



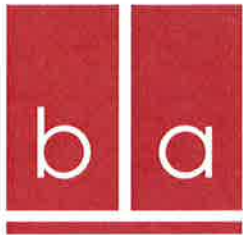
# 2018

## Reexamination Report of the Master Plan

Prepared for the Township of West Windsor  
Mercer County, New Jersey  
Adopted: May 23, 2018



BURGIS  
ASSOCIATES, INC.



Community Planning  
Land Development and Design  
Landscape Architecture

**B U R G I S**  
A S S O C I A T E S , I N C .

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## 2018 Periodic Reexamination Report of the Master Plan

Township of West Windsor  
Mercer County, New Jersey

Prepared for the Township of West Windsor Planning Board  
Adopted May 23, 2018  
BA #3305.08

The original document was appropriately signed and sealed on May 29, 2018 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners

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# Section 1: Introduction



## **Section 1.1: Overview**

The Township of West Windsor has a longstanding and proactive tradition of comprehensive planning. This tradition began nearly seventy-five years ago, when the Township adopted its first zoning ordinance on September 19, 1944. Within that same year, the community formed its Zoning Board of Adjustment; it would later establish its Planning Board in 1952. Less than one decade later in 1961, the Township adopted its “first phase” Master Plan, while its first comprehensive Master Plan was adopted on October 28, 1964. Since that time, the Township’s Master Plan has been updated throughout the years and revised on a regular basis to address ever-evolving development patterns, changing socioeconomic trends, on-going development pressures, and various judicial, legislative, and administrative actions affecting the Township’s land use arrangement. The Planning Board adopted its most recent Master Plan in 2002 and has amended it several times since then, including in 2003, 2004, 2005, 2008, 2009, and 2010. A reexamination report of the Master Plan was also conducted in 2008.

The 2018 Township of West Windsor Periodic Reexamination Report of the Master Plan is a part of the community’s continuing comprehensive planning process. This Reexamination Report represents a continuing effort to ensure that the Township’s planning policies and land use goals remain effective and up-to-date. While the Report does not radically depart from the policies and land use goals set forth in previous studies, it nevertheless acknowledges a number of issues that have the potential to greatly impact the landscape of the community. Therefore, this Report and the Planning Board ultimately conclude that the Township can benefit from the development of a new comprehensive master plan.

West Windsor was initially established in 1682 as Windsor, and officially incorporated in 1797 when it split into West Windsor and East Windsor. Since then, West Windsor has grown from its rural beginnings consisting of seven hamlets and a population of less than 2,000 people to a bustling, robust, and diverse community with a population that is approaching 30,000 residents, which is due in part to the potential development of several sites throughout the Township for multifamily uses. This Reexamination Report is designed to reflect upon and offer comments regarding the continuing evolving development character of the Township, and acknowledges that this process necessitates a planning response that focuses on both maintaining the current established character of the community while encouraging development and redevelopment in appropriate locations.

## Section 1.2: The Legal Requirements for Master Plan Reexamination Reports

In accordance with the Municipal Land Use Law (MLUL), municipalities are required to periodically reexamine their master plans and development regulations at least once within a ten-year period. This reexamination is necessary to confirm that the Township's master plan and zoning regulations are consistent with the applicable provisions of the MLUL. Likewise, the MLUL mandates that all local zoning regulations be substantially consistent with a regularly revised and updated land use element. As such, the adoption of this Reexamination Report ensures that the Township's planning policies and practices remain current and effective. This Report is also intended to guide the Township's Governing Body, Planning Board, and Zoning Board of Adjustment as they make land use and policy decisions to enhance and protect the character of the community.

The statute at NJSA 40:55D-89 requires that a reexamination report must include, at a minimum, five key elements, which identify:

1. NJSA 40:55D-89.a: The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report;
2. NJSA 40:55D-89.b: The extent to which such problems and objectives have been reduced or have increased subsequent to such date;
3. NJSA 40:55D-89.c: The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land use, housing conditions, circulation, conservation of natural features, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, County and municipal policies and objectives;
4. NJSA 40:55D-89.d: The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulation should be prepared;
5. NJSA 40:55D-89.e: The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

### **Section 1.3: The Legal Requirements for Planning**

As noted above, the Municipal Land Use Law (MLUL) establishes the legal requirements and criteria for the preparation of a master plan and reexamination report. The Planning Board is responsible for the preparation of these documents, which may be adopted and/or amended by the Board. Master plans must be adopted at a public hearing.

The MLUL also identifies the mandatory contents of a master plan and reexamination report. The statute requires that a master plan must include the following:

1. A statement of objectives, principles, assumptions, policies, and standards upon which the constituent proposals for the physical, economic, and social development of the municipality are based;
2. A land use plan element that takes into account physical features, identifying the existing and proposed location, extent, and intensity of development for residential and non-residential purposes, and states the relationship of the plan to any proposed zone plan and zoning ordinance;
3. A housing plan and recycling plan by the municipality.

In addition, the MLUL identifies a number of other plan elements that may be incorporated into a comprehensive master plan document, such as: economic development, circulation, open space, recreation, community facilities, and historic preservation plan elements. These elements are not obligatory.

The master plan gives the community the legal basis to control development in the municipality. This is accomplished through the adoption of development ordinances that are designed to implement the plan's recommendations.

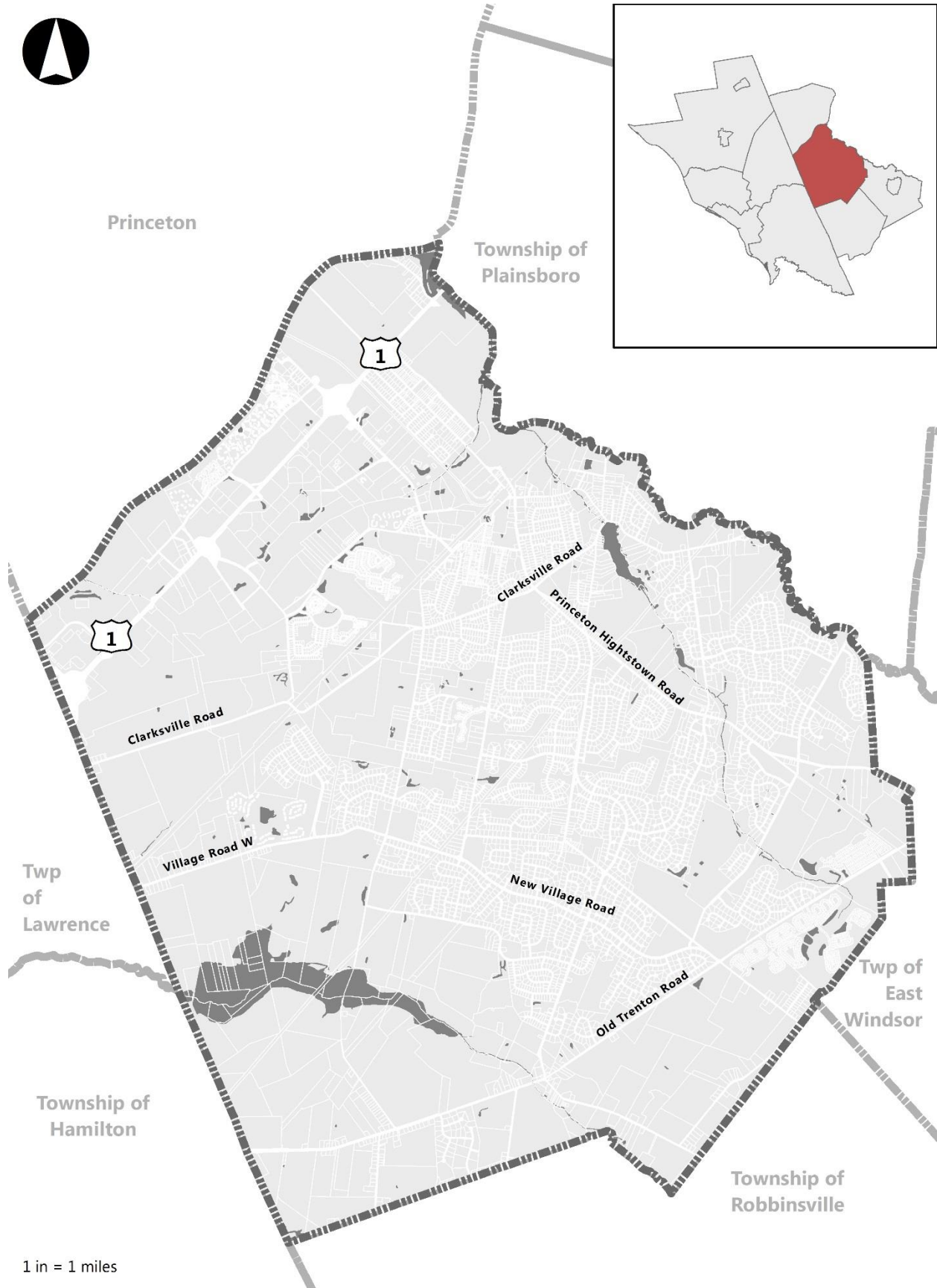
### **Section 1.4: Previous Master Plan Efforts Undertaken by the Township**

The Township of West Windsor adopted its first Master Plan in 1961. A new Master Plan was adopted in 1979, presumably to meet the requirements of New Jersey's new Municipal Land Use Law legislation adopted by the State in 1975, which superseded the preceding legislation enacted in 1954. Since then, the Township has prepared and adopted a number of Master Plan and Master Plan amendments, including its most recent Master Plan which was adopted in 2002. The Township prepared its last Reexamination Report in 2008.

The Township has also adopted additional master plan amendments and documents since 2008. These include the following:

1. The Township adopted a *Circulation Plan Element* on November 9, 2002, which acknowledged West Windsor's rapid pace of development since the prior Circulation Element and the resultant increases in traffic volumes. The main purpose of this element was to adequately plan for the upgrade of the Township's transportation network.
2. The Township adopted a *Housing Element and Fair Share Plan in 2008*, which was predicated on the growth share methodology. This methodology was later invalidated by the New Jersey State Supreme Court in 2013, which is discussed in Section 4 of this Report. The Township is presently in the process of developing a new Housing Element and Fair Share Plan.
3. The Township adopted a *Sustainability Plan Element in 2009*, the purpose of which was to formally and explicitly commit West Windsor Township to examine and implement actions that will continue to move the Township in a more sustainable direction and thus help ensure that its environmental, economic, and social objectives are balanced and mutually reinforced. The over-riding goal of the Sustainability Plan Element is to make sustainability an intrinsic part of community policies and regulations.
4. A revised *Farmland Preservation Plan Element* was adopted in 2010, the purpose of which was to more specifically address issues regarding the preservation of agriculture as an industry and active land use. The Element recognizes that the preservation of West Windsor's agricultural heritage has long been a goal of local planning. As such, the intent of the Element is to continue to support this effort and provide a further basis for the preservation of agriculture as a viable industry within the Township.

Figure 1: Map of the Township of West Windsor



**Section 2: Major Problems and Objectives  
Identified at the Time of the Last  
Reexamination Report  
(40:55D-89.a) &**

**Section 3: The Extent of Increase or Decrease of  
Major Problems and Objectives (40:55D-  
89.b)**

Statutory Criteria: Identify the major problems and objectives relating to land development at the time of the adoption of the last Reexamination Report

40:55D-89.A

Statutory Criteria: Identify the extent to which such problems and objectives have been reduced or have increased subsequent to such date

40:55D-89.B

As part of the overall reexamination analysis, the Municipal Land Use Law (MLUL) requires an identification of the major land use problems and objectives that were outlined in the most recently adopted master plan or reexamination report.

As such, the following sections identify those problems and objectives that were identified in the 2008 Reexamination Report. In addition, they also identify the extent to which those problems and objectives have been subsequently reduced or increased. While some of these goals and issues have been addressed, others remain relatively static.

1. *2008 Issue: The 2008 Reexamination Report noted that open space acquisition continued to be a high priority community goal, but also noted there was greater competition for scarce Green Acres funding.*

*The 2008 Reexamination Report noted that West Windsor needs to continue to identify open space funding sources and target site priorities. It noted that such planning tools as transfer of development rights and a mandatory residential cluster ordinance may need to be used to preserve open spaces if funding sources significantly decrease. The 2008 Reexamination Report specifically recommended that the use of transfer of development rights as a preservation tool needed to be revisited.*

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Comment: The Township has earnestly continued its preservation efforts since the 2008 Reexamination Report, and has acquired and funded a number of properties for farm preservation, greenbelt/conservation, and recreational purposes. These properties include the following:

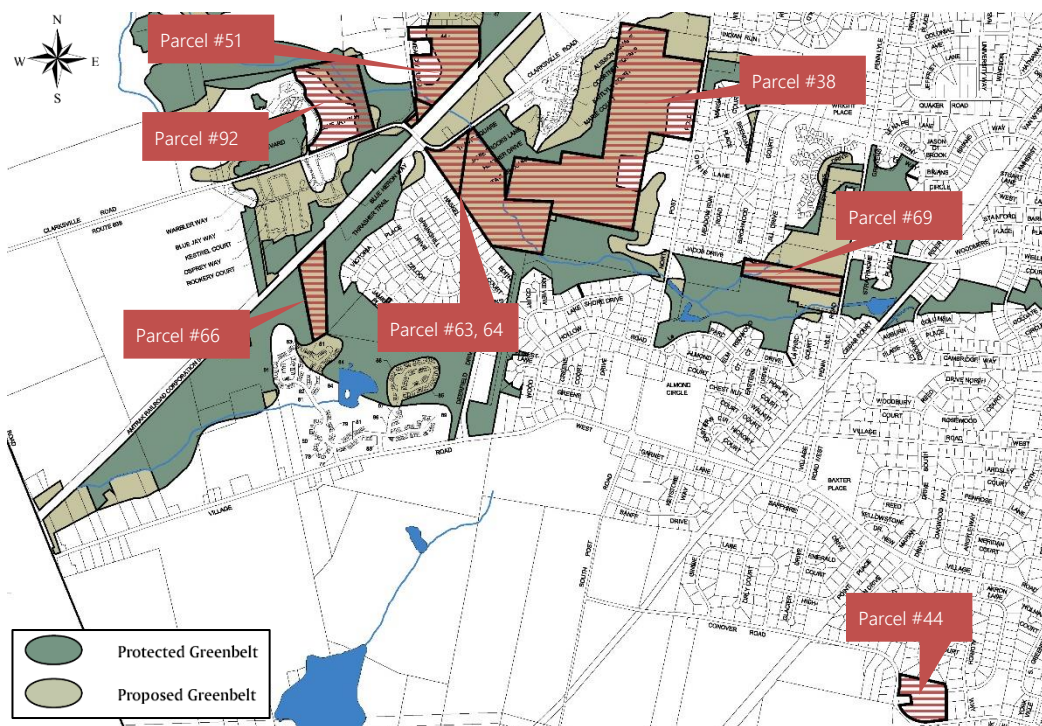


Table 1: Preserved and Funded Open Space Properties since 2008 Reexamination Report  
Township of West Windsor, New Jersey

Parcel #	Name	Block	Lot	Area (ac)
44	Appelget	24.07	2.02	10.0
92	Windsor Athletic Club (formerly JCC)	8	14.01	31.9
66	Akselrad	15.11	35	12.1
51	WW Realty Trust	10	23, 24, 31	27.01
69	Penn Lyle Woods	16.11	16	10.4
63, 64	Cella	15	5, 6	35.4
38	AEGLE LLC aka AZMY	15	3	96.1
Total				222.9

Source: Township of West Windsor

Figure 2: Map of Preserved Open Space Properties since 2008 Reexamination Report  
Township of West Windsor, New Jersey



Furthermore, as noted in Section 1.4 of this Report, the Township adopted a revised Farmland Preservation Element in 2009 which identifies sites that are to be retained for agricultural use.

While a transfer of development rights program was identified in the Princeton Junction Redevelopment Plan for the RP-6 and RP-1 Districts, and while a recreation preservation development credit program was developed for the ROM-1 and ROM-2 Districts in order to preserve existing recreational open spaces within the R-2 District, no such program has been developed for the Township’s agricultural areas.



Finally, we note the following new parks and open space features which have been developed since the time of the last reexamination report:

1. The Duck Pond Park, which includes more than 120 acres, about half of which is a nature preserve while the remaining 60-acres is devoted to active recreation. The park also includes three illuminated soccer fields which were installed in 2011, two tennis courts, two basketball courts, one beach volleyball court, approximately one mile of walking paths, picnic areas, and a pond.
2. A new cricket pitch, which was opened in June of 2016 in the West Windsor Community Park.
3. Two (2) pickleball courts, which were installed at the Mercer County Park in November of 2017.
4. A new dog park, which was installed in the West Windsor Community Park in 2008.

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2. *2008 Issue: The 2008 Reexamination Report noted that the imposition of a larger affordable housing obligation for West Windsor under the (then proposed) Third Round rules posed a challenge to the Township to come up with an acceptable mix of affordable housing policies and land use strategies.*

*The 2008 Report noted that a new Housing Element and Fair Share Plan needed to be prepared to address the outcome of anticipated litigation over the then-new revisions to the Third Round COAH rules.*

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Comment: As described in greater detail in Section 4.6 of this Report, COAH's Third Round rules were invalidated by the New Jersey Supreme court in 2013, and consequently jurisdiction of affordable housing issues was returned to the trial courts where it had originally been prior to the creation of COAH in 1985. Pursuant to the Court directive, the Township is presently preparing a new Housing Element and Fair Share Plan.

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3. *2008 Issue: The 2008 Reexamination Report noted that local concern had emerged with respect to global warming/rising energy costs and the need to pursue sustainable development.*

*The 2008 Report noted that a Township Sustainable Plan had been prepared by the Environmental Commission, and that its proposals should be reviewed for possible*

*implementation as part of the Township's master plan policies/regulations. The document noted that a subcommittee of the Planning Board had also been created, which was to make recommendations to the Planning Board in 2008 regarding this issue and how it would be incorporated into the master plan.*

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Comment: As noted in Section 1.4 of this Report, the Township adopted a Sustainability Plan Element in 2009. The Township joined a co-op known as New Jersey Sustainable Energy Joint Meeting (NJSEM), which has allowed it to purchase both electric and gas for municipal facilities at reduced rates. In addition, Princeton Seminary received a LEED Silver certification for deterring global warming and reducing rising energy costs.

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4. 2008 Issue: *The 2008 Reexamination Report noted that the Township's proposed Penns Neck Bypass was not included in the final recommendations of the State and Federal Environmental Impact Statement. The document suggested that implementation of the proposed Bus Rapid Transit (BRT), the Princeton Junction Redevelopment project, and the new Princeton Medical Center on Route 1 in Plainsboro adjacent to West Windsor may generate a need to review the benefits of a modified bypass route.*

*The 2008 Reexamination Report suggested that the Planning Board review the findings of the Penns Neck Roundtable, the current plans for the BRT being proposed by New Jersey Department of Transportation and New Jersey Transit and the impact studies for the new Princeton Medical Center towards generating support for a modified Sarnoff Drive route in connection with the BRT.*

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Comment: There is currently no state funding available for this project. Therefore, the Township will have to look for alternatives to this effort. One such alternative could be through the inclusion of the bypass in any improvements associated with the 2016-2026 Princeton University Campus Plan, which is discussed in greater detail in Section 4.7 of this Report. It is further noted that any future development of the SRI International (formerly Sarnoff) Site will have to be coordinated with the development of the Princeton Campus Plan. These developments should be coordinated to the greatest extent possible in order to achieve the goals of the Penns Neck bypass.

In addition to the above, the NJDOT is presently planning for the general widening of Route 1 from Alexander Road in West Windsor Township to Mapleton Road in Plainsboro Township. According to the NJDOT, the project was derived from the larger Penns Neck Bypass project and involves a reduced scope of work. This plan is also partially based upon

a consensus project from a Mayor's Coalition Group, which consisted of West Windsor, Plainsboro, South Brunswick, Princeton, and Lawrence, as well as representatives from Princeton University and the University Medical Center.

Thus far, preliminary plans have been prepared which would widen both sides of Route 1 from three lanes to four, and would also provide for shoulders, deceleration lanes, acceleration lanes, and turn lanes. The NJDOT has noted that they are on track to complete the conceptual phase of work and are funded for preliminary engineering of the project in 2018. The goal of the NJDOT is to commence construction in 2020 or 2021, and to complete construction by 2023.

This project ultimately constitutes a temporary and interim stopgap measure for congestion relief based upon current traffic levels. It is noted that while widening Route 1 in the north-south direction will add additional capacity, it will not address at-grade intersection circulation issues nor will it greatly improve east-west connectivity. It is noted that this solution will have a limited lifespan due to anticipated increases in future traffic levels.

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5. *Issue: The 2008 Reexamination Reported noted that Bus Rapid Transit (BRT) preliminary planning was well underway by the New Jersey Department of Transportation and New Jersey Transit.*

*It was recommended that the Planning Board review the effect of the BRT on current land use and circulation plans and to provide input on how current or modified plans could affect the success of the BRT.*

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Comment: The Central New Jersey Route 1 Bus Rapid Transit Alternatives Analysis Study conducted by NJ Transit, the Delaware Valley Regional Planning Commission (DVRPC), the North Jersey Transportation Planning Authority (NJTPA), and the New Jersey Department of Transportation (NJDOT) was unanimously endorsed by the Central Jersey Transportation Forum in July of 2006. The Study essentially placed Princeton Junction at the hub of the BRT system.

As noted by the NJDOT as of 2018, the cost estimate for the implementation of the regional BRT system could potentially be in the hundreds of millions of dollars. As such, the phased implementation of the system is being investigated by the State. Work is also underway examining near-term ridership potential for segments of the BRT system to identify the services and improvements to advance this program.

Within the Township, easements for bump-outs have been provided for some locations along the approved bus rapid transit route. In addition, the Circulation Element contains a Commuter Rail Concept Plan which depicts a generalized, small-scale preliminary bus rapid transit route. The implementation of BRT remains an ongoing issue.

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6. *2008 Issue: The 2008 Reexamination Report noted that a draft Princeton Junction Redevelopment Area Plan was anticipated for Planning Board review in 2008 or early 2009.*

*At the time of the last Reexamination Report, the Princeton Junction Redevelopment Area Plan was still under development. It established that the Planning Board would be responsible for reviewing the draft Princeton Junction Redevelopment Plan and offering recommendations to the Township Council. The 2008 Report suggested that while the Plan was under development, the Planning Board send its draft signage regulations to the Township Council for inclusion in the Princeton Junction overlay ordinance.*

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Comment: The Princeton Junction Redevelopment Area Plan was adopted by the Township on March 23, 2009. The Plan provides a detailed set of goals, policies, land use controls, land use standards and land use regulations, including use, intensity, bulk and other regulations. Ultimately, the Plan had proposed a total of 487 residential units consisting of 311 market priced units and 176 affordable housing units. As for non-residential development, the Plan proposes 207,910 square feet of retail with the potential option to increase retail floor area by an additional 67,500 square feet along with 7,500 square feet of added office space. Due to various changes in the Princeton Junction Redevelopment Plan as well as an ongoing settlement agreement, the proposed number of residential units and commercial square footage has subsequently changed since the plan's adoption.

Princeton Junction Redevelopment Plan regulatory provisions were added to the Township's land use development regulations on March 23, 2009 by Ordinance No. 2009-04. In addition to goals and policies as well as general district regulations, the ordinance created ten overlay districts which focus on and set specific planning and zoning parameters for the different parts of the Redevelopment Area.

Thus far, seven (7) developments have been approved under the Princeton Junction Redevelopment Plan. These developments are summarized as follows:

- a. *CDNJ Plaza*. CDNJ Plaza was granted amended site plan approval on February 7, 2007 by the Planning Board. The site, identified as Block 12.04 Lot 2, is located at the intersection of Princeton Hightstown Road and Sherbrooke Drive in the RP-7 Princeton Junction Redevelopment Plan District.

The site originally received preliminary and final major site plan approval from the Board on October 15, 2005, to replace an existing residence and masonry workshop with a 10,000-square foot building for financial services including banking facilities. The amended approval was for the reconfiguration of the parking and interior traffic circulation, including the relocation of drive-thru banking lanes.

Both the original and amended site plan approvals were granted prior to the adoption of the Princeton Junction Redevelopment Plan. However, the Board found that the approvals were consistent with Township initiatives to create a more walkable Princeton Junction. These initiatives included master planning, the redevelopment planning process, and an overlay ordinance which had been recommended by the Board.

- b. *West Windsor Parking Authority New Vaugh Drive Parking Lot*. The West Windsor Parking Authority appeared before the Planning Board on December 14, 2011 for a courtesy hearing regarding a concept plan for a 650-space parking lot with an access drive, storm water management, lighting, landscaping, snow holding areas, bicycle and pedestrian paths, and fencing. The site, which was previously a compost site, is located on Alexander Road along the Northeast Corridor Line. Ultimately, 596 parking spaces were constructed. The lot opened on December 1, 2013.

- c. *Windsor Plaza Revitalization Plan*. Windsor Plaza received preliminary and final site plan approval on January 12, 2011 by the Planning Board. The site, identified as Block 6.20 Lot 22, is located near the intersection of Princeton-Hightstown Road and Alexander Road in the RP-7 Princeton Junction Redevelopment Plan District.

The site was granted approval to renovate the Windsor Plaza Shopping Center, and specifically to install a new façade along all four elevations of the shopping center in order to make the design of the building more visually consistent with a traditional town center. Additional landscaping, parking spaces, and outdoor seating were also approved.

- d. *Ellsworth Center*. The Ellsworth Center redevelopment was approved on February 6, 2014 by the Zoning Board of Adjustment. The site, identified as Block 5 Lots 20, 20.01-20.04, 62, and 76, is located near the corner of Cranbury Road and Princeton-Hightstown Road in the RP-7 Princeton Junction Redevelopment Plan District.

The applicant was granted approval to redevelop the Ellsworth Center, which consists of approximately 22,258 square feet of commercial space and two (2) apartments, into a new mixed-use village-type development. Specifically, the applicant was granted approval to demolish approximately 3,764 square feet and add approximately 33,600 square feet of additional commercial space as well as eighteen (18) additional units, of which fourteen (14) are to be market-rate one-bedroom units and four are to be reserved as affordable housing units consisting of one (1) one-bedroom unit, two (2) two-bedroom units, and one (1) three-bedroom unit. Altogether, the site was approved to contain 52,160 square feet and twenty units. To support the redevelopment, approval was also granted to provide parking and stormwater facilities on Lots 62 and 76. While the approval was granted, the development has not yet been constructed. Nevertheless, the Princeton Junction Redevelopment Plan was subsequently amended to include Lots 62 and 76.

- e. *Artis Senior Living*. Artis Senior Living was approved on January 22, 2015 by the Zoning Board of Adjustment. The site, which is identified as Block 6 Lot 64, is located at 861 Alexander Road in the RP-6 Princeton Junction Redevelopment Plan District. The approved development consists of a two-story, 35,745 square foot assisted living facility which provides for sixty-seven (67) beds for seniors with Alzheimer Disease and other memory-impairments. Six (6) beds are Medicaid beds.
- f. *Princeton Ascend*. The Princeton Ascend development was approved on January 18, 2017 by the Planning Board. The site, which is identified as Block 12.04 Lot 25, is located at 43 Princeton Hightstown Road in the RP-7 Princeton Junction Redevelopment Plan District. The approved mixed-use development is comprised of two (2) buildings, which consist of twenty-three (23) residential units (including five (5) affordable units) and 15,026 square feet of commercial space. Specifically, Building 1 consists of 12,248 square feet of first-story retail, as well as seventeen (17) residential units on the second floor. Building 2 consists of live-work townhouses, and includes six (6) residential units as well as 2,778 square feet of retail area.

- g. *Freedom Village*. The Freedom Village development was approved on February 8, 2017 by the Planning Board. The site, identified as Block 10 Lot 108.01, is located near the intersection of Old Bear Brook Road and Alexander Road in the RP-11 Princeton Junction Redevelopment Plan District. The development is a 100-percent municipally sponsored affordable housing project consisting of seventy-two (72) residential units. It is noted that while this site is presently in a redevelopment plan district, it was originally approved while it was in the PMN Planned Mixed Neighborhood Zone.

In addition to the aforementioned projects, two amendments to the Princeton Junction Redevelopment Plan have also been prepared and adopted by the Council by Ordinance No. 2017-08, which became effective on March 20, 2017:

- a. The first, entitled "Amendment to the Princeton Junction RP-7 Ellsworth Center Redevelopment Plan," changed the zoning designation of Block 5 Lots 62 and 76 from the R-20B District to the RP-7 District and thus included the newly purchased lots which were incorporated into the Ellsworth Center into the Princeton Junction Redevelopment Area.
- b. The second amendment is entitled "Easterly Portion of Maneely Area Redevelopment Plan." This amendment created two new redevelopment zones: The RP-11 of the Princeton Junction Redevelopment Plan District, and the RP-11-Overlay of the Princeton Junction Redevelopment Plan District.

The RP-11 District encompasses Block 10 Lot 108.01, and is intended to facilitate the development of a 100% municipally sponsored affordable housing project for a maximum of seventy-two (72) residential units. The RP-11-Overlay District encompasses Block 10 Lots 2 and 33, and is intended to permit multifamily development as a development alternative to complement the area's existing ROM-2 zoning designation, which remains in full force and effect.



Figure 3: Map of Approved Redevelopment Projects





7. 2008 Issue: *The 2008 Reexamination Report noted that neighborhood-based zoning districts should be prepared reflecting existing development characteristics.*

*The 2008 Report recommended that master plan text and map changes be adopted by the Planning Board, and that draft ordinances be prepared for the then proposed R-20, R-20A and R-20B and R-30, R-30A, R-30C, R-30D, R-24 and R 3.5 Medium Density Single Family Residential Districts and Berrien City and its related neighborhoods involving proposed R-12.5, R-10, R-9.5A, R-9.5B, R-9.1, R-7.2 districts, as called for in the Master Plan, in order to better match the actual scale and design of the established neighborhoods.*

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Comment: The 2008 Reexamination Report specifically noted that the Master Plan text and map changes should be adopted by the Planning Board and draft ordinances prepared for the proposed R-20, R-20A and R-20B and R-30, R-30A, R-30C, R-30D, R-24 and R 3.5 Medium Density Single Family Residential Districts and Berrien City and its related neighborhoods, involving proposed R-12.5, R-10, R-9.5A, R-9.5B, R-9.1, R-7.2 districts, in order to better match the actual scale and design of the established neighborhoods.

We note the following:

- a. The R-20 District was added on October 27, 2008 by Ord. No. 2008-38.
- b. The R-20A District was added on March 16, 2009 by Ord. No. 2009-07.
- c. The R-20B District was added on October 27, 2008 by Ord. No. 2008-40.
- d. The R-30 District was added on October 27, 2008 by Ord. No. 2008-32.
- e. The R-30A District was added on October 27, 2008 by Ord. No. 2008-33.
- f. The R-30C District was added on October 27, 2008 by Ord. No. 2008-35.
- g. The R-30D District was added on October 27, 2008 by Ord. No. 2008-36.
- h. The R-24 District was added on October 27, 2008 by Ord. No. 2008-37.
- i. The R-3.5 District was added on October 27, 2008 by Ord. No. 2008-41.

These districts are reflected in the Township's zoning ordinance.

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8. *2008 Issue: The 2008 Reexamination Report noted that traffic calming was proposed for Clarksville Road.*

*It was recommended that the Planning Board review the DVRPC traffic calming study and determine the traffic capacity consequences of traffic calming to the roadway network.*

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Comment: A pedestrian island and a crosswalk with an activated flash signal were installed along Clarksville Road between the Avalon Princeton Junction (formerly Avalon Watch) development and Village Square.

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9. *2008 Issue: The 2008 Reexamination Report noted that the Jewish Community Campus (JCC) and West Windsor Gardens development approvals brought the prospect of recreation attractions and a resident population to Clarksville Road on the other side of the railroad, but the report noted that pedestrian linkages to the rest of the municipality were not in place.*

*To facilitate pedestrian access from Windsor Athletic Club (formerly JCC), Princeton Terrace (formerly West Windsor Gardens), and the Township's Duck Pond Run Park, the 2008 Report recommended that a pedestrian bridge be installed on Clarksville Road Bridge over the railroad, and that sidewalks be proposed as a priority in the Circulation Plan.*

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Comment: No such pedestrian bridge has been installed on the Clarksville Road Bridge over the railroad, nor have sidewalks been installed along the approaches to the bridge along Clarksville Road. The narrow width of Clarksville Road as well as the location of guardrails along either side of the street have made these improvements difficult to install. As such, this remains an ongoing issue. It is noted that the Clarksville Road Bridge is a state-owned bridge.

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10. *2008 Issue: The 2008 Reexamination Report noted that a pedestrian/bicycle plan had been prepared, and further indicated that it would require policies, regulations and capital projects to be fully implemented.*

*The 2008 Report recommended that the Planning Board incorporate specific pedestrian and bicycle design policies in future ordinances.*

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Comment: This remains an ongoing issue that the Township has consistently addressed through its policies, regulations, and capital improvement projects.

With respect to capital improvement projects, nearly one-third of all Township projects have involved the incorporation of pedestrian and bicycle circulation features. Whenever feasible, the Township has incorporated bike lanes and bike paths with its capital improvement projects.

Several zoning regulations have been adopted to implement the Township's pedestrian and bicycle goals. For example, the Township's supplemental design criteria for the site plan review process includes provisions for pathways and bikeways, as well as internal bicycle paths. Furthermore, the Princeton Junction Redevelopment Plan regulatory provisions include goals and policy statements regarding public improvements for bikeways, as well as specific required bikeway infrastructure regulations.

Finally, bicycle lanes were installed along Meadow Road for access into Carnegie Center.

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11. 2008 Issue: *The 2008 Reexamination Report noted the Township was approaching full development, and the best use of remaining developable lands needed to be studied.*

*It was recommended that a build-out analysis be prepared for the Township's remaining vacant land. Specifically, the 2008 Report recommended a detailed land use planning study be conducted to determine the development potential of all remaining undeveloped and uncommitted land in West Windsor. Such a study would include all vacant privately-owned land not currently preserved or approved for development. The Report suggested this information would allow the Planning Board to assess potential traffic and other community service impacts and affordable housing growth-share implications, and could then evaluate whether zoning changes should be considered.*

*In addition, the Reexamination Report noted that another component of this study could be the preparation of a build-out map overlaid on an aerial photograph with lot lines of the municipality. The build-out map would show all existing development and the buildings, parking and open space of all approved development plans as well as how the developable areas of all remaining vacant lands could be developed according to existing zoning. The Report suggested that this map could be used to identify how future development should be designed to create secondary greenbelts for continuous wildlife habitats, paths, water quality filters, buffers or mixed-use development opportunities.*

Comment: To date, no such build-out analysis has been conducted. Due to the ongoing growth and development of the municipality, the ‘fluid’ nature of the Township’s affordable housing issues, and the various ongoing redevelopment issues throughout the Township, it may be appropriate to incorporate a build-out analysis into a new Comprehensive Master Plan.

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12. 2008 Issue: *The 2008 Reexamination Report recommended that the community’s physical identity be enhanced as the Township continued to mature.*

*In addition to the ongoing planning efforts to redevelop an attractive, mixed use town center in Princeton Junction, the 2008 Reexamination Report recommended that the Planning Board continue to evaluate opportunities to enhance West Windsor’s community identity. One recommendation was to plan for distinctive community gateways.*

*The 2008 Report identified that gateways are principal entrances into a municipality, neighborhood, business district or other unique areas of the Township, such as Grovers Mill. Gateways typically occupy a high visibility location and function as a “front door” to the community, and therefore have the potential to convey a community or area’s unique identity and image. Examples of gateways in West Windsor were provided, including the PNC gateway at the corner of Wallace Road and Princeton-Hightstown Road or a Clarksville Road gateway feature similar to the one proposed in the DVRPC traffic calming study.*

*The 2008 Reexamination Report also recommended other ways community identity could be enhanced, such as the use of distinctive street signs highlighting special districts like Princeton Junction, identification signs briefly describing the history of former villages or hamlets within West Windsor, and commercial signage designed to complement an area’s appearance as was planned for Princeton Junction.*

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Comment: Two (2) such gateway features have thus far been installed or planned for, both of which are located near the northerly extent of the Township. These features were approved by the Township’s Zoning Board of Adjustment, and include the following:

- a. A kiosk, clock, and gazebo feature were installed with the PNC Bank development, which is located at the corner of Princeton Hightstown Road and Wallace Road.

- b. An additional gateway feature is also planned for the Rite-Aid building. While the ultimate design of the plaza will be determined with the final design of the building, it will likely include seating, pavers, plantings, and potentially a directional sign.

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13. *2008 Issue: The Reexamination Report noted that occupation of Carnegie Center office building(s) for administrative functions foreshadowed Princeton University's campus expansion within West Windsor and offered an opportunity to work with the University to resolve neighborhood planning and affordable housing issues. The Report recommended that two areas, one on Harrison Street and the other on Alexander Road, both adjacent to Princeton University-owned land, should be reviewed to determine if land use planning and draft zoning changes should be prepared and implemented by the Planning Board.*

*The Harrison Street neighborhood encompasses approximately 50 acres consisting mainly of older single-family residences and the Eden Institute. The 2008 Reexamination Report noted that Princeton University was acquiring homes in this neighborhood as they came on the market, presumably with the intention of renovating them for faculty and staff residences. The Report indicated that this activity offered an opportunity for the Township to work with the University to create architectural guidelines for restoration, for new homes, and to design an expanded village in the Harrison Street area which could include a range of housing opportunities.*

*Furthermore, the Report suggested the area along Alexander Road between Canal Road and Canal Pointe Boulevard offered an opportunity to make small-scale land use changes involving the University. It suggested the Planning Board investigate the possibility of permitting the conversion of Obal's 3.19-acre landscaping business (Block 7 Lot 31) combined with the 1.98-acre LaPlaca parcel (Block 7 Lot 9.01) to permit a mixed-use retail/office development to serve the needs of the residents in Canal Pointe, as well as a potential residential village on Princeton University land to serve graduate student needs. It noted that this area is in close proximity to the Dinky Line, and that a small village node at this point might justify a Dinky Line Station here which could also provide relief to the Princeton Junction train station area.*

*Finally, the Reexamination Report noted that the Seminary property on Wheeler Way represents another area of West Windsor where the Planning Board could be involved with the Princeton Theological Seminary in land use changes. It noted there existed the potential on Seminary-owned land to create a mixed-use development as part of a potential revitalization of the Seminary complex. The mixed-use development could provide retail convenience services to this housing complex as well as affordable housing.*

Comment: The University purchased several dwellings off of Eden Way which have since been demolished. In 2017, the University appeared in front of the Planning Board to present its 2016-2026 Campus Plan, which essentially proposes to expand to the campus approximately 400 acres further into West Windsor to the southeast of Lake Carnegie. This expansion would ultimately place the geographic center of Princeton University in the Township. As such, this remains an ongoing issue.

In addition, the 2008 Reexamination Report had recommended that the Planning Board investigate the possibility of permitting the future conversion of Obal's 3.19-acre landscaping business (Block 7, Lot 31) as well as the 1.98-acre LaPlaca parcel (Block 7, Lot 9.01) into a mixed-use retail and office development. These two properties are still located in the R-2 Residence District, which permits any use permitted in an RR/C District. The permitted uses in the RR/C District include single-family dwellings, home occupations, public and nonprofit parks, farm and agricultural activities, community residences for the disabled, and public buildings. Conditional uses include open space cluster development, houses of worship, public and private schools, public libraries and museums, social clubs, water storage tanks, substations, transmission lines, child care centers, and the taking of non-transient boarders. As such, mixed use retail and office is not presently permitted.

Finally, the 2008 Reexamination Report identified that the Princeton Theological Seminary could potentially be developed into a mixed-use development as part of a potential revitalization of the Seminary complex. An application for development has recently been submitted for the development of four hundred and forty-three (443) residential units on the southerly portion of the Seminary site. While no retail component is included, the proposal does include a twenty-percent (20%) set-aside for affordable housing.

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14. 2008 Issue: *The 2008 Reexamination Report noted that some small villages built in West Windsor before the modern wave of suburbanization were threatened by structural expansion and major exterior changes that would adversely alter their historic character.*

*The 2008 Reexamination Report recommended that a study be conducted to assess potential zoning revisions and the imposition of other land use controls, such as a neighborhood conservation or historic preservation districts, which could be used to preserve West Windsor's unique villages.*

*The 2008 Report explained that the typical method of regulation in a neighborhood conservation or historic preservation district is an architectural design overlay ordinance affecting all properties in a specified area. The architectural design overlay ordinance*

*typically regulates the following features in an attempt to maintain a compatible exterior appearance for new or expanded structures:*

- *Roof shape and materials*
- *Rhythm of openings, i.e. number and spacing of windows and doors*
- *Strong sense of entry*
- *Vertical façade expression*
- *Varied massing and articulation of façade forms*
- *Size and proportions of new or expanded structures that are consistent with adjacent structures*

*It was recommended that the Planning Board consider the following areas of West Windsor to determine if they would be appropriate candidates for a neighborhood conservation district: Port Mercer, Dutch Neck, and Grovers Mill.*

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Comment: Ordinances have been prepared for the Berrien City and Grovers Mill areas. However, these ordinances have yet to be adopted by the Township. This therefore remains a continuing issue.

In addition to the above ordinances, historically significant structures in the Grovers Mill community have been preserved through the use of retrofitting. The Grovers Mill barn was recently upgraded and retrofitted with an office space as well as three (3) one-bedroom apartments. Likewise, the Grovers Mill millhouse is currently under construction to convert it into a five (5) unit apartment building.

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15. 2008 Issue: *The 2008 Reexamination Report concluded that the current zoning did not need major revisions, although there were certain areas that warranted attention to determine if minor zone changes were required. It was also noted that the prior master plan studied major changes to the Edinburg Village area, such as road bypasses, but no zoning or circulation changes were made and properties in that area remained nonconforming as to use and bulk requirements.*

*The 2008 Reexamination Report recommended that zoning regulations for Edinburg should be reviewed and amended in order to make lots conforming and to allow for modest additions. It was also recommended that the zoning of the older core section of Dutch Neck Village be revised to reflect actual conditions. The dredging of the Grovers Mill Pond and the uncertain status of the historic Grovers Mill barn building were identified as future opportunities and challenges in this historic hamlet.*

*In addition, the Report recommended the ROM-4 District at the Village Road West/Quakerbridge Road intersection be reviewed to determine if current permitted uses are appropriate or if retail commercial uses should be allowed. At the time of the report, public water lines had been recently installed and consequently the potential for public sewer through Lawrence Township had increased the retail potential of this convenient intersection.*

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Comment: The following is noted:

- a. Minor adjustments should be considered for the Township's land use regulations in order to eliminate inconsistencies. Specifically, the Township should consider amending its zoning ordinance to more clearly establish that floor area ratio (FAR) calculations for mixed use developments within the Princeton Junction Redevelopment Plan Districts are not to include residential floor areas. It is recognized that one of the intents of the Township's redevelopment districts is to encourage the construction of second-story apartments in order to promote a mixed-use environment. Rather than potentially limit the construction of these second-story units, FAR calculations should specifically only apply to nonresidential uses. It is recognized that residential building mass is already controlled through regulations regarding height, setbacks, building coverage, and density.
- b. Due to environmental constraints, the road bypass for Edinburg Road has been abandoned. This bypass has been removed from the Circulation Plan. As such, the zoning issues associated with this are no longer a relevant issue.
- c. The Grovers Mill Pond has since been dredged in cooperation with the Army Corps of Engineers, and as previously noted the Grovers Mill barn building has been retrofitted with an office space as well as three one-bedroom apartments.
- d. No study has been conducted for the ROM-4 District, and as such the uses and activities on the property remain relatively inconsistent with the District's zoning regulations. Properties within the ROM-4 District are largely underutilized, and could potentially benefit from consolidation.

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16. 2008 Issue: *The 2008 Reexamination Report highlighted the proposed relocation of a new University Medical Center, along with a proposed skilled nursing facility, continuing care retirement community, and general offices on a 160-acre redevelopment area in Plainsboro*



*Township on Route 1, Plainsboro Road and Scudders Mill Road and encompassing the existing FMC site and Millstone River floodplains.*

*The Plan noted that this development would be located directly across the Millstone River from the Sarnoff tract in West Windsor. This medical center was envisioned to be a major state-of-the-art regional hospital facility and medical research center. Like many similar medical centers, such as Robert Wood Johnson in New Brunswick or the Lehigh Valley Medical Center in Allentown, Pennsylvania, the Report anticipated that it would be a substantial generator of jobs, traffic and a major stimulus to ancillary uses which would service this medical center and be attracted to the opportunities it would present.*

*The 2008 Reexamination Report recommended that the Planning Board evaluate the circulation and land use implications of this major land use change on its border, and for the Board to work with Plainsboro Township and State agencies to evaluate the impacts of this project both on West Windsor and the larger region.*

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Comment: This development has since been constructed. One of the repercussions of the development has been the generation of cut-through traffic in West Windsor, particularly on Cranbury, Clarksville, and Millstone Roads. The Mercer County Department of Transportation & Infrastructure installed a temporary traffic signal at the intersection of Cranbury Road and Clarksville Road. The County advised the Township that this intersection met two (2) Warrants for a Traffic Signal as prescribed in the Manual on Uniform Traffic Control Devices (MUTCD). The signal was proposed and installed prior to the planned closing of Mercer County Bridge 762.1 (Cranbury Road over Bear Brook) due to worsened traffic conditions caused by the bridge closure.

However, due to residents and Township Council members questioning the need for a permanent traffic signal at the intersection, and expressing concerns about queuing and congestion on Cranbury Road, the County installed a temporary traffic signal. The County intended to monitor traffic conditions once the bridge construction was complete. If the County determined that a signal would not be needed, the temporary traffic signal would be removed. If a traffic signal was deemed necessary as a result of the study, the County would replace the temporary one with permanent equipment. A similar study was also undertaken by the County for the intersection of Millstone Road and Cranbury Road.

At a Township Council hearing held on February 26, 2018, both the Cranbury/Clarksville Road and the Cranbury/Millstone Road intersections received resolutions from the Council endorsing permanent traffic signals. Installation of these signals is expected to be completed by mid-May 2018.

## **Section 4: The Extent of Significant Changes in Assumptions, Policies, and Objectives (40:55D-89.c)**

Statutory Criteria: Identify the extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in the State, county, and municipal policies and objectives.

40:55D-89.C

There are a number of substantive changes at the state, regional, and local level that have occurred since the adoption of the 2008 Reexamination Report that requires the Township's attention. In addition, the Township has experienced significant changes resulting from growth and development which are noteworthy. This section provides an analysis of these changes.

The study of population changes within a community is a centerpiece of any master plan or reexamination report, as it sheds light on both a municipality's past trends and its anticipated growth in years to come. This section details the population, housing, and employment characters of the Township of West Windsor based upon the latest U.S. Census and American Community Survey data. This analysis is an integral component of the community's master plan, as it illustrates past trends experienced by the Township and provides an indication of future growth patterns.

## **Section 4.1: Information Regarding Data Sources**

The information contained in Section 4.2 entitled “Demographic Changes,” Section 4.3 entitled “Housing Changes,” and Section 4.4 entitled “Economic Profile” was obtained from a variety of publicly available data sources, which are summarized below:

1. US Decennial Census. The US Census is described in Article I, Section 2 of the Constitution of the United States, which calls for an enumeration of the people every ten years for the apportionment of seats in the House of Representatives. Since the time of the first Census conducted in 1790, it has become the leading source of data about the nation’s people and economy. Please note that all incomes reported in the Census are adjusted for inflation.
2. American Community Survey (ACS). The American Community Survey is a nationwide ongoing survey conducted by the US Census Bureau. The ACS gathers information previously contained only in the long form version of the decennial census, such as age, ancestry, educational attainment, income, language proficiency, migration, disability, employment, and housing characteristics. It relies upon random sampling to provide ongoing, monthly data collection. Please note that all incomes reported in the ACS are adjusted for inflation.
3. New Jersey Department of Community Affairs (DCA). The New Jersey Department of Community Affairs is a governmental agency of the State of New Jersey. Its function is to provide administrative guidance, financial support, and technical assistance to local governments, community development organizations, businesses, and individuals to improve the quality of life in New Jersey.
4. New Jersey Department of Labor and Workforce Development. The New Jersey Department of Labor and Workforce Development is a governmental agency of the State of New Jersey. One of its roles is to collect labor market information regarding employment and wages throughout the state.
5. Chapter 91 Responses. Chapter 91 refers to N.J.S.A. 54:4-34, which was created to give municipal tax assessors access to the financial information of properties in order to reach more accurate assessments of income producing properties.

## **Section 4.2: Demographic Changes**

Analyzing demographic and population data is a necessary and integral step in planning for the future needs and demands of a community. As such, the following subsection outlines the demographic changes experienced by the Township of West Windsor over the past several decades.

## Population Growth

As indicated by the following table and figure, the population of West Windsor has been growing steadily since at least 1920, when the Township's population consisted of less than 1,400 persons. A consistent, significant rate of growth continued through the entirety of the twentieth century and peaked between 1980 and 1990, when the Township's population increased by an estimated 87.56%. While this rate of growth may have somewhat slowed in the proceeding decades, the Township's population still experienced an estimated increase of 24.00% between 2000 and 2010.

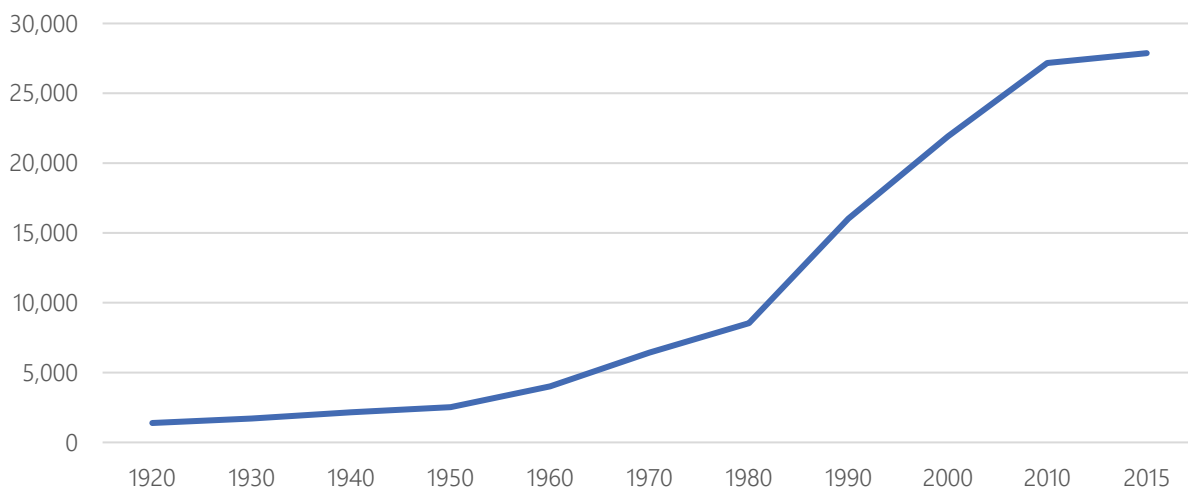
The American Community Survey indicates that the Township's estimated growth rate decreased to 2.60% since 2010. The Township's estimated 2015 population was 27,872 persons.

Table 2: Population Growth, 1920-2015  
Township of West Windsor, New Jersey

Year	Population	Population Change	Percent Change
1920	1,389		
1930	1,711	322	23.18%
1940	2,160	449	26.24%
1950	2,519	359	16.62%
1960	4,016	1,497	59.43%
1970	6,431	2,415	60.13%
1980	8,542	2,111	32.83%
1990	16,021	7,479	87.56%
2000	21,907	5,886	36.74%
2010	27,165	5,258	24.00%
2015	27,872	707	2.60%

Source: US Census Bureau; 2015 American Community Survey 5-Year Estimates.

Figure 4: Population Growth, 1920-2015  
Township of West Windsor, New Jersey



Source: US Census Bureau; 2015 American Community Survey 5-Year Estimates.

## Age Distribution

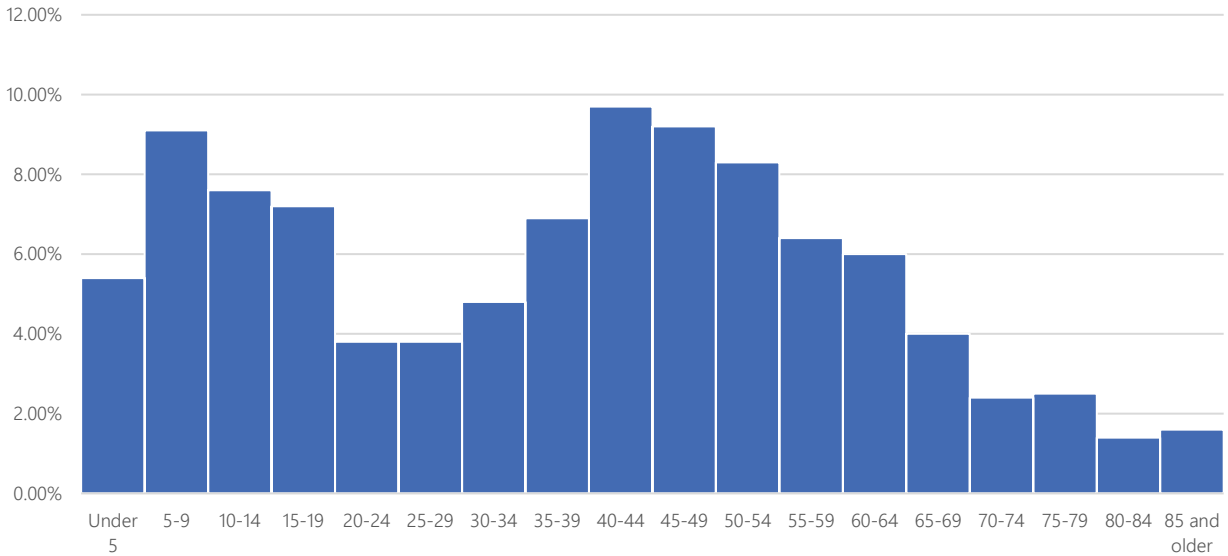
The following table and figure illustrate changes to the Township's age distribution between 2000 and 2015. The Township's population is estimated to have aged during this period. For example, the percentage of the population aged 14 years or younger decreased from an estimated 26.51% in 2000 to 22.05% in 2015, while the percentage of the population aged 25 to 44 also decreased from an estimated 31.47% in 2000 to 25.17% in 2015. Meanwhile, over the course of that same period, the percentage of the population aged 65 and over increased from an estimated 6.23% to 11.91%. Overall, the Township's median age increased from 37.0 to 40.6 between 2000 and 2015.

Table 3: Age Distribution, 2000 to 2015  
Township of West Windsor, New Jersey

Age Group	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
Under 5	1,462	6.66%	1,613	5.99%	1,494	5.36%
5-9	2,135	9.75%	2,376	8.82%	2,546	9.13%
10-14	2,214	10.10%	1,986	7.37%	2,109	7.56%
15-19	1,441	6.58%	1,986	7.37%	1,998	7.17%
20-24	629	2.87%	942	3.50%	1,061	3.81%
25-29	865	3.95%	1,094	4.06%	1,048	3.76%
30-34	1,290	5.89%	1,378	5.11%	1,351	4.85%
35-39	2,180	9.95%	2,171	8.06%	1,924	6.90%
40-44	2,559	11.68%	2,477	9.19%	2,692	9.66%
45-49	2,260	10.32%	2,624	9.74%	2,555	9.17%
50-54	1,699	7.76%	2,301	8.54%	2,324	8.34%
55-59	1,030	4.70%	1,697	6.30%	1,793	6.43%
60-64	780	3.56%	1,381	5.13%	1,659	5.95%
65-69	517	2.36%	922	3.42%	1,107	3.97%
70-74	354	1.62%	712	2.64%	676	2.43%
75-79	238	1.09%	543	2.02%	685	2.46%
80-84	118	0.54%	346	1.28%	403	1.45%
85 and older	136	0.62%	392	1.46%	447	1.60%
Median Age		37.0		39.6		40.6

Source: US Census Bureau; 2015 American Community Survey 5-Year Estimates.

Figure 5: Age Distribution, 2015  
Township of West Windsor, New Jersey



Source: US Census Bureau; 2015 American Community Survey 5-Year Estimates.

### Race and Ethnicity

The Township’s ethnic diversity has experienced a significant increase since 2000. As shown on the following table, this is largely attributable to an increase in the Township’s Asian/Pacific Island demographic, which has increased from 22.76% of the total population in 2000 to 44.56% in 2015. This represents an overall increase of nearly 149% between 2000 and 2015.

Table 4: Race and Ethnicity, 2000 to 2015  
Township of West Windsor, New Jersey

Race	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White (Non-Hispanic)	15,670	71.53%	14,924	54.94%	13,835	49.64%
Black/African American	605	2.76%	998	3.67%	604	2.17%
American Indian/Alaskan Native	17	0.08%	25	0.09%	10	0.03%
Asian/Pacific Islander	4,988	22.77%	10,255	37.75%	12,420	44.56%
Other Race/2 or More Races	627	2.86%	963	3.55%	1,003	3.60%
Total	21,907	100.00%	27,165	100.00%	27,872	100.00%

Source: US Census Bureau; 2015 American Community Survey 5-Year Estimates.

The table below provides greater insight into the Township's Asian population. Most of the Township's Asian population identified themselves as Chinese in 2000, with Asian Indian as a close second. However, the percentage of those identifying as Asian Indian has increased 289.05% since 2000. As of 2015, nearly two-thirds (60.36%) of the Township's Asian population identified themselves as Asian Indian.

Table 5: Asian Population  
Township of West Windsor, New Jersey

Origin	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
Asian Indian	1,927	38.63%	5,109	49.82%	7,497	60.36%
Chinese	1,947	39.04%	3,368	32.84%	3,239	26.08%
Filipino	156	3.13%	178	1.74%	136	1.10%
Japanese	181	3.63%	298	2.91%	270	2.17%
Korean	495	9.92%	746	7.27%	935	7.53%
Vietnamese	12	0.24%	34	0.33%	0	0.00%
Other Asian	268	5.37%	512	4.99%	343	2.76%
Pacific Islander	2	0.04%	10	0.10%	0	0.00%
Total	4,988	100.00%	10,255	100.00%	12,420	100.00%

Source: US Census Bureau; 2015 American Community Survey 5-Year Estimates.

Tables 6 and 7 provide additional details regarding the Hispanic population of the Township. As shown on Table 6, the percentage of the Township's population identifying as Hispanic or Latino of any race has experienced a slight increase since 2000, increasing from approximately 4.07% in 2000 to 4.78% in 2015. Table 7 further indicates that percentages of the Township's population identifying as Mexican or Puerto Rican have decreased since 2000, while the percentage of the population identifying as "Other Hispanic or Latino" has increased from 56.05% to 68.12%.

Table 6: Hispanic Ethnicity, 2000 to 2015  
Township of West Windsor, New Jersey

Ethnicity	2000		2010		2015	
	Number	Percentage	Number	Percentage	Number	Percentage
Hispanic or Latino of any race	892	4.07%	1,213	4.47%	1,333	4.78%
Not Hispanic or Latino	21,015	95.93%	25,952	95.53%	26,539	95.22%
Total	21,907	100.00%	27,165	100.00%	27,872	100.00%

Source: US Census Bureau; 2015 American Community Survey 5-Year Estimates.



Table 7: Hispanic Origin, 2000 to 2015  
Township of West Windsor, New Jersey

Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
Mexican	177	19.85%	136	11.21%	211	15.83%
Puerto Rican	152	17.04%	263	21.68%	214	16.05%
Cuban	63	7.06%	73	6.02%	0	0.00%
Other Hispanic or Latino	500	56.05%	741	61.09%	908	68.12%
Total	892	100.00%	1,213	100.00%	1,333	100.00%

Source: US Census Bureau; 2015 American Community Survey 5-Year Estimates.

Place of Birth by Nativity

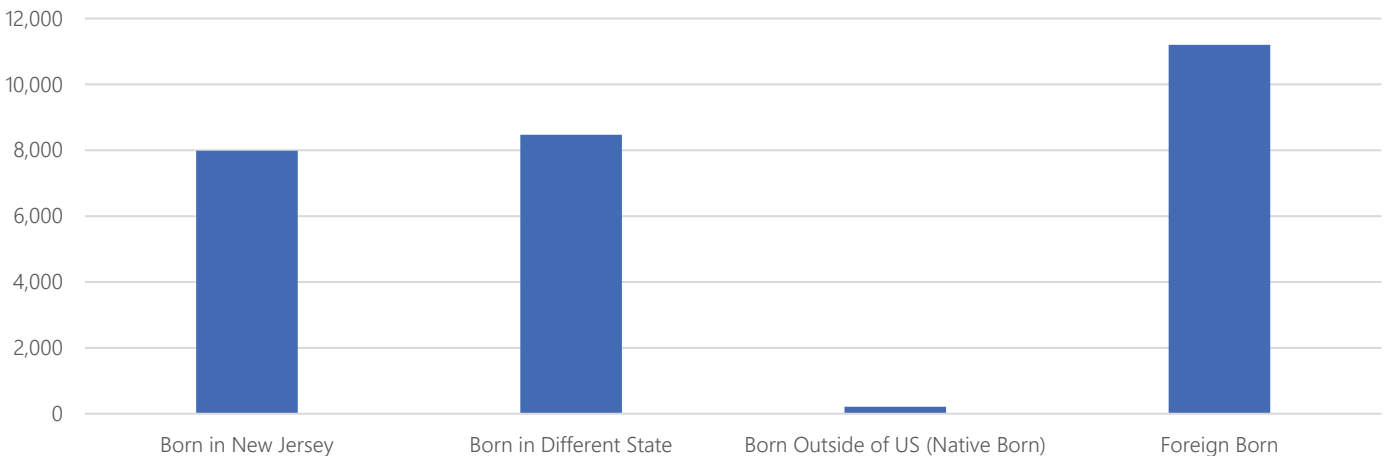
The following table provides additional insight into the background of West Windsor’s population. As shown, the percentage of the Township’s foreign-born population has experienced a significant increase, from 22.39% in 2000 to 40.19% in 2015. During that same time period, the percentage of the native-born population decreased from an estimated 77.61% to 59.81%.

Table 8: Place of Birth by Nativity, 2000 to 2015  
Township of West Windsor, New Jersey

		2000		2010		2015	
		Number	Percent	Number	Percent	Number	Percent
Native Born	Born in New Jersey	7,373	33.66%	8,305	31.60%	7,985	28.65%
	Born in Different State	9,343	42.65%	9,889	37.63%	8,474	30.40%
	Born Outside of US	285	1.30%	340	1.29%	211	0.76%
Foreign Born		4,906	22.39%	7,749	29.48%	11,202	40.19%
Total		21,907	100.00%	26,283	100.00%	27,872	100.00%

Source: US Census Bureau; 2010 and 2015 American Community Survey 5-Year Estimates.

Figure 6: Place of Birth by Nativity, 2015  
Township of West Windsor, New Jersey



Source: US Census Bureau; 2010 and 2015 American Community Survey 5-Year Estimates.

## Educational Attainment Levels

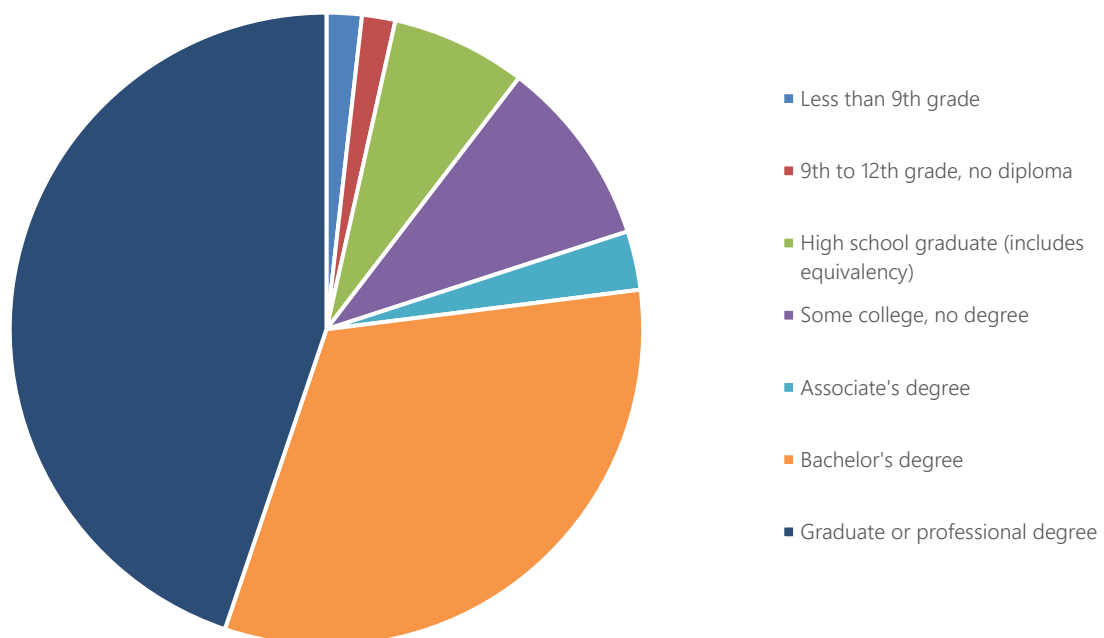
The table below provides an overview of the educational attainment of West Windsor’s population aged 18 years or over. Over three-quarters (76.95%) of the Township’s population has at least a bachelor’s degree, while 44.76% has a graduate or professional degree. This represents an increase from both 2010 and 2000, which suggests that the Township’s population has become more well educated over the past few decades. In comparison, 35.7% and 34.2% of the populations of Mercer County and New Jersey, respectively, have at least a bachelor’s degree.

Table 9: Educational Attainment, Population 18 and Over  
Township of West Windsor, New Jersey

Educational Attainment	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
Less than 9th grade	264	1.76%	289	1.55%	359	1.77%
9th to 12th grade, no diploma	394	2.63%	253	1.35%	351	1.74%
High school graduate (includes equivalency)	1,262	8.41%	1,835	9.84%	1,391	6.88%
Some college, no degree	1,694	11.30%	2,276	12.20%	1,948	9.64%
Associate's degree	731	4.88%	772	4.14%	610	3.02%
Bachelor's degree	5,181	34.56%	6,224	33.36%	6,505	32.19%
Graduate or professional degree	5,467	36.46%	7,006	37.56%	9,045	44.76%
Total	14,993	100.0%	18,655	100.0%	20,209	100.0%

Source: US Census Bureau; 2015 American Community Survey 5-Year Estimates.

Figure 7: Education Attainment, Population 18 and Over (2015)  
Township of West Windsor, New Jersey



## Section 4.3: Housing Changes

Housing data can provide valuable insights into the socioeconomic and population trends occurring in a community. The following subsection outlines the housing changes experienced by the Township of West Windsor.

### Number of Dwelling Units

The following table provides a brief historical overview of the number of dwelling units in the Township. The Township's housing stock experience its greatest growth between 1980 and 2010, when it increased by approximately 264%. Between 1980 and 1990 alone, the Township's housing stock increased by 116.29%. The 2015 American Community Survey (ACS) suggests that this growth rate decreased between 2010 and 2015. However, this estimate conflicts with the number of housing units that were certified throughout the Township since 2010, which is detailed on Table 17. Therefore, it is likely that the number of dwelling units in the Township in 2015 is higher than what the ACS estimates.

Furthermore, a total of 841 units within the Township are age-restricted units, which comprise approximately 8.34% of the Township's estimated total number of dwelling units in 2015. These developments consist of the following:

1. Villages at Bear Creek: 540 units
2. Hamlet: 61 units
3. Presbyterian Homes: 84 units
4. Elements at West Windsor: 156 units

An additional 220 age-restricted units at the Bear Creek Senior Living development have been approved by the Township's Planning Board, but have yet to be constructed. Once these units are constructed, the Township will have a total of 1,061 age-restricted units.

Table 10: Dwelling Units, 1980-2015  
Township of West Windsor, New Jersey

<b>Year</b>	<b>Dwelling Units</b>	<b>Unit Change</b>	<b>Percent Change</b>
1980	2,695	-	-
1990	5,829	3134	116.29%
2000	7,450	1621	27.81%
2010	9,810	2360	31.68%
2015	10,082	272	2.77%

*Source: US Census Bureau; 2015 American Community Survey 5-Year Estimates.*

## Household Size

The following table provides an overview of the Township's overall average household size, as well as the average household sizes of owner-occupied units and renter-occupied units. The overall average household size experienced a decrease of approximately 4.03%, from 2.98 persons per household in 1990 to 2.86 persons in 2015. The average household size of owner-occupied units decreased at a slightly greater rate (5.68%) over that same time period. Conversely, the average household size of renter-occupied units experienced a slight increase of approximately 3.75% between 1990 and 2015, from 2.40 persons in 1990 to 2.49 persons in 2015.

Table 11: Average Household Sizes, 1990-2015  
Township of West Windsor, New Jersey

<b>Year</b>	<b>Overall Average Household Size</b>	<b>Average Household Size of Owner-Occupied Units</b>	<b>Average Household Size of Renter-Occupied Units</b>
1990	2.98	3.17	2.40
2000	3.01	3.16	2.33
2010	2.85	3.01	2.36
2015	2.86	2.99	2.49

Source: US Census Bureau; 2015 American Community Survey 5-Year Estimates.

## Housing Tenure and Occupancy

The following provides details regarding the tenure and occupancy of the Township's housing stock. Both the number of owner-occupied and renter occupied units has increased since 2000; the number of owner-occupied units increased by approximately 21.70%, while the number of rental-occupied units increased by approximately 79.18%. Nevertheless, the percentage of total units which are owner-occupied slightly decreased from 79.18% in 2000 to 71.20% in 2015. Conversely, the percentage of total units which are renter-occupied increased from 18.56% to 24.58% during that same time period. Meanwhile, the vacancy rate has remained relatively modest, increasing from 2.26% in 2000 to 4.22% in 2015.

Table 12: Housing Units by Tenure and Occupancy, 1990-2015  
Township of West Windsor, New Jersey

<b>Characteristic</b>	<b>2000</b>		<b>2010</b>		<b>2015</b>	
	<b>Number of Units</b>	<b>Percent</b>	<b>Number of Units</b>	<b>Percent</b>	<b>Number of Units</b>	<b>Percent</b>
Owner Occupied	5,899	79.18%	7,127	72.65%	7,179	71.20%
Renter Occupied	1,383	18.56%	2,322	23.67%	2,478	24.58%
Vacant	168	2.26%	361	3.68%	425	4.22%
Total	7,450	100.00%	9,810	100.00%	10,082	100.00%

Source: US Census Bureau; 2015 American Community Survey 5-Year Estimates.

## Units in Structure

Units in structure data helps provide insight as to the types of units existing and being constructed throughout the Township. The table below provides an overview of the Township's structure composition since 2000. As reiterated elsewhere in this Report, the number of units has increased significantly over the past several decades. The largest percent increase was seen in the number of sites containing 20 to 49 units, which increased an estimated 251.56% between 2000 and 2015. Sites containing 3 to 4-unit structures and structures containing 50 or more units experienced the second and third largest percentage increases, respectively. Only one category – structures containing two units – experienced a decrease between 2000 and 2015.

As per the American Community Survey, single-family detached units comprise the majority of the Township's structures. However, the percentage of all structures which are single-family detached units has decreased from 71.58% in 2000 to 63.07% in 2015. Structures containing 10 to 19 units comprise an estimated 11.82% of the Township's total structures in 2015, which represents a slight increase from 11.68% in 2000.

Table 13: Units in Structure, 2000-2015  
Township of West Windsor, New Jersey

<b>Units in Structure</b>	<b>2000</b>		<b>2010</b>		<b>2015</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Single Family, Detached	5,333	71.58%	6,000	64.44%	6,359	63.07%
Single Family, Attached	468	6.28%	1,035	11.11%	993	9.85%
2 Units	139	1.87%	64	0.69%	112	1.11%
3 to 4 Units	55	0.74%	121	1.30%	175	1.74%
5 to 9 Units	348	4.67%	400	4.30%	458	4.55%
10 to 19 Units	870	11.68%	953	10.24%	1,192	11.82%
20 to 49 Units	128	1.72%	463	4.97%	450	4.46%
50 or More	109	1.46%	275	2.95%	343	3.40%
Other	0	0.00%	0	0.00%	0	0.00%
<b>Total</b>	<b>7,450</b>	<b>100.00%</b>	<b>9,311</b>	<b>100.00%</b>	<b>10,082</b>	<b>100.00%</b>

*Source: US Census Bureau; 2010 and 2015 American Community Survey 5-Year Estimates.*

## Purchase and Rental Value of Housing Units

The following two tables identify purchase values and rental values for the specified owner-occupied and renter-occupied units in West Windsor.

As shown in Table 14, the purchase values of West Windsor’s owner-occupied housing has steadily increased since 2000. This is particularly evident in the percentage of units which have a value of \$500,000 or more, which increased from an estimated 11.05% in 2000 to 61.85% in 2015. Overall, the median purchase value increased by an estimated 71.63% between 2000 and 2015, from \$333,800 to \$572,900. While the 2015 American Community Survey estimates that the Township did experience a decline in values between 2010 and 2015, the Township’s median value has consistently been higher than the median values for both Mercer County and New Jersey as a whole.

Table 14: Value of Owner Occupied Units, 2000-2015  
Township of West Windsor, New Jersey

Value Range	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
Less than \$50,000	26	0.49%	99	1.45%	64	0.89%
\$50,000 to \$99,999	42	0.79%	120	1.76%	81	1.13%
\$100,000 to \$149,999	108	2.04%	46	0.68%	10	0.14%
\$150,000 to \$199,999	384	7.26%	56	0.82%	51	0.71%
\$200,000 to \$299,999	1530	28.90%	350	5.14%	476	6.63%
\$300,000 to \$499,999	2,619	49.47%	1,628	23.92%	2057	28.65%
\$500,000 to \$999,999	577	10.90%	4,199	61.69%	4,180	58.23%
\$1,000,000 or More	8	0.15%	309	4.54%	260	3.62%
Total	5,294	100.00%	6,807	100.00%	7179	100.00%
Township Median Value		\$333,800		\$601,400		\$572,900
Mercer County Median Value		\$147,400		\$309,300		\$276,500
New Jersey Median Value		\$170,800		\$357,000		\$315,900

Source: US Census Bureau; 2010 and 2015 American Community Survey 5-Year Estimates.

Much like purchase values, Table 15 indicates that the rental values of the Township’s renter-occupied units have steadily increased over the past several decades. In 2000, less than one-third of the Township’s renter-occupied units had rents that were over \$1,500 a month. By 2015, nearly two-thirds of the Township’s renter-occupied units had rents that were over \$1,500 a month. Overall, the Township’s median rent increased by an estimated 47.83% between 2000 and 2015, from \$1,198 a month to \$1,771 a month. The Township’s median rents have consistently been higher than the median rents for both the County and the State as a whole.

Table 15: Specified Renter Occupied Housing Units by Rent, 2000-2015  
Township of West Windsor, New Jersey

Rent Range	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
Less than \$200	0	0.00%	18	0.90%	35	1.41%
\$200 to \$299	0	0.00%	32	1.61%	32	1.29%
\$300 to \$499	163	11.55%	24	1.21%	52	2.10%
\$500 to \$749	200	14.17%	211	10.60%	113	4.56%
\$750 to \$999	111	7.87%	203	10.20%	147	5.93%
\$1,000 to \$1,499	481	34.09%	379	19.05%	434	17.52%
\$1,500 to \$1,999	291	20.62%	654	32.86%	759	30.63%
\$2,000 or more	124	8.79%	423	21.26%	876	35.35%
No Cash Rent	41	2.91%	46	2.31%	30	1.21%
<b>Total</b>	<b>1,411</b>	<b>100.00%</b>	<b>1,990</b>	<b>100.00%</b>	<b>2,478</b>	<b>100.00%</b>
Median Gross Rent		\$1,198		\$1,580		\$1,771
Mercer County		\$727		\$1,046		\$1,132
New Jersey		\$751		\$1,092		\$1,192

Source: US Census Bureau; 2010 and 2015 American Community Survey 5-Year Estimates.

### Place of Residence the Previous Year

The following table provides additional insight into the tenancy stability of the Township's housing stock, as it identifies the place of residence of respondents for the previous year. The percentage of the Township's population which resided in the same residence one year ago has increased significantly from 56.24% in 1995 to 87.57% in 2015. This increase is likely attributable to the increase in the number of dwelling units and resultant increase in population between 1980 and 2000, which is documented on Table 2, Table 10, and Table 17 of this Report.

Table 16: Place of Residence the Previous Year, 1995-2015  
Township of West Windsor, New Jersey

Residence 1 Year Ago	1995		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
Same House	11,499	56.24%	23,071	88.44%	24,260	87.57%
Different House:						
Same Town	37	0.18%	146	0.56%	46	0.16%
Different Town, Same County	1,934	9.46%	794	3.04%	1,201	4.34%
Different County, Same State	2,429	11.88%	791	3.03%	551	1.99%
Different State	3,496	17.10%	1,070	4.10%	709	2.56%
Different Country	1,050	5.14%	215	0.83%	937	3.38%
<b>Total</b>	<b>20,445</b>	<b>100.00%</b>	<b>26,087</b>	<b>100.00%</b>	<b>27,704</b>	<b>100.00%</b>

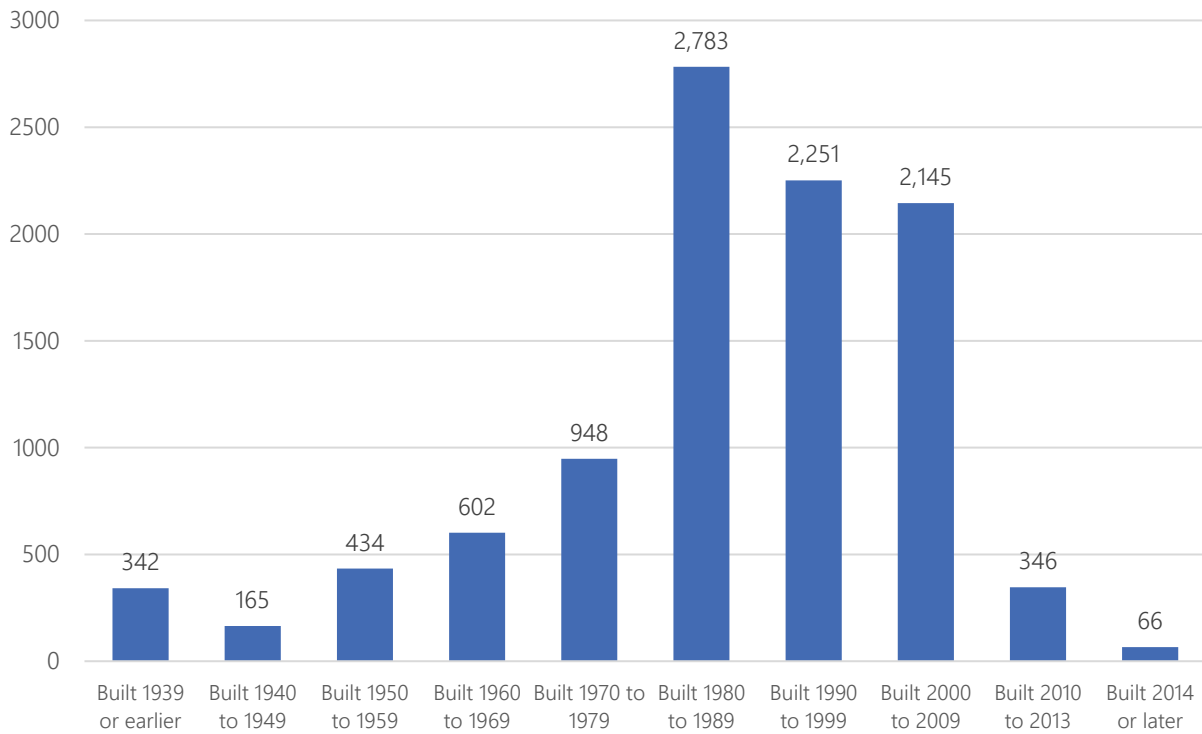
Source: US Census Bureau; 2010 5-Year Estimates; 2015 3-Year Estimates.



## Year Structure Built

The following figure identifies the years in which the Township's structures were built. As can be seen, the Township's housing stock is relatively new, as 75.29% has been constructed since 1980. This largely coincides with Table 10, which outlined the Township's significant housing growth over the past several decades.

Figure 8: Year Structure Built, 2015  
Township of West Windsor, New Jersey



Source: US Census Bureau; 2015 American Community Survey 5-Year Estimates.

## Residential Certificates of Occupancy and Demolition Permits

The following table provides an overview of the number of housing units certified and demolition permits issued by the Township. The Township has consistently certified more housing units than issued demolition permits, which is consistent with the housing growth data shown in Table 10. Since 2000, the Township has issued 2,648 certificates and only 160 demolition permits, resulting in a net difference of 2,488 units.

Table 17: Housing Units Certified and Demo Permits, 2000-2015  
Township of West Windsor, New Jersey

<b>Year</b>	<b>Housing Units</b>		<b>Net</b>
	<b>Certified</b>	<b>Demos</b>	
2000	184	6	178
2001	179	7	172
2002	312	7	305
2003	185	2	183
2004	149	2	147
2005	226	3	223
2006	709	4	705
2007	107	2	105
2008	48	4	44
2009	14	1	13
2010	39	35	4
2011	76	0	76
2012	73	71	2
2013	255	9	246
2014	50	4	46
2015	42	3	39
Total	2,648	160	2,488

*Source: Department of Community Affairs*

## Section 4.4 Economic Profile

The following subsection provides an overview of the Township's economic profile, and offers valuable information on both the employment opportunities in the Township, the incomes of its residents, the character of the local market, and the community's valuations and taxes.

### Income Level

Household incomes have generally continued to rise throughout the Township since 2007. This is particularly evident in upper-tier incomes. In 2007, an estimated 43.82% of all households had a household income of \$150,000 or more. By 2015, this percentage increased to encompass more than half (52.36%) of the population.

Overall, the Township's median income increased approximately 20.39% between 2007 and 2015, from \$134,353 per household in 2007 to \$161,750 per household in 2015. This represents a greater percentage increase than both the County's (6.16%) and the State's (8.40%). Pursuant to the American Community Survey (ACS), an estimated 5.59% of the Township's families lived below the federal poverty line in 2007. This decreased to 3.88% in 2015.

Table 18: Household Income, 2007-2015  
Township of West Windsor, New Jersey

Income Level	2007		2010		2015	
	Households	Percent	Households	Percent	Households	Percent
Less than \$10,000	208	2.53%	249	2.83%	273	2.83%
\$10,000 to \$14,999	85	1.03%	95	1.08%	67	0.70%
\$15,000 to \$19,999	206	2.51%	147	1.67%	135	1.40%
\$20,000 to \$24,999	184	2.24%	157	1.78%	256	2.65%
\$25,000 to \$29,999	61	0.74%	124	1.41%	138	1.43%
\$30,000 to \$34,999	190	2.31%	170	1.93%	229	2.37%
\$35,000 to \$39,999	175	2.13%	128	1.46%	96	0.99%
\$40,000 to \$44,999	206	2.51%	249	2.83%	242	2.51%
\$45,000 to \$49,999	181	2.20%	158	1.80%	147	1.52%
\$50,000 to \$59,999	159	1.93%	433	4.92%	214	2.22%
\$60,000 to \$74,999	495	6.02%	475	5.40%	514	5.32%
\$75,000 to \$99,999	727	8.85%	590	6.71%	757	7.84%
\$100,000 to \$124,999	861	10.48%	890	10.12%	702	7.27%
\$125,000 to \$149,999	879	10.70%	807	9.17%	830	8.59%
\$150,000 to \$199,999	1,343	16.34%	1,308	14.87%	1,618	16.75%
\$200,000 or more	2,258	27.48%	2,817	32.02%	3,439	35.61%
Total	8,218	100.00%	8,797	100.00%	9,657	100.0%
Median Income		\$134,353		\$137,625		\$161,750
Mercer County		\$68,582		\$71,217		\$72,804
New Jersey		\$66,509		\$69,811		\$72,093

Source: 2007 3-Year Estimate; 2010 and 2015 5-Year Estimates

## Employment Status

The following table provides an overview of the Township's employment characteristics for residents aged 16 and over. Between 2000 and 2011, the Township's unemployment rate increased by over 200%, from 341 persons in 2000 to 1,034 persons in 2011, likely a result of the recession. Since then, the estimated number of persons unemployed dropped to 740, which comprises approximately 3.48% of the total population over 16 years of age.

While the population in the labor force increased 28.13% between 2000 and 2015, the total percentage of those in the labor force dropped during that same time period, from 71.79% in 2000 to 67.74% in 2015. Likewise, the percentage of the Township's population not in the labor force increased from 28.21% to 32.36% during that same time period. This can likely be attributed to the Township's aging population and the percentage of those entering into retirement age, which is largely reflective of greater trends in New Jersey and throughout the country.

Table 19: Employment Status of Residents Age 16 and Over, 2000-2015  
Township of West Windsor, New Jersey

<b>Employment Status</b>	<b>2000</b>		<b>2011</b>		<b>2015</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
In labor force	11,228	71.79%	13,748	68.81%	14,386	67.74%
Civilian labor force	11,228	71.79%	13,727	68.70%	14,372	67.67%
Employed	10,887	69.61%	12,693	63.53%	13,632	64.19%
Unemployed	341	2.18%	1,034	5.17%	740	3.48%
Armed Forces	0	0.00%	21	0.11%	14	0.07%
Not in labor force	4,412	28.21%	6,232	31.19%	6,851	32.26%
Total Population 16 and Over	15,640	100.00%	19,980	100.00%	21,237	100.00%

*Source: US Census Bureau; 2011 and 2015 5-Year American Community Survey*

## Employment Trends

The following two tables detail information on the employment and income characteristics of employed West Windsor residents. Table 20 details occupation characteristics, while Table 21 details industry characteristics. The majority of the Township's residents have typically been employed in management, professional, and related occupations. An estimated 71.01% of the Township's employed residents were employed in this occupation in 2000, and this percentage increased to 77.86% by 2015. Sales and office occupations have typically been the second largest occupation in the Township.

Table 21 provides an overview of the typical industries in which Township residents are employed. Most Township residents have typically and historically been employed in educational services, and health care and social assistance. Professional, scientific, and management, and administrative and waste management services has typically been the second largest industry, followed closely by finance and insurance, and real estate and rental land leasing.

Table 20: Employment Status by Occupation, 2000-2015  
Township of West Windsor, New Jersey

Occupation	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
Management, professional, and related occupations	7,731	71.01%	8,510	67.91%	10,614	77.86%
Service occupations	487	4.47%	638	5.09%	578	4.24%
Sales and office occupations	2,230	20.48%	2,863	22.84%	2,021	14.83%
Farming, fishing, and forestry occupations	0	0.0%	--	--	--	--
Natural resources, construction, and maintenance occupations*	175	1.61%	212	1.69%	172	1.26%
Production, transportation, and material moving occupations	264	2.43%	309	2.47%	247	1.81%
Total	10,887	100.00%	12,532	100.0%	13,632	100.0%

Source: 2000 US Census Bureau; 2010 and 2015 5-Year American Community Survey  
\* Formerly called "Construction, extraction, and maintenance occupations"

Table 21: Employment Status by Industry, 2000-2015  
Township of West Windsor, New Jersey

Industry	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	0	0.00%	31	0.25%	17	0.12%
Construction	229	2.10%	269	2.14%	217	1.59%
Manufacturing	1,208	11.10%	1,602	12.78%	1,265	9.28%
Wholesale trade	291	2.67%	211	1.68%	372	2.73%
Retail trade	840	7.72%	927	7.40%	715	5.24%
Transportation and warehousing, and utilities	181	1.66%	157	1.25%	283	2.08%
Information	771	7.08%	539	4.30%	654	4.80%
Finance and insurance, and real estate and rental leasing	1,756	16.13%	2,302	18.37%	2,509	18.41%
Professional, scientific, and management, and administrative and waste management services	2,135	19.61%	2,486	19.84%	3,125	22.92%
Educational services, and health care and social assistance	2,248	20.65%	2,590	20.67%	3,374	24.75%
Arts, entertainment, and recreation, and accommodation and food services	306	2.81%	499	3.98%	361	2.65%
Other services, except public administration	380	3.49%	521	4.16%	283	2.08%
Public administration	542	4.98%	398	3.18%	457	3.35%
Total	10,887	100.00%	12,532	100.00%	13,632	100.00%

Source: 2000 US Census Bureau; 2010 and 2015 5-Year American Community Survey

The industry categories utilized by the US Census Bureau and the American Community Survey are derived from the North American Industry Classification System (NAICS), which is published by the Executive Office of the President, Office of Management and Budget. The NAICS was developed to increase comparability in industry definitions between the United States, Mexico, and Canada. It provides industry classifications that group establishments into industries based on the activities in which they are primarily engaged.

The NAICS provides the following descriptions of the above-mentioned industries:

<b>Industry</b>	<b>Description</b>
Agriculture, Forestry, Fishing and Hunting	Activities of this sector are growing crops, raising animals, harvesting timber, and harvesting fish and other animals from farms, ranches, or the animals' natural habitats.
Mining, Quarrying, and Oil and Gas Extraction	Activities of this sector are extracting naturally occurring mineral solids, such as coal and ore; liquid minerals, such as crude petroleum; and gases, such as natural gas; and beneficiating (e.g., crushing, screening, washing, and flotation) and other preparation at the mine site, or as part of mining activity.
Utilities	Activities of this sector are generating, transmitting, and/or distributing electricity, gas, steam, and water and removing sewage through a permanent infrastructure of lines, mains, and pipe.
Construction	Activities of this sector are erecting buildings and other structures (including additions); heavy construction other than buildings; and alterations, reconstruction, installation, and maintenance and repairs.
Manufacturing	Activities of this sector are the mechanical, physical, or chemical transformation of materials, substances, or components into new products.
Wholesale Trade	Activities of this sector are selling or arranging for the purchase or sale of goods for resale; capital or durable non-consumer goods; and raw and intermediate materials and supplies used in production, and providing services incidental to the sale of the merchandise.
Retail Trade	Activities of this sector are retailing merchandise generally in small quantities to the general public and providing services incidental to the sale of the merchandise.
Transportation and Warehousing	Activities of this sector are providing transportation of passengers and cargo, warehousing and storing goods, scenic and sightseeing transportation, and supporting these activities.
Information	Activities of this sector are distributing information and cultural products, providing the means to transmit or distribute these products as data or communications, and processing data.
Finance and Insurance	Activities of this sector involve the creation, liquidation, or change in ownership of financial assets (financial transactions) and/or facilitating financial transactions.

