Thanet Road
Redevelopment Plan

Municipality of Princeton
Mercer County, New Jersey

Prepared for the Municipality of Princeton
Planning Board

BA#
Thanet Road (AKA Thanet Circle)
Redevelopment Plan

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Introduction

On October 14, 2019, Princeton Council authorized the Planning Board to conduct a preliminary investigation to determine if the Thanet Road property identified as Block 5502 Lot 4 on municipal tax maps (hereinafter referred to as the "Study Area") constituted an "area in need of redevelopment" under the New Jersey Local Redevelopment and Housing Law (LRHL). The Planning Board subsequently directed Burgis Associates, Inc. to prepare a planning analysis for the Board’s review and subsequent recommendation to Princeton Council.

As identified in the Princeton Council’s authorizing resolution (see Appendix A), the Study Area consisted of a single parcel encompassing a total of 15.02 acres. The previously referenced resolution also declared that the preliminary investigation of the Study Area was to be undertaken within the context of the “non-condemnation” redevelopment procedure. Such a designation, should the area be determined to qualify as an area in need of redevelopment, would preclude the Municipality from applying its condemnation authority and powers to the Redevelopment Area. The Municipality expressly reserves the authority to use all other powers and authority provided by the Legislature for use in a redevelopment area.

Following a public hearing held on December 12, 2019, the Planning Board ultimately determined and recommended that the entirety of the Study Area constituted an Area in Need of Redevelopment. Subsequently and pursuant to that recommendation, the Municipal Council adopted Resolution 2019-400 on December 18, 2019 designating the entirety of the Study Area as a Non-Condemnation Redevelopment Area. That same resolution directed Burgis Associates to prepare a Non-Condemnation Redevelopment Plan for the aforementioned Property.

The following Thanet Road Redevelopment Plan (hereinafter referred to as the “Redevelopment Plan” or the “Plan”) is designed to affirmatively address the statutory criteria set forth in the LRHL, identify the Plan’s underlying goals and objectives, enumerate permitted uses as well as area and bulk regulations, and indicate its relationship to local, regional, and state land use planning objectives.

The redevelopment of the Thanet Road property, as contemplated by the Plan, provides for the adaptive reuse of an otherwise significantly underutilized and obsolete office building site that affirmatively addresses Princeton’s constitutional obligation to provide opportunities for affordable housing development. The contemplated development creates a mix of housing types within two separate portions of the property that provides for affordable senior and family rental units and special needs housing for the developmentally disabled in accordance with Princeton’s settlement with the Fair Share Housing Council.

The site is ideally suited for residential development and strategically located within walking distance to schools, mass transit (bus service) and commercial services that are nearby and readily accessible.
The Plan further recognizes the environmental limitations that constrain the property and promotes development within primarily the existing developed portions of the site with the intent of preserving much of the natural features of the property consistent with Princeton and State environmental regulations. Balancing these features results in a development that is site sensitive and integrated into the community with minimal disturbance to the surrounding area consistent with Princeton master plan objectives and smart growth principles.

The Redevelopment Plan is divided into the following sections:

- **Section 1: LRHL Background**
  The first section discusses the background of the LRHL as well as the redevelopment process. It also identifies the required elements of a redevelopment plan.

- **Section 2: Redevelopment Area**
  The next section provides a brief overview of the Redevelopment Area.

- **Section 3: Redevelopment Plan Details**
  Section 3 outlines the goals, permitted uses, and area and bulk regulations of the Thanet Road Redevelopment Area.

- **Section 4: Consistency to Other Plans**
  Section 4 discusses the relationship of this Redevelopment Plan to the Municipality's Master Plan and Redevelopment Reports, the Mercer County Master Plan, and the State Development and Redevelopment Plan

- **Section 5: General Provisions**
  Section 5 contains the general provisions of the Redevelopment Plan.

- **Section 6: Planning Conclusions and Recommendations**
  Finally, Section 6 offers a summary of compliance.
Section 1: LRHL Background

As noted in the New Jersey Department of Community Affairs' *Redevelopment Handbook (2nd Edition)*, redevelopment can most simply be described as the "process to rebuild or restore an area in a measurable state of decline, disinvestment, or abandonment."

In 1992, the New Jersey Legislature enacted a new statute which revised and consolidated the State's various redevelopment statutes. Known as the Local Redevelopment and Housing Law (LRHL), this new statute replaced a number of prior redevelopment statutes and replaced them with a single comprehensive statute governing local redevelopment activities throughout the State.

Ultimately, the LRHL was designed by the State Legislature to assist municipalities in the process of redevelopment and rehabilitation. As explained by the Legislature in the preamble to the LRHL:

> "There exist, have existed and persist in various communities of this State conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, and improper, or lack of proper development which result from forces which are amenable to correction and amelioration by concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort."

The LRHL provides the statutory authority for municipalities to engage in a number of redevelopment activities, including: designating an "area in need of redevelopment"; preparing and adopting redevelopment plans; and implementing redevelopment projects. Essentially, the LRHL is a planning and financial tool that allows an area to be overlain with specific zoning and other incentives to stimulate its redevelopment or rehabilitation.

More specifically, a redevelopment designation allows a municipality to:

1. Adopt a redevelopment plan that will identify the manner in which an area will be developed, including its use and intensity of use;
2. Issue bonds for the purpose of redevelopment;
3. Acquire property;
4. Lease or convey property without having to go through the public bidding process;
5. Collect revenue from a selected developer; and/or
6. Grant tax exemptions and abatements.
1.1: Redevelopment Process

As outlined by the LRHL, the first step of the redevelopment process is for the governing body to direct the planning board to undertake a preliminary investigation to determine whether or not an area is in need of redevelopment. As required by recent amendments to the LRHL, the governing body must also indicate whether it is seeking to designate the area as a “Condemnation Redevelopment Area” or a “Non-Condemnation Redevelopment Area.” As previously noted, the Princeton Council previously initiated this process as a “Non-Condemnation” Study Area pursuant to Resolution #19-306 which was adopted on October 14, 2019.

An area qualifies as being in need of redevelopment if it meets at least one (1) of the nine (9) statutory criteria listed under Section 5 of the LRHL. These criteria are the same regardless of whether a governing body seeks to designate a study area as a “Non-Condemnation Redevelopment Area” or a “Condemnation Redevelopment Area.”

The statute also specifically establishes that a redevelopment area may include lands which of themselves are not detrimental to the public health, safety, or welfare, provided that the inclusion of those lands is necessary for the effective redevelopment of the area.

Upon the conclusion of its investigation, the planning board must hold a public hearing on the proposed redevelopment area designation. Accordingly, the Princeton Planning Board held its public meeting on the redevelopment designation on December 12, 2019, in which it determined and ultimately recommended to the Princeton Council that the entirety of the Study Area constituted a Non-Condemnation Area in Need of Redevelopment.

Based upon the planning board’s recommendation, the governing body may choose to designate all or a portion of the area as an “Area in Need of Redevelopment.” The governing body will then prepare a redevelopment plan for the area, or alternatively will direct the planning board to prepare such a plan. Princeton Council followed the former approach when it adopted Resolution 2019-400 on December 18, 2019, which designated the entirety of the Study Area as a Non-Condemnation Area and directed Burgis Associates to prepare the Redevelopment Plan contained herein.

In summary, the LRHL essentially establishes a two-fold process in which a site is designated as an Area of Need of Redevelopment (Step 1), and a plan is prepared based on that designation (Step 2). The accompanying figure provides a summary of this process.
Figure 1: Summary of Redevelopment Process

Governing Body adopts Resolution, directs Planning Board to investigate area

Planning Board prepares a proposed map of area boundaries & a report setting forth the basis of the investigation

Planning Board sets a date for the public hearing and provides notice

Planning Board completes hearing, makes a recommendation to Governing Body as to whether designate all or part of Areas as being in Need of Redevelopment

Governing Body chooses whether to adopt resolution designating all or part of area as a Redevelopment Area

Governing Body authorizes the preparation of a Redevelopment Plan, which may be delegated to the Planning Board or a Redevelopment Authority

Planning Board either: prepares the Redevelopment Plan and submits to the Governing Body; or reviews the Redevelopment Plan for consistency to the Master Plan

Governing Body adopts, by Ordinance, the Redevelopment Plan after an introduction of the ordinance and public hearing
1.2: Requirements of a Redevelopment Plan

Pursuant to NJSA 40:12A-7 of the LRHL, a redevelopment plan shall include an outline for
the planning, development, redevelopment, or rehabilitation of a project area sufficient to
indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of
population, and improved traffic and public transportation, public utilities,
recreational and community facilities and other public improvements.

2. Proposed land uses and building requirements in the project area.

3. Adequate provision for the temporary and permanent relocation, as necessary, of
residents in the project area, including an estimate of the extent to which decent,
safe and sanitary dwelling units affordable to displaced residents will be available to
them in the existing local housing market.

4. An identification of any property within the redevelopment area which is proposed
to be acquired in accordance with the redevelopment plan.

5. Any significant relationship of the redevelopment to:
   a. The master plans of contiguous municipalities;
   b. The master plan of the county in which the municipality is located, and;
   c. The State Development and Redevelopment Plan adopted pursuant to the

6. As of the date of the adoption of the resolution finding the area to be in need of
redevelopment, an inventory of all housing units affordable to low and moderate
income households, as defined pursuant to Section 4 of P.L.1985, c.222 (C.52:27D-
304), that are to be removed as a result of implementation of the redevelopment
plan, whether as a result of subsidies or market conditions, listed by affordability
level, number of bedrooms, and tenure.

7. A plan for the provision, through new construction or substantial rehabilitation of
one comparable, affordable replacement housing unit for each affordable housing
unit that has been occupied at any time within the last eighteen (18) months, that is
subject to affordability controls and that is identified as to be removed as a result of
implementation of the redevelopment plan.
Section 2: Redevelopment Area

The following section provides a general overview of the Thanet Road Non-Condemnation Redevelopment Area.

2.1: Redevelopment Area Overview

The study area is located in the central-western portion of the municipality, at the intersection of Terhune and Thanet Roads. It is identified as Block 5502 Lot 4 according to municipal tax records.

The property encompasses a total of 15.02 acres and is irregular in shape. Its dimensions include approximately 429 feet of frontage on Terhune Road and 1,018 feet on Thanet Road inclusive of the cul-de-sac at the end of this road. Its depth is approximately 1,400 feet as measured from Terhune Road.

The following table provides an overview of the existing buildings on-site.

<table>
<thead>
<tr>
<th>Block</th>
<th>Lot</th>
<th>Address</th>
<th>Area</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>5502</td>
<td>4</td>
<td>100 Thanet Rd</td>
<td>--</td>
<td>3 story 55,000+ sf office building</td>
</tr>
<tr>
<td>4</td>
<td></td>
<td>101 Thanet Rd</td>
<td>--</td>
<td>3 story 55,000+ sf office building</td>
</tr>
<tr>
<td>Total Area</td>
<td></td>
<td>15.02</td>
<td>110,000 square feet</td>
<td></td>
</tr>
</tbody>
</table>

*Source: CBRE*

The site contains 427 parking spaces to serve the buildings.

