

Master Plan Element Section IV

Housing Element & Fair Share Plan

Book 1 of 3

Adopted February 27, 2019

Township of West Windsor





Community Planning
Land Development and Design
Landscape Architecture

B U R G I S
ASSOCIATES, INC.

Principals:

Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA
David Novak PP, AICP

Housing Element & Fair Share Plan

Township of West Windsor
Mercer County, New Jersey

Prepared for the Township of West Windsor
Planning Board

BA# 3442.23

The original document was appropriately signed and sealed on February 27, 2019 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners

Joseph H. Burgis, AICP, PP
Professional Planner #2450

David Novak, AICP, PP
Professional Planner #6269

Members of the Township of West Windsor Planning Board

Gene O'Brien, Chair
Michael Karp, Vice Chair
Hemant Marathe, Mayor
Sue Appelget, Class IV
Linda Geever, Class III
Curtis Hoberman, Class II
Michael Huey, Class IV
Andrea Mandel, Class IV
Simon Pankove, Class IV
Allen Schectel, Alternate
Anis Baig, Alternate

Planning Board Attorney

Gerald Muller, Esq.

Recording Secretary

Terri Jany

Administrative Secretary

Lisa Komjati

Manager, Division of Land Use

Samuel J. Surtees

Township Engineer

Francis Guzik, PE

Township Landscape Architect

Daniel Dobromilsky, PLA, PP, LTE

Township Planning Consultant

Joseph H. Burgis PP, AICP
David Novak PP, AICP
Burgis Associates, Inc.

Contents

- Contents i
- Executive Summary 1
- Section 1: Introduction 4
 - Section 1.1: What is a Housing Element and Fair Share Plan (HE&FSP) 5
 - Section 1.2: Historic Overview of the Courts and COAH 6
 - Section 1.3: The Township’s Historic Responses to its Affordable Housing Obligation 7
 - Section 1.4: The Rehabilitation, Prior Round, and Prospective Round Housing Obligation and the Township’s Response 8
- Section 2: Housing Element 10
 - Section 2.1: Community Overview 12
 - Section 2.2: Population Demographics 13
 - Section 2.3: Housing Demographics 18
 - Section 2.4: Employment Demographics 24
 - Section 2.5: Projection of Housing Stock 31
- Section 3: Fair Share Obligation 34
 - Section 3.1: Fair Share Obligation as Identified in the Settlement Agreement 35
 - Section 3.2: Regional Income Limits 35
- Section 4: Fair Share Plan 36
 - Section 4.1: Overview of Obligations 37
 - Section 4.2: Rehabilitation Obligation 38
 - Section 4.3: Components to Address Prior Round Obligation 40
 - Section 4.4: Existing Components to Address the Third Round Prospective Obligation 46
 - Section 4.5: Proposed Components to Address the Third Round Prospective Obligation 49
 - Section 4.6: Denied Requests from Developers for Inclusion 114

Tables:

Table 1: Affordable Housing Obligations Pursuant to Settlement Agreement	1
Table 2: Components to Address Prior Round Obligation.....	2
Table 3: Existing Mechanisms to Address Third Round New Construction Obligation.....	2
Table 4: Proposed Mechanisms to Address Third Round New Construction Obligation.....	3
Table 5: Affordable Housing Obligations Pursuant to Settlement Agreement.....	8
Table 6: Population Growth, 1920-2017	13
Table 7: Age Distribution, 2000 to 2017	14
Table 8: Household Type and Size, 2017	15
Table 9: Average Household Size, 1990-2017	16
Table 10: Median Income and Poverty Status, 2017	16
Table 11: Household Income, 2007-2017.....	17
Table 12: Dwelling Units, 1980-2017	18
Table 13: Units in Structure.....	19
Table 14: Occupancy Status, 2000-2017.....	19
Table 15: Vacancy Status, 2017	20
Table 16: Value of Owner-Occupied Housing Stock, 2000-2017	20
Table 17: Specified Renter-Occupied Housing Units by Rent, 2000-2017	21
Table 18: Occupants Per Room, 2000-2017	22
Table 19: Kitchen and Plumbing Facilities, 2000-2017	22
Table 20: Employment Status of Residents Age 16 and Over, 2000-2017	24
Table 21: Class of Worker, 2017	24
Table 22: Employment Status by Occupation, 2000-2017	25
Table 23: Nonresidential Development Approved but not yet Constructed.....	28
Table 24: Housing Units Certified and Demolished, 2000-2017	31
Table 25: Projection of New Residential Development	32
Table 26: Projection of Affordable Residential Development	33
Table 27: Affordable Housing Obligations Pursuant to Settlement Agreement	35
Table 28: 2018 Regional Income Limits for Region 4	35
Table 29: Existing Credits, Prior Round	45
Table 30: Existing Credits to Meet Third Round Obligation.....	48
Table 31: Summary of Proposed Third Round New Construction Components	113

Figures:

Figure 1: Township Map.....	12
Figure 2: Population Growth, 2000 to 2017	13
Figure 3: Age Cohorts as a Percentage of Total Population, 2000 to 2017	15
Figure 4: Year Structure Built	23
Figure 5: Employment Status by Occupation, 2000 and 2017	25
Figure 6: Covered Employment Units, 2004-2017.....	27
Figure 7: Average Covered Employment, 2004-2017.....	27
Figure 8: Nonresidential Development Approved but not yet Constructed	30
Figure 9: Maneely/Toll Aerial and Environmental Constraints.....	52
Figure 10: Maneely/Toll Site Plan Overview	53
Figure 11: Project Freedom Aerial and Environmental Constraints.....	56
Figure 12: Project Freedom Site Plan	57
Figure 13: Ellsworth Center Aerial and Environmental Constraints.....	60
Figure 14: Ellsworth Center Site Plan.....	61
Figure 15: Ellsworth Center Lots 62 and 76 Comparison.....	62
Figure 16: Avalon Bay Redevelopment Aerial and Environmental Constraints	65
Figure 17: Avalon Bay Concept Plan.....	66
Figure 18: Woodstone Aerial and Environmental Constraints	69
Figure 19: Woodstone Site Plan	70
Figure 20: 400 Steps Aerial and Environmental Constraints	74
Figure 21: 400 Steps Concept Plan.....	75
Figure 22: 400 Steps Circulation Exhibit.....	76
Figure 23: Heritage Village Aerial and Environmental Constraints.....	80
Figure 24: Heritage at West Windsor Concept Plan.....	81
Figure 25: Princeton Ascend Aerial and Environmental Constraints.....	83
Figure 26: Princeton Ascend Site Plan.....	84
Figure 27: Garden Homes Concept Plan	85
Figure 28: Garden Homes Aerial and Environmental Constraints	87
Figure 29: Garden Homes Flood Hazard Area Design.....	88
Figure 30: Roseland/Mack Cali Aerial and Environmental Constraints	91
Figure 31: Roseland/Mack Cali Concept Plan	92
Figure 32: Roseland/Mack Cali Wetlands Map	93
Figure 33: Sun Bank Property Aerial and Environmental Constraints.....	95
Figure 34: Sun Bank VCC Concept Plan.....	96
Figure 35: Dr. Mian Site Aerial and Environmental Constraints	98
Figure 36: Bear Creek Senior Living Aerial and Environmental Constraints.....	101
Figure 37: Bear Creek Senior Living Environmental Mapping	102
Figure 38: Bear Creek Senior Living Concept Plan.....	103
Figure 39: Bear Brook Homes Aerial and Environmental Constraints	105
Figure 40: Bear Brook Homes Final Plat.....	106
Figure 41: PTS Phase II Aerial and Environmental Constraints.....	108
Figure 42: PTS Phase II Previously Approved Site Plan.....	109
Figure 43: HomeFront/Haven House.....	111

Executive Summary

The following 2019 Housing Element and Fair Share Plan (HE&FSP) of the Master Plan outlines the manner in which the Township of West Windsor will address its affordable housing obligation. The plan is organized into four sections:

1. Section 1 offers an introduction to the plan, and details the history of affordable housing in both the Township of West Windsor and the State of New Jersey;
2. Section 2 contains the Housing Element, which outlines background data regarding the Township's physical, demographic, and housing characteristics. It also provides a projection of the Township's housing stock, as well as its capacity to accommodate its overall fair share;
3. Section 3 summarizes the fair share obligation for the Township, and;
4. Section 4 contains the Fair Share Plan, which details how the Township will address its Present Need (Rehabilitation Obligation), Prior Round Obligation, and Third Round New Construction Obligation.

