STATE PLANNING COMMISSION INITIATED
Proposed Minor Map Amendment

Princeton

33.8 Acres
Existing designation - PA 3, Fringe Planning Area
Proposed designation - PA 2, Suburban Planning Area
100% Affordable Housing
Procedure - SPC Initiated PM Amendments

- Current rules allow for the SPC to self-initiate map changes in limited circumstances

- “... N.J.A.C. 5:85-8.3...the SPC may initiate amendments to the Map based on new information related to the goals, strategies, policies and delineation criteria of the State Plan provided that the new information alters assumptions that were the basis for adopting the State Plan Policy Map for a particular area or areas.

- Other methods to change the map include Plan Endorsement Petitions / Requests from State Agencies & Landowners. Princeton will be seeking PE for the entire municipality and extend Regional Center

- Today, asking the SPC for permission to conduct a public hearing in Princeton - Date TBD

- After the public hearing, OPA will prepare a recommendation memorandum which will include the public comments and at a future meeting the SPC will determine if the map amendment is warranted
Princeton is located in Mercer County

Area: 18.4 Sq. Miles
Population: 28,572
33.8 Acres is designated Planning Area (PA) 3 or Fringe since the last adoption of the State Plan in 2001

The area is within the sewer service area - Stony Brook Regional Sewer Authority River Road STP

Part of the Mercer County Wastewater Management Plan that was submitted in 2013

Water served by NJ American Water

Current zoning - all lots proposed are in the S-2 zone (service district - nonresidential uses: retail, office, service stations); Block 901, Lot 21 has an overlay zoning of AH-3 (affordable housing - providing 100% affordable unit development)

Minimum environmental constraints

100% Affordable Project - 64 of 65 units
1 unit for on-site building manager
Total 65 units
Staff Seeking permission to conduct public hearing in Princeton