2.2: Surrounding Land Uses

The surrounding development pattern includes a variety of uses. To the north and west are office uses, while the area to the south and east are developed with residential uses, including attached residential use to the east. The Princeton Shopping Center to the south, within walkable distance of the redevelopment area, is served by local and regional bus lines with connections to the Downton, Princeton University, Dinky train station, Trenton, New York City, and destinations along Route 1. The shopping center features a grocery store (McCaffrey’s Food Markets), pharmacy, restaurants and other retail uses that provide most basic necessities. The site is also within walking distance to Littlebrook Elementary, Community Park and Princeton Charter School, John Witherspoon Middle School and Princeton High School. Additionally, it is adjacent to a wide array of medical service providers. These sites are reflected on the accompanying Location Map, two aerial maps, Existing land Use Map, and Smart Growth Considerations Map.
Map 3: Bird's Eye Aerial of Site

Note: Not to scale.
2.3: Site Specific Information

The Thanet Road Redevelopment Area is developed with two three-story office buildings, each containing approximately 55,000 square feet of gross floor area. The buildings are setback approximately 50 feet from Thanet Road and cover approximately eighteen percent of the 15.02-acre property.

The two buildings on-site were developed between 1982 and 1984. They typify the type of office construction and design that was prevalent at that time. The buildings have a brick exterior with window design that limits the amount of natural light entering the interior center spaces of the buildings. They were both designed with floorplates of approximately 18,000 square feet of net space per floor, with single tenant occupancies in mind. Low maximum eight-foot ceiling heights, typical of 1980s design (which no longer meets the needs of today's office market that typically require ten to eleven foot heights), and corridors characterized by excessive widths, also typify the building's designs. These factors likely play a part in the building's high vacancy levels for at least the past ten years.

Based on information contained in Trip Generation, published by the Institute of Transportation Engineers, office buildings of this size likely generate approximately 170 trips during the morning peak traffic period. The Site provides 427 parking spaces serving the needs of this facility, representing a ratio of 3.88 parking spaces per 1,000 square feet of net floor area. Additionally, there is a vacant portion of the site that is designed to accommodate an additional one hundred parking spaces if additional parking spaces were determined to be needed.

A review of the site survey reveals a number of existing easements which bisect the property. These include a twenty-foot-wide sewer easement in the southerly portion of the site, another twenty-foot wide sewer easement along the site's westerly border, a fifteen foot wide water main easement between the two buildings, another easement in the easternmost portion of the property, and a small storm drainage easement off of the southerly portion of Thanet Road.

The site is characterized by a number of environmental constraints that impact the southerly portion of the property. These include streams that extend in an east-west direction through the southerly part of the site, a one hundred year (100) flood plain area encompassing the southernmost portion of the property, and wetlands in the northeasterly portion of the site. These features are shown on an accompanying Environmental Constraints Map.
Section 3: Redevelopment Plan Details

The following section identifies the goals and regulations which are intended to function as the basis of the Thanet Road Non-Condemnation Redevelopment Area. Specifically, this Redevelopment Plan is designed to facilitate the development of two distinct residential developments, one consisting of inclusionary rental housing, the second being 100% affordable age-restricted housing. The Redevelopment Plan was contemplated by and included as an affordable housing compliance mechanism in a December 18, 2019 Settlement Agreement by and between Princeton and Fair Share Housing Center in settlement of Mount Laurel litigation entitled In the Matter of the Application of the Municipality of Princeton in Mercer County, filed in the Superior Court of New Jersey, Mercer Vicinage, under Docket No. MER-L-1550-15 (the “Settlement Agreement”). In furtherance of the Settlement Agreement, on December 18, 2019, Princeton also entered into a Memorandum of Understanding with AvalonBay Communities, Inc. (“AvalonBay”) and an Affordable Housing Agreement with PIRHL Developers, LLC and Princeton LIHTC Urban Renewal LLC (collectively “PIRHL”) providing the parameters for the redevelopment plan set forth herein.

To effectuate this goal of creating two distinct housing developments on the property comprising the Thanet Road Non-Condemnation Redevelopment Area, two new zone districts are proposed. The first zone will facilitate the development of a 100% affordable, age-restricted, rental development containing 80 rental apartments that will be limited to occupancy by residents 55 years of age and older. Funding for this project will be from a number of sources including the Municipality of Princeton and Low-Income Tax Credits.

The second zone is intended to facilitate the development of a privately funded inclusionary development containing no less than 221 dwellings, including a minimum of 11 COAH-credit worthy apartments, 5 of which will be reserved for special needs individuals. All dwellings in the Thanet Road Non-Condemnation Redevelopment Area are to be rental, no home ownership opportunities will be created.

Two sketches are included in Appendix B that present conceptual development plans to illustrate the type of development contemplated by the Plan. These sketches depict how the Thanet Road Redevelopment Area could conceivably be developed for both senior and family affordable housing. The proposed development highlighted in red represents the PIRHL affordable senior development. It is depicted the same on both sketches. The AvalonBay development includes multifamily buildings and may have townhouse style development either along Terhune or Thanet Road depending upon site constraints posed by the existing stream which will dictate the physical placement of these units depending upon NJDEP regulations and permitting requirements.

AvalonBay will subdivide and dedicate to Princeton a 2.1±-acre parcel from the 15.02-acre site. Princeton will collaborate with and assist PIRHL Developers LLC, to establish an 80-unit; age-restricted, 100% affordable, rental housing development on this subdivided 2.1±-acre parcel. These 80 units of senior affordable housing will dramatically assist Princeton in meeting its constitutional obligation to provide affordable housing. These senior units will
also help meet a community need of providing affordable housing for an aging population and offer seniors an opportunity to age in place and remain active members of the community. The Municipality has committed to waive all land use application fees as well as Uniform Construction Code fees. Various other fees typically charged developments will be assessed on a case-by-case basis without any promise from Princeton to waive additional municipal fees or charges.

The site of the affordable senior housing site is on the west side of Thane Road. A single, four story building is proposed. A driveway will connect the proposed housing to the road’s cul-de-sac bulb. To increase efficiency and minimize impervious coverage, this driveway will pass through and be connected to the proposed AvalonBay housing development. Cross access easements will be established.

Parking for the senior affordable development will be provided at a ratio of 1:1. Providing parking at this ratio is adequate for an affordable senior housing development as many of the residents no longer drive and don’t have cars.

