



COMMUNITY PLANNING  
LAND DEVELOPMENT AND DESIGN  
LANDSCAPE ARCHITECTURE

**B U R G I S**  
ASSOCIATES, INC.

Principals:  
*Joseph H. Burgis PP, AICP*  
*Edward Snieckus, Jr. PP, LLA, ASLA*  
*David Novak PP, AICP*

## MEMORANDUM

To: The Council of West Windsor Township  
West Windsor Division of Land Use  
From: David Novak PP, AICP  
Subject: Proposed ROM-3 Ordinance  
Summary of Changes  
Date: November 23, 2020  
BA#: 3442.19

### Introduction

The following memorandum provides an overview of the proposed zoning amendment regarding the ROM-3 Industrial District. Specifically, it provides an overview of:

1. The location of the existing ROM-3 District zone within the Township, as well as the uses which are presently permitted and conditionally permitted in that district;
2. The 2020 Land Use Plan's recommendation regarding the ROM-3 District, and;
3. A summary of the proposed ordinance amending the ROM-3 District.

## Existing Zoning

The ROM-3 District is presently located within the easterly portion of the Township along Princeton Hightstown Road, immediately adjacent to West Windsor's shared municipal boundary with the Township of East Windsor. The district encompasses only one (1) lot: Block 22 Lot 5. This property is presently vacant and is identified by municipal tax records as qualified farmland. See Map 1 and Map 2 for an overview of this location.

The ROM-3 District presently permits the following permitted and conditionally permitted uses:

### Permitted Uses

1. All those permitted uses as listed for an ROM-2 District, including:
  - a. Research, testing, analytical, and product development laboratories
  - b. General, corporate, administrative and professional offices
  - c. Computer centers
  - d. Limited manufacturing
  - e. Commercial recreation facilities within an existing or former warehouse building
  - f. Research office and limited manufacturing park developments
  - g. All farm and agricultural uses permitted in residential districts
  - h. Accessory uses and accessory buildings
  - i. Building, structures, and uses owned and operated by the Township
  - j. The conversion of existing residential structures to office uses
  - k. Veterinary clinics
  - l. Single-family detached dwellings in existence as of the date of the adoption of Ord. No. 2020-19
2. Research-office limited manufacturing park developments

### Conditional Uses

1. Any use permitted by condition in an ROM-2 District, except § 200-212B(3) and § 200-212B(4):
  - a. Transmission lines
  - b. Public utilities
  - c. Nursing homes

## 2020 Land Use Plan

The Township adopted its most recent Land Use Plan Element of the Master Plan on February 12, 2020. Section 3.3.1 of this 2020 Land Use Plan provides several recommendations and proposed changes to the ROM-3 District (see page 59). Specifically, the following is noted:

*It is recognized that this land use category serves as one of the main gateways to the Township. Presently, it is largely undeveloped yet nevertheless has excellent potential for future regionally-oriented economic development due to its access to Route 571 and the Hightstown Bypass (NJ Route 133). It is also recognized that this land use category is adjacent to well-established residential neighborhoods.*

*As such, it is the intent of this land use category to promote a high-quality level of development at a scale that will also provide substantial compatibility with the residential and agricultural nature of the surrounding area, as well as protect any associated existing or proposed areas of Township Greenbelt. Future development in this area should limit both environmental impacts and potential conflicts with surrounding neighborhoods to the greatest degree possible.*

*In addition to the above, it is recommended that the list of permitted uses within the ROM-3 District be expanded to include self-storage and warehousing. It is further recommended that a minimum lot size of twenty-five (25) acres be established for warehousing uses.*

## Summary of Proposed Changes

Pursuant to both the recommendation offered by the Township's 2020 Land Use Plan as well as the draft Settlement Agreement with Atlantic Realty, a draft ordinance has been prepared to amend the ROM-3 District.

The following general summary is offered. See Maps 3 and 4 for front, side, and rear lot line delineations.

### 1. Permitted Uses

The draft ordinances establishes three (3) new uses for the ROM-3 District:

- a. Warehousing and distribution facilities.
- b. Finishing and assembly of products.
- c. Self-storage facilities.