Pursuant to a settlement agreement between the Township of West Windsor and the Fair Share Housing Center (FSHC) dated October 9, 2018 (and amended October 30, 2018), the Township will address the following affordable housing obligations, as set forth below:

Table 1: Affordable Housing Obligations Pursuant to Settlement Agreement

Rehabilitation Obligation:	27
Prior Round Obligation (1987-1999)	899
Third Round New Construction (Prospective Need and Gap Present Need) Obligation (1999-2025)	1,500

As detailed herein, the Township has already addressed its Prior Round Obligation through a variety of existing and completed mechanisms. These mechanisms are discussed in greater detail in Section 4 of this report; they are summarized in the following table.

Table 2: Components to Address Prior Round Obligation

Mechanism	Credit Type	Tenure	Restricted	Credit	Bonus	Total
Avalon Watch	Inclusionary	Rental	No	103	103	206
Windsor Haven	Inclusionary	Sale	No	37		37
Windsor Ponds	Inclusionary	Sale	No	39		39
Meadow Lane Apartments	Inclusionary	Rental	No	35		35
Beer Creak – The Hamlet	Inclusionary	Rental	Yes	61		61
Bear Creek – Village Grande	Inclusionary	Sale	Yes	14		14
Bear Creek Senior Living	Assisted Living	Rental	Yes	10		10
Estates at Princeton Junction	Inclusionary	Rental	No	136	122	258
The Gables	100% Affordable	Rental	Yes	84		84
Walden Woods	100% Affordable	Sale	No	16		16
Enable	Alternative Living	Rental	No	3		3
SERV	Alternative Living	Rental	No	3		3
Eden – Village Road West	Alternative Living	Rental	No	7		7
Eden – Wood Hollow Road	Alternative Living	Rental	No	5		5
Windsor Ponds RCA	RCA			20		20
Nassau Pavilion	RCA			80		80
Renaissance	RCA			21		21
Total				674	225	899

Additionally, with respect to its Third Round New Construction Obligation, the Township has several existing as well as proposed mechanisms to address its Third Round affordable housing obligation. These existing and proposed components are detailed in Section 4; they are summarized on the following tables.

Table 3: Existing Mechanisms to Address Third Round New Construction Obligation

Mechanism	Credit Type	Tenure	Restricted	Credit	Bonus	Total
Estates at Princeton Junction	Inclusionary	Rental	No	39	39	78
Renaissance/Elements	Inclusionary	Sale	Yes	6		6
WW Gardens/Princeton Terrace 1	Inclusionary	Rental	No	69	69	138
WW Gardens/Princeton Terrace 2	Inclusionary	Rental	No	24	24	48
Artis	Inc. Memory Care	Rental	Yes	6		6
Avalon Watch	Ext. of Controls	Rental	No	103		103
Windsor Haven	Ext. of Controls	Sale	No	13		13
Total				260	132	392

Table 4: Proposed Mechanisms to Address Third Round New Construction Obligation

Mechanism	Credit Type	Tenure	Restricted	Credit	Bonus	Total
Windsor Haven	Ext. of Controls	Sale	No	24		24
Community Options	Alternative Living	Rental	No	4	4	8
Maneely/Toll	Inclusionary	Rental	No	6	6	12
Project Freedom	100% Affordable	Rental	No	54	54	108
	Alternative Living	Rental	No	24	24	48
Ellsworth Center	Inclusionary	Rental	No	6	6	12
Avalon Bay Redevelopment Area	Inclusionary	Rental	Yes	20		20
	Inclusionary	Rental	No	99	99	198
	Inclusionary	For-Sale	No	13		13
PTS/Woodstone	Inclusionary	Rental	No	89	50	139
400 Steps	Inclusionary	Rental	No	36		36
Heritage Village (American Properties)	Inclusionary	Sale	No	44		44
	Alternative Living	Rental	No	4		4
Princeton Ascend	Inclusionary	Rental	No	5		5
Garden Homes	Inclusionary	Rental	No	157		157
Roseland/Mack Cali	Inclusionary	Rental	No	164		164
Sun Bank Property	Inclusionary	Rental	No	3		3
Dr. Mian Property	Inclusionary	Rental	No	2		2
Bear Creek Senior Living	Inclusionary	Rental	Yes	51		51
Bear Brook Homes	Inclusionary	Sale	No	2		2
PTS Phase 2	Inclusionary	Rental	No	48		48
HomeFront/Haven House	Alternative Living	Rental	No	4		4
Special Needs Unit/Market to Aff.	Alternative Living	TBD	TBD	32		32
Total				891	243	1,134

Section 1: Introduction

The following section provides an overview of the 2019 Housing Element and Fair Share Plan (HE&FSP) of the Township of West Windsor.

Section 1.1: What is a Housing Element and Fair Share Plan (HE&FSP)

While technically a discretionary component of a master plan, as provided for at 40:55D-28b of the Municipal Land Use Law (MLUL), a Housing Element is effectively an obligatory plan element since, pursuant to NJSA 40:55D-62.a, a municipality must have an adopted housing plan element in order to enact its zoning ordinance. From a public policy perspective, a HE&FSP is therefore an essential community document.

A HE&FSP serves as the blueprint for how a municipality will address its fair share of affordable housing. Specifically, a HE&FSP is designed to help a community broaden the accessibility of affordable housing. Without a HE&FSP, a municipality may be susceptible to builder's remedy lawsuits.

The Fair Housing Act establishes the required parts of a HE&FSP, which have subsequently been supplemented by rules from the Council on Affordable Housing (COAH). These parts include the following:

1. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated;
2. A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development, and probable residential development of lands;
3. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level, and age;
4. An analysis of the existing and probable future employment characteristics of the municipality;
5. A determination of the municipality's present and prospective fair share for very-low, low- and moderate-income housing and its capacity to accommodate its housing needs, including its fair share for low- and moderate-income housing; and
6. A consideration of the lands that are most appropriate for construction of very-low, low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, very-low, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide very-low, low- and moderate-income housing.

Section 1.2: Historic Overview of the Courts and COAH

The history of affordable housing in New Jersey can be traced back to 1975, when the Supreme Court first decided in *So. Burlington Cty. NAACP v. Township of Mount Laurel* (known as Mount Laurel I) that every developing municipality throughout New Jersey had an affirmative obligation to provide for its fair share of affordable housing. In a subsequent decision in 1983 (known as Mount Laurel II), the Court acknowledged that the vast majority of municipalities had ignored their constitutional obligation to provide affordable housing. As such, the Court refined this obligation to establish that every municipality had an obligation, although those within the growth area of the State Development and Redevelopment Plan (SDRP) had a greater obligation. The Court also called for the state legislature to enact legislation that would save municipalities from the burden of having the courts determine their affordable housing needs. The result of this decision was the adoption of the Fair Housing Act in 1985 as well as the creation of the New Jersey Council on Affordable Housing (COAH), which became the state agency responsible for overseeing the manner in which New Jersey's municipalities address their low and moderate income housing needs.

COAH proceeded to adopt regulations for the First Round obligation, which covered the years 1987 to 1993. It also established the Second Round housing-need numbers that cumulatively covered the years 1987 through 1999. Under both the First and Second Rounds, COAH utilized what is commonly referred to as the "fair share" methodology. COAH utilized a different methodology, known as "growth share," beginning with its efforts to prepare Third Round housing-need numbers. The Third Round substantive and procedural rules were first adopted in 2004. These regulations were challenged and in January 2007, the Appellate Division invalidated various aspects of these rules and remanded considerable portions of the rules to COAH with the directive to adopt revised regulations.

In May 2008, COAH adopted revised Third Round 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 2010 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. The Supreme Court affirmed this decision in September 2013, which invalidated much of 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 newly revised Third Round regulations in October 2014. The Fair Share Housing Center, who was a party in both the 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 2015 Court decision created a process in which municipalities may file a declaratory judgment action seeking a declaration that their HE&FSP is constitutionally compliant and receive temporary immunity from affordable housing builders' remedy lawsuits while preparing 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.

Subsequently, the Supreme Court ruled on January 18, 2017 that municipalities are also responsible for obligations accruing during the so-called "gap period," the period of time between 1999 and 2015. However, the Court stated that the gap obligation should be calculated as a never-before calculated component of Present Need, which would serve to capture Gap Period households that were presently in need of affordable housing as of the date of the Present Need calculation (i.e. that were still income eligible, were not captured as part of traditional present need, were still living in New Jersey and otherwise represented a Present affordable housing need).

Section 1.3: The Township's Historic Responses to its Affordable Housing Obligation

The history of affordable housing in West Windsor predates the establishment of COAH. While the Township was initially formulating its affordable housing plan, it was sued in 1984 by the Affordable Living Corporation for exclusionary practices; this lawsuit was settled in 1985. Subsequently, the Township was then sued by Toll Brothers in 1993. The Court ultimately issued an order of non-compliance in 1997, and by the end of the year West Windsor submitted a compliance plan. A Judgment of Repose was granted in May of 1998, which protected the Township through May of 2004.

In 2005, the Township petitioned COAH for the Third Round. However, before the Township's plan could be reviewed, COAH was sued and stopped reviewing plans. In 2008, West Windsor petitioned COAH again for the Third Round under its newly adopted rules. This petition was deemed complete on January 9, 2009. However, COAH did not take any further action on the petition.

On July 7, 2015 the Township filed a Declaratory Judgment Action seeking to comply with its constitutional obligation. From January to June of 2017, a numbers trial was held. On March 8, 2018 Judge Jacobson issued an Order Establishing the Fair Share Obligations of Princeton and West Windsor Township. That Order indicates that West Windsor has an obligation of 132 for the Present Need (Rehabilitation Obligation) and 1,500 for the combined Third Round New Construction (Prospective Need and Gap Present Need) Obligation.

Ultimately, a Settlement Agreement was signed between the Township and the Fair Share Housing Center (FSHC) on October 9, 2018 and amended on October 30, 2018. A Fairness Hearing on this agreement was held on November 27 and 28, 2018. Judge Jacobson subsequently approved the Settlement Agreement on December 3, 2018. The Final Compliance Hearing is scheduled to occur in May of 2019.

Section 1.4: The Rehabilitation, Prior Round, and Third Round Obligation and the Township's Response

A Settlement Agreement was signed between the Township and the Fair Share Housing Center (FSHC) on October 9, 2018 and amended on October 30, 2018. Pursuant to this settlement agreement, the Township will address the following affordable housing obligations, as detailed below.

Table 5: Affordable Housing Obligations Pursuant to Settlement Agreement

Rehabilitation Obligation:	27
Prior Round Obligation (1987-1999)	899
Third Round New Construction (Prospective Need and Gap Present Need) Obligation (1999-2025)	1,500

In regard to these obligations, the Settlement Agreement notes the following:

For purposes of this Agreement, the Third Round New Construction Obligation shall be deemed to include the Gap Period present need for new construction to address the affordable housing needs of households formed from 1999-2015...

The parties for purposes of this Agreement have agreed for the purposes of settlement that the 1500-unit obligation for the Third Round New Construction Obligation determined through the March 8, 2018 decision of the trial court ("Methodology Opinion"), in combination with all of the provisions of this Agreement, represents a fair and reasonable settlement of this litigation pursuant to the standards elucidated by East/West Venture v. Borough of Fort Lee, 286 N.J. Super. 311 (App. Div. 1996) and related case law, recognizing that (a) both parties could have raised issues on appeal of the trial court's Methodology Opinion that could have resulted in a higher or lower fair share obligation, and (b) that the other aspects of this settlement resolve additional important issues, beyond the fair share obligation, that are relevant to the East/West Venture analysis of the fairness and reasonableness of the settlement, issues that have not yet been adjudicated by the trial court as of the date of the settlement, including, but not limited to, whether and how the 1000-unit cap pursuant to N.J.S.A. 52:27D-307 and related case law might apply to the Township, and what compliance mechanisms will be required of the Township to meet its fair share obligation. Both the Township and FSHC agree to support this agreement as fair and reasonable before the trial court, and if an appeal is filed by a third party, upon any appeal to the Appellate Division and/or Supreme Court.

Section 2: Housing Element

This section contains background data on the Township's physical, demographic, and housing characteristics. It also provides a projection of the Township's housing stock, as well as its capacity to accommodate its overall fair share.

Information Regarding Data Sources

The information contained in Section 2.2 entitled “Demographic Data,” Section 2.3 entitled “Housing Demographics,” Section 2.4 entitled “Employment Demographics,” and Section 2.5 entitled “Projection of Housing Stock,” was obtained from a variety of publicly available data sources. These 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. Delaware Valley Regional Planning Commission

The Delaware Valley Regional Planning Commission (DVRPC) is the metropolitan planning organization for the Delaware Valley region. Specifically, DVRPC serves as the regional planning agency for the nine-county, bi-state Greater Philadelphia area.

4. 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.

5. New Jersey Department of Labor and Workforce Development

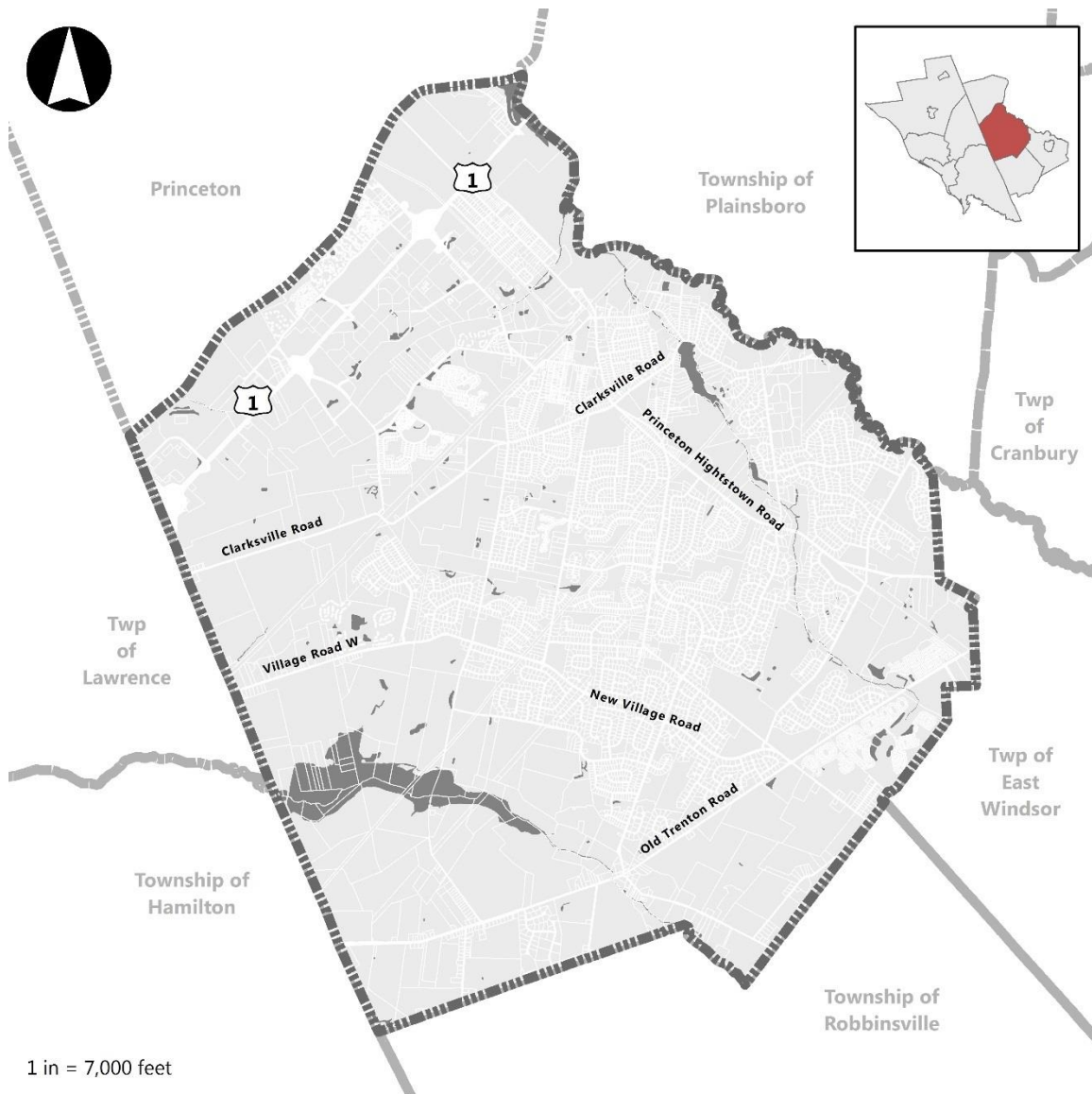
The New Jersey Department of Labor and Workforce Development is a governmental agency of the State of New Jersey. One of its roles is to collect labor market information regarding employment and wages throughout the state.

