ORDINANCE NO. 2026-14
TOWNSHIP OF EAST WINDSOR
COUNTY OF MERCER

AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR WINDSOR CENTER DRIVE (BLOCK 87, LOT 28.02) AND DEVONSHIRE DRIVE/DORCHESTER DRIVE (WINDSOR CASTLE APARTMENTS) (BLOCK 87, LOTS 11, 12 AND 13)

WHEREAS, by Resolution R2025-188, adopted on November 25, 2025, the Township Council directed the East Windsor Township Planning Board to study the area designated as Windsor Center Drive (Block 87, Lot 28.02) and Devonshire Drive/Dorchester Drive (Windsor Castle Apartments) (Block 87, Lots 11, 12 and 13) to determine whether it met the criteria to be deemed an area in need of redevelopment as specified in the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-5; and

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("Redevelopment Law"), on March 10, 2026, the Township Council adopted Resolution R2026-044 designating Windsor Center Drive (Block 87, Lot 28.02) and Devonshire Drive/Dorchester Drive (Windsor Castle Apartments) (Block 87, Lots 11, 12 and 13) ("Redevelopment Area") as a non-condemnation area in need of redevelopment and also directing the Township Planner to prepare a Redevelopment Plan for the Redevelopment Area and to present it to the Township Council pursuant to N.J.S.A. 40A:12A-7F; and

WHEREAS, a redevelopment plan for the Redevelopment Area, entitled "Redevelopment Plan Block 87, Lots 11, 12, 13, and 28.02," dated September 25, 2026 ("Redevelopment Plan"), was prepared by the Township planning consultant, Burgis Associates, Inc.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of East Windsor Township, Mercer County, New Jersey as follows:

1. The Redevelopment Plan for Windsor Center Drive (Block 87, Lot 28.02) and Devonshire Drive/Dorchester Drive (Windsor Castle Apartments) (Block 87, Lots 11, 12 and 13) in the Township of East Windsor, New Jersey, prepared by Burgis Associates Inc., dated September 25, 2026, incorporated herein by reference, as if set forth at length, a copy of which is on file in the office of the Municipal Clerk, meets the criteria, guidelines and conditions set forth at N.J.S.A. 40A:12A-7, and is otherwise in conformance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("Redevelopment Plan").

2. The Redevelopment Plan is consistent with the East Windsor Township Master Plan or is designed to effectuate the Master Plan.

3. The Redevelopment Plan shall supersede all prior zoning for the Redevelopment Area.

4. The Redevelopment Plan is hereby adopted.

5. If any section or provision of the Redevelopment Plan or this Ordinance shall be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any other part thereof.

6. All ordinances or parts of ordinances heretofore adopted that are inconsistent with the terms and provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

7. This Ordinance shall take effect 20 days after final passage and publication according to law.

Allison Quigley
Municipal Clerk

Janice S. Mironov
Mayor

Introduced:
Adopted:
Effective Date:

2026

Redevelopment Plan

Block 87, Lots 11, 12, 13, and 28.02

Date: September 25, 2026

East Windsor Township | Mercer County, New Jersey

BURGIS
ASSOCIATES, INC

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BURGIS
ASSOCIATES, INC.

Community Planning
Land Development and Design
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Principals:
Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA
David Novak PP, AICP

Block 87, Lots 11, 12, 13 and 28.02

Redevelopment Plan

Windsor Center Drive and Windsor Castle

East Windsor Township
Mercer County, New Jersey

Prepared for the East Windsor Township
Planning Board

BA# 4243.06

The original document was appropriately signed and sealed on September 25, 2026 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners

Edward Snieckus, Jr. PP, LLA, ASLA
Professional Planner #5442

Members of the Township of East Windsor Planning Board

Simon (Skip) Berman, Chairman, Class IV

Janice S. Mironov, Mayor

John Zoller, Council Member

Walter Schmidlin, Vice Chairman, Class IV

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Introduction

On November 25, 2025, the East Windsor Township Council of the Township of East Windsor authorized the Township Planning Board to conduct a preliminary investigation to determine if properties identified as Block 87, Lots 11, 12, 13 and 28.02 (hereinafter referred to as the "Study Area" or "Redevelopment Area"), constitute an "Area in Need of Redevelopment" under the New Jersey Local Redevelopment and Housing Law (LRHL). The Planning Board subsequently directed Burgis Associates, Inc. on December 8, 2025, to prepare the planning analysis contained herein for its review and consideration for subsequent recommendation to the Township Council.

As identified in the authorizing resolution (See Appendix A), the Study Area consists of four (4) lots which are identified by municipal tax records as Block 87 Lots 11, 12, 13 and 28.02. Altogether, the Study Area encompasses approximately 39.83 acres.

The resolution also declares that the preliminary investigation of the Study Area shall be undertaken within the context of a "non-condemnation" redevelopment procedure. That is, if the Study Area or a portion thereof is determined to be an Area in Need of Redevelopment pursuant to the LRHL, it shall be designated a "Non-Condemnation Redevelopment Area." Such a designation would authorize the Township to use all those powers provided by the Legislature for use in a redevelopment area, excluding eminent domain.

Accordingly, the Planning Board directed Burgis Associates Inc. to prepare a preliminary investigation entitled "Area in Need of Redevelopment Study" dated January 9, 2026; and on March 9, 2026 the Planning Board conducted a public hearing and recommended to the Township Council that the area be designated as a Non-Condemnation Area in Need of Redevelopment based on the contents of such preliminary investigation and the Planning Board.

The East Windsor Township Council on March 10, 2026 considered this recommendation of the Planning Board and formerly designated the area a Non-Condemnation Area in Need of Redevelopment. The preparation of the redevelopment plan was then authorized by the Township Council as per Resolution No. 2026-044 attached hereto in the Appendix. Accordingly, the following Redevelopment Plan for Block 87 Lots 11, 12, 13 and 28.02 (hereinafter referred to as the "Redevelopment Plan" or the "Plan") is the culmination of the Township's efforts. The Plan set forth herein 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.

Image 1: Designated Redevelopment Area Map



Source: NJGeoweb Viewer 2026

This Redevelopment Plan has been prepared for Block 87 Lots 11, 12, 13 and 28.02, identified in Image 1. This Redevelopment Plan when adopted will replace the underlying zoning for Block 87, Lot 28.02.

The remainder of this 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 River Park Redevelopment Area.

- Section 4: Consistency to Other Plans

  Next, Section 4 discusses the relationship of this Redevelopment Plan to the Township's Master Plan, the Township of Hanover's Master Plan, the Morris

County Master Plan, the State Development and Redevelopment Plan, and the draft State Strategic Plan.

- Section 5: General Provisions

  Section 5 contains the general provisions of the Redevelopment Plan.

- Section 6: Redevelopment Plan Actions

  Section 6 outlines the regulatory actions necessary relating to the Redevelopment Plan.

- Section 7: Summary of Compliance

  Finally, Section 7 offers a summary of compliance.

Section 1: LRHL Background

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 rescinded 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 through eminent domain (if specifically identified);
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 was the governing body directing 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 also indicated it was seeking to designate the area as a "Non-Condemnation Redevelopment Area" Pursuant to the resolution adopted on November 25, 2025, the Township of East Windsor Council has initiated this process as a "Non-Condemnation" Study Area (see Appendix A).

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, which are described in detail later in this section, 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.

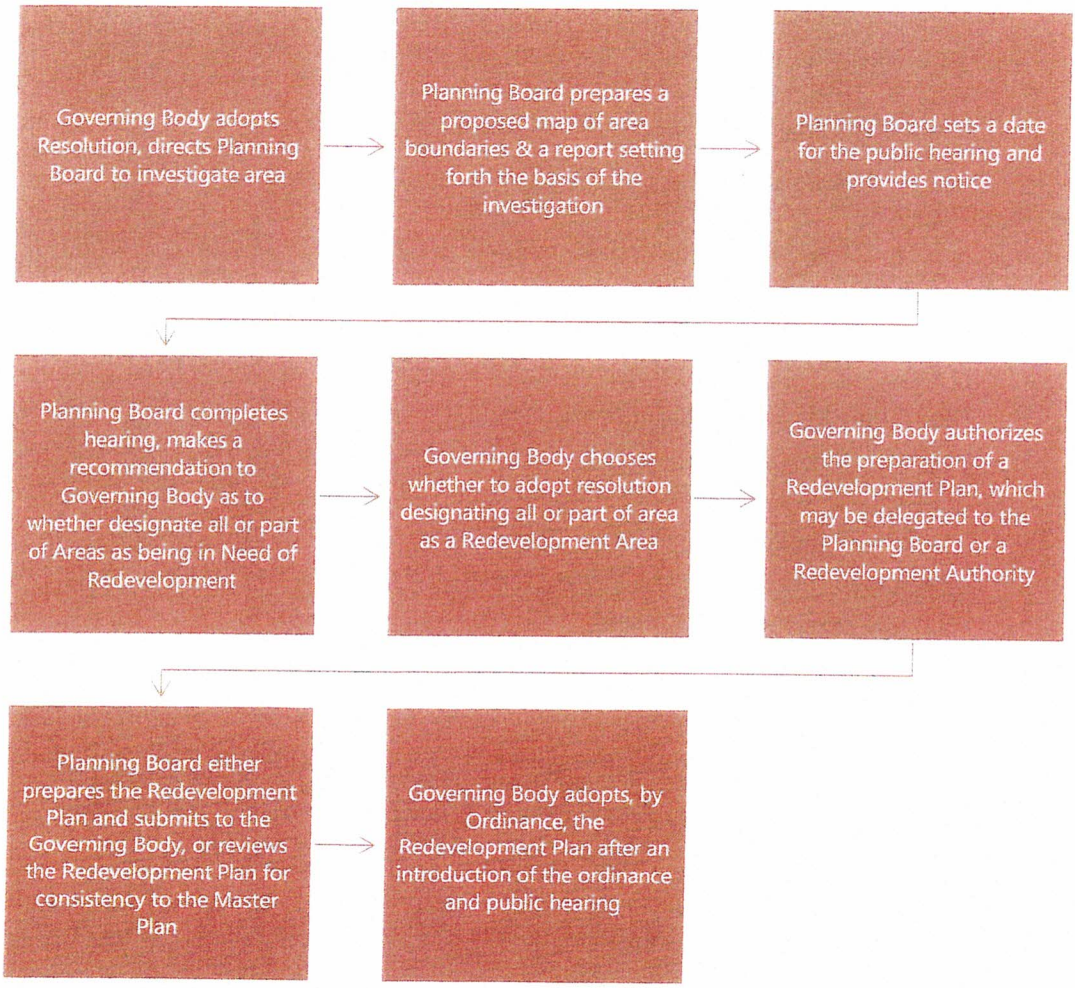
After it conducts its investigation, the planning board must hold a public hearing on the proposed redevelopment area designation. Accordingly, the Township's Planning Board held its public meeting on the redevelopment designation on March 9, 2026, in which it determined and ultimately recommended to the Township Committee that the entirety of the Study Area constituted a Non-Condemnation Area in Need of Redevelopment.

Based upon the Planning Board's recommendation, the Township Council choose to designate the entirety of the Study Area as an "Area in Need of Redevelopment" on March 10, 2026. The governing body also directed the Planning Board to prepare such a plan.

Following the adoption of the redevelopment plan, the governing body or another public agency/authority designated by the governing body as the "redevelopment entity" will oversee the implementation of the redevelopment plan. This redevelopment entity is responsible for selecting a redeveloper to undertake the redevelopment project which implements the plan.

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, beginning with the adoption of a resolution by the governing body to the preparation and adoption of a redevelopment plan.

Figure 1: Summary of Redevelopment Process



2: Requirements of a Redevelopment Plan

As established by N.J.S.A. 40A: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:

A. 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.

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

C. 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.

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

E. 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 "State Planning Act," P.L. 1985, c.398 (C.52:18A-196 et al.)

F. 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.

G. 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.

H. Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

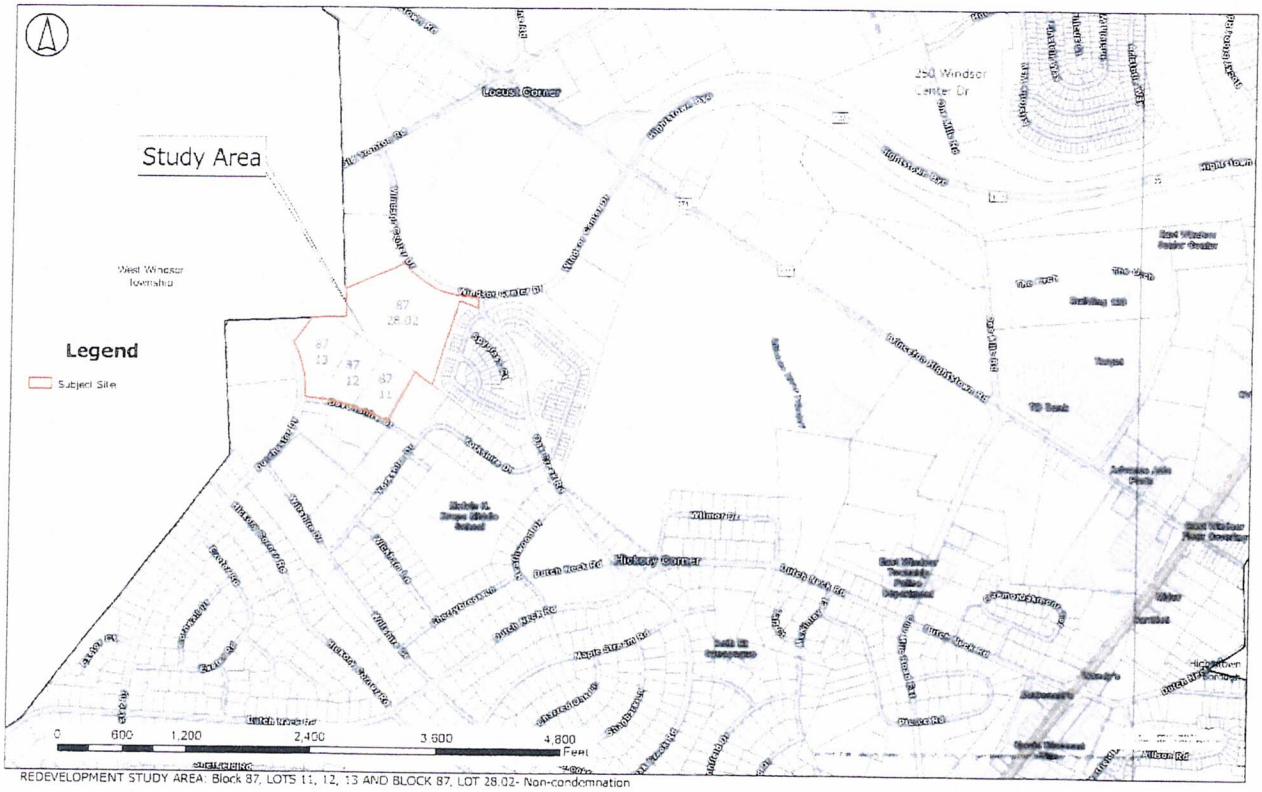
Section 2: Redevelopment Area

2.1: Redevelopment Area Overview

The Study Area is located in the western portion of the Township, with one lot (28.02) fronting Windsor Center Dr, while three lots (11, 12, and 13) fronting Devonshire or Dorchester Drive. The area encompasses a total of approximately 1,447,709.97 square feet or approximately 33.24 acres. It consists of five (4) separate lots: Block 87, Lots 28.02, 11, 12 and 13.

The entirety of the Study Area has approximately 575 feet of frontage along Windsor Center Drive, 520 feet Dorchester Drive and 805 feet along Devonshire Drive. The depth varies substantially due to the size and configuration of the lots involved.

Map 1: Redevelopment Area Location



REDEVELOPMENT STUDY AREA: Block 87, LOTS 11, 12, 13 AND BLOCK 87, LOT 28.02- Non-condemnation

The following table provides an overview of the existing land uses within the Study Area as categorized by the Township's tax records. As shown, Lot 28.02 is vacant of structures or related improvements with portions of the lots used for

farming while the remainder of Lots 11 thru 13 are occupied with existing multifamily development.

Table 1: Existing Land Uses

Block	Lot	Address*	Area*	Land Use
87	28.02	250 Windsor Center Drive	18.08	Vacant-Public Property
	11-13	226 Dorchester Drive	15.24	Multifamily/Apartment
		Total Area	33.31+/-	

* Address and lot area based upon Township Mod IV tax data.

The ownership information for the Redevelopment Area is presented in the following table. This information was obtained from online Mod IV tax data which is publicly available from the Department of the Treasury's Division of Taxation from County land records. As shown, the properties are not in common ownership.

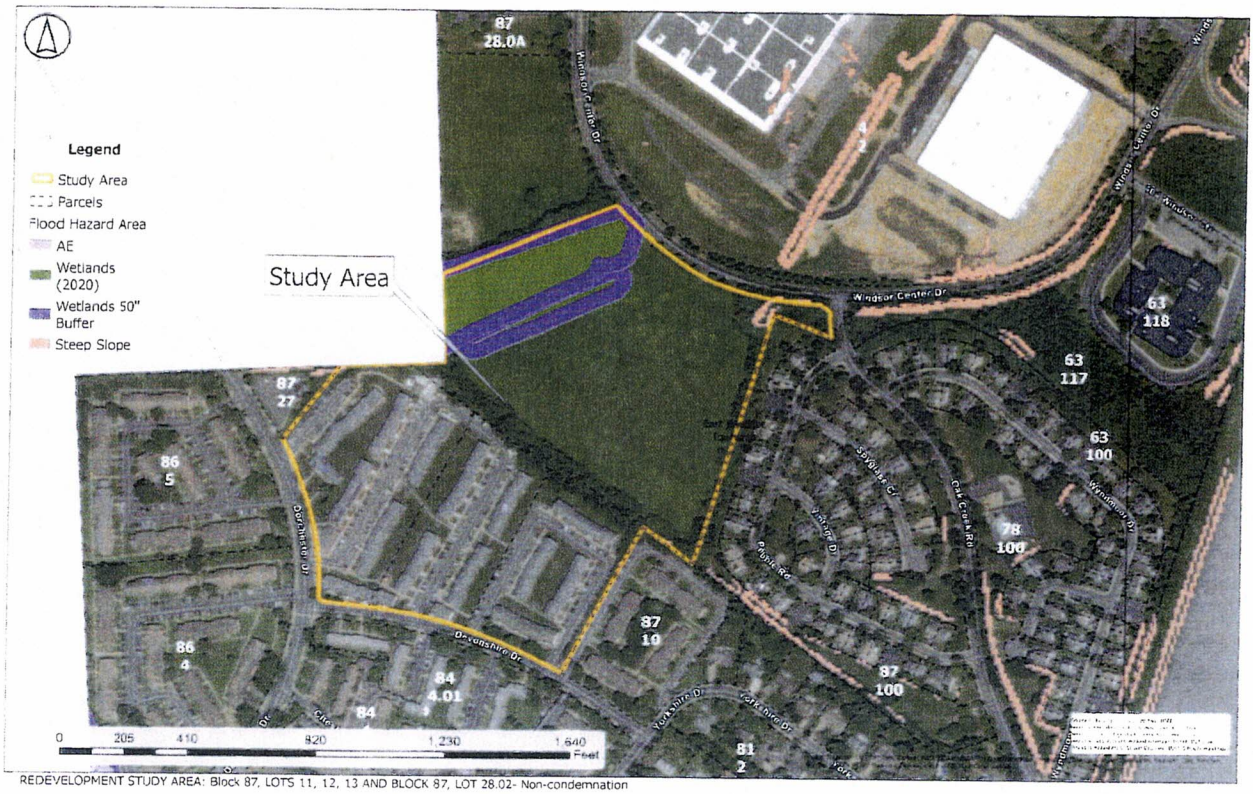
Table 2: Ownership

Block	Lot	Address*	Owner of Record
87	28.02	250 Windsor Center Drive	East Windsor Township
	11-13	337 Etra Road-Rear	Windsor Castle Associates, LLC

