



MAYOR’S MESSAGE:

Welcome to the Township of West Windsor—a full-service community with a Standard & Poor’s Triple A rating. The Township has moved forward with a significant number of

projects to create a positive environment for our corporate and residential community. We have partnered with federal, state, county, and local entities to ensure the success of our initiatives. The Township continues to realize a healthy balance of commercial, residential, recreational, and infrastructure growth. Improvements to Alexander Road and a new parking lot for commuters were recently constructed; Tennis courts and basketball courts were added to Duck Pond Park; and MarketFair is continuing its upgrades with Seasons 52 and Bahama Breeze restaurants, new clothing stores like South Moon Under and Athleta, and a newly renovated AMC Theatre. A new commercial building was constructed for the Hill Wallach headquarters and NRG Energy is building its new headquarters building.

Please contact us for more information on West Windsor – where you can live, work, learn and play.

Sincerely,

Shing-Fu Hsueh

FORM OF GOVERNMENT:

Mayor-Council

MAYOR:

Shing-Fu Hsueh

COUNCIL:

Bryan Maher, President
Linda Geevers, Vice-President
George Borek
Hemant Marathe
Peter Mendonez, Jr.

INCORPORATED: 1797

AREA: 26.84 square miles

POPULATION: 28,465

NE CORRIDOR TRAIN STATION:

Princeton Junction at West Windsor

OPEN SPACE: 8,313.95 acres (48.4%)

ROUTE ONE CORRIDOR: 4 miles

CONTACT:

Marlena Schmid
Business Administrator
Francis Guzik
Acting Community Development Director



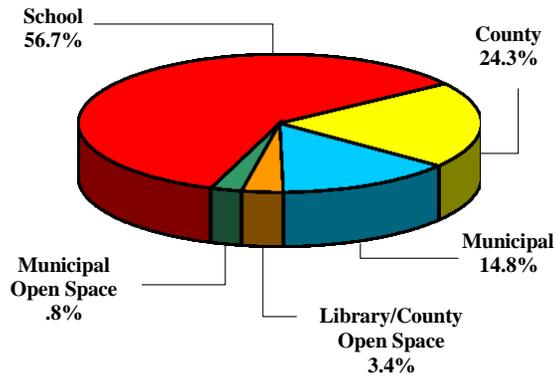
P.O. Box 38
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West Windsor, NJ 8550
609.799.2400
www.westwindsornj.org

WELCOME TO WEST WINDSOR TOWNSHIP



FINANCIAL OVERVIEW:

The municipal budget represents a little over 15% of a taxpayer’s total tax bill. This covers all of the municipal services provided including public safety, public works, community development, human services, emergency services, and refuse collection. The Township of West Windsor is a full-service township.



Tax Rate
In cents per \$100 of Assessed Valuation

| | 2015 |
|---------------------------|--------------|
| School | 1.458 |
| County | 0.624 |
| Municipal | 0.380 |
| Library/County Open Space | 0.088 |
| Municipal Open Space | 0.020 |
| Total | 2.570 |

LOCATION AND TRANSPORTATION:

The Township of West Windsor is centrally located in Mercer County. It is home to the 3rd busiest train station on the Northeast corridor of New Jersey and the 8th most heavily used AMTRAK station in the nation. There is excellent accessibility to and from major airports. In addition, major commutation routes like 95 and 295 as well as the NJ Turnpike from exits 9, 8a, 8, and 7a and County Route 571 flow in and around the Township. Approximately four miles of the NJ State Route One run through West Windsor providing a location for superior commercial ratables.

TEN LARGEST BUSINESS PROPERTIES*

| Company | Use |
|---|---------------------|
| Avalon Bay Communities | Apartments |
| Boston Properties, Ltd. | Office & Land |
| DDR Nassau Pavilion Assoc. | Retail |
| Hilton Management | Office & Retail |
| John Hancock Life Insurance | Office |
| Mack-Cali Reality | Office & Land |
| Princeton Junction Apartments LP (Toll) | Apartments |
| RM Square LLC /REXCORP | Office |
| Teachers Insurance & Annuity Assoc. | MarketFair Mall |
| West Windsor Developers | Retail & Apartments |

*Based on taxes paid, listed alphabetically.

EXISTING LAND USE:

The Township of West Windsor is comprised of a little over 17,177 acres. A breakdown of the Township’s land use by acres and percentage is shown in the following table. This information has been taken from West Windsor’s Master Plan.

TABLE III-1
PERCENTAGE OF EXISTING LAND USE
BY CATEGORY

| Category | % of Total* |
|--|-------------|
| Vacant Land | 5.1% |
| Residential (includes all multi-family, attached and detached single family) | 23.7% |
| Commercial Property (includes all office, retail and related property) | 6.4% |
| Research/Industrial | 7.4% |
| Public/quasi public | 6.1% |
| House of worship and charitable organizations | .7% |
| Undeveloped agricultural and agricultural residential | 18.27% |
| Parks and preserved open space | 25.33% |
| Other (local, county and state right-of-way, water bodies) | 7.0% |

*All totals approximate. Figures rounded. Development conditions as of April 2000.