### 2. Minimum Lot Size

While the draft ordinance does not modify the existing minimum lot size requirement for the ROM-3 District, it does establish an additional minimum lot size requirement of twenty-five (25) acres for warehouse and distribution facilities.

### 3. Side Yard Setbacks

The ROM-3 District presently establishes a side yard setback of forty (40) feet. The draft ordinance proposes to adjust this setback requirement as such:

- a. For buildings less than or equal to forty (40) feet in height, the draft ordinance establishes a side yard setback of twenty-five (25) feet.
- b. For buildings greater than forty (40) feet in height, the draft ordinance establishes a side yard setback of forty (40) feet.
- c. For warehouse and distribution facilities, the draft ordinance establishes a setback of three hundred (300) feet from the westerly boundary line of the ROM-3 District.

### 4. Yards Abutting Residential Districts

The draft ordinances further establishes that the above yards (except for the established 300-foot setback for warehouse and distribution facilities) be increased by twenty-five (25) feet in those instances where they abut, in whole or in part, a residential zone district or lot line.

### 5. Floor Area Ratio (FAR)

The ROM-3 District presently establishes FARs which vary from 0.22 to 0.40. The draft ordinance proposes to eliminate the district's FAR standard.

### 6. Building Heights

The following building heights are established in the ROM-3 District:

- a. The draft ordinance establishes a maximum building height of three (3) stories and forty-five (45) feet for all uses except warehouse and distribution facilities. This is consistent with the ROM-3 District's existing height regulation.
- b. The draft ordinance establishes a maximum building height of (2) stories and forty-five (45) feet for warehouse and distribution facilities.

### 7. Performance Standards

The draft ordinance establishes that the performance standards set forth in Part 1, Site Plan Review shall apply to all uses permitted in the ROM-3. However, a number of modifications are provided to those standards. These are summarized below.

- a. The draft ordinance establishes that the provisions of Section 200-36.1 shall not apply to warehouse and distribution facilities. Those provisions will apply to all other uses, except that sidewalks in the ROM-3 may be constructed of impervious materials. For reference, this section typically establishes that impervious surfaces be used for all drives and

parking areas except as otherwise required, and pervious surfaces be used for all other paved areas, including sidewalks, trails, courtyards, and other site amenities.

- b. The draft ordinance establishes that the provisions of Section 200-28.D(1) shall not apply. For reference, this section typically permits the collective provision of off-street parking and loading facilities by two or more buildings or uses located on adjacent lots.
- c. The draft ordinance permits parking and loading between the fronts of buildings and the street line. However, no parking is permitted within any landscaped buffer.
- d. The draft ordinance permits aisles for the movement and circulation of vehicles in all yard setback areas. However, no aisle, except those required for access into and out of the site, is permitted in a required landscaped buffer.
- e. The draft ordinance permits trailer parking spaces and loading docks within building yard setbacks for warehouse and distribution facilities.
- f. Existing trees may be removed in accordance with all outside agency regulations and pursuant to site plan approval.
- g. Bicycle parking shall not be required for warehouse and distribution facilities.

## 8. Landscape Buffers

The draft ROM-3 ordinance establishes a variety of required landscaped buffers. These are summarized as follows:

- a. Parking lots shall maintain a twenty-five (25) foot minimum grassed or landscaped separation on each lot to an adjoining lot, except that a seven and one-half (7.5) foot minimum grass or landscaped separation on each lot may be provided in those instances where a warehouse and distribution facility abuts an adjacent warehouse and distribution facility.
- b. The draft ordinance requires that a landscape buffer of seventy-five (75) feet be provided at the street line.
- c. For warehouse and distribution facilities, the draft ordinance requires a landscape buffer of one hundred (100) feet from the westerly boundary line of the ROM-3 District.
- d. No parking or loading shall be permitted in a landscape buffer.
- e. Yard requirements shall be deemed to be counted as part of the landscape buffer area. Where yard areas are less than the required buffer area, they shall be increased accordingly.

- f. No parking or loading shall be permitted in a landscape buffer.
- g. Suitably landscaped and bermed stormwater basins in the ROM-3 District may be located within any yard setbacks or landscaped buffers required by this Chapter, provided that a maximum of fifty percent (50%) of the basin may be located within the buffer area.