Source: Open Public Records Source System-MOD IV Tax Data

The Redevelopment Area contains several environmental restrictions limiting development area on the property. These limitations include wetland and wetland transitional areas and a variable stormwater management easement as illustrated in the map below. The wetlands will require a 50-foot transition area with the wetlands These restrictions are illustrated below:

Map 2: Environmental and Site Restrictions Map



REDEVELOPMENT STUDY AREA: Block 87, LOTS 11, 12, 13 AND BLOCK 87, LOT 28.02- Non-condemnation

The area encumbered by these environmental restrictions total is located on the vacant parcel Block 87, Lot 28.02 restricting over 4.72 acres or over 26.1 percent of the Study Area as summarized in the following table:

Table 3: Summary of Environmental Constraints

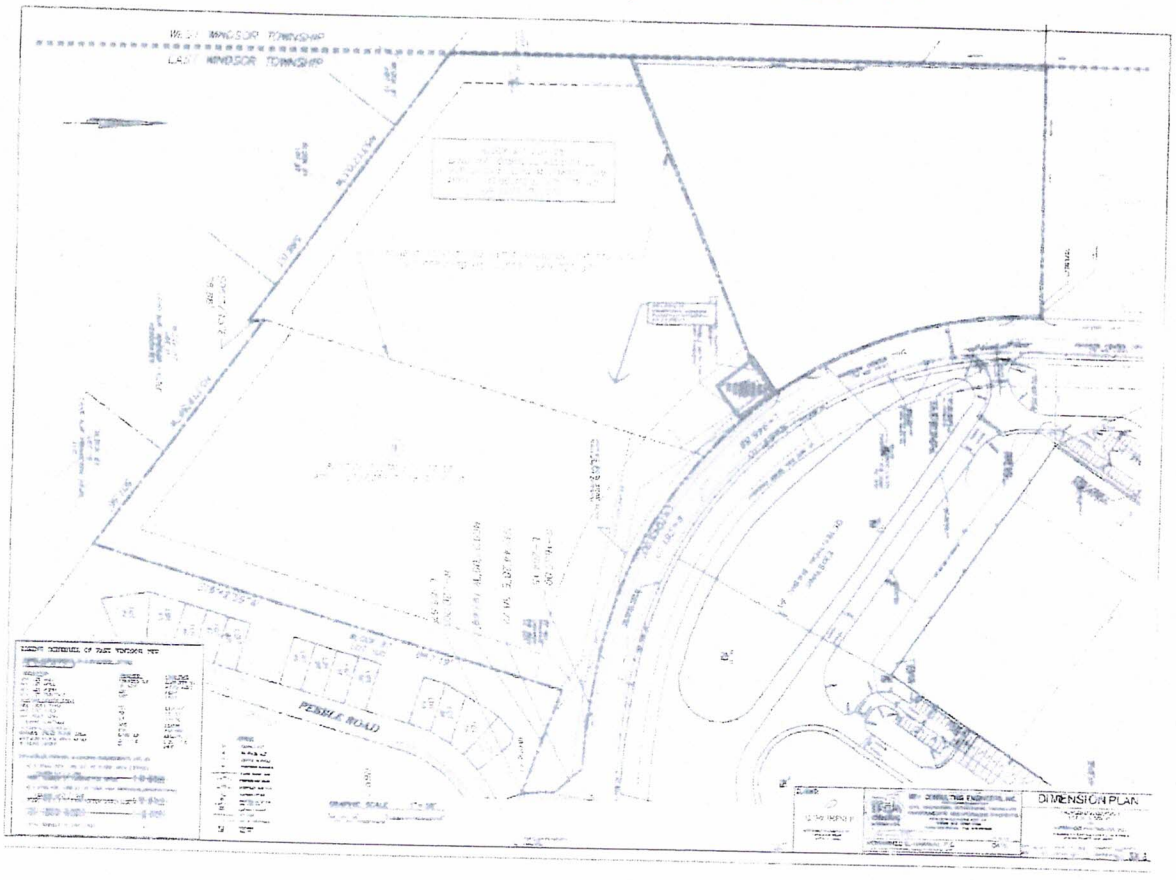
Restriction Description	Total Area Acres**	% of Lot 28.02*
Area of Wetland	2.16	11.94%
Wetland Buffer Area	2.15	11.89%
Total Area of wetland, and wetland buffer areas	4.72	23.83%

* This area was digitally measured from GIS mapping of environmental constraints and represent approximate values.

** This area total was taken from Dimension Plan from MEH Consulting Engineers, Inc.

Block 87, Lot 28.02 also has an additional limitation with a stormwater management easement on a portion of the lot as shown in the illustration below. This permits some improvements but further limits the site from principal building development.

Map 3: Lot 28.02 Stormwater Management Area Easement



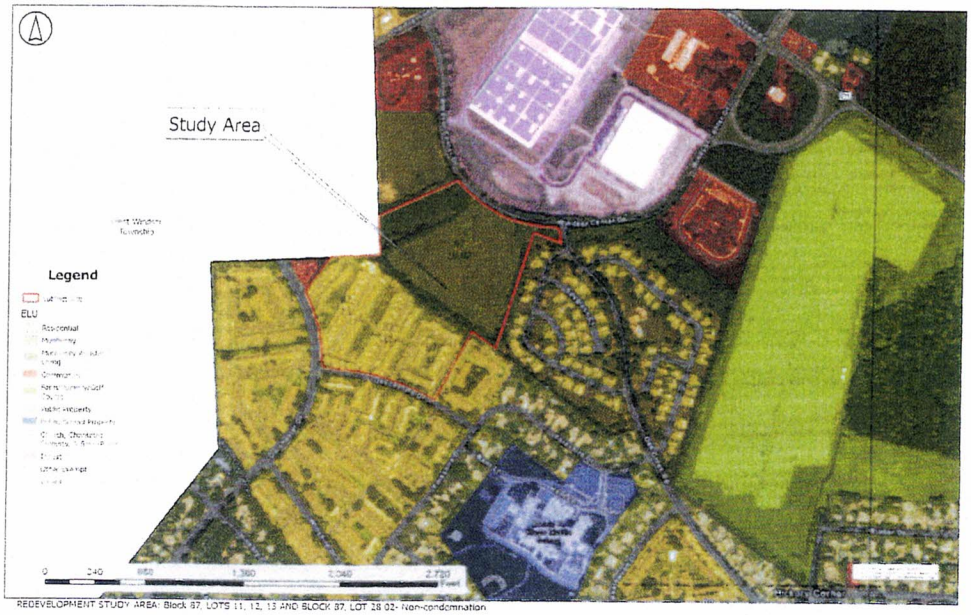
The Study Area is located in the westerly area of the Township Sewer Service Area which serves the properties. See the sewer service area map below wherein the limits of the sewer service area are identified.

