

**ORDINANCE NO. 2022-11  
TOWNSHIP OF EAST WINDSOR  
COUNTY OF MERCER**

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XX,  
“ZONING,” SECTION 20.20002, “ZONING MAP,” TO REZONE SEVERAL  
PROPERTIES FROM “R-O” RESEARCH OFFICE DISTRICT TO “R-O2”  
RESEARCH OFFICE 2 DISTRICT, OF THE REVISED GENERAL  
ORDINANCES OF THE TOWNSHIP OF EAST WINDSOR**

**WHEREAS**, the 2022 Master Plan Re-examination Report, dated July 18, 2022, was prepared by the East Windsor Township Planning Board and adopted on August 15, 2022, in accordance with New Jersey Municipal Land Use Law (MLUL); and

**WHEREAS**, pursuant to N.J.S.A. 40:55D-89D of the Municipal Land Use Law, the Planning Board identified in Section 6 Item 3, portions of the northwesterly area of the Township along Old Trenton Road (County Route 535) and Princeton Hightstown Road, as well as on One Mile Road and North Main Street, recommended to be rezoned from the current R-O zone designation.; and

**WHEREAS**, the Township’s objective for this rezoned area, is to continue to promote scientific, research, product development and office uses while refining the uses by removing warehousing facilities as a principal use to protect the area from the cumulative potentially detrimental impacts of extensive trucking activities and large truck trips; and

**WHEREAS**, pursuant to the 2022 Master Plan Re-examination Report recommendations, the Township desires to implement this proposed rezoning to further these objectives for portions of the R-O Research Office Zones for specific properties west of the intersection of Princeton Hightstown Road and Old Trenton Road and further east along Princeton Hightstown Road and specific properties fronting on One Mile Road and North Main Street; and

**WHEREAS**, it is the objective to limit new warehouse buildings to locations closer to major highway interchanges and arterial or collector intersections along Route 133 and the Interchange 8 of the New Jersey Turnpike; and

**WHEREAS**, to implement these recommendations, portions of the current R-O-Research Office Zone are to be rezoned in several locations into the R-O2 Research Office 2 Zone district.

**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.** The map entitled “Zoning Map, East Windsor Township, Mercer County, NJ,” last dated February 3, 2017, is revised to amend certain portions of the R-O2 Research Office District, as follows:

The following properties as designated on the Township of East Windsor tax maps, located in the R-O Research Office District, are to be rezoned to the R-O2 Research Office 2 Zone District:

Block	Lots
1	1, 2, 3, 4, 5, 5.01, 5.02, 6, 7
3	2, 2.01, 3.01, 4, 7, 8, 10, 11, 13
5	1, 11
5.01	1,11,13.03,16, 17, 18, 19, 20, 21
9.01	2
11.01	5
63	6, 8, 9, 10.02, 10.03, 51, 117, 118
63.01	1, 2, 4, 5, 6, 7, 27, 32, 34, 35, 36
63.04	5, 69

The remaining properties currently in the R-O Research Zone not listed above shall remain in the R-O Zone. This rezoning applies only to the R-O Zone designation for these lots and shall have no effect on any overlay zoning that may be applicable to the lots identified in this amendment:

**SECTION 3. Repealer.** All ordinances or resolutions or parts thereof inconsistent with this ordinance are repealed to the extent of such inconsistency.

**SECTION 4. Severability.** If any section, subsection, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this ordinance.

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

**ATTEST:**

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**ALLISON QUIGLEY**  
Municipal Clerk

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**JANICE S. MIRONOV**  
Mayor

Introduced:  
Adopted:  
Effective: