

# STATE PLANNING COMMISSION INITIATED

## Proposed Minor Map Amendment

### Princeton

*33.8 Acres*

*Existing designation - PA 3, Fringe Planning Area*

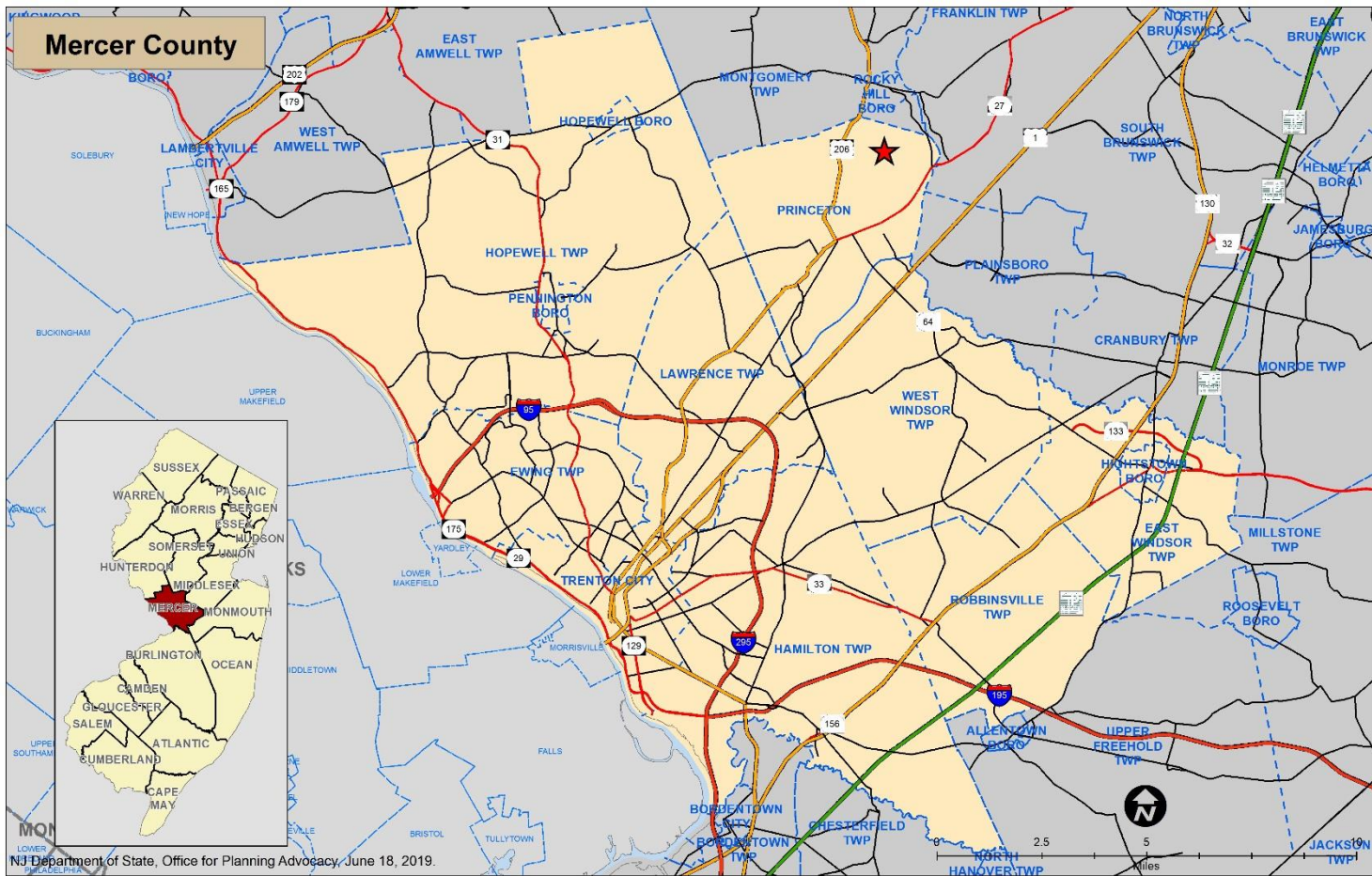
*Proposed designation - PA 2, Suburban Planning Area*