2.2: Surrounding Land Uses

As illustrated on the Existing Land Use map below, the surrounding land uses are varied and consist of the following:

1. Commercial and Industrial uses to the north and northeast and northwest;
2. Medium Residential housing development east;
3. Windsor Castle apartments make up the development to the south;
4. The site borders the boundary with West Windsor to the west, with said properties abutting the area having residential and commercial uses to the west of the property in West Windsor.

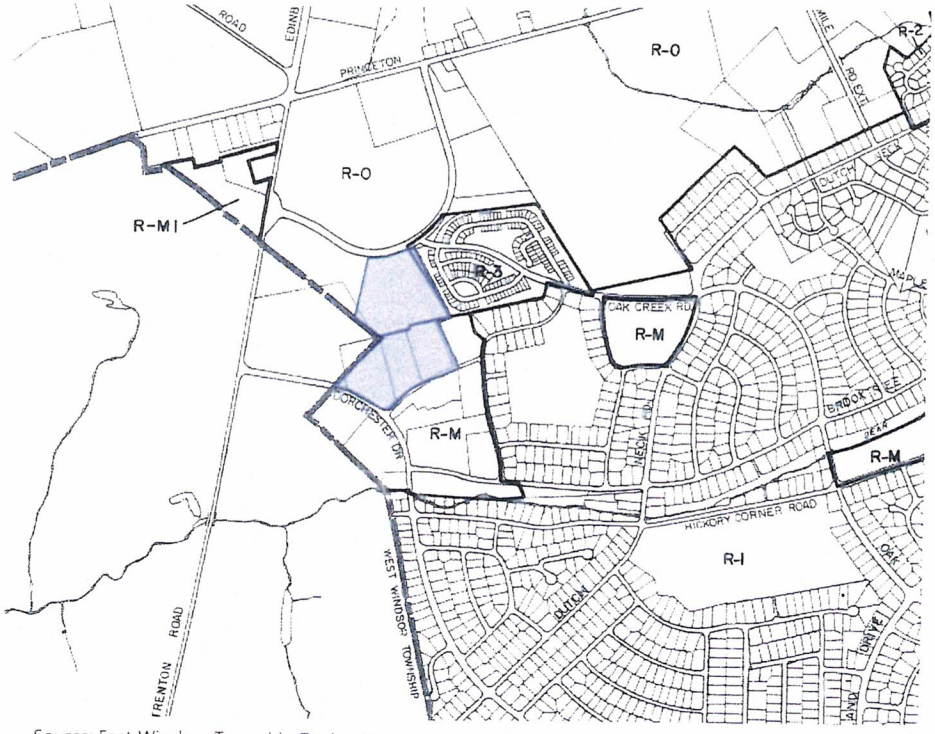
Map 4: Existing Land Use



REDEVELOPMENT STUDY AREA: Block 87, LOTS 11, 12, 13 AND BLOCK 87, LOT 28.02- Non-condemnation

A review of the existing zoning map identifies the Redevelopment Area located within the R-O Research Office District (Lot 28.02) and RM - Residential Multifamily District (lot 11 - 13). This zoning designation is consistent with the Borough's Land Use Plan, which places these sites within the R-O Research Office land use category.

Map 5: Existing Zoning Map Enlargement



Source: East Windsor Township Zoning Map

Section 3: Redevelopment Plan Goals

3.1: Redevelopment Plan Goals and Objectives

The following section identifies the goals and objectives of the Redevelopment Plan for the area:

A. To encourage the development of an attractive, high-quality multifamily housing development designed to maintain and enhance the residential character of the Township, contributes to a greater variety of housing types to ensure a balanced housing supply, and help address the Township's goals of supporting affordable housing.

B. To provide for land uses that will promote economic development and opportunities for growth while serving the needs of the community.

C. To provide for an increase to the economic base of the Redevelopment Area and the entire Township by redeveloping underutilized and non-productive lands.

D. To reduce the negative impacts of proposed land uses in the Redevelopment Area on the surrounding neighborhood.

E. To capitalize on the existing locational strengths of the Redevelopment Area, including proximity to major transportation routes such as those afforded by Route 133.

F. To promote smart growth and green building principles to minimize resource and energy consumption while maximizing indoor and outdoor air quality;

G. The contiguous relationship and the alternatives that are provided by the properties included, allow for a planned coordinated redevelopment of this Redevelopment Area.

3.2: Relationship to Local Objectives

Relationship to Master Plan

The Township's most recent Master plan re-examination Report included the goals and objectives from the 2019 report and the October of 1993 Land Use Plan. The following provides goals of the plan that are related to this Plan:

A. *To establish the township as a socially balanced and viable community by offering a full variety of housing types and a full range of job opportunities.*

B. *All developments shall be subject to rigorous architectural or site plan design and technical standards regardless of types or location.*

C. *Utilize, where appropriate, cluster development techniques which consider social and environmental factors in meeting future housing needs where permitted and subject to required Township standards.*

D. *Provide for a balance among residential, industrial and commercial land uses as outlined in the Township Land Use Plan.*

Mercer County Planning and New Jersey State Plan

A review of the Mercer County Comprehensive Farmland Preservation Area documents noted that the Study Area is not located in an area designated for farmland preservation.

A review of the currently applicable New Jersey State Development and Redevelopment Plan- planning area designations identifies that most of the northern portion of the study area is in the Suburban Planning Area. The southerly portion, consistent with the flood plain and riparian area adjacent to the Rocky Brook are in the Rural Planning Area. The approximate limits of these regional mapped areas are illustrated below.

Map 6: NJ State Development Redevelopment Plan



Source: NJGIN Warehouse and NJGIS DATA

Analysis of Local Zoning Ordinance

As shown on the accompanying existing zoning map enlargement, the Study Area is located within the RO- Research Office and RM- Residential Multifamily. This zoning designation is consistent with the Township's Land Use Plan, which places the Study Area in the RO- Research Office and RM- Residential Multifamily land use category. Although it is noted that the Township Housing Element and Fair Share Plan identifies the Study Area in the plan for a joint development of multifamily housing development along with the conversion of market rate units to affordable housing.

Section 4: Redevelopment Area Regulations

4.1: Redevelopment Plan Terminology and Township Regulations

In the regulations provided herein, the term "shall" and "should" is specifically used as follows:

- "Shall" or "must" is defined that a developer is required to comply with the specific regulation, without change except if permitted by variance or waiver as permitted herein.
- "Should" is used such that a developer is encouraged to comply but is not required.