The remaining parcel of approximately 13± acres will be developed by AvalonBay. On this portion of the property, AvalonBay proposes to demolish all existing built infrastructure and construct a 221-unit residential development consisting of 210 market-rate apartments and 11 deed restricted affordable apartments. Five (5) of the 11 family units will be deed restricted for special needs housing. These five units will be 3-bedrooms each and earn the Municipality 15 units of credits toward meeting its affordable housing obligation. These units will not be age restricted as in the PIRHL senior project.

The affordable units generated on the AvalonBay site will assist Princeton in fulfilling a significant aspect of its affordable housing obligation directed toward families and developmentally disabled adults.

The proposed AvalonBay’s development will also include a clubhouse and outdoor amenity center for the use by residents and their guests.

Required parking for this development will be at a minimum of 1.5 parking spaces per unit. This standard may require a de minimis exception from the standards contained in the Residential Site Improvement Standards adopted by New Jersey, however it will not require variance relief from the Municipality. Reduced parking may be considered at the discretion of the Planning Board if supported by a parking analysis demonstrating that adequate parking supply is provided to meet anticipated demand.

The design of the two developments has been carefully considered. New development is slated for the portions of the property that have already been disturbed and developed and is therefore, sensitive to existing environmental site constraints. Proposed buildings and parking areas will be located as far from water courses, 100-year flood plains and freshwater wetland environments as possible and the development will comply with all NJDEP environmental regulations and permitting requirements.

To further protect the environment and surrounding neighborhood, stormwater management infrastructure will be installed to reduce stormwater runoff, provide for water
quality measures and allow for ground water recharge in compliance with NJDEP stormwater regulations pursuant to N.J.A.C. 7:8.

Access to the housing developments will be respectful of the natural environment and be designed and oriented toward minimizing environmental impacts. Between Terhune Road and the location of the contemplated housing is a stream. In order to minimize any potential disturbance to this environmental resource, the redeveloper will use the existing roadway, along with its existing stream crossing, to provide access to and from its development.

3.1: Goal

The goal of the Thanet Road Non-Condemnation Redevelopment Area is to promote the adaptive reuse and redevelopment of a non-productive and obsolete office complex and replace this development with new housing opportunities that diversifies Princeton's housing stock to address important community needs related to affordable housing for seniors, special needs housing and affordable rental housing for families. Consistent with "smart growth principles," the property is ideally suited for residential development due to its strategic location within walking distance near schools, mass transit, employment opportunities and commercial services. Both proposed housing developers, AvalonBay and PIRHL Developers, will provide affordable rental housing that enable the Municipality to meet its constitutional obligation to create affordable housing opportunities.

This task requires the establishment of two (2) new zone districts. The 2.1± acre property to be developed by PIRHL will be the Residential Senior Affordable District ("RSA"), while the AvalonBay property will be the Inclusionary Rental Apartment District ("IRA"). The basic structure of these two zones is outlined below, with the understanding that individual provisions may be subject to refinement and change.

PIRHL is proposing a 100% affordable development. Timing of funding applications becomes critical for the financing of this type of housing product. For this reason, developers in the Thanet Road Redevelopment Area are permitted to simultaneously file for both preliminary and final site plan approvals, notwithstanding §10B-221(a).

3.2: Permitted Principal Uses

A. Residential Senior Affordable District ("RSA").

The following uses shall be permitted as principal uses within the RSA District.

1. Age-restricted affordable senior apartments restricted to households headed by individuals 55 years old and older.

2. Apartments exclusively available to low-and moderate-income households and conforming to all requirements of N.J.A.C. 5:93, N.J.A.C. 5:80 and except as exempt by the Section 42 of the Internal Revenue Code relative to Federal Low Income Housing Credits, in which case, section 42 of the Code shall control".
B. Inclusionary Rental Apartment District ("IRA").

The following uses shall be permitted as principal uses within the IRA District.

1. Market-rate dwelling units.

2. Eleven (11) affordable family dwelling units, including five (5) reserved as special needs housing, conforming to all applicable requirements of N.J.A.C. 5:93, N.J.A.C. 5:80 as may be amended by the Settlement Agreement in the Matter of the Application of the Municipality of Princeton, Docket No. MER-1-1550-15 or as amended by the Superior Court.

3.3: Permitted Accessory Uses

A. Residential Senior Affordable District.

The following accessory uses, buildings and/or structures are permitted in the RSA District:

1. Off-street parking and loading areas including driveway and garage parking.

2. Signs, both project identification and directional.

3. Street furnishings, planters, street lights, and exterior garden type shade structures (gazebos/bandstands).

4. Fences and walls, which shall complement the architectural style, type, and design of the building and the overall project design.

5. Recreational and social amenities, available to residents and their guests.

6. Management and leasing offices, maintenance buildings and storage sheds.

7. Accessory uses customarily incidental to permitted principal uses including but not limited to trash and recycling facilities.

8. Developer will provide appropriate space in its principal building for medical and social service providers to meet and consult with residents to address resident's needs.

9. Mobile telecommunications technologies including roof mounted antenna to enhance area telecommunications service shall be permitted provided, if roof mounted, the antenna do not extend more than five (5) feet above the roof line.

B. Inclusionary Rental Apartments.

The following accessory uses, buildings and/or structures are permitted in the IRA District.

1. Off-street parking and loading areas including driveway and garage parking.

2. Signs, both project identification and directional.

3. Public access paths for pedestrians and bikers that link to adjacent properties.
4. Street furnishings, planters, street lights, and exterior garden type shade structures (gazebos).

5. Fences and walls, which shall complement the architectural style, type, and design of the building and the overall project design.

6. Clubhouse for the non-profit use of development residents and their guests.

7. Recreational and social amenities available to residents and their guests.

8. Dog parks and/or runs and pet washing stations for the exclusive use of the tenant residents, maintenance, trash and recycling buildings.


10. Management and leasing offices, maintenance buildings and storage sheds.

11. Accessory uses customarily incidental to permitted principal uses including but not limited to trash and recycling facilities.