Section 2.1: Community Overview

The Township of West Windsor is located within the northeasterly portion of Mercer County. It is bounded by the Municipality of Princeton and the Township of Plainsboro to the north, the Township of East Windsor to the east, the Township of Robbinsville to the south, the Township of Hamilton to the southwest, and the Township of Lawrence to the west.

West Windsor has a total area of approximately 26.27 square miles, making it the third largest municipality in Mercer County. The landscape of West Windsor is a diversified one, and consists of well-established single-family and multi-family neighborhoods, concentrations of local business and regional commercial corridors, large swaths of open space and farmland, and the Princeton Junction Train Station.

Figure 1: Township Map



Section 2.2: Population Demographics

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 section outlines the demographic changes experienced by the Township of West Windsor over the past several decades.

Population

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 in the 1980s; during that decade, the Township’s population increased by an estimated 87.56%. While this rate of growth may have slowed in the proceeding decades, the Township’s population still experienced an estimated increase of 24.00% between 2000 and 2010.

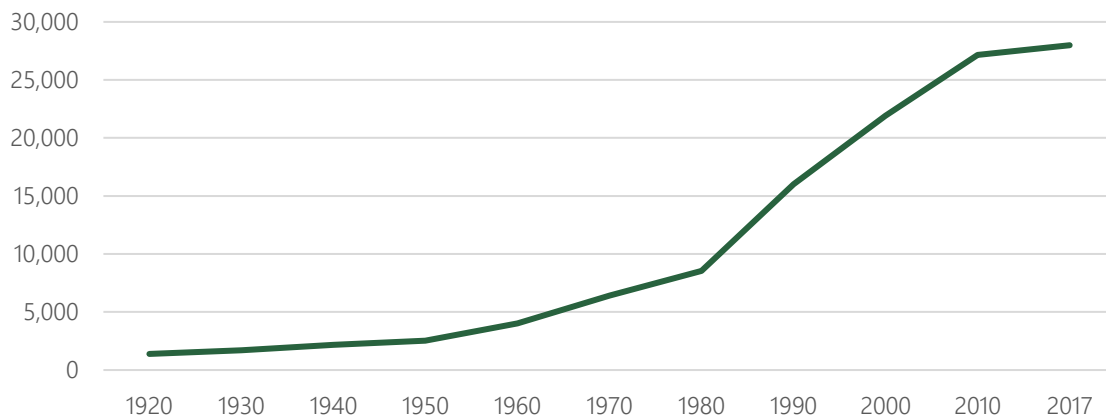
The American Community Survey (ACS) indicates that the Township’s estimated growth rate decreased to 4.14% between 2010 to 2017. The Township’s estimated 2017 population was 28,289 persons.

Table 6: Population Growth, 1920-2017

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%
2017	28,289	1,124	4.14%

Source: US Census Bureau; 2017 American Community Survey 5-Year Estimates.

Figure 2: Population Growth, 2000 to 2017



Age Distribution of the Population

The composition of West Windsor’s population has generally increased in age since 2000. This aging is especially apparent in the portion of the population aged 65 and over. In 2000, this cohort represented approximately 6.23% of the total population. Seventeen years later, those aged 65 and over comprise an estimated 12.38% of the total population. The number of residents aged 65 and over increased approximately 156.85% over that time period, from 1,363 persons in 2000 to 3,501 persons in 2017.

Likewise, the percentage of the Township’s population under 20 years of age decreased over that same time period, from 33.09% in 2000 to 27.84% in 2017. Nevertheless, the number of residents under 20 years of age still increased approximately 8.59% between 2000 and 2017.

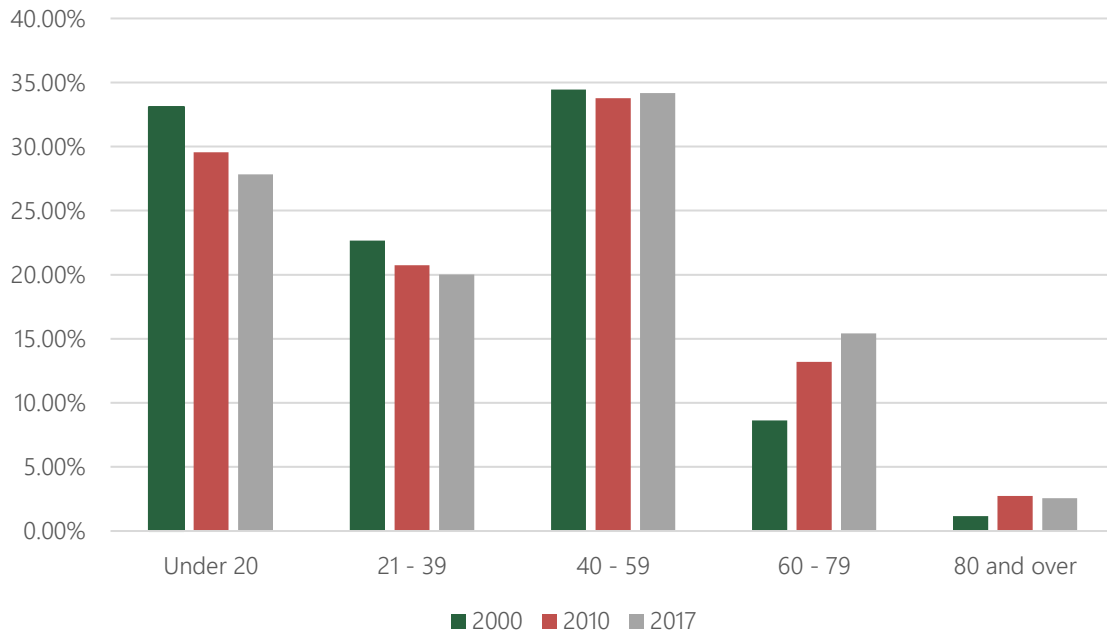
Overall, the median age of the Township’s population increased from 37.0 years in 2000 to 41.0 years in 2017.

Table 7: Age Distribution, 2000 to 2017

Age Group	2000		2010		2017	
	Number	Percent	Number	Percent	Number	Percent
Under 5	1,462	6.66%	1,613	5.99%	1,346	4.76%
5-9	2,135	9.75%	2,376	8.82%	2,184	7.72%
10-14	2,214	10.10%	1,986	7.37%	2,369	8.37%
15-19	1,441	6.58%	1,986	7.37%	1,976	6.98%
20-24	629	2.87%	942	3.50%	1,227	4.34%
25-29	865	3.95%	1,094	4.06%	1,138	4.02%
30-34	1,290	5.89%	1,378	5.11%	1,499	5.30%
35-39	2,180	9.95%	2,171	8.06%	1,797	6.35%
40-44	2,559	11.68%	2,477	9.19%	2,755	9.74%
45-49	2,260	10.32%	2,624	9.74%	2,526	8.93%
50-54	1,699	7.76%	2,301	8.54%	2,310	8.17%
55-59	1,030	4.70%	1,697	6.30%	2,074	7.33%
60-64	780	3.56%	1,381	5.13%	1,587	5.61%
65-69	517	2.36%	922	3.42%	1,165	4.12%
70-74	354	1.62%	712	2.64%	825	2.92%
75-79	238	1.09%	543	2.02%	787	2.78%
80-84	118	0.54%	346	1.28%	277	0.98%
85 and older	136	0.62%	392	1.46%	447	1.58%
Median Age		37.0		39.6	28,289	41.0

Source: US Census Bureau; 2017 American Community Survey 5-Year Estimates.

Figure 3: Age Cohorts as a Percentage of Total Population, 2000 to 2017



Source: US Census Bureau; 2017 American Community Survey 5-Year Estimates.

Household Type and Size

The majority (84.06%) of the Township’s 9,784 households are comprised of family households. Approximately 41.26% of all households are “married-couple” families with children under the age of 18. Non-family households, which include persons living alone or a householder who is not related to any other person sharing the home, comprise an estimated 15.94% of all households.

Table 8: Household Type and Size, 2017

Type	Number	Percent
Family Households	8,224	84.06%
Married-Couple Family	7,408	75.72%
with children under 18	4,804	49.10%
Male Householder, no spouse	175	1.79%
Female Householder, no spouse	641	6.55%
Non-Family Households	1,560	15.94%
Total	9,784	100.00%

Source: 2017 American Community Survey 5-Year Estimates.

The following table provides an overview of the Township’s overall average household size, as well as the average household size of owner-occupied and renter-occupied units. The overall average household size remained relatively static between 1990 and 2017. During that period, the average household size of the Township’s owner-occupied units decreased from 3.17 persons per household to 3.04 persons; the average household size of renter-occupied also decreased slightly from 2.40 persons per household to 2.36 persons.