Real Estate and Rental Leasing	Activities of this sector are renting, leasing, or otherwise allowing the use of tangible or intangible assets (except copyrighted works), and providing related services.
Professional, Scientific, and Technical Services	Activities of this sector are performing professional, scientific, and technical services for the operations of other organizations.
Management of Companies and Enterprises	Activities of this sector are the holding of securities of companies and enterprises, for the purpose of owning controlling interest or influencing their management decisions, or administering, overseeing, and managing other establishments of the same company or enterprise and normally undertaking the strategic or organizational planning and decision-making role of the company or enterprise.
Administrative and Support and Waste Management and Remediation Services	Activities of this sector are performing routine support activities for the day-to-day operations of other organizations.
Education Services	Activities of this sector are providing instruction and training in a wide variety of subjects.
Health Care and Social Assistance	Activities of this sector are providing health care and social assistance for individuals.
Arts, Entertainment, and Recreation	Activities of this sector are operating or providing services to meet varied cultural, entertainment, and recreational interests of their patrons.
Accommodation and Food Services	Activities of this sector are providing customers with lodging and/or preparing meals, snacks, and beverages for immediate consumption.
Other Services	Activities of this sector are providing services not elsewhere specified, including repairs, religious activities, grantmaking, advocacy, laundry, personal care, death care, and other personal services.
Public Administration	Activities of this sector are administration, management, and oversight of public programs by Federal, State, and local governments.



## Means of Transportation to Work

The table and figure below detail the means of transportation to work for employed residents age 16 and over. The percentage of residents who travel to work alone in a private automobile decreased between 2000 and 2015, from 66.55% in 2000 to 63.83% in 2015. Meanwhile, the percentage of workers utilizing public transportation increased from 21.63% to 22.54% during that same time period. This is demonstrative of the high levels of utilization of the Princeton Junction train station. As of 2015, this station was the 7<sup>th</sup> busiest station in the NJ Transit rail system, with an average of 7,015 weekday boardings.

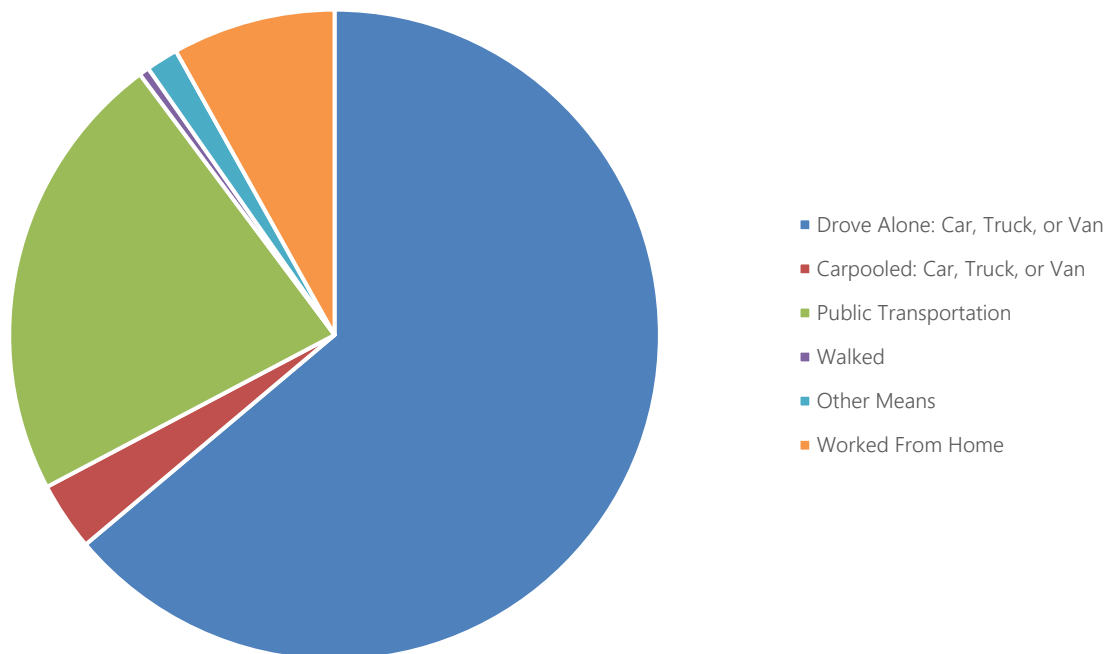
Table 22: Means of Transportation to Work, 2000 to 2015  
Township of West Windsor, New Jersey

Transportation Method	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
Drove Alone: Car, Truck, or Van	7,129	66.55%	7,807	63.92%	8,537	63.83%
Carpooled: Car, Truck, or Van	468	4.37%	929	7.61%	450	3.37%
Public Transportation	2,317	21.63%	2,226	18.22%	3,015	22.54%
Walked	132	1.23%	154	1.26%	71	0.53%
Other Means*	74	0.69%	181	1.48%	217	1.62%
Worked From Home	593	5.53%	917	7.51%	1,085	8.11%
Total	10,713	100.00%	12,214	100.00%	13,375	100.00%

Source: 2000 US Census Bureau; 2010 and 2015 5-Year American Community Survey

\* Includes transportation by taxicab, motorcycle, bicycle, or other means not identified by other transportation categories

Figure 9: Means of Transportation to Work, 2015  
Township of West Windsor, New Jersey



## Covered Employment Trends

Figures 10 and 11 provide data on the Township's covered employment trends between 2004 and 2016, as reported by the New Jersey Department of Labor and Workforce Development. "Covered employment" refers to any employment covered under the Unemployment and Temporary Disability Benefits Law. Generally, nearly all employment in the state is considered to be "covered employment."

Figure 10 depicts the number of reported "employment units" within the Township. An "employment unit" is defined as an individual or organization which employs one or more workers. As shown, the Township gained 232 employment units between 2004 and 2006, which represents an increase of 18.28%. This trend reversed during the following year, in which the Township reportedly lost 281 employment units, representing a decrease of 18.72%. This loss could likely be attributed to the onset of the Great Recession. However, the Township recovered its losses over the following years, and between 2007 and 2010 gained 286 employment units, representing an increase of 23.44%.

Nevertheless, the Township has continually lost covered employment units since 2010. Between 2010 and 2016, the number of covered employment units decreased by 558 units, which represents a loss of approximately 37.05%. During that same time period, Mercer County experienced a slight increase of 0.52%. By 2016, the Township had a reported 948 employment units, down from its peak of 1,506 in 2010.

Figure 11 depicts the average number of covered employees by year within the Township. It generally reflects those trends identified in Figure 10. Between 2004 and 2006, the Township's covered employment increased by 2,786 employees, before decreasing nearly 14.94% by 2007. Similar to the total number of employment units, the Township's covered employment subsequently recovered its losses between 2007 and 2009, and by 2009 the Township had an estimated 22,158 covered employment positions.

However, the Township has continually experienced a decrease of covered employment since that time. Between 2009 and 2016, the Township's covered employment decreased by 3,609 employees, or 16.28%. This contrasts with Mercer County, which during that same time period experienced an increase of approximately 10.60% in covered employment.

Figure 10: Covered Employment Units, 2004 to 2016  
Township of West Windsor, New Jersey

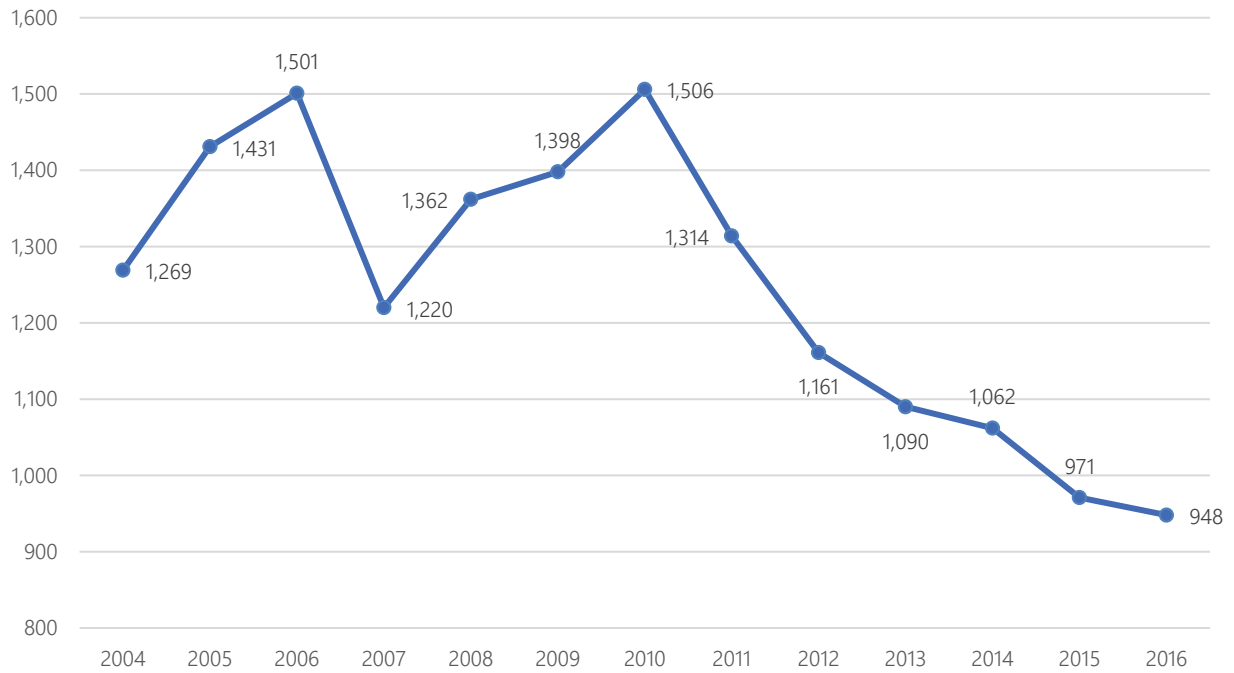
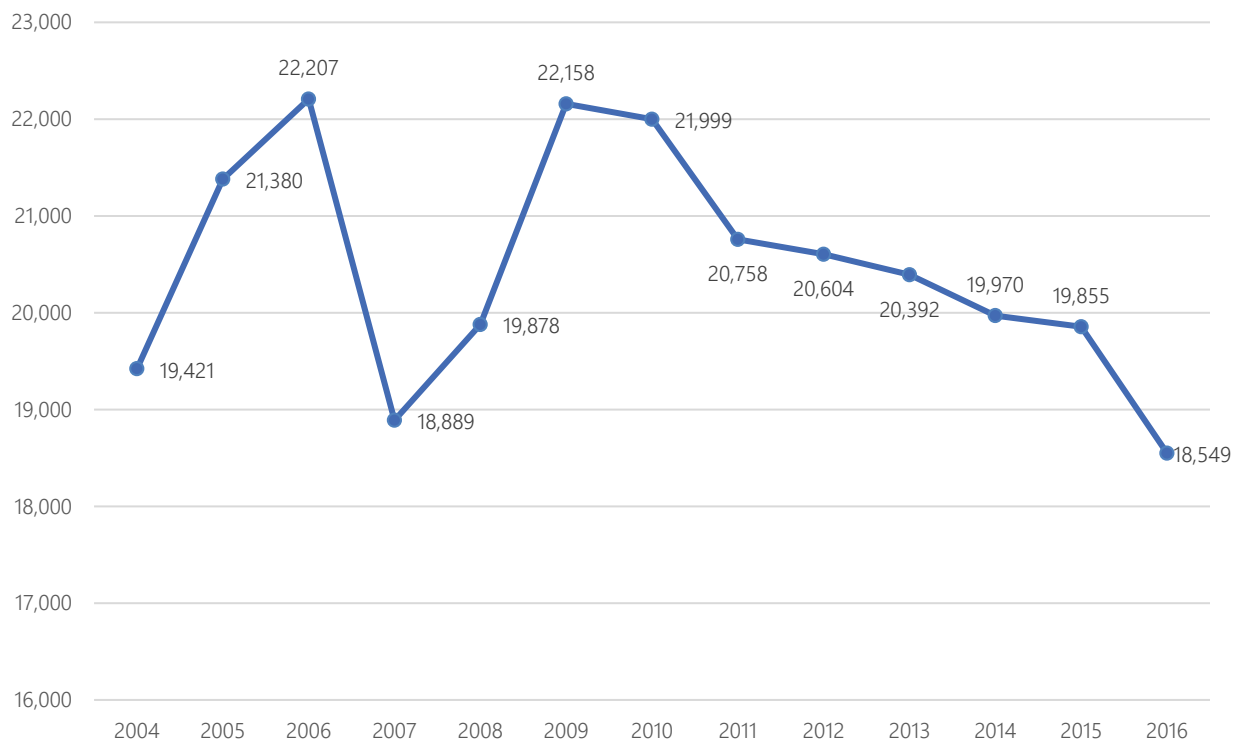


Figure 11: Average Covered Employment, 2004-2016  
Township of West Windsor, New Jersey



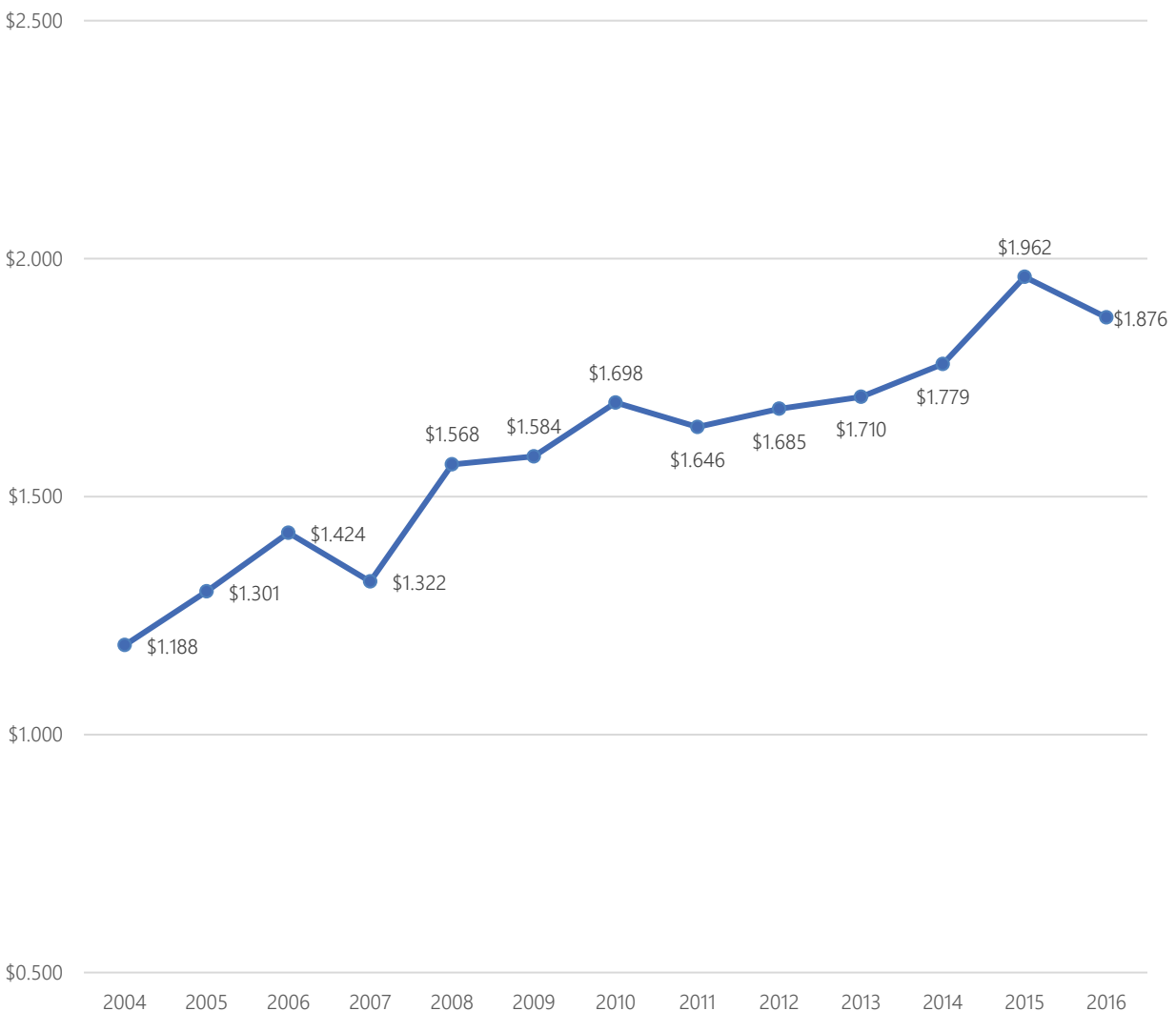
Source: Department of Labor and Workforce Development

## Total Wages

In addition to the above data, the Department of Labor and Workforce Development also tracks the total wages provided by covered employment within a municipality. This is summarized in the figure below.

As shown, the amount of total wages paid within the Township has fluctuated over the years, but has generally increased between 2004 and 2015 before exhibiting a decline in 2016. Between 2015 and 2016, the Township lost approximately \$85 million in total wages, which represents a decrease of 4.38%.

Figure 12: Total Wages (in Billions), 2004-2016  
Township of West Windsor, New Jersey



Source: Department of Labor and Workforce Development

## Nonresidential Development Approvals

The following subsection outlines the Township's nonresidential development approvals, as provided by the Township's Department of Community Development. As shown in the accompanying table, approximately 6,119,413 square feet of nonresidential space has currently been granted approval by the Township. The SRI International (formerly Sarnoff) General Development Plan (GDP) comprises nearly 3,000,000 square feet of this approved space. An additional 2,111,304 square feet of office space has also been approved, as well as nearly 750,000 square feet of mixed use.

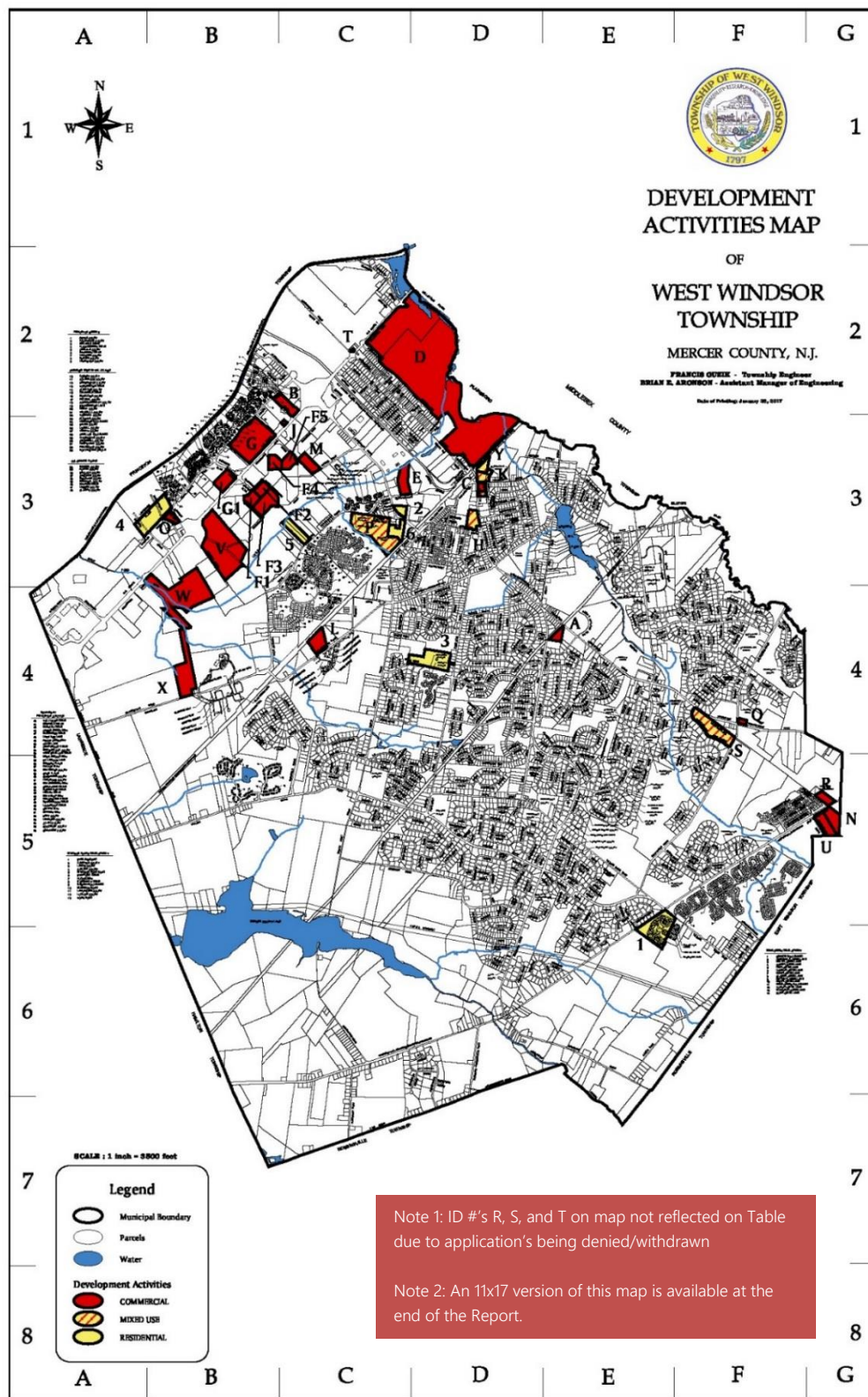
In addition to the above, 225 residential units have also been approved with the projects listed in the accompanying table.

Table 23: Nonresidential Development Approved but not yet Constructed  
Township of West Windsor, New Jersey

ID#	File #	Development	Use	Square Feet	Units	Status
A	PB04-10	Windsor Business Park West	Office	26,466	-	P/F SP Approval Granted
B	POPD-6	Princeton Overlook	Office	140,000	-	Phase II Final SP approval granted
C	ZB04-06SP	Rite Aid Phase II	Retail	6,000	-	P/F SP Approval Granted
D	PB02-02	Sarnoff Corporation	Office, Research and Development, and Hotel Conference Center	3,000,000	-	GDP Approval Granted
E	PB97-18	P.J. Metro	Office	97,024	-	P/F SP Approval Granted
F1-F5	POPD-2	Carnegie Center II (East Side)	Office	656,700	-	Preliminary SP Approval Granted
G	POPD-2	Carnegie Center III (West Side Phase C)	Office	814,800	-	GDP Approval Granted
G1	PB99-02	Carnegie Center West - Bldg 901	Office	130,000	-	Preliminary SP Approval Granted
H	PB13-07	Windsor Plaza	Apartments	-	19	P/F SP Approval Granted
			Retail	8,500	-	
I	PB16-05	Princeton Ascend	Apartments/Townhouses	-	23	P/F SP Approval Granted
			Retail	12,248	-	
J	PB140-7	Princeton International Trading and Consulting	Office	5,236	-	P/F SP Approval Granted
K	ZB13-01	Ellsworth Realty Association	Apartments	0	20	P/F SP Approval Granted
			Retail	52,160	-	
L	PB-88-27 Amended	Princeton Junction Commons	Office	33,000	-	P/F SP Approval Granted
M	PB06-01	19 Roszel Road	Office	50,250	-	P/F SP Approval Granted
	PB06-01 AM	Associates				

ID#	File #	Development	Use	Square Feet	Units	Status
N	PB03-04	Eden Institute Foundation	Educational	15,590	-	P/F SP Approval Granted
O	PB00-18	Aqueduct Associates	Office	29,414	-	P/F SP Approval Granted
P	PB14-10	Maneely	Residential	-	163	P/F SP Approval Granted
			Retail	20,000	-	
			Corporate Suites (#)	192	-	
Q	ZB12-02	Tri-State Petro	Retail	4,960	-	d-1; d-2; c-1; Minor SD; P/F SP Approval Granted
			Car	3,377	-	
			Fueling Stations (#)	16	-	
U	SP02-03 Amended	Princeton Arms Center	Retail	37,600	-	Amended P/F SP Approval Granted
V	PB00-04	Mack Cali (Palladium)	Mixed Used	749,410	-	P/F SP Approval Granted
W	PB05-09	Hilton Garden Inn & Office Park	Hotel	98,264	-	P/F SP Approval Granted
			Office	128,414	-	

Figure 13: Nonresidential Development Approved but not yet Constructed





## Nonresidential Vacancy Rates

An analysis of the Township's nonresidential "Chapter 91" responses were conducted in order to better understand the community's commercial vacancy rates. "Chapter 91" refers to N.J.S.A. 54:4-34, which was created to give municipal tax assessors access to the financial information of a property in order to reach a more accurate assessment of income producing properties.

