

**TOWNSHIP of EWING**  
**MASTER PLAN REEXAMINATION REPORT**

*January 2025*

*- Adopted as revised March 6th 2025*

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## I. Preface / Introduction

Municipalities in New Jersey are required by law to review their Master Plan every ten years. The Township of Ewing, located in Mercer County, last adopted a Master Plan in 2006, with the most recent reexamination conducted in 2013.

This document serves not as a replacement of the Township's Master Plan, but as a review of the status of the Plan's objectives. It outlines policy and ordinance changes since the Master Plan's adoption, identifies objectives for the future, and recommends adjustments in response to market pressures and new information.

The report is organized into five sections, answering the five statutory questions required for a Master Plan reexamination:

1. **Major Problems and Objectives Related to Land Development:** An assessment of the objectives from the 2006 Master Plan and the 2013 Reexamination. (NJSA 40:55D-89a)
2. **Status of Problems and Objectives:** A discussion on whether the issues identified in the 2006 Master Plan and 2013 Reexamination have improved or worsened. (NJSA 40:55D-89b)
3. **Changes in Assumptions, Policies, and Objectives:** A review of changes in planning assumptions, policies, and objectives from 2006 to today. (NJSA 40:55D-89c)
4. **Recommendations for Changes to the Master Plan or Development Regulations:** A detailed list of suggested modifications. (NJSA 40:55D-89d)
5. **Incorporating Redevelopment Plans into the Master Plan:** A review of current redevelopment plans and their integration into the Master Plan. (NJSA 40:55D-89e)

This document is a key step in Ewing's ongoing process of comprehensive planning. Over the coming year, further revisions to the Master Plan and Land Development Ordinance are anticipated. With regional market conditions and redevelopment opportunities, it remains crucial for Ewing to continuously assess its policies through the Master Plan and its ordinances to capitalize on opportunities while preserving and enhancing community character.

Additionally, as part of the reexamination process, specific ordinances will be evaluated for potential revision, and maps with outdated or incorrect information will be updated.

**Appendices** contain supplementary background information referenced in the report.

## **Local Influences**

Ewing Township is confronting several key challenges and opportunities, which are shaping this update:

1. **Community Center Rebuild:** The Ewing Senior and Community Center (ESCC) was severely damaged by a fire in September 2022. Plans are close to being finalized and permits released for a new facility that incorporates modern amenities and sustainable features, such as a green roof and rain gardens. The new center will serve as a vital hub for community activities, directly connected to the Ewing Town Center via walking trails and passive recreational spaces.
2. **Sustainability and Environmental Concerns:** Ewing Township is prioritizing sustainable development practices in its Master Plan, including energy-efficient systems, green infrastructure, and open space preservation. The Township's Parks, Open Spaces & Public Places Plan will be developed to balance development with environmental stewardship, such as, but not limited to addressing issues such as stormwater management and promoting biodiversity through green roofs and permeable pavements to facilitate groundwater recharge.
3. **Economic Development and Zoning:** The Township is exploring new economic opportunities by collaborating with investors and residents. Updates to zoning ordinances are part of this effort, aimed at facilitating sustainable development and ensuring that community standards are maintained.
4. **Public Participation and Planning:** Public input is essential in shaping the planning process. This collaborative approach ensures that the updated Master Plan will reflect the needs and aspirations of Ewing's residents.
5. **Zoning and Property Maintenance:** Communities that grew up as inner-ring suburbs to metropolitan areas are often faced with non-conforming sites and often a peculiar mix of nonconforming uses. Balancing the need for economic growth and affordability for small businesses, bringing properties closer to conformity is a huge endeavor that at times puts property rights against community-wide interests. The Township is exploring opportunities to build capacity in the service of the business community while educating those long term property owners in the true economic benefits of enhance property maintenance and upgrades.
6. **Evolving Interests:** Society is changing everyday due to the breakneck speed of technological advances that socially the populous cannot seem to keep in front of mentally thus causing political strife and demands of government that are difficult. The ever-changing face of business, demographics and immigration shifts, and political discourse amongst other things is pushing the Township to be creative amidst the inflexibilities of code and the associated laws that do not keep up with these demands.



These initiatives highlight Ewing Township's commitment to rebuilding community facilities, promoting sustainability, and fostering economic development through thoughtful planning and public engagement.

### **State, National, and Global Market Influences**

#### *- Market Influences*

1. **Economic Growth:** New Jersey's economy, particularly in Central Jersey and the Northeast Corridor, benefits from proximity to major metropolitan areas like New York City and Philadelphia. The state's diverse economy, including sectors such as finance, pharmaceuticals, and technology, supports continued growth. The Trenton/Mercer Airport @ Ewing will further bolster this growth once its new terminal is completed.
2. **Employment and Wages:** The state's labor market is recovering post-pandemic, with growth in healthcare, logistics, and manufacturing sectors. Challenges remain in achieving equitable wage growth and addressing disparities in unemployment.

#### *- Regulatory Environment*

1. **Tax Policies:** New Jersey's high property and business taxes impact investment decisions. While tax reforms are being discussed, significant changes are unlikely. The Township's use of redevelopment strategies has provided some relief, but developers will continue to pass along these incentives to tenants.
2. **Environmental Regulations:** Strict environmental regulations affect industries, particularly in manufacturing and energy. These regulations aim to balance economic growth with environmental protection but often impose rigid demands and high costs that are challenging.

#### *- National Market Influences*

1. **GDP Growth:** The U.S. economy's health, reflected in GDP growth, affects consumer confidence and spending. Moderate growth, driven by consumer spending and government investment, supports development in Ewing, particularly in areas like the Town Center.
2. **Interest Rates:** The Federal Reserve's high-interest rate policy is aimed at controlling inflation. While inflation has decreased from its mid-2022 peak, it remains above target. This environment impacts borrowing costs and economic development plans in Ewing. Strategic financial planning will be essential for managing the impact of these rates on public projects.

- *Global Market Influences*

1. **Global Supply Chains:** Disruptions in global supply chains, exacerbated by events like the COVID-19 pandemic and geopolitical tensions, affect the availability of goods and raw materials, influencing prices and production worldwide.
2. **Emerging Markets:** Growth in emerging markets presents opportunities for business expansion but also poses risks due to political instability and regulatory challenges. Ewing Township should monitor the cannabis industry's impact on the local economy and support ancillary markets that could emerge.

- *Geopolitical Factors*

1. **Trade Wars:** Ongoing trade tensions, such as those between the U.S. and China, create uncertainty in global markets, with potential effects on commodity prices and trade patterns.
2. **Regulatory Changes:** International regulatory changes, such as new environmental or data privacy standards, affect multinational corporations and their operations worldwide.

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The initiation of this reexamination report provides an opportunity to reassess Ewing Township's future. The report addresses more than the statutory requirements, aiming to integrate best practices to position the Township for long-term success in the market.

The primary purpose of a reexamination report is to assess changes within the municipality and determine if the Master Plan and related development regulations remain relevant. As discussed, this report identifies significant changes since the 2006 Master Plan and 2012 Reexamination suggests ways to leverage Ewing's unique qualities for long-term policy development. An updated Master Plan will ensure that Ewing's growth aligns with the community's needs and preserves its character for future generations.

## **//. Major Issues & Objectives in the 2006 Master Plan**

The goals and objectives of the 2006 Master Plan, which were deemed relevant for Ewing Township's future, include those carried over from the 1999 Reexamination Report and new goals introduced as necessary. These objectives reflect the Township's long-term vision for growth, development, and sustainability. The primary themes from the 2006 Master Plan focus on preserving the community's character, promoting balanced development, and enhancing economic, housing, transportation, and open space opportunities. They are summarized as follows;

### **1. Land Use**

**Goal:** Promote balanced development that maintains Ewing's character while accommodating growth.

**Objectives:**

- Support infill housing consistent with the scale and character of existing neighborhoods.
- Minimize traffic impacts on residential streets and provide effective buffering from non-residential properties.
- Address pressures on neighborhoods caused by the lack of student housing at The College of New Jersey, particularly with respect to rental housing issues.
- Ensure zoning regulations are updated to address potential conflicts in land uses and encourage neighborhood integration.

### **2. Housing**

**Goal:** Increase housing options and improve existing neighborhoods to meet the needs of diverse populations, particularly for pre-retirement, retirement, and elderly residents.

**Objectives:**

- Encourage mixed-use development within proximity to essential goods and services.
- Support active adult housing options through appropriate zoning adjustments.
- Foster a sustainable rehabilitation program using available funding, such as the Affordable Housing Trust Fund, to revitalize older housing stock.
- Promote housing diversity through zoning changes that support second-story apartments in mixed-use developments.

### **3. Economic Development**

**Goal:** Expand the Township's economic base to support municipal services.

**Objectives:**

- Continue redevelopment of key corridors, especially Olden Avenue, and sites such as the General Motors and Naval Warfare Center properties.
- Encourage redevelopment projects that enhance the Township's tax base while aligning with community character.
- Pursue Transit-Oriented Development (TOD) to capitalize on the potential of transit hubs like the Trenton-Mercer Airport and the West Trenton Train Station.

**4. Transportation**

**Goal:** Enhance mobility, safety, and accessibility for all transportation modes.

**Objectives:**

- Improve alternative routes and expand the road network to alleviate congestion and better connect regional traffic flows.
- Separate commercial and industrial traffic from residential neighborhoods.
- Promote multi-modal transportation systems, including biking and pedestrian corridors, and enhance public transit options, particularly for the college community.

**5. Open Space & Recreation**

**Goal:** Preserve and enhance open space, creating linkages through greenways to promote accessibility.

**Objectives:**

- Develop a network of greenways linking parks, streams, and recreation facilities across the Township.
- Continue efforts to preserve environmentally sensitive areas and flood plains.
- Encourage public-private partnerships to secure open space through land acquisition and development incentives.

**6. Sustainability**

**Goal:** Promote environmentally responsible development and renewable energy initiatives.

**Objectives:**

- Integrate smart growth principles and "green" design technologies into new developments and redevelopment projects.

- Support energy-efficient building practices and renewable energy use across residential and commercial sectors.
- Strengthen partnerships with local, state, and federal agencies to enhance environmental protections.

## 7. Historic Preservation

**Goal:** Preserve properties of historical significance to the Township.

**Objectives:**

- Identify and protect historically significant properties, including those on national and state registers.
- Encourage the designation of historic districts and landmarks with community input and approval.
- Enhance regulatory protections to prevent the demolition of significant historical structures.

## 8. Community Facilities

**Goal:** Ensure the Township's infrastructure and facilities meet current and future needs.

**Objectives:**

- Develop a comprehensive Capital Improvement Plan to upgrade roads, utilities, parks, and public facilities.
- Coordinate zoning decisions with educational facility planning to avoid adverse impacts on school systems.
- Accommodate a growing population by expanding recreational spaces and senior services.

## 9. Conservation & Open Space

**Goal:** Identify and protect environmentally sensitive lands while preserving areas of open space.

**Objectives:**

- Promote the acquisition of lands for preservation, particularly in floodplains and sensitive environmental zones.
- Support the expansion of the Ewing-Lawrence Greenway Loop and other regional conservation efforts.
- Enhance floodplain protections through mitigation plans and strategic land acquisitions.

## 10. Utilities

**Goal:** Maximize the use of existing utility systems and continue to upgrade infrastructure.

**Objectives:**

- Upgrade aging utility infrastructure to accommodate new development.
- Expand stormwater management systems in line with New Jersey Department of Environmental Protection (NJDEP) standards.
- Partner with neighboring municipalities for regional stormwater management solutions to benefit the Township and surrounding areas.

## 11. Recycling and Waste Management

**Goal:** Promote sustainable waste management practices.

**Objectives:**

- Continue to implement mandatory recycling programs for multi-family and non-residential properties.
  - Support state and local efforts to meet recycling goals as outlined by the NJDEP New Jersey Statewide Solid Waste Management Plan.
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### **III. Extent to Which Issues & Objectives Have Been Reduced/Increased**

#### *Growth and Development*

Growth continues along the Interstate 95 corridor, creating opportunities for future development within Ewing Township. Improvements to the transportation network position the Township for significant success, similar to the post-World War II suburbanization era. Progress is evident along Olden Avenue with several infill projects, and the Township is actively pursuing the redevelopment of the General Motors and Naval Warfare centers. Public-private and public-public partnerships remain essential for effective planning and implementation, especially in areas with major transportation facilities.

#### **Roadway Design:**

The Olden Avenue Redevelopment Plan and Mercer County's improvements to CR-636 (Parkside Avenue) have addressed some transportation challenges. However, the inclusion of bike lanes, crosswalks, sidewalks, and pavement markings continues to require attention. The Capital Improvement Program drives this effort, and with input from the Planning Board and its professionals prior to Council approval, will ensure practical and feasible design details.

#### **Parks and Recreation:**

Progress has been made in park maintenance and addressing redevelopment opportunities, but some park spaces remain underutilized and could be better designed to serve Township residents even if just passively. The Open Space and Recreation Element of the 2006 Master Plan should be updated to reflect the latest public open space inventory and population estimates.

#### **Land Development Ordinance:**

Changes to the Township's Land Development Ordinance that protect and enhance community character, while coordinating new development is critical to the Township's continued revitalization efforts.

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#### Community Vision

**Goal:** Enhance Ewing Township's sense of place by fostering economic vitality and community activity through well-designed land development that aligns with established land use patterns and preserves the Township's unique suburban and urban landscapes.

#### **Analysis:**

While significant efforts have been made in redevelopment, the necessary ordinances to implement the Master Plan's recommendations have not yet been implemented. Further

review and amendments to the zoning code are required to protect the character of Township neighborhoods.

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## Land Use

### **Progress:**

Ewing Township has made progress in managing growth through zoning updates and mixed-use developments.

### **Challenges:**

Pre-existing non-conforming properties continue to encroach upon established areas, creating pressure to support incompatible uses.

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## Housing

### **Progress:**

Several affordable housing projects have been completed, meeting the Township's fair share housing obligation.

### **Challenges:**

Rising housing costs and a shortage of senior housing require action for the next round of affordable housing development.

### **Sustainable Rehabilitation Program:**

The Township is advancing the goal of a sustainable rehabilitation program.

### **COAH Third Round Obligation:**

Affordable housing initiatives continue to meet the Township's COAH obligations.

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## Circulation

### **Progress:**

The Township and County have implemented pedestrian safety measures and expanded bike lanes.

### **Challenges:**

Traffic congestion and limited east-west transit connectivity require further investment, particularly along Olden and Parkway Avenues.



## Historic Preservation

**Goal:** Preserve properties of historic significance.

**Analysis:**

Additional efforts are needed to enhance historic preservation while capturing the area's rich history and nearby tourist attraction within the region.

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## Community Facilities

**Goals:**

The Township continues to address the current and future needs for community facilities, coordinate land use with educational needs, and ensure public services are available for growing populations.

**Analysis:**

The new community center will be a great addition to the Township's facilities.

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## Conservation & Open Space

**Progress:**

The Township has supported parks, trail networks, and preservation partnerships.

**Challenges:**

Ongoing challenges include the maintenance of existing facilities and securing funds for open space improvements.

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## Sustainability

**Progress:**

Ewing has adopted ordinances promoting solar energy, stormwater management, and energy-efficient construction. Initiatives such as community solar projects and energy-efficient street lighting have shown measurable benefits. Environmental education programs have been introduced to engage residents.

**Challenges:**

There is a need for more emphasis on green infrastructure and climate adaptation, particularly in response to flooding, heat island effects, and aging infrastructure. The Township should prioritize renewable energy, tree canopy coverage, and resilience strategies within zoning ordinances.

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### **Summary Planning Analysis:**

- **Preserve Residential Neighborhoods:**  
The Township is working to minimize traffic impacts on residential streets, but zoning ordinances need revision, especially regarding collegiate rental units and their effects on single-family residential neighborhoods. Revisions to the zoning ordinance will also benefit property owners who seek to improve their properties on lots that may not meet the requirements of the zone yet are within the predominant characteristic of the neighborhood.
- **Increase Housing Options for Seniors:**  
Progress continues in providing more housing options for pre-retirement, retirement, and elderly residents. This should be iterated in more detail within the Township's fourth round Affordable Housing Plan despite the Township's ability to gain "credit" for them.
- **Support Rehabilitation of Older Neighborhoods:**  
The Township remains committed to this goal and has expanded their efforts through the affordable housing trust fund to create an affordable housing rehabilitation program administered as part of its Affordable Housing Plan.
- **Expand the Economic Base:**  
Efforts to expand the Township's economic base to support municipal and educational services continue. While the majority of its economic base lies within the Olden Avenue corridor, the township is creating an entirely new market within the Town Center / West Trenton area. The pressures on the West Trenton area continue to mount as State-owned may be released for sale as surplus, namely, the Jones Working Farm facility and the Katzenbach School for the Deaf. While Katzenbach is prime spot immediately adjacent to the Town Center, the Jones Farm is along the highway and its development could negatively impact the Township.
- **Analyze Existing Land Use Patterns:**  
Progress is ongoing, but more work is needed along state highways, county facilities like Trenton-Mercer Airport, and the zoning around The College of New Jersey (TCNJ) to accommodate future college expansion and integrate it into the community. Facilities such as the Jones Working Farm, Katzenbach School for the Deaf, and the Knight farm are also opportunities to work with the State of New Jersey on preservation and careful repurposing should these properties become available.
- **Ensure Adequate Buffering of Airport Facilities:**  
The Township has been working with Mercer County to address zoning and economic growth issues related to the airport. Supporting economic vitality of the airport while protecting the township neighborhoods is a careful balance.
- **Provide Alternative Routes for Regional Traffic:**  
The Township continues to advance this goal, particularly in redevelopment

planning. Separating commercial/industrial traffic from residential areas is ongoing, with continued efforts to protect residential neighborhoods.

- **Combine Circulation and Land Use Objectives:**  
Efforts continue, though more needs to be done to integrate all modes of transportation, especially bike and pedestrian accommodations. While more work is needed to Develop Pedestrian Corridors and Bikeways establish meaningful pedestrian and bike connections within Ewing, continued collaboration with the county of Mercer has shown to be of great benefit to users of all roadways in the Township..
- **Enhance Open Space and Greenways:**  
The Township is committed to prioritizing the preservation of open space and enhancing connections between parks to create greenways, and protecting environmentally sensitive lands such as floodplain and wetlands areas.
- **Parks Planning:**  
The Township continues to work with Recreational Commission to identify opportunities and analyze the changing needs of the community as demographics change.
- **Maximize Utility Systems:**  
The Township continues to work with regional entities such as the Ewing Lawrence Sewage Authority and Trenton Waterworks to improve our aging utility infrastructure.
- **Stormwater Management:**  
Stormwater management continues to be supported, though Shabakunk Creek improvements require ongoing attention in both maintenance and upgrade.
- **Promote Recycling Activities:**  
The Township continues to encourage recycling and environmental initiatives.

#### **IV. Significant Changes in Assumptions, Policies, and Objectives**

**NJSA 40:55D-89c:** This section outlines significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, recycling, and changes in state, county, and municipal policies.

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##### Local Changes

The administration in Ewing has introduced significant changes to the Township's administrative and land-use policies. A key priority under the Mayor's leadership is the improvement of parks and the Capital Improvement Program, with a strong focus on redeveloping the General Motors and Naval Warfare Center sites in West Trenton.

A primary shift in assumptions revolves around community design. While not a drastic change, there is now a stronger emphasis on an integrated, form-based approach to planning and development, prioritizing value-added design integration over traditional land use. Ewing seeks to protect its established neighborhoods while creating a new identity within major redevelopment projects.

Sustainability continues to be a cornerstone, building upon the 2006 Master Plan. This includes balancing development with sustainable practices, such as minimizing energy consumption, using green building systems (e.g., LEED, Green Globes), and integrating green infrastructure elements like green roofs, rain gardens, and bio-swales. Ewing's parks will serve multiple purposes: meeting recreational needs and addressing water quantity (flood mitigation) and quality issues.

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##### County Changes

Mercer County has taken a proactive stance in addressing innovative design, particularly in its transportation network. County leadership has advocated for a "complete streets" approach, emphasizing collaboration with municipalities on land-use planning.

For Ewing, this approach offers opportunities, especially regarding County roads that form the core of the local roadway system. The County airport is another key asset, providing Ewing with excellent access while shaping the community's character. Redevelopment efforts can capitalize on this by integrating context-sensitive design into new developments.

The County has also advanced open space planning, including off-road trail networks such as the Lawrence-Hopewell Trail. Ewing's own potential asset, the Ewing-Lawrence

Greenway, offers opportunities for collaboration with the County. Additionally, linking the Ewing Community Center to adjacent redevelopment areas, including the General Motors site and Katzenbach School, will provide non-motorized transportation options—an essential element for the Community Center’s success.

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## State Legislative Changes

### *Municipal Land Use Law (MLUL)*

Several amendments to the MLUL are particularly relevant to Ewing:

- **Green Buildings & Environmental Sustainability Plan Element (2008):** The MLUL now encourages municipalities to incorporate green building and sustainability practices into their master plans, including renewable energy systems and resource conservation. Ewing should explore adopting this element.
- **Wind and Solar Facilities (2009-2010):** The MLUL allows wind and solar facilities as permitted uses on industrial parcels larger than 20 acres, recognizing them as inherently beneficial. Ewing is considering local amendments to accommodate such facilities.
- **Abolishment of Time of Decision Rule (2010):** The MLUL now favors developers by ensuring that zoning in place at the time of application submission governs development reviews, requiring municipalities to stay current with zoning ordinances.
- **Revised State Development & Redevelopment Plan:** The New Jersey State Planning Commission is working toward adopting a new version of the State Development and Redevelopment Plan, which coordinates planning activities in areas like land use, housing, economic development, transportation, and environmental conservation.
- **Stormwater Management Rules:** New Jersey’s stormwater management rules require municipalities to implement plans that reduce pollutants and address both new and existing stormwater runoff. Ewing must comply with these requirements in future development.
- **New Jersey State Energy Master Plan (2008):** This plan outlines strategies to reduce carbon emissions by 20% by 2020 through energy efficiency, clean energy development, and energy cost control. Ewing’s existing initiatives support this plan, but a formal Township strategy has not yet been established.
- **Model Buffer Ordinances (2024):** Recent legislation (Bill A1301) allows municipal master plans and zoning ordinances to be consistent with model buffer ordinances, providing guidelines for buffer zones around certain land uses.
- **Warehouse Siting Model Ordinance (2024):** Another recent bill (S2843) requires the State Planning Commission to adopt a model ordinance for siting certain warehouses, permitting conforming updates to municipal master plans and zoning ordinances.

- **Affordable Housing (2024):** In response to the housing affordability crisis, new state laws (S2570/A4277) require municipalities to meet housing needs through zoning reforms that facilitate affordable housing development, including incentives for municipalities to create affordable units within redevelopment areas.
- **Cannabis Legislation:** In 2020, New Jersey voters approved the legalization of recreational cannabis. This has significant implications for Ewing's Master Plan and zoning ordinances. Municipalities are required to establish ordinances to regulate cannabis-related businesses. This includes the ability to permit or prohibit cannabis establishments such as cultivation, manufacturing, wholesale, retail, and delivery services. The **Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (CREAMMA)** provides guidance on how municipalities can regulate these businesses. Ewing should adopt policies and zoning amendments to define where cannabis businesses can operate, considering their potential impact on the community. Additionally, the recent enactment of legislation promoting social equity in cannabis licensing could affect the Township's approach to zoning and development in this sector.

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## Federal Legislative Changes

While specific federal legislation directly affecting municipal master plans and zoning codes is limited, broader federal policies and funding opportunities can influence local planning efforts. For instance:

- **Housing Affordability Initiatives:** Recent federal discussions emphasize the need for comprehensive zoning reforms to address the housing affordability crisis.
- **Infrastructure Investment:** Federal infrastructure bills, such as the **Infrastructure Investment and Jobs Act (2021)**, may provide funding for transportation and environmental projects, impacting local planning priorities, especially in areas related to climate change adaptation and resilience.
- **Environmental Justice (2021):** Federal policies focused on environmental justice, particularly those aimed at reducing exposure to pollutants in disadvantaged communities, could influence Ewing's future planning and redevelopment priorities, especially in areas near industrial zones or transportation corridors.

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## Conclusion

Ewing's recent policy changes, combined with state, county, and federal legislative updates, offer new opportunities and challenges for local planning. By integrating these legislative changes into its master plan and zoning code, Ewing can foster a more

sustainable, resilient, and equitable community that meets the demands of affordable housing, climate change mitigation, redevelopment, and cannabis regulation.

## ***V. Recommended Changes to Master Plan & Development Regulations***

### *Land Use*

- **Update Zoning Ordinance & Design Standards:** Encourage transit-oriented development near rail and bus hubs by integrating residential, commercial, and retail uses in mixed-use buildings. Include provisions for affordable housing to improve access to transit amenities.
- **Redevelopment & Non-Conforming Uses:** Review and address non-conforming uses through targeted redevelopment strategies. Incentivize design standards that promote multimodal access, including cross-access between properties.

### *Residential Zoning Amendments*

- **Lot Size & Setback Standards:** Address inconsistencies in lot sizes and setbacks in the R1, R2, and R3 districts, focusing on the R2 district, which is the largest single-family district. Update standards to reflect existing neighborhood patterns and ensure compatibility with community character.
- **Lot Coverage Adjustments:** Revise lot coverage limits to balance development needs with stormwater management requirements.
- **Senior-Friendly Housing:** Encourage higher-density senior housing developments near services to improve accessibility and walkability.
- **Green Infrastructure:** Promote the use of permeable surfaces and rain gardens in residential developments to manage stormwater more effectively.

### *Affordable Housing*

- **Senior & Workforce Housing:** Incentivize the development of senior and workforce housing to meet growing demand.
- **Inclusionary Zoning:** Build on the Township's success in implementing inclusionary zoning ordinances from the Fourth Round to ensure continued affordable housing.
- **Accessory Dwelling Units (ADUs):** Allow ADUs by right in select residential zones, with guidelines for size, design, and occupancy to support multigenerational living and meet housing demand - especially for seniors.

### *Economic Development*

- **Tax Incentives:** Expand tax incentives for businesses in designated redevelopment zones to attract investment. Reinvestment of PILOT monies should also be reviewed for its potential to attract growth and additional private investments.
- **Branding Campaigns:** Continue to develop campaigns to promote tourism and increase local patronage.



### *Transportation*

- **Complete Streets:** Implement a Complete Streets policy to ensure safe access for all transportation users, including pedestrians, cyclists, and vehicles on all streets in the Township.
- **Rail Service Expansion:** Collaborate with neighboring Hopewell Township and other communities along the West Trenton line to expand rail service connecting Philadelphia, Newark, and New York City.

### *Open Space & Recreation*

- **Open Space Fund:** Establish a dedicated fund for the acquisition and maintenance of open space.
- **Recreation Programming:** Partner with nonprofits and the Recreation Commission to expand and improve recreational programming for all age groups.

### *Sustainability*

- **Climate Action Plan:** Adopt a comprehensive township-wide climate action plan.
- **Green Building Certifications:** Review green building certifications such as LEED or ENERGY STAR to promote energy efficiency, water conservation, and sustainable materials usage.
- **Tree Canopy & Urban Forestry:** Expand tree canopy coverage and implement urban forestry programs to mitigate heat island effects and improve air quality.
- **Renewable Energy Incentives:** Encourage the use of renewable energy systems like solar panels and geothermal heating in both residential and commercial developments.
- **Water Conservation:** Introduce water conservation measures such as rainwater harvesting systems and xeriscaping in new developments.

### *Development Intensity, Character, & Site Design*

- **Amend Land Development Ordinance:** Incorporate definitions and standards for various types of planned developments, such as Form-based Zoning, Planned Unit Developments (PUDs), and Planned Residential Developments (PRDs), to increase flexibility and control development intensity. Update standards for office and industrial parks to allow greater flexibility in use, lot coverage, and Floor Area Ratio (FAR).
- **Efficient Use of Land:** Update design standards to create useful open spaces in campus-style developments, promoting integrated design rather than isolated parcel-by-parcel development.

### *Other Ordinance Considerations*

- **Housing Types:** Evaluate definitions for housing types such as rooming, boarding, and collegiate housing to address emerging housing issues.
- **Alternative Energy:** Develop strategies for the inclusion of alternative energy systems, including the use, location, co-location, safety, and visual aesthetics of energy facilities.
- **Chickens:** Given the recent trend for everyday folks to take on chickens as pets, a ordinance should be crafted that carefully considers the tradeoffs while ensuring protections are in place.

### *Applications & Review Process*

- **Streamline Review Process:** Improve the efficiency of the application review process by setting clear timelines and eliminating walk-in reviews unless the applicant is a Township resident. Continue to work with the Township Code Enforcement office on process and procedure.

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These updates will help align the Township’s Master Plan and Zoning Code with evolving development trends, environmental goals, and community needs, ensuring that Ewing continues to grow in a sustainable, equitable, and well-planned manner.

## ***VI. Redevelopment Planning***

In recent years there has been a tightening of redevelopment law. Given state and national case law, there has been a continued evaluation of the use of redevelopment in New Jersey and a refinement by the courts as to the use and application of the specific criteria. While use of redevelopment is still acknowledged as an effective tool, these cases have established heightened criteria for notice requirements as well as for the interpretation and resulting application of the statutory requirements in redevelopment investigations. All investigations require a thorough analysis to establish the “proofs” necessary to withstand challenge and as a result, municipal investigations are subject to greater scrutiny.

The Township currently has three (3) designated redevelopment areas; the Olden Avenue Redevelopment Area, Lexington/Parkway Redevelopment Area, and the Parkway Avenue Redevelopment Area. The Parkway Avenue Redevelopment Area encompasses the three parcels of what used to be the General Motors, and Naval Warfare Center.

While use of redevelopment must always be carefully weighed, its use can be effective when employed strategically. Given issues the Township has experienced with several areas in town, use of redevelopment could be a consideration for the following area at this time.

## VII. Appendix

### I. Maps

- a. Land Use Map
- b. Zoning Map

### II. Population Trends



# Proposed Land Use

Ewing Township

January 2025

## Legend

### LAND USE

#### Proposed

- Single Family
- Multi-family
- Business Neighborhood/  
Mixed use
- Office/Mixed Use
- Industrial
- Conservation
- TOWN CENTER

### Olden Avenue Redevelopment Area

Sub-Areas

0 2,000 4,000 Feet

0 0.5 1 Miles

N

Sources: NJOGIS, DVRPC, NIDOT, Ewing Township Zoning Map

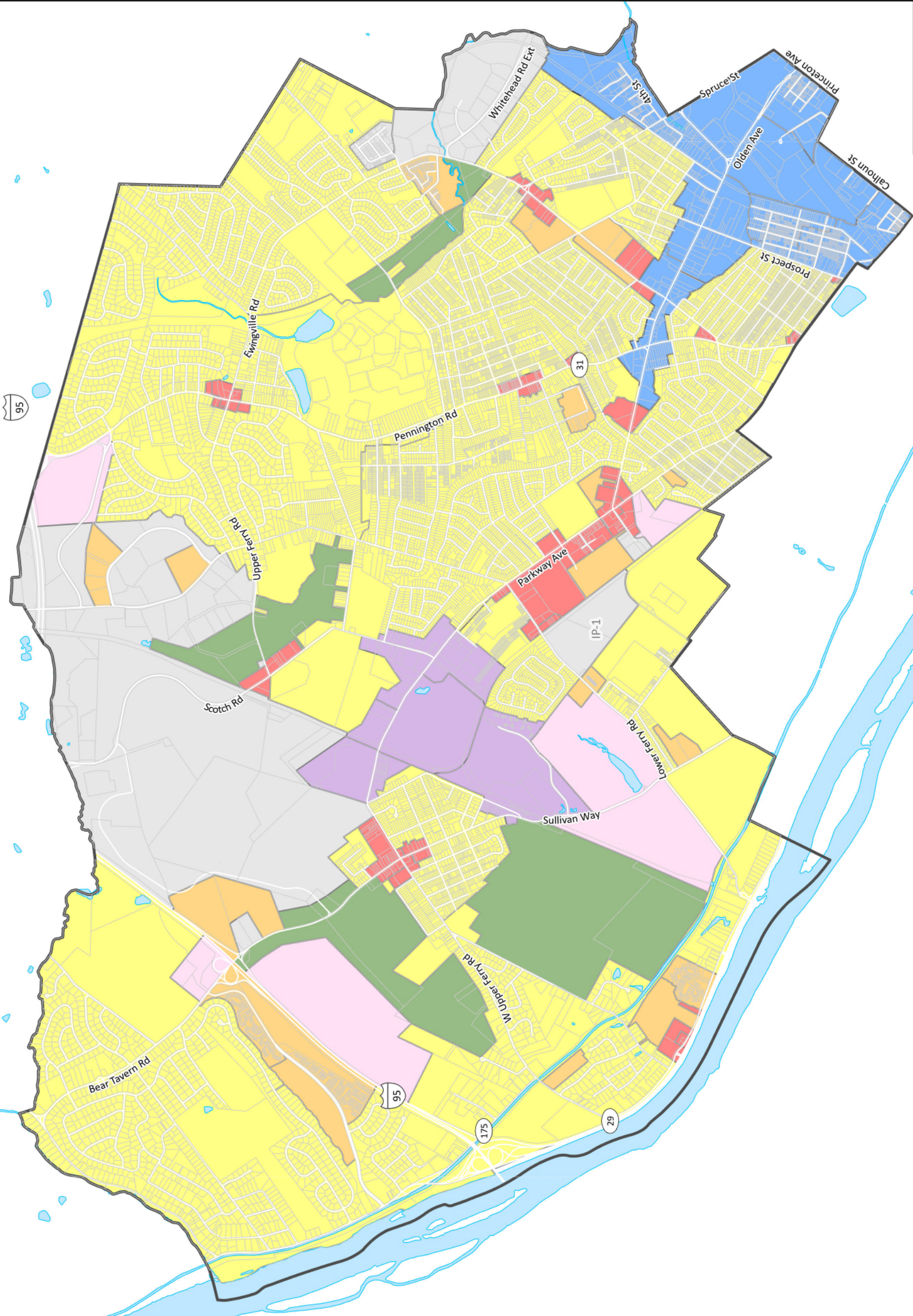


206

29

175

29





# ZONING MAP

TOWNSHIP OF EWING  
MERCER COUNTY, NJ

LAWRENCE

TRENTON

HOPEWELL

LOWER  
MAKEFIELD

YARDLEY

UPPER  
MAKEFIELD

## Legend

- Ewing Township Boundary
- Surrounding Municipalities
- Ewing Township Zoning Districts
  - R-1 Residential Single Family - Detached
  - R-2 Residential Single Family - Detached
  - R-3 Residential Single Family - Detached
  - R-TH Residential, Single Family Attached Townhouses
  - R-M Residential, Multi-Family Apartments
  - RME Residential, Multi-Family Apartments (Elevators)
  - TC Town Center
  - B-N Business - Neighborhood
  - B-H Business - Highway
  - PRO Professional, Research, Office
  - OP-1 Office Park
  - OP-2 Office Park
  - OP-3 Office Park
  - IP-1 Industrial Park
  - IP-2 Industrial Park
  - IP-3 Industrial Park
  - C Conservation
  - PARA Parkway Avenue Redevelopment Area
- OARA Olden Avenue Redevelopment Area
  - SA-1 Subarea #1
  - SA-2 Subarea #2
  - SA-3 Subarea #3
  - SA-4 Subarea #4
  - SA-5 Subarea #5
  - SA-6 Subarea #6
  - SA-7A Subarea #7A
  - SA-7B Subarea #7B
  - SA-8 Subarea #8

N 600 300 0 600 1,200 Feet  
1 inch equals 600 feet

Data Sources:  
Ewing Township Zoning Map, NUDENGIN  
GIS Data and Pennsylvania Spatial Data Access





## II. Population Trends

| Census | Pop.   | %±    |
|--------|--------|-------|
| 1910   | 1,889  | —     |
| 1920   | 3,475  | 84.0% |
| 1930   | 6,942  | 99.8% |
| 1940   | 10,146 | 46.2% |
| 1950   | 16,840 | 66.0% |
| 1960   | 26,628 | 58.1% |
| 1970   | 32,831 | 23.3% |
| 1980   | 34,842 | 6.1%  |
| 1990   | 34,185 | -1.9% |
| 2000   | 35,707 | 4.5%  |
| 2010   | 35,790 | 0.2%  |
| 2020   | 37,264 | 1.04% |

### Population Trends (2000–2023)

- **2000:** Approximately 35,768 residents.
- **2010:** Slight decrease to 35,736.
- **2020:** Peak population of 37,239.
- **2023:** Declined to 34,753, a 6.7% decrease from 2020.

Overall, Ewing Township experienced modest growth from 2000 to 2020, followed by a strange but notable decline between 2020 and 2023. We are still analyzing this data.

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### Demographic Highlights

- **Median Age:** 37.1 years, slightly younger than the Mercer County median of 39.2.
  - **Educational Attainment:**
    - 92.8% of residents have a high school diploma or higher.
    - 44.1% hold a bachelor's degree or higher.
  - **Foreign-Born Population:** 15.2%, lower than Mercer County's 25.7%.
-

## Economic Indicators

- **Median Household Income:**
  - 2023: \$87,125.
  - 2000: \$57,274.
  - This represents a 52% increase over two decades.
- **Per Capita Income:** \$41,648 (2019–2023 average).
- **Poverty Rate:** 11.6%, slightly above Mercer County's 11.1%.

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## Housing & Households

- **Median Home Value:** \$277,400, compared to \$351,000 in Mercer County.
- **Households:** 13,795, with an average size of 2.3 persons.