

**AN ORDINANCE BY PRINCETON  
DELETING THE RESIDENTIAL  
SENIOR COMMUNITY – 1 OVERLAY  
ZONE (RCS-1) DISTRICT IN THE  
MUNICIPALITY, REMOVING THE  
RSC-1 DESIGNATION FROM THE  
PRINCETON TOWNSHIP ZONING  
MAP AND AMENDING AND  
SUPPLEMENTING THE “CODE OF  
THE TOWNSHIP OF PRINCETON,  
NEW JERSEY, 1968” IN CONNECTION  
THEREWITH**

**WHEREAS**, the Residential Senior Community-1 Overlay Zone (RSC-1) District is a ±30-acre district on Mt. Lucas Road, comprising properties designated as Block 4201, Lot(s) 3, 4, 5, 16 and 17 on the Princeton tax maps; and

**WHEREAS**, the zone is in the environmentally sensitive Princeton Ridge area, is heavily wooded and has extensive wetlands throughout; and

**WHEREAS**, the NJ Conservation Foundation and other nonprofit land preservation groups are actively pursuing preserving lands in the Princeton Ridge, have purchased approximately four acres of land in the RSC-1 zone, and are pursuing the acquisition of 17 more acres in the zone; and

**WHEREAS**, although the zoning has been in place since 2003, none of the properties have been developed to date with senior housing; and

**WHEREAS**, the only approval to have been granted for property in the zone, which dates to March 2007, has never been pursued and appears to have been abandoned; and

**WHEREAS**, the RSC-1 zone is not included in the municipality’s Affordable Housing Plan or Fair Share Plan; and

**WHEREAS, in 2011**, the Princeton Community Master Plan was amended to include most of the undeveloped lands in the RSC-1 zone as a an area to be preserved due to its environmental features if the senior housing project approved in 2007 was abandoned or no longer appeared viable; and

**WHEREAS**, although the Princeton Community Master Plan calls for the need to provide housing opportunities for seniors in Princeton, the lands comprising the RSC-1 zone are not specifically identified in the Princeton Community Master Plan as part of the community’s senior housing area; and

**WHEREAS**, Princeton has provided the opportunity for the construction of age-restricted housing and since 2003, approximately 220 units of ag-restricted housing has been constructed; and

**WHEREAS**, in addition to the 220 units of age-restricted housing other facilities serving an aging population have been constructed including a 100 bed nursing home and 100 bed assisted living facility; and

**WHEREAS**, the municipality has over 450 units of age restricted housing, many of which are available to low and moderate income seniors; and

**WHEREAS**, the Mayor and Council find that the housing needs of Princeton seniors are being met and that other new developments, although not age-restricted, provide opportunities for senior living; and

**WHEREAS**, the Mayor and Council accordingly find that the RSC-1 zone is no longer needed and should be deleted;

**NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF PRINCETON AS FOLLOWS:**

**Section 1. Preamble Incorporated.** The findings set forth in the foregoing preamble to this ordinance are hereby incorporated as if fully restated.

**Section 2. “Code of the Township of Princeton, New Jersey, 1968” Amended to Delete Residential Senior Community-1 Overlay Zone (RSC-1) District.** Article XI, Zoning, of Chapter 10B, Land Use of the “Code of the Township of Princeton, New Jersey, 1968” is hereby amended by deleting therefrom in its entirety Subdivision XXI, Residential Senior Community-1 Overlay Zone (RSC-1) District, consisting of sections 10B-272.61 through 272.64.

**Section 3. Remaining Subdivisions in Article XI Renumbered.** The remaining subdivisions in Article XI shall be renumbered to reflect the deletion of Subdivision XXI.

**Section 4. Zoning Map Amended.** The Zoning Map of the Township of Princeton is hereby amended to remove the Residential Senior Community-1 Overlay Zone (RSC-1) District.

**Section 5. Underlying Residential Zoning to Remain in Effect.** The underlying RA and RB residential zoning districts shall remain in full force and effect and nothing herein shall be construed as altering or removing them.

**Section 5. Severability.** If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

**Section 6. Referral to Planning Board.** A copy of this ordinance shall be referred to the Princeton Planning Board following its introduction on first reading in accordance with the provisions of *N.J.S.A. 40:55D-64*.

**Section 7. Effective Date.** This ordinance shall take effect upon its passage and publication and filing with the Mercer County Planning Board, as required by law.

The purpose of this ordinance is to delete altogether Princeton's Residential Senior Community-1 Overlay Zone (RSC-1) District situated on Mt. Lucas Road and to amend the Princeton Township Land Use Ordinance and zoning map accordingly. The underlying RA and RB residential zoning will remain in effect.

The foregoing ordinance was introduced at a meeting of the Mayor and Council of Princeton held on October 27, 2014 and will be further considered for final passage after a public hearing thereon at a meeting of said Mayor and Council to be held at the Princeton Municipal Complex, 400 Witherspoon Street on November 24, 2014 which begins at 7:00 p.m.

A handwritten signature in cursive script, reading "Kathleen K. Brzezynski".

Kathleen K. Brzezynski  
Deputy Clerk