Center in Princeton is developed.

The State Plan also designates large masses of land that share a common set of conditions, such as population density, infrastructure, level of development, or natural systems into one of five planning areas. Each planning area has a series of policy objectives that guide the application of the SDRP. None of these designations preclude development.

Within our boundaries are the following planning areas:

Suburban Planning Area (PA2)

This area includes the entire Borough and the more densely populated portions of the Township.

The intent of this area is to provide for much of the state's future development and redevelopment; 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.

Fringe Planning Area (PA3)

This area includes the lower-density populated areas of the Township. The intent of these areas is to: accommodate growth in Centers; protect the Environs primarily as open lands; revitalize cities and towns; protect the character of existing stable communities; protect natural resources; provide a buffer between more developed Metropolitan and suburban planning areas and less developed rural and environmentally sensitive planning areas; and confine programmed sewers and public water services to Centers.

Rural/Environmentally Sensitive Planning Area (PA4B)

This area includes the lands preserved by the purchase of the development rights for the Institute Woods on either side of Quaker Road. The intent of these areas are to: maintain the Environs as large contiguous areas of farmland and other lands; revitalize cities and towns; accommodate growth in Centers; promote a viable agricultural industry; protect the character of existing, stable communities; and confine programmed sewers and public water services to Centers.

Environmentally Sensitive Planning Area (PA5)

This area includes the lands located in the northern portion of the Township and often referred to as the Princeton Ridge. This area also corresponds to the RA and RB zones in the Township. The intent of these areas are to: protect environmental resources through the protection of large contiguous areas of land; accommodate growth in centers; protect the character of existing stable communities; confine programmed sewers and public water services to centers; and revitalize cities and towns.

For the most part the planning areas in the 2001 SDRP correspond to the planning areas found in the 1992 plan. The changes in the SDRP have not altered the assumptions, policies and objectives that formed the basis for Princeton's 1996 Master Plan, 2001 Reexamination or existing development regulations. The Princeton community's planning efforts were consistent with the 1992 SDRP and remain consistent with the 2001 SDRP. The community has requested a few changes in the State Plan map to reflect more accurately existing development patterns.

The Mercer County Planning Board adopted a Growth Management Plan in 1986 that represents the master plan for the physical development of Mercer County. The county's Growth Management Plan includes plans for transportation, open space and recreation, and water quality. Over the years this plan has been amended and updated. The underlying policies and objectives of the County Plan and development within the Princeton community are in general agreement. We continue to disagree with some of the policies and objectives found in the County Plan for communities surrounding Princeton. There have been no major shifts in policies at the County level that warrant significant changes in the Princeton community's assumptions, policies and objectives.

SECTION IV

The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

Throughout this re-examination report we have discussed changes that have occurred in Princeton. Some of these changes are readily apparent, others less apparent, and some are just beginning to be felt. While there have been changes, many of the same issues continue to be in the forefront of our planning. The community continues to wrestle with the following:

- A shortage of vacant developable land to meet the many competing needs in the community.
- Providing affordable housing.
- Providing opportunities for middle-income housing.
- Meeting the housing needs of a growing senior population.
- Maintaining a range of housing opportunities to ensure a diverse population at all age and economic levels.
- Insuring 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.
- Insuring that redevelopment is compatible with existing development.
- Promoting sustainable development practices.

This re-exam recommends that the Princeton Community Master Plan be updated to address the above issues and incorporate the following specific recommendations, along with any other issues that come to light upon detailed review and public comment.

A. Land Use

Non Residential Development

1. A review of zoning and development along Nassau Street from Bayard Lane, east to Harrison Street should be undertaken to determine the capacity for any additional development. This review should include capacity analysis, density concerns, historic preservation, development of design standards, and traffic circulation.
2. Additional regulations concerning the scale, size and character of buildings in Princeton should be developed. The community may want to explore developing form-based codes that go beyond the typical height, setback and FAR regulations found in our zoning.
3. The zoning for the Princeton Shopping Center should be reviewed, with a view towards developing it as a mixed-use zone. This zone could permit senior housing and other types of housing such as affordable housing, and market-rate housing, as well as additional nonresidential development.

4. The service zones along Alexander Road and Route 206 should be studied to determine if these areas function as service zones or if a new zone designation elsewhere would be feasible
5. The Township should review the need for continuing care retirement communities in Princeton. Given the shortage of large vacant tracts and the ordinance requirement to utilize the underlying FAR the likelihood of a CCRC being constructed is remote.
6. Nursing homes and assisted living facilities should not be permitted conditional uses in the RA/RB zone. These zones have environmental characteristics that do not meet the needs of these institution like uses.
7. The conditional use sections of both communities zoning ordinances should be reviewed to insure compatibility with the goals and objectives of the Master Plan.

Institutional Uses

1. The Planning Board has identified the sites containing the Merwick Unit of the Medical Center, Princeton University's Stanworth development, and the Princeton YM/YWCA as areas that could be redeveloped. New zoning to meet the diverse needs of these institutions and the community should be adopted.
2. Princeton University has shared an ambitious new master plan for its campus. While most of its vision can be implemented without zoning changes the proposed Arts Corridor along Alexander Road will need additional study to assess the land use and circulation impacts before a change can be recommended.
3. An update of the long-range plans of the Princeton Theological Seminary, Westminster Choir College, and The Institute for Advanced Study regarding long term development in and around their campuses should be completed prior to any new major expansions. Insuring that any development at these institutions is compatible with surrounding neighborhoods is critical to the well being of the community.
4. Assist the governing bodies in developing a policy on payment in-lieu of taxes for non-profit institutions that erode the community's tax base by removing taxable property from our tax rolls.