10. Mobile telecommunication technologies including roof mounted antenna to enhance area telecommunication service shall be permitted provided, if roof mounted, the antenna does not extend more than five (5) feet above the roof line.

3.4: Prohibited Uses

Any use or structure other than those uses, or structures permitted in Sections 3.2 and 3.3 above shall be prohibited in the Residential Senior Affordable District or in the Inclusionary Rental Apartment District.

3.5: Intensity, Bulk, and Other Regulations

A. The following shall be the development standards of the Rental Senior Affordable District:

1. Maximum number of dwelling units: Eighty (80).

2. Minimum required lot area shall be no less than 80,000 square feet.

3. Minimum required lot frontage shall be no less than seventy-five (75) feet.

4. Minimum required lot width shall be no less than seventy-five (75) feet.

5. Setbacks for Principal Buildings:
   a. Setback from Thanet Road: Shall be not less than ten (10) feet.
   b. Setback from side property line: Shall be not less than ten (10) feet.
   c. Setback from rear property line: Shall be not less than ten (10) feet.

6. Parking buffers:
a. Minimum separation from Thanet Road: Shall be not less than forty (40) feet.

b. Minimum separation from side property line: Shall be not less than one (1) foot.

c. Minimum separation from rear property line: Shall be not less than five (5) feet.

d. Minimum separation from principal building: Shall be not less than ten (10) feet.

7. Developments in the RSA District shall provide parking at a 1:1 ratio of parking to dwelling units. It is noted that the Residential Site Improvement Standards do not expressly regulate age-restricted affordable housing. To the extent that this parking is construed to fall short of any other relevant parking standard, the Municipality supports the granting of such an exception.

8. Maximum permitted building coverage: Shall not exceed forty (40) per cent.

9. Maximum permitted Impervious Coverage: Shall not exceed seventy-five (75) per cent.

10. Maximum building Height: Four (4) stories and sixty-five (65) feet.

11. The developer of the RSA District will comply with relevant Department of Energy Zero Energy Ready Home National Program requirements. In addition, developers in the Thanet Road Redevelopment Area will complete and submit the “Green Building” checklist when submitting for site plan approval.

The owner/developer of the site in the RSA District shall provide for screening and landscaping within the parking lot and the property boundaries except where adjacent to multifamily housing. Such plantings must respect all easement areas. Developers in the RSA District agree that its landscaping and tree plans must to be approved by the Planning Board’s Landscape subcommittee during the site plan approval process. Said plan shall be prepared by a New Jersey Licensed Landscape Architect. The Municipality will waive contributions to the Shade Tree Fund related to tree removal. Lighting of driveways, pedestrian walks, parking areas and other exterior common area shall be in accordance with generally accepted industry standards. Exterior lighting fixtures however shall not exceed twenty (20) feet in height.

8. The following shall be the development standards for the Inclusionary Rental Apartment District. These standards are written for the entire IRA District and shall be applied District wide and not to any one individual lot in the District. The IRA District shall consist of two non-contiguous parcels; one parcel will only have frontage on Thanet Road, and the second parcel will have frontage on both Thanet Road and Terhune Road:

1. Maximum number of dwelling units: Two hundred twenty-one (221), 11 of which shall be COAH-creditworthy affordable units, of which five (5) shall be reserved as special needs housing.
2. Minimum combined required lot area shall be no less than 540,000 square feet.
3. Minimum required lot frontage shall be no less than 150 feet.
4. Minimum lot width shall be no less than 150 feet.
5. Setbacks for Principal Buildings:
   a. Setback from Thanet Road: Shall be not less than five (5) feet.
   b. Setback from Terhune Road: Shall be not less than zero (0) feet.
   c. Setback from side property line: Shall be not less than ten (10) feet.
   d. Setback from rear property line: Shall be not less than ten (10) feet.
   e. Minimum setback between buildings: Shall be not less than fifteen (15) feet.
6. Minimum accessory building setback to Thanet Road: Ten (10) feet.
7. Parking buffers:
   a. Minimum separation from Thanet Road: Shall be not less than five (5) feet.
   b. Minimum separation from Terhune Road: Shall be not less than five (5) feet.
   c. Minimum separation from side property line: Shall be not less than five (5) foot.
   d. Minimum separation from rear property line: Shall be not less than ten (10) feet.
   e. Minimum separation from principal building: Shall be not less than five (5) feet except for driveways providing access to garage spaces.
8. Maximum combined permitted building coverage: Shall not exceed forty (40) per cent.
9. Maximum combined permitted Impervious Coverage: Shall not exceed fifty-five (55) per cent.
10. Maximum building Height: Five (5) stories and sixty-five (65) feet.
11. Maximum number of dwellings in a single building: No maximum.
12. The developer of the IRA District agrees to make this site “solar ready” by studying the pursuit and design of potential solar capabilities. Where feasible developers in the IRA District shall future-proof the buildings for potential solar utilization including conduit construction and structural considerations. In addition, developers in the Thanet Road Redevelopment Area will complete and submit the “Green Building” checklist when submitting for site plan approval.
13. The developer of the IRA District agrees to pursue with the Municipality both vehicular and pedestrian connections to surrounding office and commercial properties in order to integrate the proposed development into the community in a manner that promotes walkability and safe pedestrian and bicycle access to surrounding facilities. Furthermore, the developer shall also pursue with the Municipality and commit to pedestrian improvements at the intersection of Thanet Road and Terhune Road to ensure improved function and pedestrian traffic safety by way of appropriate traffic design and traffic calming measures.

14. Developers in the IRA District shall provide covered bicycle parking facilities appropriate in number for the size of the development and as a continuing obligation agree to increase the size of the covered bicycle storage area if necessary, to meet the residents demand.

15. Finishes, appliances and HVAC equipment in the affordable units shall be of comparable quality and efficiency as the market rate units and there shall be no discernable differences between the exterior of the two housing types.

16. Lighting of driveways, pedestrian walks, parking areas and other exterior common area shall be in accordance with generally accepted industry standards. Exterior lighting fixtures however shall not exceed twenty (20) feet in height.