For purposes of this Redevelopment Area, the word or phrase "tract" or "tract lot line" shall be synonymous with the outbound delineation of the R-M3 Residential Multifamily Zone District itself as identified herein. While development of the tract is intended to be planned as an integrated whole, the bulk requirements as noted in this zone are to apply specifically to Block 87, Lot 28.02 tract only unless specifically stated herein. The remainder of the redevelopment area consisting of Block 87, Lots 11, 12 and 13 shall be developed in accordance with the current R-M Multifamily Residential

Where specified, the development regulations herein refer to certain requirements of the Township's zoning code and other ordinances (including landscaping and signage).

The goals of this Plan also draw upon the Township's Sustainable Policies, including Resolution R2015-050, the "Sustainable Jersey Policy" and Resolution R2011-191, the "Green Building Policy."

4.2: Description of R-M3 Residential Multifamily Zone District and Redevelopment Plan.

The R-M3 Residential Multifamily Zone District shall constitute the following lands referenced herein as a "tract" composed of Block 87 Lots 28.02. The R-M3 Residential Multifamily Zone District replaces and supersedes the current underlying zoning of tract area. All development proposed utilizing this R-M3 zone designation criteria shall be contingent on all approvals required by applicable regulations in East Windsor Township.

4.3: Definitions.

The definitions set forth in the Township of East Windsor Zoning Ordinance shall apply to this Redevelopment Plan. If a term used in this Redevelopment Plan is not defined in the Zoning Ordinance of the Township of East Windsor, the definition in the Municipal Land Use Law or the Local Redevelopment and Housing Law shall apply.

4.4: Purpose of District

The purpose of the R-M3 Multifamily Zone District is to encourage the development of an attractive, quality inclusionary multifamily housing development which shall be designed to maintain and enhance the residential character of the Township, contribute to a greater variety of hosing types to ensure a balanced housing supply, and help address the Township's goals of promoting and supporting affordable housing.

4.5: Redevelopment Plan Land Use Regulations

a. R-M3 Residential Multifamily Zone District: This zone shall be designed in accordance with a comprehensive plan with regard to the location of buildings, parking and circulation, open space, utilities, storm water management and related site improvements. Smart growth and green building principles shall be integrated into the Redevelopment Plan to the extent practical to encourage a more efficient form of development and enhancing natural resources. The entire tract is to be devoted to uses permitted by this Redevelopment Plan and conforming to standards in this Plan and is to be a unified and coordinated development, as in a planned residential development.

b. Principal Permitted Uses

1. Multifamily residential development.
2. Municipal utilities and related facilities

c. Permitted Conditional Uses

None.

d. Permitted Accessory Uses

Accessory uses and structures permitted in the R-M3 District are those uses and structures which are customarily incidental and subordinate to the permitted uses identified in Section 4.5 b. Such accessory uses and structures may include, but shall not be limited to, the following:

1. Off-street parking and loading as hereinafter regulated.
2. Decks, patios and terraces, which shall complement the architectural style, type and design of the building and the overall project design.
3. Recreational and open space facilities for residents and their guests, including but not limited to walkways, courtyards, and plazas.
4. Fences, hedges, and walls are subject to the requirements of Section 20-4.4c. (15) and which shall complement the architectural style, type and design of the building and the overall project design.
5. Street furnishings, planters, streetlights, and exterior, garden-type shade structures.
6. Open-air structures such as gazebos, pergolas and pavilions.
7. Signs in accordance with the requirements of subsection 20-5.16.8 b. of this chapter and related provisions.
8. Private recreation buildings and facilities, including ancillary indoor and outdoor private recreational amenities, primarily intended for use by residents of the development.
9. Uses which are customarily incidental to the principal permitted uses in the zone including, but not limited to, development leasing, management and maintenance offices.

e. Bulk Standards. The following zone standards shall apply to development in the R-M3 Residential Multifamily 3 Zone District.

a. Minimum tract area. Min area 18 acres. The entirety of the district, which shall be planned and developed in a comprehensive manner

as a single integrated entity with one development application showing the proposed development for the entire district.

b. Minimum tract lot width: 500 feet.
c. Maximum density. Up to 11 units per acre. A maximum of 195 units is permitted.
d. Maximum building coverage. 25 percent.
e. Maximum improvement coverage. 50 percent
f. Minimum building setbacks from tract boundaries:

    1. Minimum front yard setback from right-of-way (ROW): 20 feet.
    2. Minimum side yard setback.
        i. 2-story building* to side lot line: 30 feet
        ii. 3-story building* to side lot line 50 feet
    3. Minimum Rear Yard Setback. 30 feet.

    *Building shall be at/or below maximum permitted height

g. Maximum building height. 3 stories/42 feet.
h. Maximum building length. Long uninterrupted building lengths are discouraged. The maximum building length shall be 225 feet.
i. Minimum buffer. Suitable buffers shall be provided as the board of jurisdiction determines to be appropriate and as referenced in the Technical Standards of section 22-27. There shall be a planted buffer of at least 20 feet between any principal building and the boundary of a contiguous R-3 residential zone. A minimum planted buffer of 15 feet from all other property lines.
j. Minimum building setback from internal roads: 10 feet.
k. Minimum distance from internal parking areas: 10 feet.
l. Minimum distance between building walls:
    1. Front to front: 60 feet.
    2. Front to side: 40 feet.
    3. Side to side: 15 feet
    4. Side to rear: 40 feet
    5. Rear to rear: 60 feet
m. Environmentally sensitive areas: as regulated by the NJDEP, DRCC and other governmental entities shall be open space in compliance with Township Ordinances, where practicable

n. Parking Requirements and Circulation.

1. Shall meet the requirements of §19A-2.3 and shall comply with New Jersey Residential Site Improvement Standards ("RSIS"), N.J.A.C. 5:21, as determined to be applicable.
2. Minimum roadway and parking setback: No internal driveway, roadway or parking area shall be located closer than 20 feet to a tract boundary except where such roadways intersect with an existing street.
3. Provisions shall be provided for provisions for electrical recharging stations in accordance with P.L. 2021, c.171. Such locations shall be specifically approved by the board of jurisdiction.

o. Required Recreational and Open Space Facilities.