Accordingly, the data utilized for this analysis was originally collected by the Township's tax assessor. Over 6,500,000 square feet of nonresidential square footage was reported on these collected Chapter 91 responses.

Overall, the Township has a general vacancy rate of approximately 11.02%. However, this figure is a function of a small number of larger office and warehousing/storage/manufacturing properties. The majority (77.24%) of the Chapter 91 responses collected by the Township's tax assessor reported vacancy rates of zero percent.

The accompanying table provides insights into vacancy rates, by use. As shown, those properties classified as office reported the highest overall vacancy rates. Office uses accounted for over 580,000 square feet of vacant space. Warehousing, storage, and manufacturing uses reported the second highest overall vacancy rate, while banks constitute the third highest overall rate.

Table 24: Nonresidential Vacancy Rates by Use  
Township of West Windsor, New Jersey

<b>Use</b>	<b>Total SF</b>	<b>Vacancy Square Footage</b>	<b>Overall Vacancy Rate</b>
Auto Related	23,350	0	0.00%
Bank	23,660	3,200	13.52%
Educational	31,397	895	2.85%
Golf Course	6,600	0	0.00%
Medical Office	44,599	3,530	7.91%
Mixed Use*	29,156	0	0.00%
Office	3,432,223	581,772	16.95%
Recreational	51,000	0	0.00%
Restaurant	29,124	0	0.00%
Retail	610,264	60,596	9.93%
Shopping Center	1,886,699	19,628	1.04%
Warehousing/Storage/Manufacturing	391,800	53,342	13.61%
Total	6,559,872	722,963	11.02%

\* Mixed Use classifications varied, and included restaurants, retail, office, and commercial space with upper story apartments.

## Square Feet of Office and Retail Space Authorized by Building Permits

Every month, municipal construction officials submit building reports on both building permits and certificates of occupancy. This information provides useful indicators on construction in a municipality by identifying the types of structures that are being built and the square footage of nonresidential space. Building permits provide a measure of intent to the start of the construction process, while certificates of occupancy give indicators on the end of the construction process, when buildings are completed and ready for occupancy.

Local construction officials issue building permits for new construction, additions, and alterations. New construction permits are issued for new buildings, while permits for additions authorize work that adds space to an existing structure. Alterations are also included for work on existing buildings in which no new space is added. Examples of alterations include tenant fit-outs, new roofs, and repairs to existing structures.

The following tables provide information regarding the square footage of nonresidential space reported on building permits from 2004 to 2016. Additional information regarding the square footage of nonresidential uses as reported by certificates of occupancy is provided later in this report.

As shown on Table 25, nearly 780,000 square feet of office space was authorized by building permits issued since 2004. Most of this square footage (749,942 square feet) consisted of new construction, while the remainder consisted of additions.

Approximately 109,340 square feet of retail space was authorized by Township building permits during the same time period, which includes 101,044 square feet of new construction and 8,296 square feet of additions.

With respect to other nonresidential uses, Table 26 indicates that 382,573 square feet of assembly uses was authorized by the Township's building permits between 2004 and 2016. Assembly uses include buildings used for the gathering of persons for purposes such as civic, social, or religious functions, recreation, food, or drink consumption. Hotel/motel uses and institutional uses accounted for 128,203 square feet and 125,467 square feet, respectively.

Table 25: Square Feet of Office and Retail Space Authorized by Building Permits  
Township of West Windsor, New Jersey

Year	Office			Retail		
	New Construction	Addition	Total	New Construction	Addition	Total
2004	*0	786	786	40,800	8,296	49,096
2005	290,947	385	291,332	*0	0	*0
2006	3,853	0	3,853	6,000	0	6,000
2007	13,092	152	13,244	0	0	0
2008	112,002	14,757	126,759	0	0	0
2009	0	566	566	*0	0	*0
2010	2,412	7,237	9,649	30,191	0	30,191
2011	90,905	4,105	95,010	15,386	0	15,386
2012	2,653	0	2,653	2,250	0	2,250
2013	0	645	645	6,417	0	6,417
2014	234,078	960	235,038	0	0	0
2015	*0	0	*0	0	0	0
2016	0	0	0	0	0	0
<b>Total</b>	<b>749,942</b>	<b>29,593</b>	<b>779,535</b>	<b>101,044</b>	<b>8,296</b>	<b>109,340</b>

\* Data was less than 100 square feet; Source: Department of Community Affairs

Table 26: Square feet of Other Nonresidential Uses Authorized by Building Permits  
Township of West Windsor, New Jersey

	Assembly	Hotel/Motel	Education	Industrial	Institutional	Storage	Misc.
2000	20,321	44,107	0	0	76,459	0	2,392
2001	12,242	0	195	0	1,207	0	14,352
2002	8,430	0	3,001	0	0	0	6,813
2003	29,208	84,096	0	0	0	0	6,136
2004	3,738	0	395	0	0	0	5,266
2005	1,750	0	0	0	0	9,216	3,838
2006	20,675	0	8,616	0	0	681	3,191
2007	119,884	0	0	0	0	6,525	7,202
2008	10,441	0	0	0	0	9,600	12,074
2009	40,796	0	0	377	10,000	8,038	6,647
2010	8,665	0	0	0	*0	1,440	6,438
2011	0	0	0	0	*0	1,537	4,437
2012	*0	0	0	0	0	62,040	3,091
2013	5,550	0	0	0	0	0	5,946
2014	48,227	0	0	0	0	0	8,029
2015	43,258	0	0	0	0	0	1,822
2016	722	0	0	0	37,801	0	3,791
<b>Total</b>	<b>373,907</b>	<b>128,203</b>	<b>12,207</b>	<b>377</b>	<b>125,467</b>	<b>99,077</b>	<b>101,465</b>

\* Data was less than 100 square feet; Source: Department of Community Affairs

## Square Feet of Nonresidential Space Reported on Certificate of Occupancy (C.O.)

The following table provides information regarding the square footage of nonresidential space as reported on certificates of occupancy. As previously noted, certificates of occupancy give indicators on the end of the construction process, when buildings are completed and ready for occupancy.

Interestingly, the data on C.O.'s often identifies less square footage on yearly basis than the building permit data does. This is due to the fact that often times, building permits are issued in one year and the buildings are finished a year or two later. Additionally, sometimes building permits are pulled but then never acted upon.

Table 27: Square Feet of Nonresidential Space Reported on C.O.'s  
Township of West Windsor, New Jersey

Year	Office	Retail	Assembly	Hotels/ Motel	Educational	Institutional	Storage	Misc.
2000	3,028	0	16,766	*0	192	0	0	948
2001	*0	0	*0	0	182,367	0	0	1,276
2002	0	154,569	*0	0	194	1,200	0	1,340
2003	297	51,667	0	0	800	0	0	2,091
2004	1,968	36,789	19,510	0	0	0	0	3,134
2005	1,385	0	6,165	84,095	0	4,950	0	1,416
2006	3,651	0	16,864	0	0	0	0	551
2007	*0	0	0	0	0	0	11,616	868
2008	294,037	0	0	0	8,615	0	0	8,483
2009	11,730	0	45,397	0	0	0	0	6,730
2010	13,681	0	96,127	0	0	0	5,568	1,008
2011	6,582	0	0	0	0	10,000	1,536	1,280
2012	2,627	*0	0	0	0	0	19,840	1,684
2013	93,962	0	0	0	0	0	29,760	608
2014	0	0	0	0	0	0	0	4,199
2015	4,015	0	16,128	0	0	0	0	5,957
2016	131,853	0	5,550	0	0	0	0	3,125
Total	568,816	243,025	222,507	84,095	192,168	16,150	68,320	44,698

*\* Data was less than 100 square feet; Source: Department of Community Affairs*

## Abstract of Ratables

The following table provides an abstract of the Township's ratables from 2000 to 2017, as collected from the New Jersey Department of Community Affairs. The table organizes the Township's ratables into three categories:

1. Vacant properties;
2. Residential properties, which includes any property assessed as residential, farm homestead, or apartment, and;
3. Nonresidential properties, which includes any property assessed as farmland, commercial, or industrial.

As shown, the total value of the Township's ratables has increased approximately 155.14% during the past seventeen years, from \$2.34 billion in 2000 to \$5.97 billion in 2017. While both residential valuations and nonresidential values increased during that same time period, residential valuations increased at a higher pace. Specifically, the value of the Township's residential ratables increased nearly 179.09% between 2000 and 2017, while the value of nonresidential ratables increase 117.93% during that same time period.

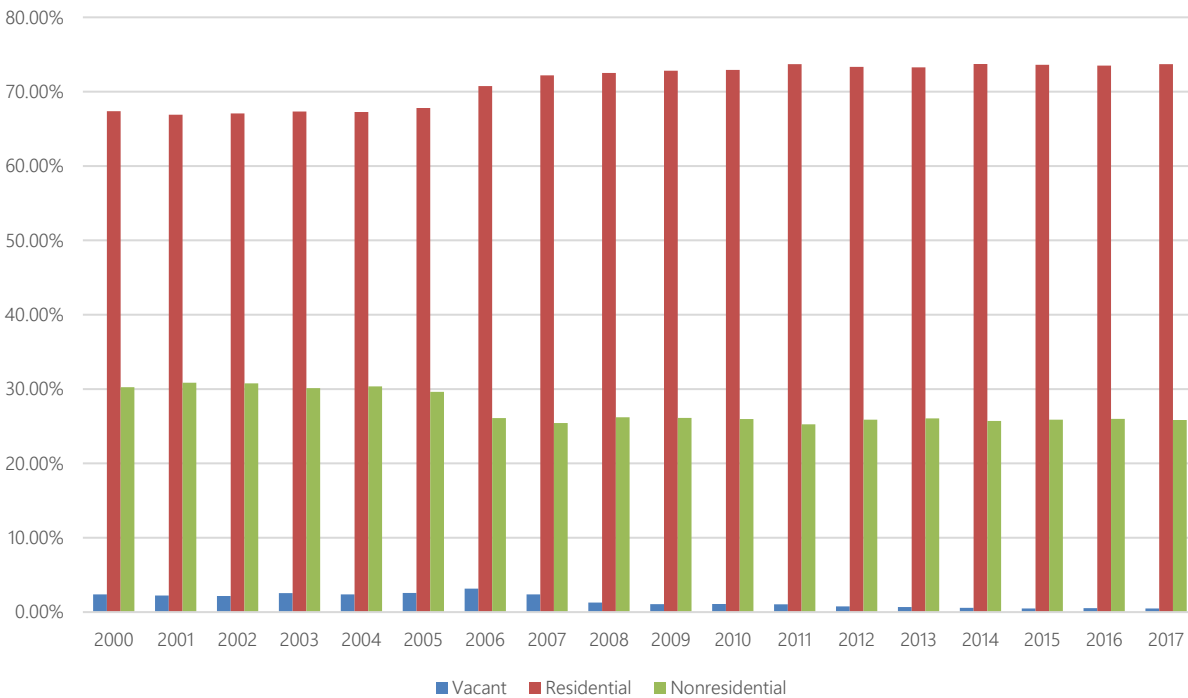
This difference in growth rate becomes evident when comparing residential and nonresidential values as a percentage of the Township's total valuation. The percentage of residential ratable valuations increased from 67.37% of all valuations in 2000 to 73.69% in 2017. Over that same time period, the percentage of nonresidential ratable valuations decreased from 30.24% to 25.83%. These increases and decreases are further reflected by the total number of parcels identified as residential and nonresidential; between 2000 and 2017, the number of parcels identified as residential increased 25.69%, while the number of parcels identified as nonresidential decreased 14.36%.

Table 28: Abstract of Ratables (Values in Millions of Dollars)  
Township of West Windsor, New Jersey

Year	Vacant			Residential			Nonresidential			Total	
	Parcels	Value	Value %	Parcels	Value	Value %	Parcels	Value	Value %	Parcels	Value
2000	694	\$55.950	2.39%	6,438	\$1,577.157	67.37%	411	\$708.032	30.24%	7,543	\$2,341.139
2001	723	\$54.645	2.24%	6,640	\$1,635.077	66.90%	404	\$754.250	30.86%	7,767	\$2,443.972
2002	693	\$54.284	2.17%	6,828	\$1,678.896	67.07%	371	\$769.988	30.76%	7,892	\$2,503.168
2003	575	\$65.379	2.55%	7,085	\$1,729.198	67.33%	357	\$773.499	30.12%	8,017	\$2,568.076
2004	913	\$62.665	2.38%	7,283	\$1,768.023	67.26%	362	\$797.983	30.36%	8,558	\$2,628.671
2005	809	\$68.207	2.58%	7,388	\$1,794.371	67.80%	363	\$783.845	29.62%	8,560	\$2,646.423
2006	792	\$198.203	3.15%	7,564	\$4,449.834	70.75%	365	\$1,641.263	26.10%	8,721	\$6,289.300
2007	679	\$150.315	2.39%	7,681	\$4,538.443	72.19%	359	\$1,598.541	25.42%	8,719	\$6,287.299
2008	549	\$79.903	1.28%	7,810	\$4,512.544	72.51%	361	\$1,630.789	26.21%	8,720	\$6,223.236
2009	437	\$66.220	1.07%	7,920	\$4,514.061	72.82%	361	\$1,618.739	26.11%	8,718	\$6,199.020
2010	386	\$66.554	1.09%	7,974	\$4,428.344	72.93%	358	\$1,577.429	25.98%	8,718	\$6,072.327
2011	349	\$62.357	1.05%	8,011	\$4,388.372	73.70%	358	\$1,503.763	25.25%	8,718	\$5,954.492
2012	299	\$46.013	0.77%	8,057	\$4,385.099	73.34%	361	\$1,547.836	25.89%	8,717	\$5,978.948
2013	274	\$40.768	0.68%	8,080	\$4,391.254	73.27%	362	\$1,561.190	26.05%	8,716	\$5,993.212
2014	268	\$34.046	0.57%	8,092	\$4,386.750	73.72%	356	\$1,529.890	25.71%	8,716	\$5,950.686
2015	270	\$29.138	0.49%	8,092	\$4,394.578	73.62%	354	\$1,545.170	25.89%	8,716	\$5,968.886
2016	268	\$31.122	0.52%	8,093	\$4,402.990	73.50%	351	\$1,556.158	25.98%	8,712	\$5,990.270
2017	266	\$28.441	0.48%	8,092	\$4,401.708	73.69%	352	\$1,542.999	25.83%	8,710	\$5,973.148

Source: Department of Community Affairs

Figure 14: Percentage of Total Ratable Valuations  
Township of West Windsor, New Jersey



## Residential Property Tax Analysis

The following tables provides information on the Township's residential property tax information.

The accompanying table outlines the average residential property taxes of the Township and Mercer County as a whole. As shown, the average property taxes of both the Township and Mercer County have increased since 2007, albeit at different paces. Between 2007 and 2017, West Windsor's average residential property tax increased approximately 39.0%, from \$10,134 in 2007 to \$14,086 in 2014. Conversely, the County's residential property tax increased 26.9% during that same time period. In 2007, West Windsor's average residential property taxes were 57.90% higher than the County's. By 2017, this percentage difference increased to 72.98%.

Table 29: Average Residential Property Taxes  
Township of West Windsor, New Jersey

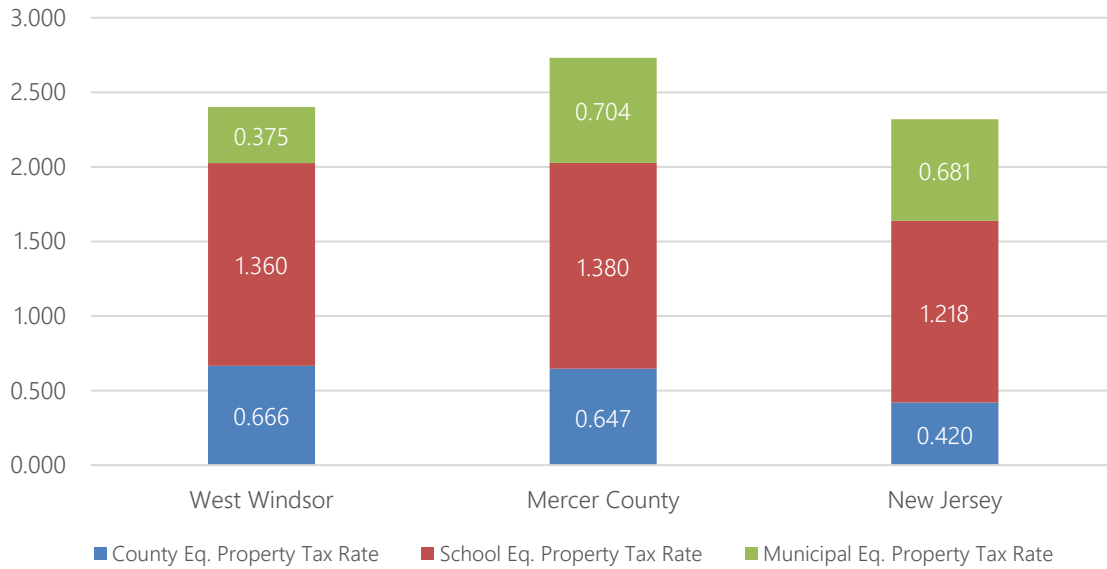
<b>Year</b>	<b>West Windsor</b>	<b>Mercer County</b>
2007	\$10,134	\$6,418
2008	\$11,741	\$6,770
2009	\$12,066	\$6,956
2010	\$12,281	\$7,332
2011	\$12,701	\$7,449
2012	\$12,939	\$7,588
2013	\$13,054	\$7,736
2014	\$13,297	\$7,812
2015	\$13,465	\$7,921
2016	\$13,791	\$8,061
2017	\$14,086	\$8,143

*Source: Department of Community Affairs*

Figures 15 and 16 provide additional insight into the Township's 2017 tax rates and average property taxes. As shown by Figure 15, the Township's equalized property tax rates are actually lower than the County's equalized tax rates, and are generally equal to the State's equalized tax rates.

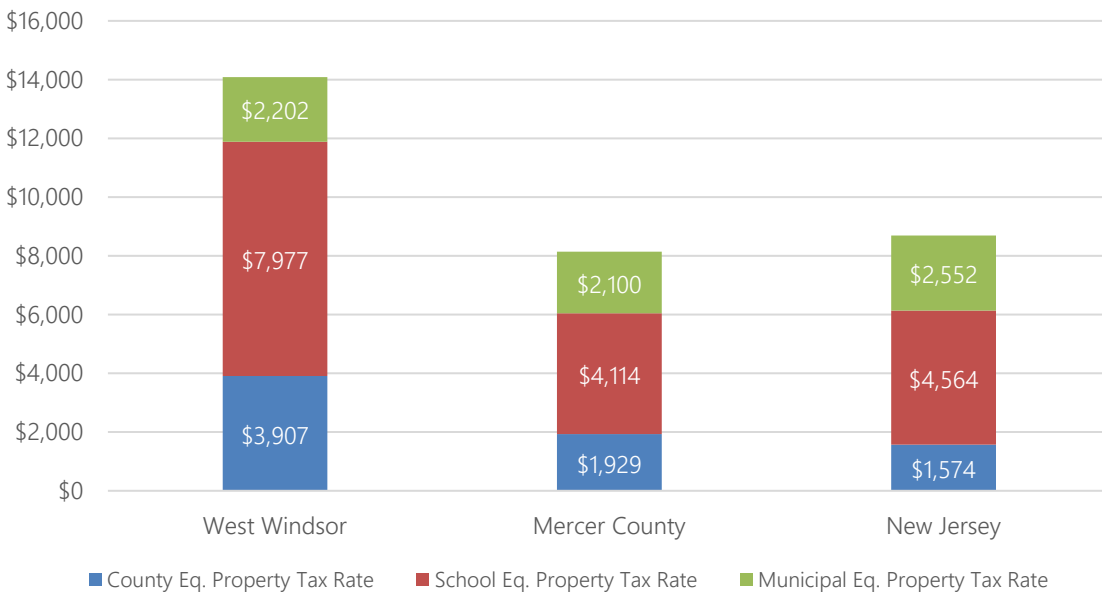
Nevertheless, as shown on Figure 16, the average residential property taxes of the Township are higher than both the County's and the State's. This may partially be attributed to the Township's average residential property value of \$523,944 which is the second highest in the County, following Princeton at \$821,824. The Township's average property taxes are also the second highest in the County, once again following Princeton.

Figure 15: Property Tax Rates v. State and County Average  
Township of West Windsor, New Jersey



Source: Department of Community Affairs

Figure 16: Average Residential Property Taxes vs. State & County Average  
Township of West Windsor, New Jersey



Source: Department of Community Affairs



## Section 4.5: Changes at the County Level

The following section provides an overview of some of the significant changes which occurred at the county level.

### Mercer County Master Plan

The Mercer County Planning Board adopted the Mercer County Master Plan on September 8, 2010, and last amended it in May of 2016. The County Plan proposes a regional planning framework for guiding growth and conservation opportunities in the County over the next twenty years. To do so, the County Plan framework “relies on three innovations”, as noted below:

1. A 3-Systems approach to regional factors affecting quality of life in the county (economy; transportation; environment);
2. A regional Action Planning Process, and;
3. A focus on types and locations for development and redevelopment as well as conservation that will achieve the goals of the Plan.