Table 9: Average Household Size, 1990-2017

Year	Overall Average Household Size	Average Household Size of Owner-Occupied Units	Average Household Size of Renter-Occupied Units
1990	2.98	3.17	2.40
2000	3.01	3.16	2.33
2010	2.85	3.01	2.36
2017	2.89	3.04	2.36

Source: US Census Bureau; 2017 American Community Survey 5-Year Estimates.

Income & Poverty Status

As shown on Table 10, the Township has higher reported incomes than both Mercer County and New Jersey as a whole. As of 2017, the Township had an estimated median household income of \$175,684 and an estimated median family income of \$198,083. These reported incomes are more than double those reported by both Mercer County and New Jersey. Likewise, the Township’s per capita income is also greater than those incomes reported by Mercer County and New Jersey. Overall, the Township’s poverty rates as both a percentage of population and as a percentage of families is lower than both the rates reported by Mercer County and New Jersey.

Furthermore, as shown on Table 11, 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 2017, this percentage increased to encompass more than half (55.87%) of the population.

Table 10: Median Income and Poverty Status, 2017

Income Type	West Windsor	Mercer County	New Jersey
Median Household Income*	\$175,684	\$77,027	\$76,475
Median Family Income**	\$198,083	\$87,992	\$94,337
Per Capita Income	\$69,655	\$40,064	\$39,069
Poverty Status (Percent of Population)	2.8%	11.3%	10.7%
Poverty Status (Percent of Families)	1.9%	8.2%	7.9%

Source: US Census Bureau; 2017 American Community Survey 5-Year Estimates.

* A household consists of all the people who occupy a housing unit. It includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household.

** A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together.

Table 11: Household Income, 2007-2017

Income Level	2007		2010		2017	
	Households	Percent	Households	Percent	Households	Percent
Less than \$10,000	208	2.53%	249	2.83%	216	2.21%
\$10,000 to \$14,999	85	1.03%	95	1.08%	69	0.70%
\$15,000 to \$19,999	206	2.51%	147	1.67%	144	1.47%
\$20,000 to \$24,999	184	2.24%	157	1.78%	125	1.28%
\$25,000 to \$29,999	61	0.74%	124	1.41%	182	1.86%
\$30,000 to \$34,999	190	2.31%	170	1.93%	263	2.69%
\$35,000 to \$39,999	175	2.13%	128	1.46%	81	0.83%
\$40,000 to \$44,999	206	2.51%	249	2.83%	154	1.57%
\$45,000 to \$49,999	181	2.20%	158	1.80%	61	0.62%
\$50,000 to \$59,999	159	1.93%	433	4.92%	306	3.13%
\$60,000 to \$74,999	495	6.02%	475	5.40%	497	5.08%
\$75,000 to \$99,999	727	8.85%	590	6.71%	736	7.52%
\$100,000 to \$124,999	861	10.48%	890	10.12%	774	7.91%
\$125,000 to \$149,999	879	10.70%	807	9.17%	710	7.26%
\$150,000 to \$199,999	1,343	16.34%	1,308	14.87%	1,257	12.85%
\$200,000 or more	2,258	27.48%	2,817	32.02%	4,209	43.02%
Total	8,218	100.00%	8,797	100.00%	9,784	100.00%
Median Income		\$134,353		\$137,625		\$175,684
Mercer County		\$68,582		\$71,217		\$77,027
New Jersey		\$66,509		\$69,811		\$76,475

Source: US Census Bureau; 2017 American Community Survey 5-Year Estimates.

Section 2.3: Housing Demographics

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 over the past few decades.

Housing Type

The following table provides a brief historical overview of the number of dwelling units in the Township. The Township's housing stock experienced its greatest rate of 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%. As of 2017, the ACS estimated a total of 10,333 dwelling units in the Township.

Table 12: Dwelling Units, 1980-2017

Year	Dwelling Units	Unit Change	Percent Change
1980	2,695	-	-
1990	5,829	3134	116.29%
2000	7,450	1621	27.81%
2010	9,810	2360	31.68%
2017	10,333	523	5.33%

Source: US Census Bureau; 2017 American Community Survey 5-Year Estimates

It should be noted that a total of 927 units within the Township are age-restricted units, which comprise approximately 8.97% of the Township's estimated total number of dwelling units in 2017. These developments consist of the following:

1. Villages at Bear Creek: 540 units
2. Hamlet: 61 units
3. Bear Creek Assisted Living: 86 units (includes 10 Medicaid beds)
4. Presbyterian Homes (The Gables): 84 units
5. 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 1,147 age-restricted units.

Information regarding the number of units in housing structures can help provide additional insight as to the types of units existing and being constructed throughout the Township. The table below provides an overview of the Township's unit structure composition since 2000. Once again, the table shows that the number of units in the Township 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 284.44% between 2000 and 2017. Sites containing 50 or more units and single-family attached structures experienced the second and third largest percentage increases, respectively.

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 65.42% in 2017.

Table 13: Units in Structure

Units in Structure	2000		2010		2017	
	Number	Percent	Number	Percent	Number	Percent
Single Family, Detached	5,333	71.58%	6,000	64.44%	6,760	65.42%
Single Family, Attached	468	6.28%	1,035	11.11%	863	8.35%
2 Units	139	1.87%	64	0.69%	96	0.93%
3 to 4 Units	55	0.74%	121	1.30%	59	0.57%
5 to 9 Units	348	4.67%	400	4.30%	500	4.84%
10 to 19 Units	870	11.68%	953	10.24%	1,403	13.58%
20 to 49 Units	128	1.72%	463	4.97%	446	4.32%
50 or More	109	1.46%	275	2.95%	206	1.99%
Other	0	0.00%	0	0.00%	0	0.00%
Total	7,450	100.00%	9,311	100.00%	10,333	100.00%

Source: US Census Bureau; 2017 American Community Survey 5-Year Estimates.

Occupancy and Vacancy Status

The following two tables provide details regarding the occupancy and vacancy status of the Township's housing stock.

Both the number of owner-occupied and renter-occupied housing units has increased since 2000; the number of owner-occupied units increased by approximately 23.75%, and the number of renter-occupied units increased by 79.61%. While the Township's renter-occupied housing stock has increased at a higher rate than its owner-occupied stock – which is similar to trends at both the state and county level – owner-occupied homes nevertheless still represent 70.65% of all housing units.

Table 14: Occupancy Status, 2000-2017

Characteristic	2000		2010		2017	
	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied	5,899	79.18%	7,127	72.65%	7,300	70.65%
Renter-Occupied	1,383	18.56%	2,322	23.67%	2,484	24.04%
Vacant	168	2.26%	361	3.68%	549	5.31%
Total	7,450	100.00%	9,810	100.00%	10,333	100.00%

Source: US Census Bureau; 2017 American Community Survey 5-Year Estimates.

As shown on the accompanying table, the majority of the Township’s vacant housing stock falls under the “other vacant” category. According to the Census Bureau, this category includes those vacant units that do not fall under any of the classifications; for example, this category may include units held for occupancy by a caretaker or janitor, and units held for personal reasons of the owner.

Table 15: Vacancy Status, 2017

Income Type	Number	Percent
For rent	59	10.75%
Rented, not occupied	17	3.10%
For sale only	58	10.56%
Sold, not occupied	40	7.28%
For seasonal, recreational, or occasional use	51	9.29%
For migrant workers	0	0.00%
Other vacant	324	59.02%
Total	549	100.00%

Source: 2017 American Community Survey 5-Year Estimates.

Value and Rent of Housing Stock

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

The purchase values of West Windsor’s owner-occupied housing stock have 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 63.38% in 2017. Overall, the median purchase value increased by an estimated 80.46% between 2000 and 2017, from \$333,800 to \$602,400.

Table 16: Value of Owner-Occupied Housing Stock, 2000-2017

Value Range	2000		2010		2017	
	Number	Percent	Number	Percent	Number	Percent
Less than \$50,000	26	0.49%	99	1.45%	86	1.18%
\$50,000 to \$99,999	42	0.79%	120	1.76%	64	0.88%
\$100,000 to \$149,999	108	2.04%	46	0.68%	0	0.00%
\$150,000 to \$199,999	384	7.26%	56	0.82%	23	0.32%
\$200,000 to \$299,999	1530	28.90%	350	5.14%	264	3.62%
\$300,000 to \$499,999	2,619	49.47%	1,628	23.92%	1,918	26.27%
\$500,000 to \$999,999	577	10.90%	4,199	61.69%	4,627	63.38%
\$1,000,000 or More	8	0.15%	309	4.54%	318	4.36%
Total	5,294	100.00%	6,807	100.00%	7,300	100.00%
Township Median Value		\$333,800		\$601,400		\$602,400
Mercer County Median Value		\$147,400		\$309,300		\$281,900
New Jersey Median Value		\$170,800		\$357,000		\$321,100

Source: US Census Bureau; 2017 American Community Survey 5-Year Estimates.