1. The proposed developments shall provide adequate active recreational facilities within a specified open space and some indoors to satisfy the needs of the anticipated residential population of each development. All recreational facilities shall adhere to the standards set forth in the Barrier Free Subcode of the Uniform Construction Code of the State of New Jersey. A minimum of 30 percent of the tract shall be specifically set aside for conservation, recreation and/or other open space. No more than one half of the minimum 30 percent noted above shall be comprised of wetlands, wetland buffers, 100-year flood plains or lands with a topographic slope more than 15 percent.
2. The tract shall provide the following active recreation amenities:
    i. One clubhouse/recreation building, at least 3,000 gross square feet in area, shall be provided to serve the proposed non-age restricted dwelling units, with adjacent off-street parking as approved by the Board. Such clubhouse or recreational facility shall be maintained with features such as exercise equipment, community meeting rooms and community cooking facilities, such as a commercial kitchen for community gatherings. Such provisions

shall only be made available for use by the residents of the facility.

ii. Two Pickleball or similar court facility shall be provided.

iii. Outdoor amenities including benches, shade trellises, gazebos, terraces, bicycle racks and other such recreation elements shall be provided as specifically required by the board of jurisdiction.

iv. Outdoor active recreation play areas for children shall be provided as required by the board of jurisdiction. Such areas shall be appropriate and specifically designed for the different age groups or age-related abilities. The areas shall serve toddlers, preschool and school-age children with play area designs to accommodate these differences regarding the type, scale, and the layout of equipment. The term "toddlers" refers to children ages 6 months through 2 years of age, "preschool-age" refers to children 2 through 5 years, and "school-age" refers to children 5 through 12 years. The overlap between these groups shall be designed into the playground equipment use and provide for a margin of safety.

v. Such play areas shall provide shaded sitting areas for supervision of the play areas and include fencing or other containment where required for safety of the area.

vi. Such recreation areas, equipment and surfacing shall be in accordance with the Americans with Disabilities Act of 1990 (ADA), accessibility requirements. In addition, the play areas shall comply with all applicable standards such as the American Society for Testing Materials (ASTM), and Consumer Products Safety Commission (CPSC), recommendations.

vii. Community gardens facility of a minimum area of 4,000 square feet shall be provided for the tract. These facilities shall include improvements such as

raised planting beds, sources of water and tool storage facilities as approved by the board of jurisdiction.

viii. Jogging and bicycle circuit paths shall be provided for tract and provide for interconnections between such facilities as deemed appropriate by the applicable board of jurisdiction.

p. Signs. All signs in the zone shall comply with the applicable general standards contained in §20-5.16

f. Affordable Housing Requirements. The multi-family development permitted herein shall be required to contribute to the inclusionary development conversion in the associated development known as the Windsor Castle development located on Block 87 on Lots 11, 12 and 13. This conversion shall account for a total of 153 qualifying affordable units inclusive of the 28 converted during the Third Round in accordance with the terms and conditions of the memorandum of understanding by and between Windsor Castle Associates, LLC and the East Windsor Township dated March 10, 2026.

The inclusionary affordable units shall be developed and administered in accordance with COAH's rules and UHAC at N.J.A.C. 5:80-26.1, and as required under Section 20-20.0000, including but not limited to income split, affirmative marketing, unit income type and bedroom distribution requirements.

g. Utilities/Service Requirements.

All dwelling units within a structure shall be connected to a Township approved and functioning public water and sanitary sewer systems prior to the issuance of certificates of occupancy.

h. Design Standards. The following are design standards for new construction:

1. Building Design Requirements.

(a) All buildings shall relate harmoniously with other onsite features and buildings. Although, the architectural features described herein shall be varied to provide variety from building to building for visual interest and reducing monotony of the development.

(b) Building materials and colors shall be consistent with the Township's existing residential architectural characteristics.

(c) Architectural features shall be used to create visual interest and variety and shall include staggered unit setbacks, changing rooflines and roof designs, and alterations in building height. No flat roof structures are permitted.

(d) Building facades in excess of 120 feet in length shall be designed to avoid a monolithic appearance through the use of different façade materials, details, colors, windows, shade elements and building setbacks, that act to break the building appearance into smaller increments and sections.

(e) Large horizontal buildings shall be broken into segments having vertical orientation with alternating front and rear façade setbacks to generate the appearance of smaller individual buildings/units. No more than 30 feet of front or rear building wall is permitted without providing a break in the façade of an acceptable method of articulation.

(f) Buildings with expansive blank walls on any facade are discouraged. Side and rear elevations should receive architectural treatments comparable to front facades.

(g) Buildings are to incorporate elements that provide a visually attractive environment using varied decorative and architectural features at entrances, cornices, windows and rooflines.

(h) Building color and materials shall have a complimentary palate between buildings that is consistent with the general theme of the development.

(i) Development with consideration of "human scale" shall be provided through the use of strategically placed windows, doors, porches and columns.

(j) To the extent practicable, buildings shall be oriented to maximize daylighting of the interior of buildings or outdoor recreation areas.

(k) Exterior-mounted mechanical and electrical equipment exposed to the public view shall be architecturally screened. Roof-mounted equipment and projections should be painted the same color as the roof and, where possible, located to the rear of the building, away from the public view.

(l) Building construction shall utilize green building or sustainable building methods to the extent practicable. While this is consistent with the Townships' longstanding tradition of environmental stewardship, it is recognized such strategies may also be utilized to reduce the operating and maintenance costs of low- and moderate-income households.

(m) Provisions for bicycle storage shall be provided at each residential building.

(n) Building entrances shall be detailed and accentuated part of the design to make them easily identifiable and a focal point of the design. Features such as added roof line parapets, accentuated canopies, window massing, accent colors and similar features shall be considered in the building public entrance areas.

2. Technical Standards. Chapter 22 related standards shall apply.
3. Landscape Standards. Refer to §22-27 and 22-27.7 for related standards.

Section 5: General Provisions

5.1: Temporary and Permanent Relocation:

The Local Redevelopment and Housing Law require that any redevelopment plan make adequate provision for temporary or permanent relocation of any resident in the project area. Should relocation be required to effectuate the development in the Redevelopment Area, a provision for temporary or permanent relocation of any resident will be made.

5.2: Identification of Property to be Acquired:

The Local Redevelopment and Housing Law requires that any redevelopment plan identify any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan. As the designation was

without condemnation, there will be no properties or property rights acquired through the use of eminent domain.

5.3: Affordable Housing Obligation:

As of the date of adoption of the resolution finding the area to be in need of redevelopment, no affordable housing units are to be removed from the Township's inventory as a result of the implementation of this redevelopment plan.

5.4: Deviations from Redevelopment Requirements:

The East Windsor Township Planning Board may grant deviations from the regulations contained within this Redevelopment Plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reasons of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, the strict application of any bulk regulation adopted pursuant to this Redevelopment Plan would result in peculiar difficulties to, or exceptional and undue hardship upon, the redeveloper.

The East Windsor Township Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the Redevelopment Plan. An application for a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A. 40:55D-12a and b.

Notwithstanding the above, no deviations shall be granted that would permit any of the following: a use or principal structure that is not otherwise permitted by this Redevelopment Plan; a deviation to permit more than the amount of floor area ratio permitted or an increase in the maximum permitted height of a principal structure by more than 10 feet or 10%, whichever is less. All such deviations shall require approval of the East Windsor Township Mayor and Council of an amendment to this redevelopment plan.