3.6: Building and Design Layout

1. The material and design of the façades of buildings and structures shall relate to one another to the greatest extent possible in order to promote a visually cohesive environment. Buildings should reflect a continuity of treatment throughout the two districts, obtained by: maintaining base courses; maintaining cornice lines in buildings of the same height; extending horizontal lines of fenestration (windows); and reflecting architectural style and details, design themes, building materials and colors used in surrounding buildings to the greatest extent possible. Fenestration shall be provided on each building façade to the extent practical. The Thanet Road Redevelopment Plan has carefully considered building and design layout specific to the two districts created herein. As such §10-B 226:1 shall not apply to developments in the Thanet Road Redevelopment Plan.

2. Exposed flat roofs shall be allowed if the architectural detail, style, proportion and massing is complementary of adjacent structures; and further provided that buildings may have flat roofs only if all rooftop mechanical equipment are screened from public view.

3. All buildings shall be designed and constructed in accordance with the requirements of the current Uniform Construction Code as adopted by the State of New Jersey. Local standards which impose a greater standard than imposed by the New Jersey adopted Uniform Construction Code shall not be applicable or enforceable in either the RSA or IRA Districts.
4. N.J.S.A. 5:93-10.1 includes specific requirements prohibiting municipalities from imposing unnecessary cost generating features in municipal land use ordinances. Cognizant of this requirement, it is the intent of the Plan to promote building design and site improvements necessary to implement the goals and requirements as specified herein to achieve the highest quality development envisioned by the Plan while balancing the need to provide affordable housing.

5. Developments within the Thanet Road Redevelopment Plan may submit the required Fire Plan pursuant to §108-109 at the time applications for construction permits are filed instead at the time of site plan applications are submitted to the Municipality.

3.7: Permitted Signage

Signage in the RSA and IRA Districts shall be limited pursuant to the regulations herein in lieu of other provisions contained in the Article XI Zoning.

1. Signage shall be designed in a manner complementary to the building’s architecture and in keeping with a visually cohesive environment.

2. Free Standing Monument Signs.
   a. Developments in the RSA or IRA Districts shall be permitted not more than two (2) free standing monument sign per development. One such sign may be a combination monument sign indicating multiple residential housing projects.
   b. Every free-standing monument sign shall be set back a minimum distance of five (5) feet from the front property line. No free-standing sign shall be located so as to interfere with safe sight distance as determined by the street’s speed limit.
   c. Maximum size of message board shall not exceed twenty-four (24) square feet in area on one (1) side, such signs shall be permitted message boards on both sides of the sign. Where a combination sign is proposed pursuant to Section 3.7-2(a) above, the maximum size of the message board shall not exceed 36 square feet.
   d. Although lighting of free-standing signs is not required, if lighting is to be installed, all lighting shall be directed so as not to shine into driver’s eyes. If illuminated, only exterior lighting systems shall be used. Nothing contained herein shall prohibit the use of LED rope lighting to illuminate signs.

3. Street address signage.
   a. Street address signage or building number signage shall be provided on each building.
b. Street address numbers shall have a maximum height of eight inches.

4. Flag poles
   a. Freestanding flag poles shall be permitted for the district, excluding commercial messages.
   b. The flagpole shall be no taller than twenty-five (25) feet measured from existing grade.
   c. The maximum flag area shall be fifteen (15) square feet.
   d. Flag signs shall be kept in good order and repair. All flags shall be maintained and/or flown in accordance with applicable federal law, regulation, and/or protocol.

3.8: Site Plan Application

Potential redevelopers will be required to enter into a Redevelopment Agreement with the Municipality for the purpose of setting forth such details as the Municipality and such redeveloper may agree regarding the development or redevelopment of the Redevelopment Area. No application for development or redevelopment of property subject to this Redevelopment Plan may be filed with the Planning Board until the applicant has been designated, by the Municipality, as the redeveloper and the applicant has entered into a Redevelopment Agreement with the Municipality. Alternatively, any application filed with the Planning Board regarding development or redevelopment of property subject to this Redevelopment Plan shall be subject to the conditions that the applicant be so designated and enter into such Redevelopment Agreement.
Section 4: Consistency to Other Plans

The following section identifies the relationship of this Redevelopment Plan to the Municipality’s Master Plan as well as the Mercer County Master Plan, and the State Development and Redevelopment Plan.

4.1: Municipality of Princeton Master Plan

Princeton’s most recent comprehensive master plan was adopted in 1996. This master plan has been updated and amended from time to time as deemed appropriate. Since the 2007 master plan reexamination report the following elements have been amended and updated:

- Housing Element responding to the 2015 Supreme Court decision and subsequent lower court decisions.
- Land Use Element was amended in 2009 to expand the Institutional/Educational sections.
- Open Space and Recreational Element was amended in 2011 to add additional sites for acquisition.
- Circulation Element was amended in 2017 emphasizing use of transit opportunities and to promote a complete streets policy for a complete sidewalk and bicycle network throughout the community’s core.
- Historic Element was amended in 2013 to include additional historic sites.

The master plan, its amended elements and the reexamination reports are all intended to guide and shape the Municipality’s future condition and establish policies for retaining and enhancing the special character, values, and quality of life that is fundamental to the Princeton experience. The primary goals that have been adopted by the Planning Board expressed through these documents are:

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

Several Master Plan recommendations in the 2017 master plan reexamination report are relevant to the Thanet Road Redevelopment Plan and are reproduced and discussed below:

**Recommendation:** Providing affordable housing will continue to be challenging.

**Response:** The Thanet Road Redevelopment Plan addresses this challenge. A total of 91 affordable housing units, serving various population segments including families, seniors and developmentally disabled adults are proposed.
by the Thanet Road Redevelopment Plan. The strategic location of the site, which is in walking distance to schools, mass transit, employment opportunities and commercial services, increases the affordability of the proposed housing by reducing transportation costs related to transit services and promoting the ability to walk to facilities and services in close proximity to the site.