B. Housing

1. Regulations that maintain housing that is affordable to all income levels continues to warrant further study and action.
2. Developing neighborhood conservation districts that more accurately reflect the existing character of particular neighborhoods should be developed. Some of the controls to be considered include limits on height, setback, and bulk.
3. Consideration should be given to developing drainage standards for residential properties not subject to site plan or subdivision regulations.
4. Develop affordable housing zones that provide opportunities to construct affordable housing.
5. Consider rezoning Princeton Community Village and the land adjacent to it in the OR Zone to permit affordable housing.
6. Once the new COAH regulations are adopted, both communities will need to revise their Housing Elements and Fair Share Plans.

7. Impacts from residential teardowns require additional study.

C. Circulation

1. A revision to the existing pedestrian and bicycle section of the Circulation Element is necessary to reflect our concern for providing alternatives to the automobile.
2. The Route 206 Vision Plan should be further studied; once additional details on specific improvements are developed and community concurrence reached, the improvements should be implemented by the State.
3. Impacts from Princeton University's proposed Arts Corridor and other campus expansions will need to be evaluated and suitable transportation improvements made as warranted.
4. Any relocation of the Dinky and improvements along University Place and Alexander Road must be carefully studied before any land-use changes are contemplated.
5. Regional through traffic and truck traffic continue to be a primary issue for the Princeton community. The Board should continue to monitor state and county activities regarding proposed highway improvements along Route 206, Route 1 and Washington Road.
6. Exploration of alternate modes of mobility should be considered.

D. Utility Services

1. Undersized storm drains and water lines should be replaced.
2. New or upgraded utility services should be buried underground whenever possible.
3. Both communities should continue to address inflow and infiltration problems along sewer lines.

E. Community Facilities

1. The need for a community center should be studied further taking into account the rehabilitation of the Borough municipal building, reconstruction of the Suzanne Paterson Center, and construction of the Township municipal building.
2. The Board of Education has begun to study possible uses for the Valley Road School Building. Any recommendation should be reflected in the Princeton Community Master Plan in light of overall community needs.
3. A joint public works garage and vehicle storage area for the Borough, Township, and Board of Education should continue to be investigated.

F. Open Space, Recreation and Conservation

1. Community land acquisition goals and priorities should be reviewed to insure that we have identified all properties to be acquired.
2. A review of our open-space policies, goals, and objectives should be undertaken in light of the need to maintain existing facilities.

3. Identification of additional areas for small parks, public gardens and additional linkages to our parks should be undertaken.
4. The Joint Recreation Commission's Recreation Master Plan should be reviewed and reflected in the master plan as appropriate.

G. Historic Preservation

1. The impact of in-fill and redevelopment on the historic districts should be evaluated and guidelines developed for both the Borough and Township.
2. Historic buffer/transition zones should be identified and created.
3. Additional historic districts should be delineated where warranted.
4. The boundaries and descriptions of existing districts should be examined to determine if additional properties should be included and to evaluate the overall contribution of each property to the district as a whole.
5. The significance of historic lands, landscapes, structures and districts should be restudied to re-evaluate and supplement previous surveys.

H. Development Regulations

1. The permitted uses in the Borough and the Township's service zones should be reviewed and inappropriate uses removed. If necessary new service zones should be created to provide the community with areas for necessary service uses.
2. Both communities' flat/apartment ordinances should be reviewed to determine if they could be modified to encourage additional housing while protecting the character of the surrounding neighborhood.

I. Other Changes

A number of studies and efforts are underway that may identify new concerns or changes in our assumptions that need to be addressed. The following studies and reports should be reviewed and reflected in the Master Plan as appropriate.

1. The Princeton Environmental Commission is spearheading an update to our natural resource inventory which may provide new or updated information on the community's natural resources.
2. The Environmental commission is also the lead agency on developing a sustainability plan for the community.
3. The Township Sidewalk and Bicycle Advisory Committee is working on a bike and sidewalk plan for the Township.
4. The Borough's Traffic and Transportation Committee received a grant from NJDOT to study pedestrian safety, sidewalks and pedestrian crossings (Princeton Borough Crosswalks Improvement Plan, prepared by PD Americas).
5. The Gallo report prepared for Princeton Community Housing on "Princeton Housing Opportunities an Organizational Analysis".
6. The Princeton Regional School Board is studying the use of the Valley Road Building.
7. The Board of Health has an emergency management master plan study underway.

8. The Township Historic Preservation Review Committee has a survey of historic resources under review.
9. The Princeton Environmental Commission, working with the Stony Brook Millstone Watershed Association, is preparing a municipal assessment on environmental issues.
10. Princeton Future's ongoing discussions with the Princeton Community regarding issues affecting the downtown.

II. SECTION V

The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "local redevelopment and housing law," P.L. 1992, C. 79 (C.40A:12a-1 et al.) into the land use plan element of the municipal master plan, and recommend changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The downtown redevelopment plan should be revised to further refine the development of Phase III along Witherspoon Street.