The Plan further examines the County through three interrelated regional systems:

1. Economy. The Plan sets targets for: the location, type, and amount of new development; providing a balance of jobs and housing; available labor force, and; affordable housing. The following overall goals are noted:
  - a. Promote the appropriate location and design of new development with opportunities for transit, regional equity, and preservation;
  - b. Provide infrastructure and other incentives that promote growth, and;
  - c. Promote housing choice to meet the region’s need.
2. Transportation. The Plan advocates for multi-modal circulation emphasizing corridors for enhanced public transit service. The following overall goals are noted:
  - a. Direct growth to transit corridors and centers;
  - b. Promote access management to enhance safety and capacity;
  - c. Promote compact design, walkable, mixed use center, and;
  - d. Match jobs to housing to reduce long auto commutes to work.
3. Environment. The Plan prioritizes natural resources conservation, including priorities for protecting the most valuable natural and cultural resources. The following overall goals are noted:

- a. Promote land use patterns that limit stormwater runoff and increase green infrastructure;
- b. Promote redevelopment of brownfields and grayfields, and;
- c. Prioritize open space acquisition to complete greenway networks, support compact development, and provide recreation opportunities to underserved populations.

With respect to West Windsor, the County Plan discusses the Central Jersey Forum Route 1 Corridor Study, which is an alternative regional land use scenario for the Route 1 Corridor. The Study includes fifteen municipalities and four counties in central New Jersey. The study region was broken down into four subareas, which included the Princeton and Trenton subareas. These subareas included West Windsor, as well as Princeton Borough and Princeton Township (municipalities which have since consolidated into Princeton), Ewing, Hamilton, Lawrence Township, and Trenton. The County Plan notes that land development scenarios were developed during work sessions that were based on fundamental concepts of the New Jersey State Development and Redevelopment Plan (SDRP). Participants focused on economic opportunity zones that were characterized by market orientation, labor force characterization, and the relationship of the selected geographic area to the transportation network. Ultimately, development scenarios ranged from compact, mixed-use centers to single-use, non-residential nodes or special purpose districts. The County Plan concludes that smart growth zoning categories better close the gap between jobs and housing in almost every subarea and in every municipality within each subarea.

In addition, the County Plan discusses the Central Jersey Forum/US 1 Bus Rapid Transit Alternatives Analysis Study. The Plan notes that this Study suggested the possibility of a bus-rapid transit (BRT) program, and that the Greater Mercer Transportation Management Association has completed an initial feasibility study for a system in the US 1 corridor between I-95/I-295 and South Brunswick. It is noted that the Greater Mercer Transportation Management Association proposed a system serving the US 1 corridor primarily in West Windsor, with park-ride intercept lots located in South Brunswick and Lawrence.

#### Mercer County Farmland Preservation Plan

The County also adopted a Farmland Preservation Plan on September 8, 2010. The Plan's goals are developed to protect and enhance the quality of life for those who live and work within the County and to guide transportation and preservation investments. The policies of the Farmland Preservation Plan are two-fold:

1. Policy 1: Preserve Remaining Viable Agricultural Land
  - a. Strategy: Voluntary Farmland Preservation by County Easement or Direct Purchase
  - b. Strategy: Identify Project Areas to Focus Preservation Efforts
  - c. Strategy: Establish Specific Application Eligibility Criteria

2. Policy 2: Enhance and Protect the Agricultural Industry

- a. Strategy: Provide Institutional Support
- b. Strategy: Enact County Agriculture Development Board (CADB) Policies to Meet Needs
- c. Strategy: Implement Right-to-Farm Law
- d. Strategy: Monitor Deed Restrictions on Preserved Farms

The Mercer County Farmland Preservation Plan identifies the following preserved farms:

Table 30: Preserved Farmland Identified by Mercer County Farmland Preservation Plan  
Township of West Windsor, New Jersey

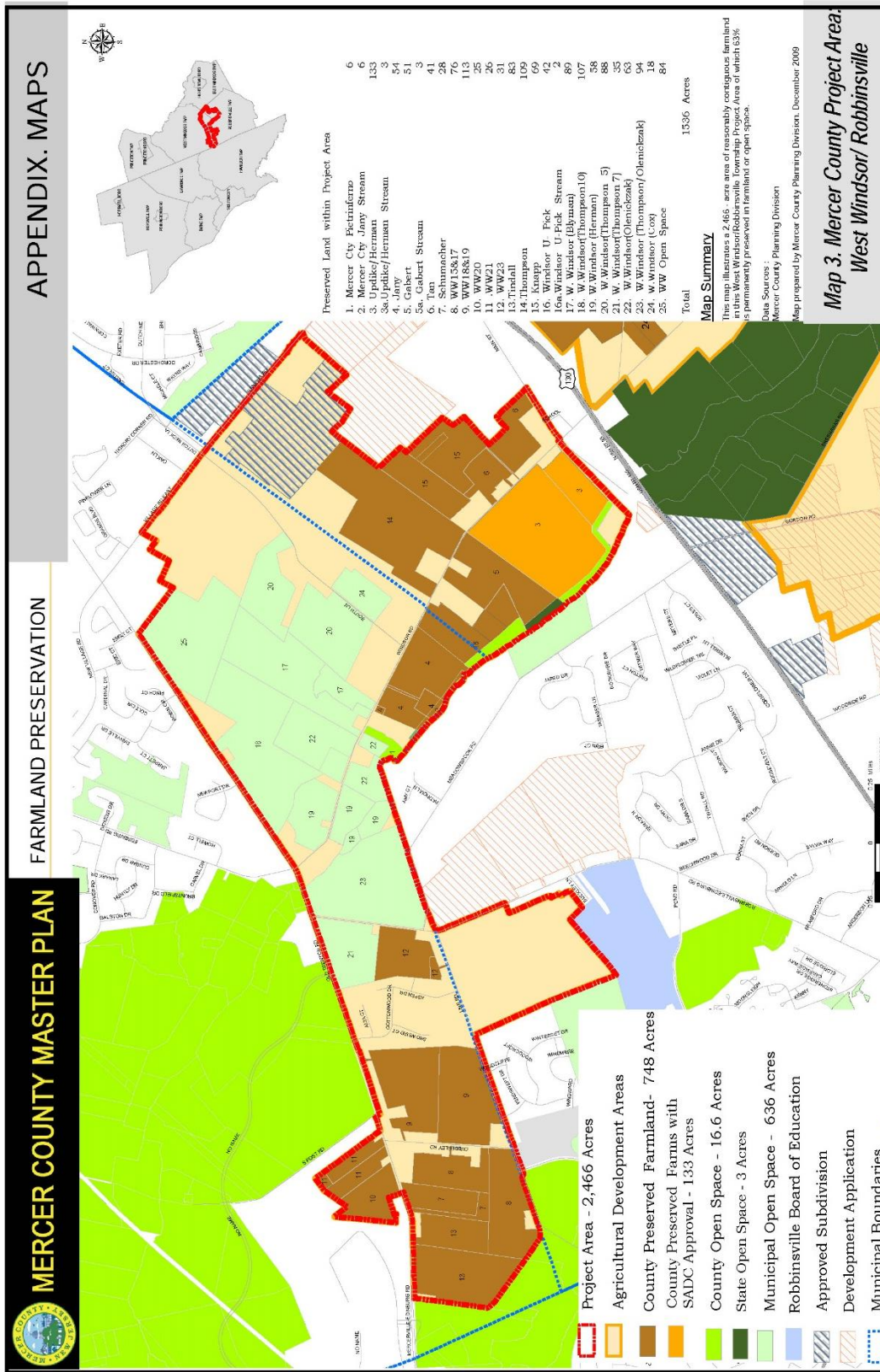
<b>County #</b>	<b>County-Held Easement</b>	<b>Preserved Area (ac)</b>
33	Jany	54.44
45	Schumacher	27.68
46	W Windsor 15 & 17	76.42
47	W Windsor 18 & 19	112.59
48	W Windsor 20	25.35
49	W Windsor 21	25.73
50	W Windsor 23	31.08
51	Tindall Family Partnership	87.72
	Total	436.01

In addition, one of the seven “Project Areas” identified in the County’s Plan is partially located within West Windsor. These Project Areas consist of the following lands that are within one mile of any of the following other lands:

- 1. Lands from which an application for the sale of a development easement has been granted final approval by the municipality, county and/or State Agriculture Development Committee (SADC);
- 2. Lands from which development easements have already been purchased;
- 3. Other land permanently deed-restricted for agricultural use;
- 4. Lands enrolled in an eight-year farmland preservation program or municipally approved farmland preservation programs, or;
- 5. Other permanently preserved lands dedicated for open space purposes that are compatible with agriculture.

The following figure provides an overview of the Project Area partially located in the Township. Please see a larger 11x17 version of this map at the back of this Report.

Figure 17: Project Area from Mercer County Farmland Preservation Plan  
Township of West Windsor, New Jersey



## Open Space Element

In addition to the above, the County also adopted an Open Space Element on September 8, 2010, which was most recently amended in May of 2016. The Plan both summarizes the land that the County has preserved since 1992 and also identifies ways to meet future open space needs. Ultimately, the Vision of the Plan is to provide open space to protect the environment, serve the people, ensure public health, and provide for a sustainable economy.

To accomplish this, The Plan outlines the following policies:

1. Preserve lands of regional significance for environmental protection and recreation, through partnerships and financial leveraging for the benefit of Mercer County residents;
2. Preserve open space and recreational lands that are accessible and connected to where people live and work;
3. Recognizing the financial limits in this area, provide active and passive recreational opportunities through well-designed parks, preserves and greenways. Invest in historic structures especially as they support recreational opportunities;
4. Provide active and passive recreation that is accessible to all, located in or near population centers;
5. Maintain and protect the environment when developing all open space;

## Mobility Element

The County also amended its Mobility Element in May of 2016. The County's Mobility Element envisions a transportation system that:

*"will enhance local development opportunities and quality of life for current residents and future generations. The system will be fitted to land use, with characteristics varying with the scale and density of development."*

To achieve this vision, the County's Mobility Element outlines a number of policies and strategies:

1. Policy 1: Preserve existing transportation facilities
  - a. Strategy 1: Apply standards-based strategies, developing standards and information resources where necessary, to cost-effectively manage roadways, bridges, traffic controls, and safety devices;
  - b. Strategy 2: Preserve highway capacity by developing an access management code for County facilities and working with stakeholders to implement local access management plans.

2. Policy 2: Improve safety for all travelers
  - a. Include context sensitive solutions that enhance safety for all travel modes whenever implementing an improvement;
  - b. Analyze crash history and traffic operations to identify locations for safety improvements
  
3. Policy 3: Promote choice of travel mode
  - a. Strategy 1: Develop mode-specific plans for travel on County facilities;
  - b. Strategy 2: Strategically improve existing highway facilities to provide multi-modal transportation choices, including transit, cycling, and walking, as well as automobile travel.
  - c. Strategy 3: Work with state and local stakeholders to develop a network of off-road multipurpose trails to provide safe bicycle and pedestrian travel;
  - d. Strategy 4: Coordinate with New Jersey Transit and local community human service transit providers to implement new transit services where they are lacking and to better coordinate existing services to improve efficiency.
  
4. Policy 4: Promote land uses that reduce reliance on automobiles
  - a. Strategy 1: Support municipal plans that concentrate mixed-use, walkable and bikeable (re)development in centers and corridors where infrastructure already exists;
  
5. Policy 5: Link transportation improvements to economic and environmental goals
  - a. Strategy 1: Promote transit options to and within the County to serve regional commuters, in recognition that a jobs-to-housing imbalance is likely to persist;
  - b. Strategy 2: Promote transit options for urban commuters to suburban job sites and for intra-county commuters between neighborhoods and employment centers;
  - c. Strategy 3: Target single occupancy vehicle capacity-adding improvements to serve areas where infrastructure already exists and limit improvements that encourage green-field development



## Section 4.6: Changes at the State Level

This section discusses legislative and regulatory changes at the state level that affect land use and development policies in the Township.

### Council on Affordable Housing

In May 2008, COAH adopted revised Third Round (growth share) regulations which were published and became effective on June 2, 2008. Coincident to this adoption, COAH proposed amendments to the rules they had just adopted, which subsequently went into effect in October 2008. These 2008 rules and regulations were subsequently challenged, and in an October 2008 decision the Appellate Division invalidated the Growth Share methodology, and also indicated that COAH should adopt regulations pursuant to the Fair Share methodology utilized in Rounds One and Two. A 2010 Appellate Division case, which was affirmed by the New Jersey Supreme Court in 2013, invalidated the third iteration of the Third Round regulations and sustained the invalidation of growth share. As a result, the Court directed COAH to adopt new regulations pursuant to the methodology utilized in Rounds One and Two.

Deadlocked with a 3-3 vote, COAH failed to adopt its newly revised Third Round regulations in October 2014. The Fair Share Housing Center, who was a party in the 2008, 2010 and 2013 cases, responded by filing a motion in aid of litigants' rights with the New Jersey Supreme Court. The Court heard the motion in January 2015, and issued its ruling on March 20, 2015. The Court ruled that COAH was effectively dysfunctional, and consequently returned jurisdiction of affordable housing issues back to the trial courts where it had originally been prior to the creation of COAH in 1985. This decision has since been identified as the Mt. Laurel IV decision.

This Court decision created a process for municipalities that had participated in the process before COAH and had received substantive certification, but due to the inertia of COAH never obtained Third Round substantive certification of their Housing Element and Fair Share Plan (HE&FSP). It allowed municipalities to file a declaratory judgment that their HE&FSP was constitutionally compliant, and receive temporary immunity from affordable housing builders remedy lawsuits while they prepare a new or revised HE&FSP to ensure their plan continues to affirmatively address their local housing need as may be adjusted by new housing-need numbers promulgated by the Court or COAH. In addition, while the Supreme Court's decision did set up a process for municipalities to address their Third Round obligation, it did not assign those specific obligations.

Subsequently, the New Jersey Supreme Court issued an additional decision on January 17, 2017 regarding the "gap period." Commonly referred to as the Mt. Laurel V decision, the Supreme Court found that the "gap period," defined as 1999-2015, generated an affordable housing obligation

which must be addressed under the Present Need obligation. Accordingly, the municipal affordable housing obligation is now functionally comprised of four (4) parts, which include:

1. Present Need (rehabilitation)
2. Prior Round (1987-1999)
3. Gap Present Need (1999-2015)
4. Prospective Round (2015-2025)

Initially, two (2) sets of numbers were promulgated and widely discussed. These included numbers prepared by Econsult Solutions on behalf of a consortium of municipalities known as the Municipal Consortium, and numbers prepared by David Kinsey on behalf of the Fair Share Housing Center (FSHC). A third set of numbers was prepared by Special Master Richard Reading pursuant to the Ninth Revised Case Management Order regarding the declaratory judgment actions filed by municipalities in the Ocean County affordable housing matter. Most recently, on March 8, 2018, Judge Mary C. Jacobson issued a decision in the Matter of Princeton and West Windsor Township (herein referred to as the Mercer County Trial). Ultimately, the Court found a statewide aggregate affordable housing need of 154,581 affordable housing units, thus promulgating a fourth set of numbers. These numbers are summarized below:

	<b>Approximate # of Additional Affordable Housing Units Required</b>
Econsult	91,225
FSHC	309,691
Reading	120,415
Mercer County Trial	154,581

#### Local Redevelopment and Housing Law (LRHL)

In 2013, an amendment to the LRHL Law was approved by the State Legislature which permits the option of designating a redevelopment area with or without condemnation powers. Specifically, the amendment notes the following (amended section is underlined):

*"The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of the municipality. The resolution authorizing the planning board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (hereinafter referred to as a "Non-Condemnation Redevelopment Area") or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (hereinafter referred to as a "Condemnation Redevelopment Area")."*



The LRHL amendment also establishes additional notice requirements when designating an area in need of redevelopment, provides guidelines regarding challenges to condemnation redevelopment designations, and allows for additional options for designating an area in need of rehabilitation.

### State Strategic Plan

In October of 2011, the Draft State Strategic Plan (SSP) was developed as an update to the current State Development and Redevelopment Plan (SDRP). The intent of the SSP is to increase focus on polices aimed to foster job growth, support effective regional planning, and preserve the State's critical resources. The four overarching goals that serve as the blueprint of the Plan are summarized as follows:

1. Goal 1: Targeted Economic Growth. Enhance opportunities for attraction and growth of industries of statewide and regional importance;
2. Goal 2: Effective Planning for Vibrant Regions. Guide and inform regional planning so that each region of the State can experience appropriate growth according to the desires and assets of that region;
3. Goal 3: Preservation and Enhancement of Critical State Resources. Ensure that strategies for growth include preservation of the State's critical natural, agricultural, scenic, recreation, and historic resources.
4. Goal 4: Tactical Alignment of Government. Enable effective resource allocation, coordination, cooperation, and communication amongst governmental agencies on local, regional, and state levels.

Unlike the existing SDRP, the SSP did not contain any mapping. Thus far in its draft form, the SSP appears to have a greater emphasis on the State's overall economic framework and provide information and goals for New Jersey's various industry clusters. When and if the SSP is formally adopted, the Township should examine how its Master Plan is consistent with the SSP.

### Municipal Land Use Law

The following substantive changes have been made to the Municipal Land Use Law (MLUL) since the Township's last Master Plan Re-examination Report.

1. Green Elements and Environmental Plan Element (Green Plan). In 2008, the MLUL was amended to identify the Green Buildings and Environmental Sustainability Plan Element (Green Plan Element) as a potential component of a master plan. This element is designed to: encourage and promote the efficient use of natural resources and the installation and usage of renewable energy systems; consider the impact of buildings on the local, regional, and global environment; allow ecosystems to function naturally; conserve and reuse water; treat storm water on-site, and; optimize climatic conditions through site orientation and design.

2. Renewable Energy Facilities. Several amendments have been made to the MLUL to encourage the continued utilization of renewable energy facilities, including wind and solar facilities. Most notably, the MLUL was amended in 2009 (S1303/A3062) to classify “wind, solar, or photovoltaic” facilities as inherently beneficial uses, which are defined as uses which are “universally considered of value to the community because it fundamentally serves the public good and promotes the general welfare.” In that same year, the MLUL was also amended (A2550/S1299) to permit renewable energy facilities in industrial zones as a use by right on “parcels of land comprising 20 or more contiguous acres that are owned by the same person or entity.”

Legislation (S1538/A2859) was also adopted in 2009 that extended the protections of the Right to Farm Act to the generation of solar energy on commercial farms within certain standards. Specifically, this legislation provides protection against local ordinances and regulations for those commercial farms seeking to generate solar energy. Farms seeking to utilize this legislation must be reviewed by the State Agriculture Development Committee (SADC), and must also be in compliance with Agricultural Management Practices.

Finally, the MLUL was amended in 2014 (S921/A2289) to specify that an ordinance requiring approval by the planning board of either subdivision, site plans, or both, shall not include solar panels in any calculation of impervious surface or impervious cover.

3. Statement of Strategy. Legislation (S2873/A4185) was adopted on January 8, 2018 which requires any new land use element to incorporate a statement of strategy concerning the following issues:
  - a. Smart growth which, in part, shall consider potential locations for the installation of electric vehicle charging stations;
  - b. Storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure, and;
  - c. Environmental sustainability.
4. Time of Decision Rule. Perhaps the most significant change in the MLUL since the time of the previous Reexamination Report was the abolishment of the “time of decision” rule in 2010. This previously established rule had favored municipalities during the hearing process by allowing them to make zoning ordinance amendments up until the final moment of a land use approval. The new rule, which went into effect in 2011, establishes that the zoning in place at the time of the filing of a development application will govern the review and approval of said application. Any ordinance amendments adopted subsequent to the date of submission of the application will not be applicable to that application.

## **Section 4.7: 2016-2026 Princeton University Campus Plan**

Another evolving local planning matter which will likely significantly affect the assumptions, policies, and objectives which form the basis of West Windsor's Master Plan and development regulations is the anticipated potential development of the West Windsor portion of Princeton University-owned properties. A January 2018 presentation by Princeton University indicated their conceptual planning includes a ten-year horizon plan, which is intended to provide the University with guidance for near-term capital planning, and a thirty-year horizon plan, which is intended to establish a broader strategy for the development of the Princeton Campus.

The University's acreage in West Windsor is located to the south of Lake Carnegie and consists of more than 210 acres to the east of Washington Road as well as additional acreage to the west of Washington Road. The University anticipates utilizing this acreage to support its teaching and research mission, envisioning space for academic partnership and innovative initiatives, administrative offices, athletics and recreation, graduate student and possibly post-doc housing, retail amenities, potentially a hotel, and a campus and visitor parking area.

As part of a comprehensive analysis of how this area's potential development will fit into the Township's overall planning in the West Windsor Community, issues such as use, road improvement, and pedestrian and bicycle connectivity will need to be evaluated to ensure any development in this area will complement the character of West Windsor.

## **Section 4.8: Delaware Valley Regional Planning Commission**

Since the time of the Township's last Reexamination Report, the Delaware Valley Regional Planning Commission (DVRPC) adopted two (2) long-term plans:

1. The "Connections 2040 Plan for Greater Philadelphia," which was adopted in July 2013, and;
2. The "Connections 2045 Plan for Greater Philadelphia," which was adopted in December 2017.

The documents are both long-range plans for the Greater Philadelphia area which serve as a blueprint for prioritizing transportation funding over the next several decades. Both documents identify the Route 1 Corridor as one of five metropolitan subcenters, and recognizes the magnitude of jobs and commercial activity in this area. As noted by the 2045 Plan:

*Centers serve as a basis for organizing and focusing the development landscape and provide a framework for the most efficient provision of supportive infrastructure systems, including water, sewer, and transportation. By concentrating growth in and around Centers, we can preserve open space; reduce strains on our natural resources; and create thriving, pedestrian-friendly communities that offer an improved quality of life for all residents.*

The 2045 Plan notes that the planning strategies for centers universally focus on redevelopment and revitalization through targeted investments, increasing employment opportunities, utilizing the existing infrastructure, and support social and educational programs.

# Section 5: Specific Changes

Statutory Criteria: The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared

40:55D-89.D

This periodic Reexamination Report identifies several key factors influencing the planning process and its implementation in the Township of West Windsor.

Ultimately, the review contained herein indicates the propriety of preparing a new and updated land use plan, including detailed planning goals, objectives, and policies statements. In addition, such a new plan should clearly identify the basis for the Township's various land use categories.

The following issues are noted which warrant the need for a new master plan document and should be addressed in that document.

## **Section 5.1 The Howard Hughes Tract**

The Howard Hughes site is located in the westerly portion of the Township, at the intersection of Quakerbridge Road (County Route 533) and U.S. Route 1. Comprising a total of 653 acres, the site consists of the following blocks and lots:

1. Block 8 Lots 1, 2, 3, 16, 20, 28, 32.01, 39, 40, 41, 45, 46, and 49
2. Block 15.14 Lots 18, 19, 20, 22, 26, and 75

A portion of the site contains the former buildings and structures of the American Cyanamid property, which established the West Windsor Agricultural Research Facility in 1950. The facility was eventually completely vacated in 2004. The rest of the site is relatively undeveloped, and contains wetland areas. The site is presently located in the ROM-1 District, which is typically designed for research, office, and limited manufacturing uses.

In the summer of 2017, representatives from the property owner (the Howard Hughes Corporation) presented a concept plan to the Planning Board. It was indicated by the Planning Board and its consultants that a detailed integrated planning analysis of any prospective use of the site and the potential impacts of various development options, including those presently permitted through existing zoning, would need to be evaluated within the framework of a master plan land use element to assess its developmental implications on the rest of the community.