**Recommendation:** Providing opportunities for middle-income housing will continue to be a challenge.

**Response:** All of the market-rate housing proposed by the Thanet Road Redevelopment Plan will be rental housing. Rental housing contains fewer barriers to access than does for-sale housing. The rental units proposed will address this challenge.

**Recommendation:** Maintain a range of housing opportunities to ensure a diverse population at all ages and economic levels.

**Response:** As noted above, 100% of the housing proposed in the Thanet Road Redevelopment Plan will address this challenge by diversifying Princeton’s housing stock. The Plan provides opportunities for housing that would be affordable to an aging population that typically relies on fixed incomes and lack affordable housing options to remain in the community as housing needs change. The Plan also offers opportunity for special needs housing for developmentally disabled adults which is a continuing community need. All of the proposed housing will be rental housing with the majority of the proposed housing available regardless of age and to families. A large percentage of the housing will be restricted to seniors as defined under federal law. An even larger percentage of housing will be deed restricted to low-and moderate-income households.

**Recommendation:** Ensuring that redevelopment is compatible with existing development.

**Response:** As depicted earlier in this redevelopment plan by Figure 2-Aerial, the location of the senior housing is adjacent to large-scale office developments to the west. The location of the family housing is adjacent to a large-scale office complex to the north and south and an existing multi-family housing complex to the east. A small number of attached single-family dwellings may be located fronting on Terhune Road, these would be adjacent to other single-family homes along this road. Multifamily housing represents a good transition between office complexes and residential land use. The development of housing within walking distance to the Princeton Shopping Center is a compatible use that will provide for increased economic activity that benefits the community’s commercial base and therefore, will enhance the economic vitality of the area.
Based on the above analysis, it is apparent that the proposed Thanet Road Redevelopment Plan is consistent and compatible with the goals and objectives of Princeton's most recent master plan and subsequent master plan reexamination reports.

The senior development is adjacent to office complexes and medical service providers to the west. The location of the family housing is adjacent to a large-scale office complex to the north and south and an existing townhome housing complex to the east. A small number of townhomes may be located fronting on Terhune Road. These would be adjacent to other single-family homes along this road and would provide a transition between residential land use and office and commercial spaces. Both the senior housing and multifamily developments are within walking distance of schools, shopping, jobs, medical services, and transit, and provide a significant smart growth opportunity.

Redevelopment of the site provides a high potential for improving pedestrian and transit connections to neighboring developments, including the Princeton Shopping Center, which would enhance walkability and connectivity for the larger neighborhood. Existing townhome housing complex to the east.

Current uses in the redevelopment area are large-scale office buildings. The removal of these office buildings and their replacement with rental affordable housing, including a significant number reserved for seniors, will not generate externalities that will adversely affect any surrounding municipality.

4.2: 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 (5) elements, each of which have been independently updated on a periodic basis.

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

- 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.

In consideration of the above, the Thanet Road Redevelopment Plan is consistent with several of the broad policies of the Mercer County Master Plan. Specifically, this plan promotes redevelopment activities in a compact design. Both developments have been designed to minimize new impervious coverage and therefore limit increases in stormwater runoff. In addition, the stormwater rules promulgated by the Department of Environmental Protection and those adopted as part of the Residential Site Improvement Standards will apply to any contemplated construction in the redevelopment area.

Since the redevelopment area is currently developed with obsolete and underutilized office buildings and hundreds of surface parking spaces, the Plan presents an appropriate location for redevelopment. It also features an appropriate design which provides for enhanced landscape buffer areas to create and enhance a desirable visual environment. The Plan promotes redevelopment as well as a compact design which is supportive of both transit and local access.

The subject property is in close proximity and within walking distance to the Princeton Shopping Center and a mix of professional services along the Harrison Street corridor. The shopping center is a local transit hub for NJ Transit and the municipal “Free B” buses. This area of Princeton is ripe for transit-oriented development as reflected in the redevelopment plan and there are many opportunities to connect to the local and regional pedestrian and bike way system.
4.3: State Development and Redevelopment Plan

As established by NJSA 52:18A-200(f), the purpose of the 2001 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 redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.

As such, the SDRP establishes a number of goals and strategies related to a number of different topics, including economic redevelopment. One such goal is to revitalize existing urban centers by directing growth and development to those areas. Specifically, the SDRP seeks to revitalize the State's cities and towns by protecting, preserving, and developing the valuable human and economic assets in cities, towns, and other urban areas.

As depicted on the SDRP's Policy Map, the Thanet Road 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.

Accordingly, the Thanet Road Redevelopment Plan furthers several of the intents of the State Plan as expressed for PA-2. It is designed to encourage development and growth in a compact form while protecting both stable communities and natural resources.
Section 5: General Provisions

The following section contains the general provisions of the Redevelopment Plan.

5.1: Zoning Map and Ordinance

This Redevelopment Plan shall supersede all use, area and bulk provisions of the Municipality of Princeton's Zoning Ordinance (Chapter 10B) regulating development on this site. In all situations where development regulations are not specifically addressed herein, the Municipality of Princeton's Zoning Ordinance shall remain in effect. Final adoption of this Redevelopment Plan by the Municipal Council shall be considered an amendment of the Municipality of Princeton's Zoning Ordinance Zoning Map.

5.2: Site Plan Review

Any site plan for the construction of improvements within the Redevelopment Area shall be submitted to the Planning Board in accordance with the Municipality of Princeton's Zoning Ordinance Chapter 10B, understanding that Preliminary and Final Site Plan applications may be filed simultaneously.

5.3: Amendments to the Redevelopment Plan

This Redevelopment Plan may be amended from time to time as provided by the LRHL.

5.4: Severability

Should any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan be adjudged by the Courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.
Section 6: Summary of Compliance

In accordance with the LRHL (NJSA 40A:12A-1 et seq.), the following statements are offered regarding compliance with the requirements of a redevelopment Plan.