Section 6: Redevelopment Plan Actions

6.1: Outline of Proposed Actions:

This Redevelopment Plan envisions the construction of a new mixed-use development within the Redevelopment Area. Once a redeveloper is selected, the redeveloper will be required to enter into a Redeveloper Agreement with the Borough that stipulates the precise nature and extent of the improvements to be made in accordance with this Plan and as permitted therein.

6.2: Relocation:

The implementation of the Redevelopment Plan will not require any relocation of residence or business.

6.3: Properties to be Acquired:

The implementation of the Redevelopment Plan will not require any property acquisition within this Redevelopment Area.

6.4: Procedural Actions:

The redevelopment procedures are outlined below:

a. Planning Board Investigation. The statute provides that no area of a municipality shall be determined a redevelopment area unless the governing body "shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to criteria set forth in the applicable laws of the State of New Jersey." The statute also states, "such determination shall be made after public notice and public hearing."

   The governing body authorized the preparation of the investigation to determine if the area is in need of redevelopment. The Planning Board conducted a hearing on the investigation and recommended that the tract studied be declared an area in need of redevelopment.

b. Redevelopment Area Designation. Following the recommendation by the Planning Board, the governing body adopted a resolution designating the Property in Question as a non-condemnation redevelopment area.

c. Redevelopment Plan Preparation. The governing body authorized the preparation of a redevelopment plan.

d. Planning Board Review. After introduction and prior to adoption of a redevelopment plan, the Planning Board reviews the Redevelopment Plan for consistency with the Master Plan. Following this review, the Planning Board issues recommendations to the governing body regarding the redevelopment plan.

   The redevelopment plan can be consistent with the master plan or designed to effectuate the Master Plan. The governing body can also adopt a redevelopment plan that is inconsistent with the Master Plan by an affirmative majority of its full authorized membership. The reasons for such action must be set forth in the redevelopment plan.

e. Adoption of Ordinance to Implement Redevelopment Plan. The governing body adopts, by ordinance, the Redevelopment Plan after introduction of the ordinance and a public hearing.

   The governing body can adopt a Redevelopment Plan with nonmaterial amendments or revisions, subject to an affirmative vote of the majority of the full authorized membership and shall record in its minutes the reasons for each amendment or revision.

6.5: Infrastructure:

In addition to the proposed actions outlined above, other actions may be taken to further the goals of this Plan. These may include, but shall not be limited to:

a. Provisions for infrastructure necessary to service new development (including any necessary off-tract improvements);
b. Environmental remediation; and
c. Vacation of public utility easements and other easements and rights-of-way as may be necessary to effectuate redevelopment.

6.6: Other Actions:

The Redevelopment Agreement between the Borough and the redeveloper will contain the terms, conditions, specifications and description of required performance guarantees (such as performance bonds or other acceptable performance security), if any, pertaining to redeveloper's obligation to provide the necessary infrastructure and improvements, including the provision of water, sanitary sewer and stormwater sewer service as well as sidewalks, curbs,

streetscape improvements, street lighting and on and off-site traffic controls and roadway improvements to the extent permitted under N.J.S.A. 40-55D-53, as amended.

Section 7: General Provisions

7.1: Amendments to the Township Zoning Map and Ordinances:

This Redevelopment Plan and the zoning designation shall supersede all provisions of the Zoning (Chapter 20) and Land Subdivision (Chapter 19), Site Plan Review (Chapter 19A) and Technical Standards for the Construction of Improvements (Chapter 22) ordinances of East Windsor Township regulating development in the Plan Area, except where specifically mentioned within the text of this Plan. In all situations where development regulations are not specifically addressed herein, the East Windsor Township Zoning and Land Use, Subdivision, Site Plan and Technical Standards for the Construction of Improvements regulations shall remain in effect. Final adoption of this Plan by the Township Council shall be considered an amendment of the East Windsor Zoning Map to establish the R-M3 Zone District.

7.2: Applicable Procedures:

a. Concept Plan. An applicant may apply to the Planning Board for concept site plan review prior to making a formal application to the Board. The specified supporting data and accompanying information shall be filed at the time of preliminary site plan application, all in accordance with the applicable section of Chapter 32B Land Subdivision and Site Plan Review.

b. Preliminary and Final Plans. Application for preliminary and/or final site plan approval shall be made under and in accord with all regulations and procedures as set forth in Chapter 32B Land Subdivision and Site Plan Review.

7.3: Nondiscrimination Provisions:

No covenant, lease, conveyance or other instrument shall be affected or executed by the East Windsor Governing Body or by a redeveloper or any of his successors or assignees, whereby land within the Plan Area is restricted by the Township Governing Body, or the redeveloper, upon the basis of race, creed, color or national origin in the sale, lease, use or occupancy thereof. Appropriate

covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use of any part of the Plan Area on the basis of race, creed, color or national origin.

7.4: Duration of the Plan:

The provisions of this Plan specifying the redevelopment of the Plan Area and the requirements and restrictions with respect thereto shall be in effect for a period of 30 years from the date of approval of this plan by the East Windsor Township Governing Body.

7.5: Completion of Redevelopment:

Upon the inspection and verification by East Windsor Township that the redevelopment within the Plan Area has been completed, a certificate of completion shall be issued to the redeveloper. All redevelopment agreements associated with the implementation of this Redevelopment Plan shall be in effect until the issuance of such a certificate.

7.6: Severability:

If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall 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 8: Summary of Compliance

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

a. *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 provides a definite relationship to local objectives regarding appropriate land uses, access to transportation and utilities, and other related public improvements.

b. *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.

c. *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.*

As noted, relocation, temporary or permanent, of residents and/or businesses displaced as a result of the implementation of this Redevelopment Plan are not foreseen although should any become necessary the Redeveloper will be required to take the necessary actions to provide the relocations as deemed necessary.

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

No parcels are required to be acquired as contemplated in this Redevelopment Plan.

e. *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.)*

This Redevelopment Plan is located contiguous with a border of an adjacent municipality in West Windsor. Since the existing Block 87 Lot 28.02 contains a contiguous area of wetland and related environmental constraints as a buffer and is not proposed to be removed, there are no impacts anticipated to the adjacent municipality. The Redevelopment Plan seeks to promote the New Jersey State Development and Redevelopment Plan, and the draft State Strategic Plan.

f. *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.*

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

g. *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 impacted by this Redevelopment Plan in fact many are to be established.

h. *Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.*

This Plan is furthering this effort since electric vehicle charging stations are a permitted accessory use in this plan and will be subject to review and approval of the reviewing Board at the time of site plan application.

Appendix

Conceptual Plan Illustrations

Resolutions:

- Governing Body Authorization for AIN Study
- Planning Board study and recommendations to the Governing Body
- Governing Body determination of AIN and directing Planning Board to prepare Redevelopment Plan