*100% Affordable Housing*

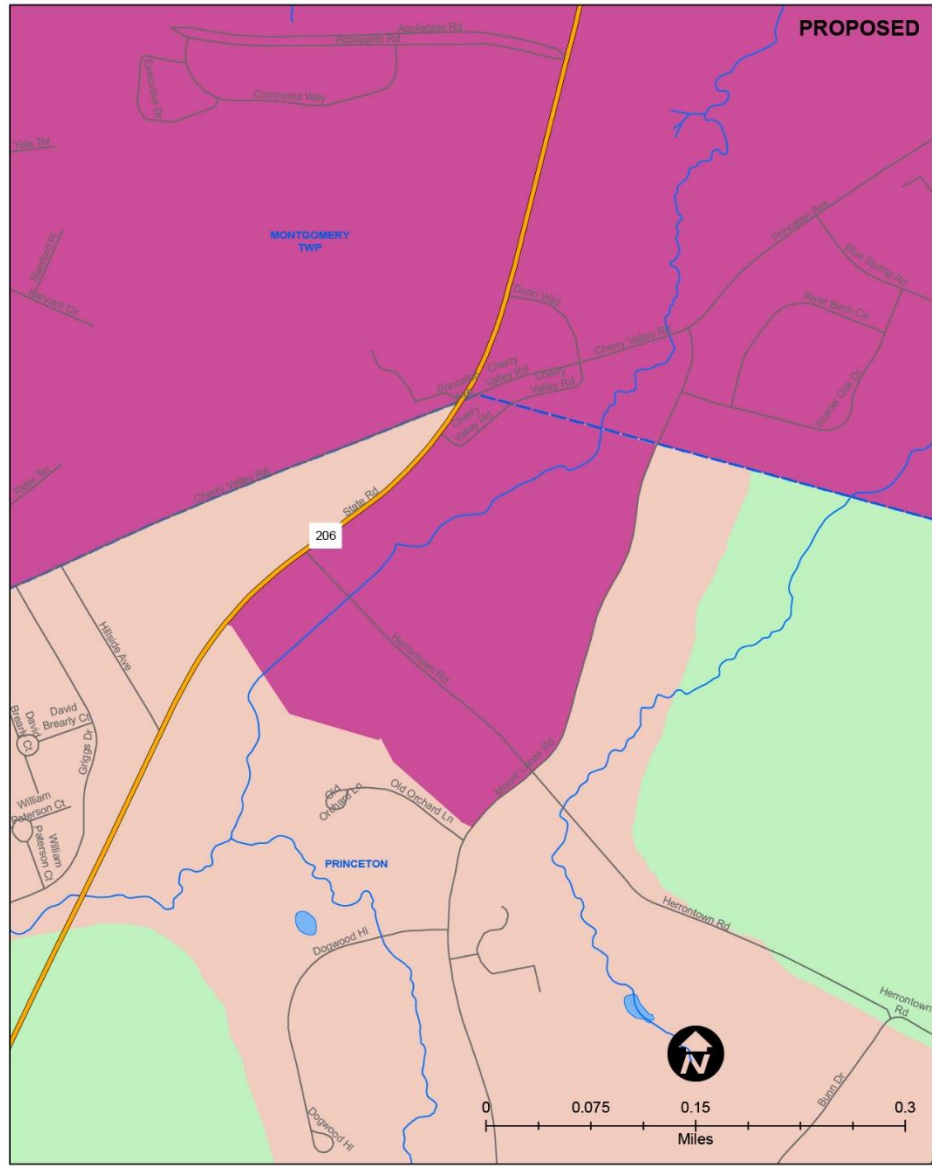
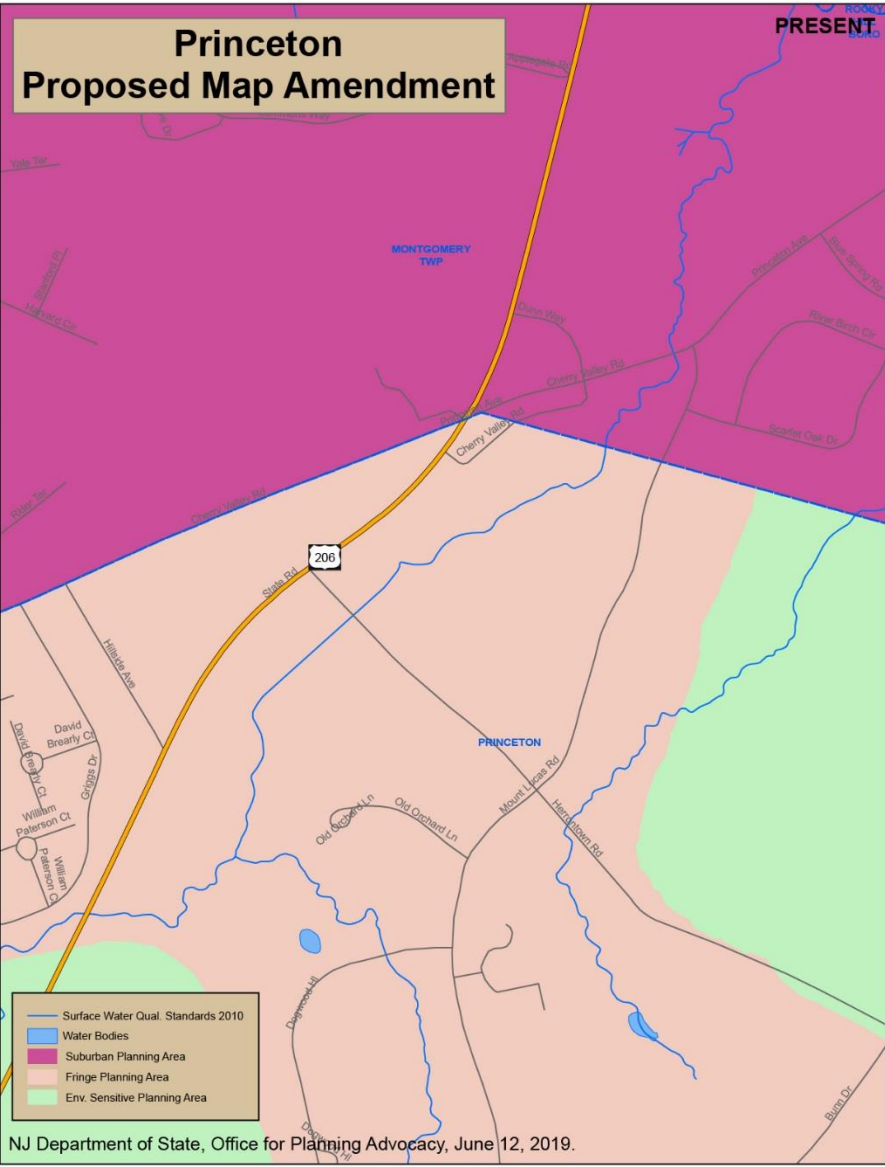
# Procedure - SPC Initiated PM Amendments

- ❖ **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**

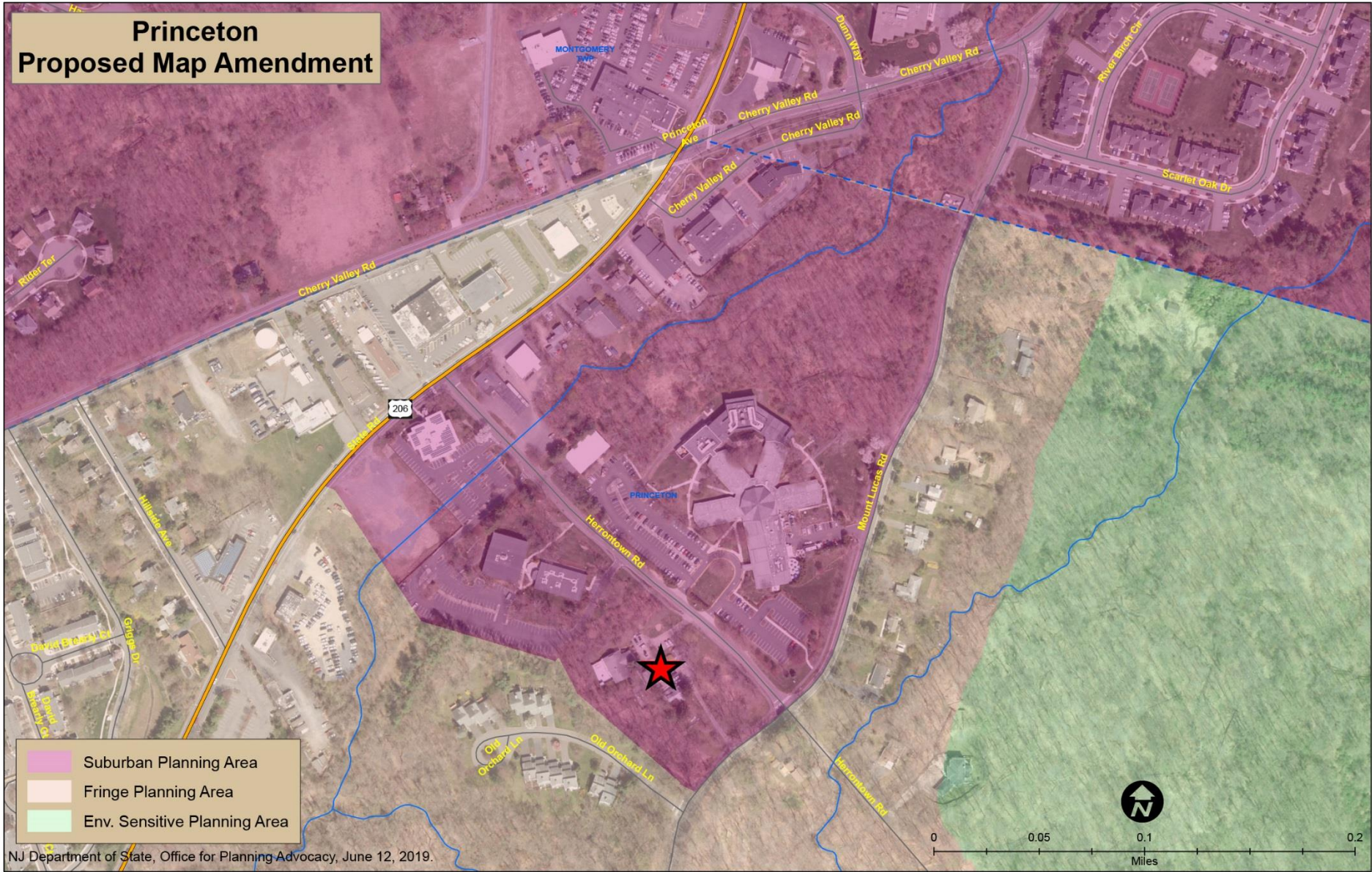
# Princeton is located in Mercer County



Area: 18.4 Sq. Miles  
Population: 28,572



# Princeton Proposed Map Amendment



- Suburban Planning Area
- Fringe Planning Area
- Env. Sensitive Planning Area

# Background Information

- ▶ 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