Much like purchase values, the rental values of the Township’s renter-occupied units have steadily increased over the past several years. In 2000, less than one-third of the Township’s renter-occupied units had rents that were over \$1,500 a month; by 2017, nearly three-quarters (72.49%) of the Township’s renter-occupied units had rents that were over this amount.

Overall, the Township’s median rent increased by an estimated 59.51% between 2000 and 2017, from \$1,198 a month to \$1,911 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 17: Specified Renter-Occupied Housing Units by Rent, 2000-2017

Rent Range	2000		2010		2017	
	Number	Percent	Number	Percent	Number	Percent
Less than \$200	0	0.00%	18	0.90%	23	0.93%
\$200 to \$299	0	0.00%	32	1.61%	50	2.01%
\$300 to \$499	163	11.55%	24	1.21%	42	1.69%
\$500 to \$749	200	14.17%	211	10.60%	52	2.09%
\$750 to \$999	111	7.87%	203	10.20%	148	5.96%
\$1,000 to \$1,499	481	34.09%	379	19.05%	358	14.41%
\$1,500 to \$1,999	291	20.62%	654	32.86%	686	27.62%
\$2,000 or more	124	8.79%	423	21.26%	1115	44.89%
No Cash Rent	41	2.91%	46	2.31%	10	0.40%
Total	1,411	100.00%	1,990	100.00%	2,484	100.00%
Median Gross Rent		\$1,198		\$1,580		\$1,911
Mercer County		\$727		\$1,046		\$1,191
New Jersey		\$751		\$1,092		\$1,249

Source: US Census Bureau; 2017 American Community Survey 5-Year Estimates.

Condition of Housing Stock

While neither the Census nor the ACS classifies housing units as either standard or substandard, they nevertheless can provide an estimate of the number of substandard housing units that are occupied by very-low, low- and moderate-income households throughout the community. This is accomplished through three indicators, all of which have been upheld by the Appellate Court to determine substandard housing units in the state. These indicators include:

1. Houses built prior to 1959 which are overcrowded with more than one person per room;
2. Homes lacking complete plumbing;
3. Homes lacking kitchen facilities.

The following table examines the extent of overcrowding in the community. Overcrowding is typically defined as housing units with more than one (1) occupant per room. As shown, the number of occupied housing units considered to be overcrowded has historically been negligible and has decreased as a percentage of total units since 2000.

Table 18: Occupants Per Room, 2000-2017

Occupants Per Room	2000		2010		2017	
	Number	Percent	Number	Percent	Number	Percent
1.00 or less	7,150	98.18%	8,665	98.50%	9,686	99.00%
1.01 to 1.50	66	0.91%	91	1.03%	78	0.80%
1.51 or more	66	0.91%	41	0.47%	20	0.20%
Total	7,282	100.00%	8,797	100.00%	9,784	100.00%

Source: U.S. Census; 2010 and 2017 American Community Survey 5-Year Survey

Similarly, the number of homes lacking complete plumbing and kitchen facilities has also been historically negligible. In 2017, over ninety-nine percent (99%) of all housing units contained complete kitchen and plumbing facilities.

Table 19: Kitchen and Plumbing Facilities, 2000-2017

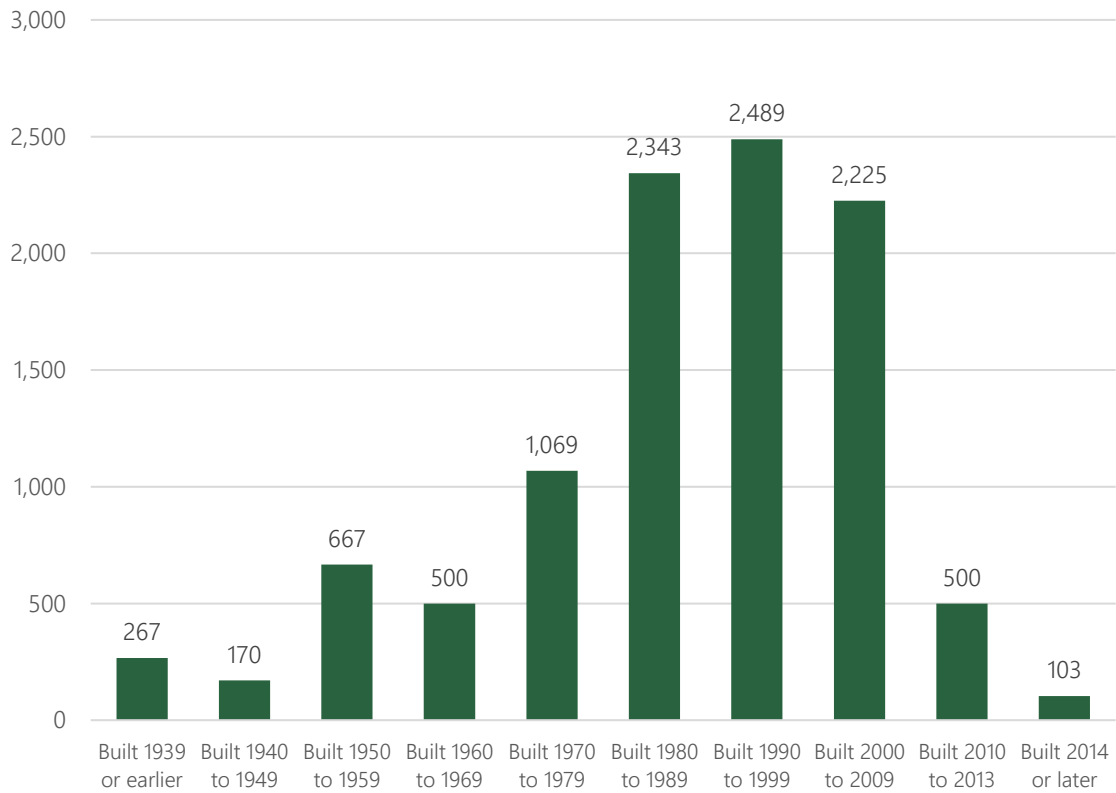
Facilities	2000		2000		2017	
	Units	Percent	Units	Percent	Units	Percent
Kitchen:						
With Complete Facilities	7,431	99.74%	9,227	99.10%	10,239	99.09%
Lacking Complete Facilities	19	0.26%	84	0.90%	94	0.91%
Plumbing:						
With Complete Facilities	7,434	99.79%	9,277	99.63%	10,292	99.60%
Lacking Complete Facilities	16	0.21%	34	0.37%	41	0.40%

Source: U.S. Census; 2010 and 2017 American Community Survey 5-Year Survey

Please note that a structural conditions survey was conducted by the Township which yields more accurate information. See Appendix A for this survey.

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 an estimated 74.13% has been constructed since 1980. This largely coincides with Table 12, which outlined the Township’s significant housing growth over the past several decades.

Figure 4: Year Structure Built



Source: 2017 American Community Survey 5-Year Estimates.

Section 2.4: Employment Demographics

The following section provides an overview of the Township's economic profile and offers valuable information on the occupational characteristics of the Township as well as its employment projections.

Occupational Characteristics

Overall, while the number of Township residents within the labor force has increased 33.99% between 2000 and 2017, the overall percentage of the Township's population in the labor force actually decreased from 71.79% to 68.96%. Likewise, the percentage of the Township's population not in the labor force increased from 28.21% to 31.04% 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 reflective of other trends throughout the state.

Table 20: Employment Status of Residents Age 16 and Over, 2000-2017

Employment Status	2000		2010		2017	
	Number	Percent	Number	Percent	Number	Percent
In labor force	11,228	71.79%	13,600	68.81%	15,045	68.96%
Civilian labor force	11,228	71.79%	12,939	68.70%	15,045	68.96%
Employed	10,887	69.61%	12,532	63.53%	14,344	65.75%
Unemployed	341	2.18%	1,061	5.17%	701	3.21%
Armed Forces	0	0.00%	7	0.11%	0	0.00%
Not in labor force	4,412	28.21%	6,035	31.19%	6,773	31.04%
Total Population 16 and Over	15,640	100.00%	19,635	100.00%	21,818	100.00%

Source: US Census Bureau; 2010 and 2017 American Community Survey 5-Year Estimates.

