

**ORDINANCE NO. 2025-10
TOWNSHIP OF EAST WINDSOR
COUNTY OF MERCER**

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XX,
“ZONING,” SECTION 20-3.2, “WORDS AND PHRASES,” AND AMENDING THE
DEVELOPMENT CRITERIA CONTAINED IN THE REDEVELOPMENT PLAN
FOR 329 AND 359 WYCKOFF MILLS ROAD, (BLOCK 13, LOTS 1.01 AND 1.02)
DATED SEPTEMBER 18, 2015, OF THE REVISED GENERAL ORDINANCES OF
THE TOWNSHIP OF EAST WINDSOR**

WHEREAS, the Township of East Windsor desires to periodically update the zoning regulations to address and maintain the goals of the zone plan and Master Plan of the Township; and

WHEREAS, the Township of East Windsor seeks to amend the development criteria contained in the redevelopment plan titled Redevelopment Plan for 329 and 359 Wyckoff Mills Road (Block 13, Lots 1.01 and 1.02) dated September 18, 2015 to permit light manufacturing as a permitted principal use for the subject parcel, specifically and only Block 13, Lots 1.01 and 1.02.

NOW THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF EAST WINDSOR, in the County of Mercer and the State of New Jersey, as follows:

SECTION 1. Chapter 20, “Zoning,” Section 20-3.2, “Words and Phrases,” is amended and supplemented by adding:

1. MANUFACTURING LIGHT USE

An establishment engaged in the transformation of finished products or parts involving processing, assembly or packaging of material completely within an enclosed building, but which does not involve refinement of bulk raw material for the manufacturing use, and further does not involve manufacturing of heavy durable goods including handling of hazardous or toxic materials, or activities which would exceed the performance standards contained in Section 20-5, “Performance Standards” and Section 22, “Technical Standards” of the Revised General Ordinances of the Township of East Windsor

SECTION 2. Section IV, titled Land Use and Development Plan, Item D “Permitted Uses-Principal Permitted Uses” of the Redevelopment Plan for 329 and 359 Wyckoff Mills Road (Block 13, Lots 1.01 and 1.02) dated September 18, 2015, is amended to include the following:

- Manufacturing Light Use as defined herein, for up to 15 percent of the gross floor

area of the building. Outside storage is prohibited.

SECTION 3. Repealer. All ordinances and resolutions or parts thereof inconsistent with this ordinance are repealed.

SECTION 4. Severability. If any paragraph, section, subsection, sentence, sentence clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court or administrative agency of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision of such holding shall not affect the validity of the remaining paragraphs or sections hereof.

SECTION 5. Effective Date. This Ordinance shall take effect upon its passage, publication and filing with the Mercer County Planning Board, and as provided for by law.

Allison Quigley
Municipal Clerk

Janice S. Mironov
Mayor

Introduced:
Adopted:
Effective Date: