

**Exhibit B: Prior Round Compliance Mechanisms**



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**MEMORANDUM**

**To: Gerald Muller, Esq.**

**From: Darlene A. Green, P.P., AICP**

**Date: September 26, 2018**

**Re: Prior Round Obligation: Compliance Proposal  
MC Project No. WWP-192**

The Township of West Windsor has a Prior Round Obligation of 899. West Windsor has fully satisfied its Prior Round Obligation with completed affordable housing units, RCAs and bonus credits as shown in the table below. A description of each compliance mechanism follows.

PRIOR ROUND EXISTING CREDITS						
Mechanism	Credit Type	Tenure	Restricted	Credit	Bonus	Total
Avalon Watch	Inclusionary	Rental	No	103	103	206
Windsor Haven	Inclusionary	Sale	No	37		37
Windsor Ponds	Inclusionary	Sale	No	39		39
Meadow Lane Apartments	Inclusionary	Rental	No	35		35
Bear Creek - The Hamlet	Inclusionary	Rental	Yes	61		61
Bear Creek - Village Grande	Inclusionary	Sale	Yes	14		14
Bear Creek Senior Living	Assisted Living	Rental	Yes	10		10
Estates at Princeton Junction	Inclusionary	Rental	No	136	122	258
The Gables	100% Affordable	Rental	Yes	84		84
Walden Woods	100% Affordable	Sale	No	16		16
Enable	Alternative Living	Rental	No	3		3
SERV	Alternative Living	Rental	No	3		3
Eden - Village Road West	Alternative Living	Rental	No	7		7
Eden - Wood Hollow Rd.	Alternative Living	Rental	No	5		5
Windsor Ponds RCA	RCA			20		20
Nassau Pavillion	RCA			80		80
Renaissance	RCA			21		21
<b>Total</b>				<b>674</b>	<b>122</b>	<b>899</b>



It should be noted that there is a total of 447 rental units and 169 age-restricted units within the Prior Round credits, which meets the rule requirements. As illustrated by the chart, the Township is seeking the maximum number of permitted rental bonuses, 225.

## **MECHANISMS**

### **Avalon Watch**

Formerly Steward's Watch, this inclusionary rental apartment complex on Clarksville Road was completed by 1988. It is identified on the tax map as Block 15, Lot 4. The development contains a total of 512 apartments, of which, 103 are reserved for affordable households. The 30-year deed restriction was put in place in 1988. The development is eligible for crediting under N.J.A.C. 5:93-5.6 (inclusionary housing) and for bonus credits under N.J.A.C. 5:93-5.15(d) for rental units available to the general public.

Based on the above information, Avalon Watch is eligible for **103 credits and 103 bonuses, 206 of which are being utilized in this Plan.**

### **Windsor Haven**

The Windsor Haven inclusionary development, located along the north side of Bear Brook Road, was completed in 1990. The 184-unit condominium development sits on over 40 acres within walking distance to the Princeton Junction Train Station. Windsor Haven provides 37 for-sale affordable housing units, which have 30-year deed restrictions. The development is eligible for crediting under N.J.A.C. 5:93-5.6 (inclusionary housing).

Based on the above information, Windsor Haven is eligible for **37 credits, 37 of which are being utilized in this Plan.**

### **Windsor Ponds (formerly known as Copperfield)**

Windsor Ponds is located on the north side of Village Road West. This 165-acre site encompasses a 370-unit inclusionary townhouse development, with 39 on-site affordable for-sale townhouses. Additionally, 20 off-site units were transferred through an RCA to the City of Trenton. COAH approved the RCA on April 14, 2001. The deed restrictions were put in place between 2001 and 2003. The development is eligible for crediting under N.J.A.C. 5:93-5.6 (inclusionary housing) and N.J.A.C. 5:93-6.1 (RCAs).

Based on the above information, Windsor Ponds is eligible for **39 credits on-site and 20 off-site RCA credits, 59 of which are being utilized in this Plan.**

### **Meadow Lane Apartments**

This apartment development is located at 465 Meadow Road. The site is identified on the tax maps as Block 8, Lot 10.02. While the mechanism is referred to as "Meadow Lane Apartments", it is actually called "Windsor Woods". Windsor Woods was a 140-unit expansion of the existing Meadow Lane Apartments. By virtue of amended approvals and settlement of litigation, 35



affordable rental units were provided as part of the 140-unit expansion. The 30-year deed restriction was put in place in 2001. The development is eligible for crediting under N.J.A.C. 5:93-5.6 (inclusionary housing).

**Based on the above information, Meadow Lane Apartments is eligible for 35 credits, 35 of which are being utilized in this Plan.**

#### **Bear Creek**

The Bear Creek senior housing project, located on Old Trenton Road, is an inclusionary housing development that has received a series of approvals and has been under construction for several years. The three completed and occupied components include 61 affordable senior rentals at The Hamlet, 14 affordable senior sale units in Village Grande and 10 affordable assisted living units in Bear Creek Senior Living.

Based on the above information, Bear Creek is eligible for crediting under N.J.A.C. 5:93-5.6 (inclusionary housing) and N.J.A.C. 5:93-5.16 (assisted living residence). This development is eligible for **85 credits, 85 of which are being utilized in this Plan.**

#### **Estates at Princeton Junction (Toll)**

The Estates at Princeton Junction was a result of a builder's remedy that permitted the developer to build conventional single-family homes as part of a 1,165-unit mixed unit development with a set-aside of 15%, or 175 affordable rental units. The apartment complex, in which all of the affordable units are located, was completed in 2006 and is located on Block 10.09, Lot 81. Although a Prior Round site, this project is being split between the Prior and Third Round obligation. This development is eligible for crediting under N.J.A.C. 5:93-5.6 (inclusionary housing) and for bonus credits under N.J.A.C. 5:93-5.15(d) for rental units available to the general public.

**Based on the above information, Estates at Princeton Junction is eligible for 136 credits and 122 bonuses, 258 of which are being utilized in this Plan.**

#### **The Gables (formerly known as Presbyterian Homes)**

This site, located at 996 Alexander Road, (Block 11.03, Lot 31.02) was acquired by the Presbyterian Homes not-for-profit organization for the development of senior citizen low- and moderate-income housing. Presbyterian Homes received funding from the U.S. Department of Housing and Urban Development. All 84 units planned for the 100% affordable site were constructed in 2000 and are rented exclusively to very-low-income persons in one-bedroom units.

**Based on the above information, the Gables is eligible for 84 credits, 84 of which are being utilized in this Plan.**



**Walden Woods (formerly known as Bootstraps)**

This 100% affordable development is located on the north side of Bear Brook Road with addresses of 62 through 92 Bear Brook Road. The tax map identifies the lots as Block 9, Lots 14.01 through 14.16.

The development contains 16 affordable zero lot line for-sale single-family homes, which were completed in 1999. The affordability controls were effective in 1998.

Based on the above information, Walden Woods is eligible for **16 credits, 16 of which are being utilized in this Plan.**

**Enable (formerly United Cerebral Palsy Group Home)**

The Enable facility is a group home that is considered an alternative living arrangement under the rules. The unit of credit is the bedroom. Located on Benford Drive (Block 11, Lot 15), the group home was opened on June 1, 1989. The facility was funded under the Federal McKinney Program and is deed restricted for 30 years. Residents reside in three bedrooms. The development is eligible for crediting under N.J.A.C. 5:93-5.8 (alternative living arrangements).

Based on the above information, Enable is eligible for **3 credits, 3 of which are being utilized in this Plan.**

**SERV Group Home**

The SERV (Social, Educational, Residential and Vocational Service) facility is a psychiatric group home that contains three bedrooms. It is located on South Mill Road. All bedrooms are occupied by individuals who receive S.S.I. and qualify as affordable residents. The dwelling unit received a Certificate of Occupancy in 1995.

Based on the above information, SERV is eligible for **3 credits, 3 of which are being utilized in this Plan.**

**Eden – Village Road West**

In 1997, the Eden Institute, a not-for-profit corporation that serves autistic individuals, opened Dempsey House, consisting of a group home with five bedrooms serving very-low-income residents. The site also has a two-bedroom apartment for low- and moderate-income individuals. The group home is licensed by the Department of Human Services Office of Licensing. The same entity also licenses the apartment as a “supervised apartment”. The property is identified as Block 15, Lot 157. The development is eligible for crediting under N.J.A.C. 5:93-5.8 (alternative living arrangements).

Based on the above information, Eden – Village Road West is eligible for **7 credits, 7 of which are being utilized in this Plan.**



**Eden – Wood Hollow Road**

Eden owns a second facility within the Township along Wood Hollow Road. The lot was purchased by Eden in December of 2008. The property is identified as Block 15.03, Lot 154. The facility is licensed as a group home for the developmentally disabled by the Department of Human Services Office of Licensing for five very-low-income individuals. This facility has 30-year controls as evidenced by the Supportive and Special Needs Housing Survey Form and Deed. The property also has a Declaration of Covenants, Conditions, and Restrictions. The development is eligible for crediting under N.J.A.C. 5:93-5.8 (alternative living arrangements).

Based on the above information, Eden – Wood Hollow Road is eligible for **5 credits, 5 of which are being utilized in this Plan.**

**Nassau Park Pavilion, Nassau Park Expansion, Renaissance**

Under the affordable housing requirements incorporated into the B-3 zone, the developers of Nassau Pavilion and of a Nassau Park outparcel entered into developer's agreements with West Windsor to underwrite the cost of 66 units and 2 units respectively in regional contribution agreements with the City of Trenton. COAH approved the 66-unit RCA for the City of Trenton in March of 1997 and a 22-unit RCA with Trenton, consisting of the Nassau Park outparcel 2 units and 20 units for Windsor Ponds, in April 2001. In addition, a 33-unit RCA with the City of Long Branch, which includes the Renaissance units was approved by COAH in April of 2005. All payments have been made. Through these various RCAs a total of 101 units were transferred (referred to as Nassau Pavilion and Renaissance in the charts that follow). This mechanism is creditable under N.J.A.C. 5:93-6.1 (RCAs).

Based on the information above, the units transferred under Nassau Pavilion and Renaissance are eligible for a total of **101 credits, 101 of which are being utilized in this Plan.**