Class of Worker

Of those Township residents aged 16 and over in the workforce, more than three-quarters (78.53%) are employed by a private company. The second largest worker class group consists of private not-for-profit workers.

Table 21: Class of Worker, 2017

Class of Worker	Number	Percent
Employee of private company	11,137	78.53%
Self-employed in own incorporated business	564	3.98%
Private not-for-profit wage and salary	1,294	9.12%
Local government	514	3.62%
State government	211	1.49%
Federal government	0	0.00%
Self-employed in own not incorporated business	462	3.26%
Unpaid family	0	0.00%
Total	14,182	100.00%

2017 American Community Survey 5-Year Estimates

Employment Status by Occupation

Historically, the majority of the Township’s residents have been employed in management, professional, and related occupations. The number of those employed within this occupational category increased approximately 43.38% between 2000 and 2017, from 7,731 persons to 11,085. Overall, those employed within management, professional, and related occupations represent approximately 77.28% of the total workforce.

Sales and office occupations have typically been the second largest occupational category in the Township. However, both the number and percentage of those employed within this occupational category have decreased from 2000.

Table 22: Employment Status by Occupation, 2000-2017

Occupation	2000		2010		2017	
	Number	Percent	Number	Percent	Number	Percent
Management, professional, and related occupations	7,731	71.01%	8,510	67.91%	11,085	77.28%
Service occupations	487	4.47%	638	5.09%	749	5.22%
Sales and office occupations	2,230	20.48%	2,863	22.84%	1,991	13.88%
Farming, fishing, and forestry occupations*	0	0.0%	--	--	--	--
Natural resources, construction, and maintenance occupations**	175	1.61%	212	1.69%	156	1.09%
Production, transportation, and material moving occupations	264	2.43%	309	2.47%	363	2.53%
Total	10,887	100.00%	12,532	100.0%	14,344	100.00%

Source: 2000 US Census Bureau; 2010 and 2015 5-Year American Community Survey
 *Category was later combined with Natural resources, construction, and maintenance occupations
 ** Formerly called "Construction, extraction, and maintenance occupations"

Figure 5: Employment Status by Occupation, 2000 and 2017



Covered Employment Trends

Figure 6 and Figure 7 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 6 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 2017, the number of covered employment units decreased by 595 units, which represents a loss of approximately 39.50%.

Figure 7 depicts the average number of covered employees by year within the Township. It generally reflects those trends identified in Figure 6. 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 2017, the Township's covered employment decreased by 4,007 employees, or 18.03%.

Figure 6: Covered Employment Units, 2004-2017

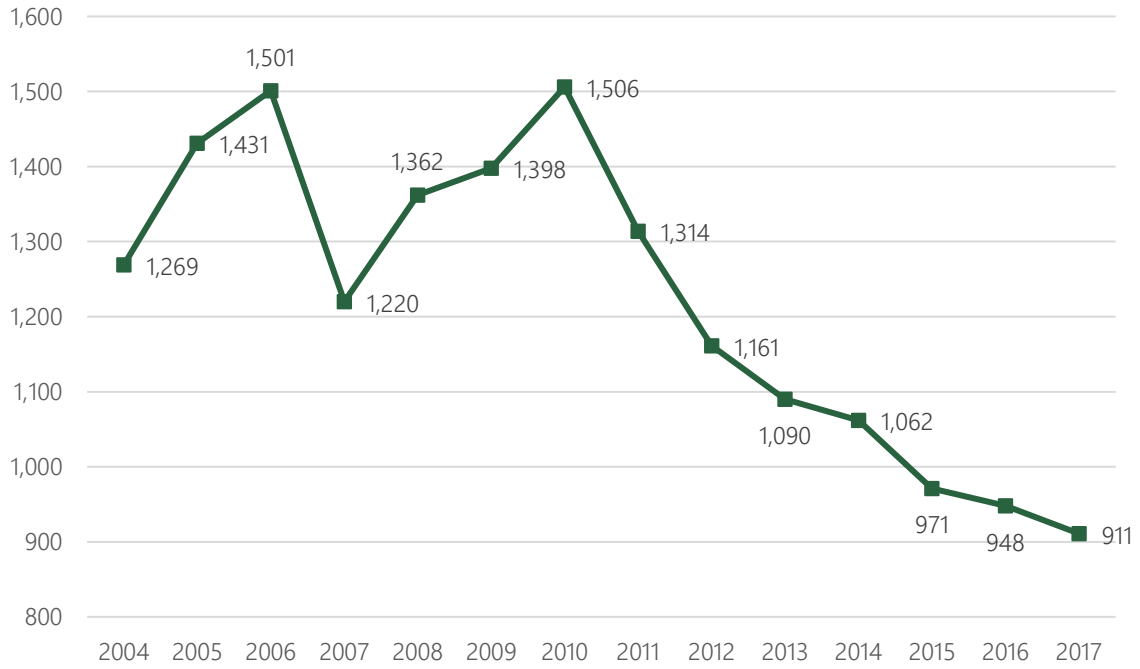
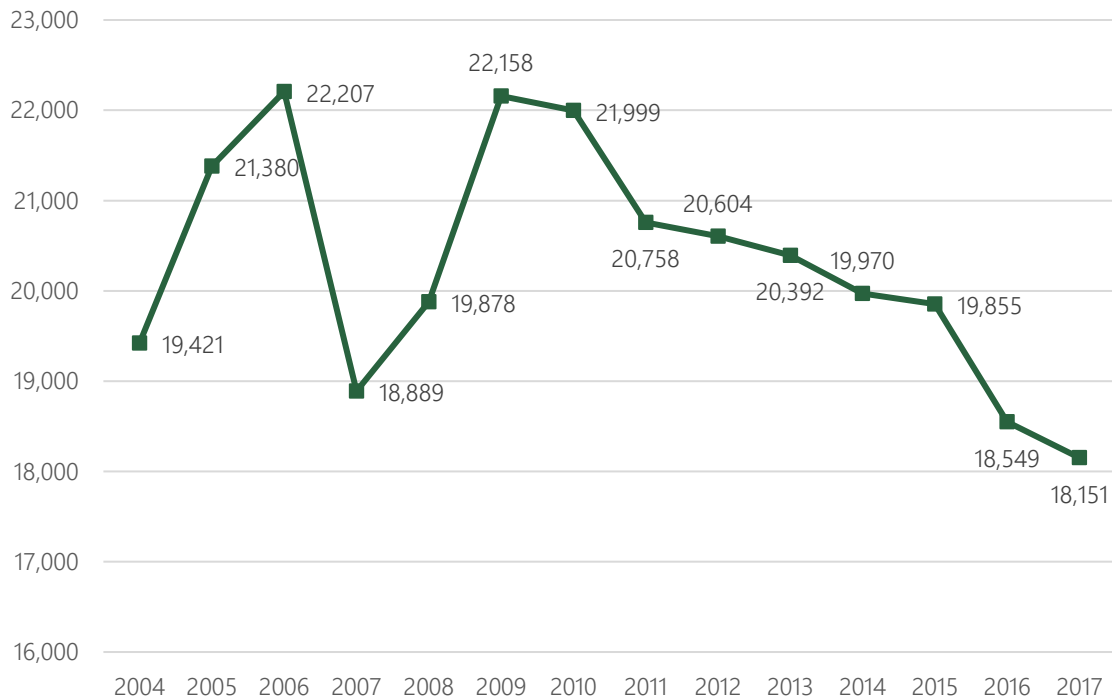


Figure 7: Average Covered Employment, 2004-2017



Source: Department of Labor and Workforce Development

Employment Projections

As established by the Township's 2018 Reexamination Report of the Master Plan, approximately 6,119,413 square feet of nonresidential space has been granted approval by the Township but has not yet been constructed. 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.