1. **Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.**

The Redevelopment Plan contained herein has delineated a definite relationship to local objectives as to appropriate land uses, transportation and utilities, recreational and community facilities, and other public improvements.

2. **Proposed land uses and building requirements in the project area.**

The Redevelopment Plan contained herein outlines the proposed land uses and building requirements for the Redevelopment Area.

3. **Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.**

Relocation, temporary or permanent, of residents and/or businesses displaced as a result of the implementation of this Redevelopment Plan will not be necessary as the office buildings have been vacant and unoccupied for an extended timeframe.

4. **An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.**

This Redevelopment Plan does not authorize or contemplate the Municipality to acquire any of the properties within the Redevelopment Area, including acquisition of fee interest or such lesser interest.

5. **Any significant relationship of the redevelopment to: the master plans of contiguous municipalities; the master plan of the county in which the municipality is located; and The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L. 1985, c.398 (C.52:18A-196 et al.)**

The Redevelopment Plan is consistent with the Municipality of Princeton and the County of Mercer Master Plans. The Redevelopment Plan is consistent and compatible with the adopted State Development and Redevelopment Plan and accompanying Policy Map.

6. **As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to Section 4 of P.L.1985, c222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan,**
whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.

No low-or moderate-income households are proposed to be removed with this Redevelopment Plan.

7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last eighteen (18) months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.

No low-or moderate-income households are proposed to be removed due to the implementation of this Redevelopment Plan.
Appendix A:
Resolution of Authorization to Conduct Investigation
RESOLUTION 19-

RESOLUTION AUTHORIZING AND DIRECTING THE PRINCETON PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER CERTAIN PROPERTY LOCATED ON THANET ROAD, DESIGNATED AS LOT 4 IN BLOCK 5582 ON THE TAX MAP OF PRINCETON, MEETS THE CRITERIA FOR DESIGNATION AS A NON-CONDEMNATION REDEVELOPMENT AREA

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "Redevelopment Law"), was enacted to provide an effective mechanism to empower and assist local governments in their efforts to arrest and reverse deteriorated conditions in housing and commercial and industrial installations and in public services and facilities, and to promote the advancement of community interests through programs of redevelopment, rehabilitation and incentives for the expansion and improvement of commercial, industrial, residential and civic facilities; and

WHEREAS, the Redevelopment Law authorizes a municipality to determine whether certain properties or parcels of land located within the municipality constitute an area in need of redevelopment, pursuant to the enumerated criteria set forth in the Redevelopment Law; and

WHEREAS, the Redevelopment Law sets forth a specific procedure and the specific requirements for determining and establishing an area in need of redevelopment; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, before an area of the municipality is determined to be a redevelopment area, the governing body of the municipality shall, by resolution, authorize the municipal planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in N.J.S.A. 40A:12A-5 of the Redevelopment Law; and

WHEREAS, the Redevelopment Law at N.J.S.A. 40A:12A-6 also requires the governing body to specify whether the area being investigated will be considered for determination as a "non-condemnation redevelopment area," such that the municipality shall be authorized to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain, or as a "condemnation redevelopment area," such that the municipality shall be authorized to use all of those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain; and

WHEREAS, the Mayor and Council of Princeton has determined that an investigation and inquiry should be made of certain property located on Thanet Road to see if it qualifies under the Redevelopment Law as a non-condemnation area in need of redevelopment; and

WHEREAS, the Mayor and Council hereby request and direct the Princeton Planning Board to undertake an investigation of certain property situated in the municipality, located at
100 and 101 Thanet Road, designated as Lot 4 in Block 5502 on the Tax Map of Princeton (the "Study Area"), and produce a report containing its findings as to whether the Study Area meets one or more of the criteria set forth at N.J.S.A. 40A:12A-5, and make a recommendation to the Mayor and Council as to whether all or a portion of the Study Area should be designated as a non-condemnation redevelopment area.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of Princeton, on this 14th day of October, 2019, as follows:

1. The preamble to this resolution is hereby incorporated as if fully restated herein.

2. The Princeton Planning Board ("Board") is hereby directed to conduct a preliminary investigation of the Study Area defined hereinabove, consisting of Lot 4 in Block 5502 on the Tax Map of Princeton, in accordance with the requirements set forth in N.J.S.A. 40A:12A-6 of the Redevelopment Law, in order to determine whether the Study Area, or part(s) thereof, meet the requirements for designation as a non-condemnation redevelopment area, such that the municipality may be authorized to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain.

3. The Board is directed to prepare a map of the Study Area showing the boundaries of the proposed redevelopment area and locations of the various parcels of property included therein, along with a statement setting forth the basis for the investigation appended to the map; to prepare a report containing the Board’s findings; and to hold a duly noticed public hearing for the purpose of presenting the results of its investigation, hearing from all persons who are interested in, or would be affected by, a determination that the Study Area is a redevelopment area, and receiving into the record and considering all objections and evidence in support of such objections to a determination that the Study Area be designated as a non-condemnation redevelopment area.

4. After completing its public hearing on the matter, the Board shall make a recommendation to the Mayor and Council as to whether all, or any portion thereof, of the Study Area should be designated as a non-condemnation redevelopment area.

5. The Board staff and Municipal Land Use Departments, and their consultants, are hereby authorized and directed to assist the Board in conducting its investigation of the Study Area.

6. This resolution shall take effect immediately.

7. The Municipal Clerk shall cause a copy of this resolution to be transmitted forthwith to the Princeton Planning Board.

8. The findings and recommendations of the Board, once completed, shall be submitted to the Mayor and Council for review and consideration in accordance with the

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I, Delores Williams, Municipal Clerk of Princeton, do hereby certify that the above is a true copy of a resolution adopted by the Mayor and Council of Princeton at a meeting held on October 14, 2019.

Delores Williams, Municipal Clerk
Appendix B:
Site Development Concept
Appendix C:
Zone Map