This Reexamination Report reiterates the need for such an analysis. Due to its size and location, the Howard Hughes site has the potential to dramatically alter the character of West Windsor. It is recognized that any future development at the site has the potential to affect many planning indices.

As such, the Township's Master Plan should examine the site in a comprehensive manner. The Master Plan should explore the various development options that exist for the tract, as well as the potential impacts and implications of those development options. Such an analysis should look at the impacts on both the site and its immediately surrounding environs, as well as the Township as a whole. Furthermore, the impacts of any potential development of the site should be compared to and examined with the potential impacts of the Township's various other pending development and redevelopment projects as well as its economic goals. This comprehensive and town wide analysis is necessary to understand how the sum total of these projects will affect the future of West Windsor.

Figure 18: Aerial of Howard Hughes Site  
The Township of West Windsor, New Jersey



## **Section 5.2: Affordable Housing**

As established in Section 4.6 of this Report, a number of New Jersey Supreme Court cases have determined that COAH is dysfunctional and, as a result, returned the jurisdiction of affordable housing issues back to the trial courts, where it had originally been prior to the creation of COAH in 1985. While the Supreme Court's decisions did set up a process for municipalities to address their prospective round obligations, it did not assign those specific obligations.

Thus far, four (4) sets of affordable housing need numbers have been promulgated and widely discussed. These include numbers prepared by Econsult Solutions on behalf of a consortium of municipalities known as the Municipal Consortium, numbers prepared by David Kinsey on behalf of the Fair Share Housing Center, numbers prepared by Richard Reading, and numbers promulgated by the Mercer County Trial decision.

Regardless of which number is ultimately determined for West Windsor, the Township will have an affordable housing obligation which it will need to address. Several sites have already been identified for potential inclusionary developments in order to help address this obligation.

The Township should continue to examine the propriety of potential inclusionary development sites and evaluate them in a manner which will appropriately address the Township's affordable housing obligation while maintaining the overall character of its established communities to the greatest extent feasible. Furthermore, the Township should continue to explore possibilities of partnering with non-profit organizations to construct 100% affordable housing solutions for senior and special needs populations, or when integrated into mixed-income housing neighborhoods. The Township should also consider establishing a ten-percent (10%) veterans' preference policy in projects with sixty (60) or more affordable units. This preference policy is consistent with NJ-A2199, which was approved on February 10, 2017 and supplemented P.L. 1979 c.275 (C:40:37A-106 et seq.) and P.L. 1992, c.79 (C.40A-12A-1 et al.).

In addition to the above, the Township should analyze both the individual and cumulative potential impacts of any proposed multifamily development on its community facilities, including its open space and recreational facilities as well as the local and regional school districts. This is discussed in greater detail in Section 5.6 below.



### **Section 5.3: 2016-2026 Princeton University Campus Plan**

As summarized in Section 4.6 of this Report, Princeton University's 2026 Campus Plan proposes an extension into West Windsor. The Plan envisions a variety of activities related to academic programs, innovation initiatives, and administrative needs, as well as housing, parking, and recreational uses.

Presently, this portion of the Township is located in the Educational land use category, which corresponds to the E Educational Zoning District and encourages a combination of educational, research, and associated uses.

The Township should maintain an active role in helping to shape and provide input for Princeton University's Campus Plan. Where feasible, the Township should encourage the University to incorporate infrastructure improvements that will benefit the Township, the University, and the greater region, including improving the open space amenities along Lake Carnegie, linking pedestrian and bicycle paths from Lake Carnegie and the West Windsor portion of the campus further south towards the proposed bikeway and multi-use transit identified in the Township's Circulation Plan Element, and incorporating the Penns Neck Bypass. Moreover, the Township should work with the University to identify additional pedestrian and bicycle connections between the proposed Lake Campus and the Princeton Junction Station.

### **Section 5.4: Princeton Junction Redevelopment Plan**

The Princeton Junction Redevelopment Plan was adopted by the Township Council on March 23, 2009, and has subsequently been amended on a number of occasions to amend its regulations and incorporate new areas. Nevertheless, the Princeton Junction Redevelopment Plan has yet to be incorporated into the Township's Land Use Plan, nor has the Township's Land Use Plan Map been updated to reflect the various Princeton Junction Redevelopment Plan Districts. Therefore, the Township should amend its Land Use Plan and Land Use Plan map to incorporate these areas.

Furthermore, as the Princeton Junction Redevelopment Plan approaches its tenth year of existence, the Township should examine the effectiveness of the regulations of the redevelopment districts, and how effective these district regulations have been in encouraging the redevelopment of the Princeton Junction Area.

## **Section 5.5: Economic Plan Element**

In order to better understand the current and future needs of the Township's business community as well as the future impacts of potential developments throughout the community, West Windsor should consider developing and adopting an economic plan element.

An economic plan is one of the optional plan elements identified by the Municipal Land Use Law (MLUL). Specifically, Section 40:55D-28.(9) indicates that such a plan can consider:

*"all aspects of economic development and sustained economic vitality, including (a) a comparison of the types of employment expected to be provided by the economic development to be promoted with the characteristics of the labor pool resident in the municipality and nearby areas, and (b) an analysis of the stability and diversity of the economic development to be promoted."*

An economic development plan element should serve as a blueprint for shaping economic growth within the Township. It should focus on the local economy's ability to adapt to more large-scale economic conditions, as well as how the Township's existing planning goals and zoning regulations affect local business growth. Ultimately, an economic development plan should link the goals for the physical development of West Windsor's community with economic policy.

## **Section 5.6: Community Facilities and Open Space**

Due to the future impacts of potential developments throughout the community, the Township should update its Community Facilities and Open Space Elements to ensure that the needs of current and future residents are met. The following issues are noted:

### Open Space

The Township's open space acquisition program has been very successful, as over 1,500 acres of land have been preserved. In order to maximize its future open space efforts, the Township should revisit its Open Space and Recreation Plan Element and update its funding priorities. The Township should also continue to examine alternative ways to acquire funding for future open space acquisitions.

Furthermore, the Township should continue to encourage cluster developments in the RR/C and R-1/C Districts wherever public sewer and water is permitted.

## Recreation Amenities

In addition to the above, the Township should update its Open Space and Recreation Plan Element to reassess its active recreational needs. As detailed in Section 4.2 of this report, the Township's population has steadily risen over the past few years. This has led to an increased demand for the Township's recreational facilities. Due to future potential developments throughout the community, the Township is expecting additional future population growth which will continue to stress the Township's existing recreational amenities.

Consequently, the Township should consider conducting an analysis to evaluate the present and future recreational needs of West Windsor. Such an analysis should incorporate the standards set forth by the National Recreation and Park Association, as well as input from the Division of Recreation and Parks and community organizations. This analysis should examine the changing characteristics of the Township's demographics to ensure that its existing and future facilities will be responsive to the needs and wants of the community of West Windsor.

The Township should also look at the feasibility of developing a public indoor recreational facility. Presently, the Township's recreation programs rely on the local and regional school districts for indoor space for programs during the fall and winter months. A new facility could relieve the need for this reliance, and could also be utilized year-round by incorporating flexible spaces for a variety of uses.

## School Facilities

Moreover, the Township should examine its Community Facilities Plan Element regarding future school projections and school capacity. Specifically, the existing Community Facilities Element estimated that the total anticipated number of students for the total projected populations of West Windsor and Plainsboro was between 9,350 and 10,450 students. It further noted that after the construction of the Town Center School, the total student capacity was approximately 10,500 students.

In terms of future use, the Element noted that:

*"West Windsor's recent and continuing efforts to preserve open space and farmland will also help to ensure that additional school construction is not necessary. Recent acquisitions of open space and open space under contract have already reduced the total projected population in West Windsor by about 557 persons and the number of potential new students by 106. Further acquisitions will continue to reduce pressure on the school system. The resulting increase in capacity should provide a cushion against density increases in Plainsboro, miscalculations in projected school population or new state education program requirements."*

This may no longer be the case. Due to the future impacts of potential developments throughout the community, the anticipated number of students for the total projected population of West Windsor is expected to rise. A demographic study conducted for the West Windsor-Plainsboro Regional School District in March 2018 estimated that enrollment for the 2023-2023 school district would be 10,012 students, which represents an increase of 334 students from the 2017-2018 enrollment of 9,678 students. The study notes that as a result of this increase, several schools will exceed capacity.

The demographic study also determined that the Township's detached single-family home developments typically generate approximately 0.69 students per unit, while the Township's multifamily developments typically generate approximately 0.53 students per unit. Out of those multifamily developments included in the report, Princeton Terrace generated the greatest number of students (378), which represents a student per unit ratio of 0.81. It should be noted that Princeton Terrace does not contain any one-bedroom units, which may account for this higher-than-average yield.

In consideration of the above, the Township should work with the Board of Education in order to more accurately determine the anticipated number of future students. In addition, the Township should work with the Board of Education in order to address future capacity issues, including constructing additional classroom spaces at existing facilities, installing modular additions to existing schools, adaptively reusing existing school spaces to more efficiently utilize them, and identifying sites for future new school construction. The Community Facilities Plan Element had identified three (3) sites that the Board of Education felt would be potential candidates for new school constructions. The sites included the following:

1. Block 14 Lots 5.02 and 6 (247 & 315 Cranbury Road)
2. Block 15.03, Lot 46 (19 N. Post Road)
3. Block 16.12, Lot 23 (18 N. Post Road)

The Township and the Board of Education should examine whether the aforementioned properties could still potentially accommodate new school construction, or whether any other properties should be studied. Any property should comport with the following minimum sizes:

1. Elementary school: 18 acres
2. Middle school: 30 acres
3. High school: 50 acres

## Farmland

The Township has been successfully proactive in its retention of farmland throughout the municipality, and has long standing goals of providing further support for the protection and preservation of its remaining farmland and agricultural economy.

In addition to its ongoing preservation efforts, the Township should reexamine its regulations to encourage greater economic opportunities within the agricultural industry. Specifically, the Township should consider permitting additional opportunities to promote agritourism, including: permitting farm markets, farm stands, and cooperative farm sales; secondary events such as school tours, agricultural exhibits, corn mazes, hayrides, and wineries and breweries, and; permitting for limited special events such as weddings and festivals. These additional opportunities for agritourism must be balanced with the need to preserve the quality of life for any adjacent residential properties.

The Township has prepared a draft ordinance to address these issues, as well as to permit and regulate certain residential agricultural activities. As of the date of this Reexamination Report, this ordinance has not yet been introduced by the Township Council.

## Creative Placemaking

In addition to the above issues, the Township should also consider the concept of creative placemaking. The term, which was coined by Ann Markusen and Anne Gadwa in a white paper for the Mayor's Institute on City Design, describes a process in which:

*"partners from public, private, non-profit, and community sectors strategically shape the physical and social character of a neighborhood, town, city, or region around arts and cultural activities. Creative placemaking animates public and private spaces, rejuvenates structures and streetscapes, improves local business viability and public safety, and brings diverse people together to celebrate, inspire, and be inspired."*

The National Consortium for Creative Placemaking identifies six (6) key elements regarding creative placemaking: building diverse and productive partnerships in communities and with local leadership to implement ideas; enhancing quality of life for more people in communities; increasing economic opportunity for more stakeholders in communities; building healthier climates for creativity and cultural expression; engaging existing assets (both physical and human) as much as possible, and; promoting the best and distinct qualities of a place. Creative placemaking has the potential to promote both economic development by attracting visitors and businesses, and potentially raising property values, as well as community development by promoting more civic engagement and bridging cultural divides.

In consideration of the above, the Township should look for opportunities to incorporate creative placemaking, particularly within its gateway areas, existing public lands, and with future development applications. The Township should consult with the West Windsor Arts Council, whose stated mission is to provide professional quality arts programming in order to support, educate, inspire, and promote the arts and art appreciation for all. The West Windsor Arts Council presently occupies the historic 1931 firehouse near the corner of Alexander Road and Scott Ave, where it has a painting studio, a small writing loft, and a gallery/performance space. Due to growing space constraints and parking needs, the West Windsor Arts Council is presently working on a Strategic Plan to expand its services.

## **Section 5.7: Circulation**

The Township should also revisit its Master Plan and Circulation Plan Element to ensure that the Township's transportation nodes will adequately address the existing and future needs of West Windsor. The following issues are specifically noted:

### **Bus Rapid Transit**

As noted in Sections 2 and 3 of this report, The Central New Jersey Route 1 Bus Rapid Transit Alternative Study conducted by NJ Transit, the Delaware Valley Regional Planning Commission (DVRPC), the North Jersey Transportation Planning Authority (NJTPA), and the New Jersey Department of Transportation (NJDOT) was unanimously endorsed by the Central Jersey Transportation Forum in July of 2006. The Study essentially placed Princeton Junction as the hub of the BRT system.

As noted by the NJDOT, the cost estimate for the implementation of the regional BRT system could potentially be in the hundreds of millions of dollars. Consequently, the phased implementation of the system is being investigated by the State. Work is also underway examining the short-term ridership potential for segments of the BRT system in order to identify the service and improvements necessary to advance toward implementation.

The Township's Circulation Plan Element currently encourages the implementation of a transit-way system capable of supporting BRT, and suggests that the Dinky rail line could be expanded and extended in the form of a BRT facility. Nevertheless, these recommendations are somewhat general in nature and do not offer specific recommendations. The Commuter Rail Concept Plan presented by the Circulation Plan Element only depicts a generalized, small-scale preliminary bus rapid transit route. Furthermore, the Circulation Plan Element does not mention the above referenced study nor the ongoing investigations by the State.

Therefore, the Township's Circulation Plan Element should be revised to reflect this information, and should more specifically and clearly incorporate the preliminary BRT routes proposed by the aforementioned study. Furthermore, the Township should continue to plan for and incorporate

improvements in preparation of BRT. Opportunities to incorporate these improvements should be addressed during any application for development along the proposed BRT route. It is also noted that additional bus stops may be necessary to supplement those existing stops along Canal Pointe Boulevard.

### Clarksville Road Bridge

As detailed earlier in this Report, the approvals for the Windsor Athletic Club (formerly identified as the Jewish Community Campus) and West Windsor Gardens have brought the prospect of recreational attractions and a resident population to Clarksville Road. However, pedestrian and bicycle linkages to the rest of the municipality are currently not in place. The narrow width of Clarksville Road with guardrails on both sides of the bridge have made these improvements difficult to install. The County's Mobility Element notes that this bridge is functionally obsolete and should be replaced.

The Township should examine as part of its new Master Plan to revise its Circulation Plan Element to encourage Mercer County to work on the replacement and realignment of this state-owned bridge. Specifically, a new wider bridge should be constructed to include space for bike lanes and a sidewalk for pedestrians. Furthermore, improvements should be proposed along either side of the bridge to incorporate these features as well.

### Penns Neck Bypass

There is currently no state funding available for this project. Therefore, the Township will have to look for alternatives to this effort. One such alternative could be through the inclusion of the bypass in any improvements associated with the 2016-2026 Princeton University Campus Plan, which is discussed in greater detail in Section 4.7 of this Report. It is further noted that any future development of the SRI International (formerly Sarnoff) Site will have to be coordinated with the development of the Princeton Campus Plan. These developments should be coordinated to the greatest extent possible in order to achieve the goals of the Penns Neck bypass.

The Township should also continue to monitor the NJDOT's plan for the general widening of Route 1, which is discussed in greater detail in Sections 2 and 3 of this Report. The Township should acknowledge that this project ultimately constitutes a temporary and interim stopgap measure for congestion relief based upon current traffic levels. It is noted that while widening Route 1 in the north-south direction will add additional capacity, it will not address at-grade intersection circulation issues nor will it greatly improve east-west connectivity. It is noted that this solution will have a limited lifespan due to anticipated increases in future traffic levels.

### Traffic Calming

An additional area of concern which should be addressed in a future Master Plan is the implementation of traffic calming measures. Due to a number of recent developments, traffic levels have increased throughout the Township, particularly along Village Road East into Robbinsville. The Township should explore ways to calm traffic patterns and reduce cut-through traffic within established residential neighborhoods.

### Bicycle and Pedestrian Linkages

The Township should also consider opportunities to improve and enhance its existing bicycle and pedestrian linkages. It is noted that the bicycle and pedestrian plan was completed for the Township and is dated October 12, 2004. The Township should consider the findings and recommendations of this plan when developing its new circulation plan.



## **Section 6: Incorporation of Redevelopment Plans or Recommendations to Local Development Regulations to Effectuate Redevelopment (40:55D-89.e)**

Statutory Criteria: Recommendations concerning the incorporation of redevelopment plans into the Land Use Plan Element and recommended changes in the local development regulations necessary to effectuate the redevelopment plans of the municipality

40:55D-89.E

In 1992, the Local Redevelopment and Housing Law (LRHL) was enacted into law. The LRHL replaced a number of former redevelopment statutes, including the Redevelopment Agencies Law, Local Housing and Redevelopment Corporation Law, Blighted Area Act, and Local Housing Authorities Law, with a single comprehensive statute. At the same time, the MLUL was also amended to require, as part of a master plan reexamination, that the issues raised in the LRHL be addressed.

The LRHL provides the statutory authority for municipalities to designate areas in need of "redevelopment or rehabilitation," prepare and adopt redevelopment plans, and implement redevelopment projects. Specifically, the governing body has the power to initially cause a preliminary investigation to determine if an area is in need of redevelopment or rehabilitation, determine that an area is in need of redevelopment or rehabilitation, adopt a redevelopment plan, and/or, determine that an area is in need of rehabilitation.

A planning board has the power to conduct, when authorized by the governing body, a preliminary investigation and hearing and make a recommendation as to whether an area is in need of redevelopment. The planning board is also authorized to make recommendations concerning a redevelopment plan, and prepare a plan as determined to be appropriate. The board may also make recommendations concerning a determination if an area is in need of rehabilitation.

The LRHL establishes eight statutory criteria to determine if an area qualifies as being in need of redevelopment. While properties may often qualify for more than one of the criteria, the LRHL establishes that only one is needed for that area to be determined in need of redevelopment.

The criteria are as follows:

1. The "a" Criterion: Deterioration. The generality of buildings in the area are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

2. The "b" Criterion: Abandoned Commercial and Industrial Buildings. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
3. The "c" Criterion: Public and Vacant Land. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography or nature of the soil, is not likely to be developed through the instrumentality of private capital.
4. The "d" Criterion: Obsolete Layout and Design. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
5. The "e" Criterion: Property Ownership and Title Issues. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impeded land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to have a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
6. The "f" Criterion: Fire and Natural Disasters. Areas in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
7. The "g" Criterion: Urban Enterprise Zones. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zone Act," the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment for the purpose of granting tax exemptions or the adoption of a tax abatement and exemption ordinance.

8. The "h" Criterion: Smart Growth Consistency. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

The statute defines redevelopment to include: "clearance, replanning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a development plan."

It is noteworthy that the statute in Section #3 specifically states that a redevelopment area may include lands which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is necessary for the effective redevelopment of an area.

As noted in Section 5.4 of this report, the Princeton Junction Redevelopment Plan was adopted on March 23, 2009, and has subsequently been amended on a number of occasions to amend its regulations and incorporate new areas. The Plan has not yet been incorporated into the Township's Master Plan. Therefore, it is the recommendation of this Report that the Township amend its Land Use Plan and Land Use Plan map to incorporate these areas.

In addition, while no new changes are presently proposed for the Princeton Junction Redevelopment Plan, it is nevertheless recommended that the Township examine the effectiveness of the regulations set forth by the redevelopment districts, and how effective these districts have been in encouraging the redevelopment of the Princeton Junction Area.

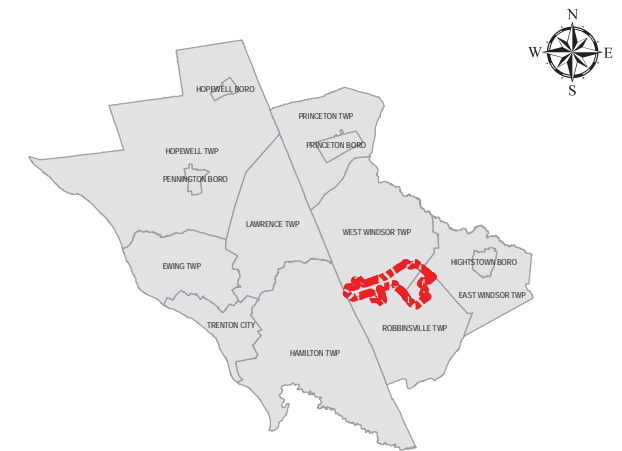
# Appendices



# MERCER COUNTY MASTER PLAN

## FARMLAND PRESERVATION

### APPENDIX. MAPS



#### Preserved Land within Project Area

1. Mercer Cty Pietrinferno	6
2. Mercer Cty Jany Stream	6
3. Updike/Herman	133
3a. Updike/Herman Stream	3
4. Jany	54
5. Gabert	51
5a. Gabert Stream	3
6. Tan	41
7. Schumacher	28
8. WW15&17	76
9. WW18&19	113
10. WW20	25
11. WW21	26
12. WW23	31
13. Tindall	83
14. Thompson	109
15. Knapp	69
16. Windsor U- Pick	42
16a. Windsor U-Pick Stream	2
17. W. Windsor (Blyman)	89
18. W. Windsor (Thompson 10)	107
19. W. Windsor (Herman)	58
20. W. Windsor (Thompson 5)	88
21. W. Windsor (Thompson 7)	35
22. W. Windsor (Olenickzak)	63
23. W. Windsor (Thompson/Olenickzak)	94
24. W. Windsor (Cox)	18
25. WW Open Space	84
<b>Total</b>	<b>1536 Acres</b>

#### Map Summary

This map illustrates a 2,466 - acre area of reasonably contiguous farmland in this West Windsor/Robbinsville Township Project Area of which 63% is permanently preserved in farmland or open space.

Data Sources :  
Mercer County Planning Division

Map prepared by Mercer County Planning Division. December 2009

Map 3. Mercer County Project Area:  
West Windsor/ Robbinsville



A

B

C

D

E

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G

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# DEVELOPMENT ACTIVITIES MAP

## OF WEST WINDSOR TOWNSHIP

MERCER COUNTY, N.J.

FRANCIS GUZIK - Township Engineer  
BRIAN E. ARONSON - Assistant Manager of Engineering

Date of Printing: January 23, 2017

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SCALE : 1 inch = 3500 feet

### Legend

- Municipal Boundary
- Parcels
- Water
- Development Activities**
- COMMERCIAL
- MIXED USE
- RESIDENTIAL

- PRINCETON LOTS**
1. BIRCH COURT
  2. FOUNTAIN COURT
  3. BELLEVUE DRIVE
  4. FOUNTAIN DRIVE
  5. CARLE COURT
  6. WINDSOR DRIVE
  7. SAUNDERS COURT
  8. LINDSEY COURT
- CORNER RESIDENTIAL VILLAGE**
9. CORNER COURT
  10. COLLEGE COURT
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