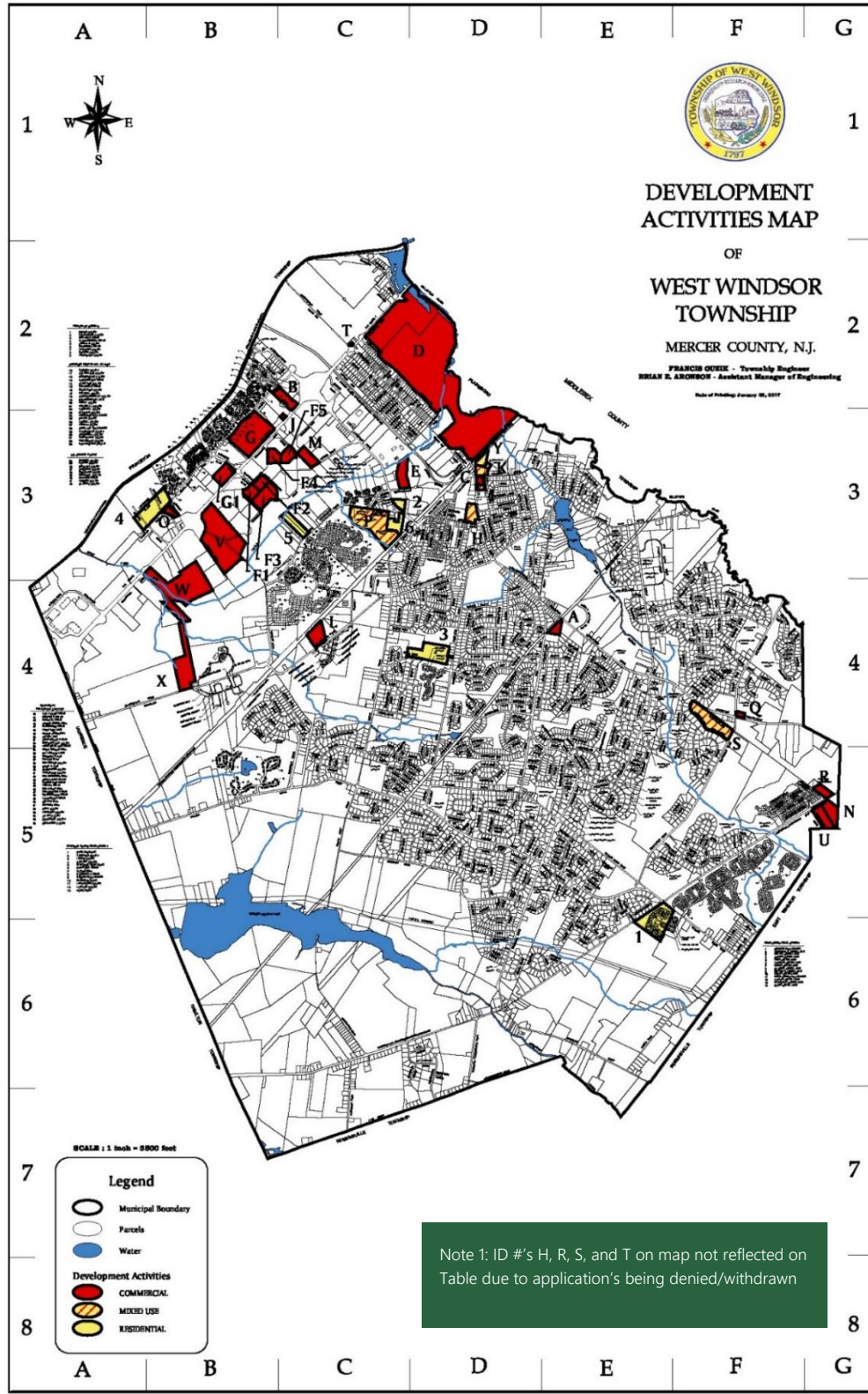
The following table summarizes these approvals. It is expected that the Township's employment will increase as these developments are gradually constructed.

Table 23: Nonresidential Development Approved but not yet Constructed

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 Withdrawn
			Retail	8,500		
I	PB16-05	Princeton Ascend	Apartments/Townhouses	-	23	P/F SP Approval Granted
			Retail	12,248	-	
J	PB14-07	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	PB88-07 Amended	Princeton Junction Commons	Office	33,000	-	P/F SP Approval Granted
M	PB06-01 PB06-01 AM	19 Roszel Road Associates	Office	50,250	-	P/F SP Approval Granted
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	-	

ID#	File #	Development	Use	Square Feet	Units	Status
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 Use	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 8: Nonresidential Development Approved but not yet Constructed



Section 2.5: Projection of Housing Stock

NJSA 52:27D-310 calls for a housing element to contain a projection of the municipality's housing stock, including the probable future construction of very-low, low- and moderate-income housing for the next ten years. This projection must take into account but does not necessarily need to be limited to, construction permits issued, approvals of applications for development and probable residential development of lands.

The Department of Community Affairs's Division of Codes and Standards provides data on certificates of occupancy (CO) and demolition permits for both residential and non-residential development. Specifically, the Division of Codes and Standards offers a resource known as the New Jersey Construction Reporter, which provides building permit, CO, and demolition permit that is submitted by municipal construction officials throughout the state each month. The New Jersey Construction Reporter has information dating back to 2000, which can be used to show the Township's historic development trends.

A total of 2,693 housing units were granted COs between 2000 and 2017. Many of these units were located in multi-family developments. During that same time period, 168 demolition permits were issued. This results in a difference of 2,525 units, which is shown on the accompanying table.

Table 24: Housing Units Certified and Demolished, 2000-2017

Year	Housing Units		
	Certified	Demos	Net
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
2016	3	3	0
2017	42	5	37
Total	2,693	168	2,525

Source: Department of Community Affairs

With respect to future development, the Township presently has:

1. Three (3) approved (but not yet issued permits) inclusionary developments, and;
2. Four (4) developments under construction.

As the table below illustrates, the three approved, but not yet constructed developments will add 476 units to the Township. The four approved and permitted developments include a group home, a 100% affordable development and two inclusionary developments, and represent an additional 194 units.

Several other developments are also anticipated to be constructed between now and 2025. These developments include a group home/supportive housing facility, an assisted living facility and numerous inclusionary housing sites. As shown in the table below, West Windsor anticipates issuing 3,396 new CO's between now and the end of the Third Round in 2025.

Table 25: Projection of New Residential Development

Approved Development	'18	'19	'20	'21	'22	'23	'24	'25	Total
Princeton Ascend		7	16						23
Bear Brook Homes		7	3						10
PTS (Woodstone)		110	110	110	113				443
Approved Development, Permits Issued									
Community Options	1								1
Maneely/Toll	28	63							91
Project Freedom		36	36						72
Ellsworth Center			7	16	7				30
Projected Development									
Avalon Bay Redevelopment Area			200	200	200	200			800
400 Steps			60	60	60				180
Heritage Village (American Properties)				40	45	50	50		185
Heritage Village (AP) Group Home				1					1
Garden Homes			88	108	108	108	108	108	628
Roseland/Mack Cali			118	119	119			300	656
Sun Bank Property		3	9						12
Dr. Mian Property			5	5					10
Bear Creek Senior Living			110	110					220
HomeFront/Haven House			2						2
Projected Development*	4	4	4	4	4	4	4	4	32
Total	33	230	768	773	656	362	162	412	3,396

* Represents an average of 1&2 Family Construction since 2012

Of the 3,396 new residences projected to be built between now and 2025, 776 are anticipated to be reserved for very-low, low-, and moderate-income households. The breakdown of these affordable units is provided on the accompanying table.

Table 26: Projection of Affordable Residential Development

Approved Development	'18	'19	'20	'21	'22	'23	'24	'25	Total
Princeton Ascend		1	4						5
Bear Brook Homes		1	1						2
PTS (Woodstone)		22	22	22	23				89
Approved Development, Permits Issued									
Community Options	1								1
Maneely/Toll	3	3							6
Project Freedom		36	36						72
Ellsworth Center				5	1				6
Projected Development									
Avalon Bay Redevelopment Area			33	33	33	33			132
400 Steps			9	9	18				36
Heritage Village (American Properties)				6	14	14	10		44
Heritage Village (AP) Group Home				1					1
Garden Homes			27	26	26	26	26	26	157
Roseland/Mack Cali				45	44			75	164
Sun Bank Property		1	5						6
Dr. Mian Property			1	1					2
Bear Creek Senior Living			25	26					51
HomeFront/Haven House			2						2
Total	4	64	165	174	159	73	36	101	776

Section 3:

Fair Share Obligation

This section provides an overview of the fair share obligation. It includes a brief history of the methodologies utilized to calculate affordable housing obligations throughout the state, as well as a recap of the obligations agreed upon between the Township and the Fair Share Housing Center (FSHC) through their signed settlement agreement.

Section 3.1: Fair Share Obligation as Identified in the Settlement Agreement

A settlement agreement was signed between the Township and FSHC on October 9, 2018 and amended on October 30, 2018. Pursuant to this settlement agreement, the Township will address the following affordable housing obligations:

Table 27: Affordable Housing Obligations Pursuant to Settlement Agreement

Rehabilitation Obligation:	27
Prior Round Obligation (1987-1999)	899
Third Round New Construction (Prospective Need and Gap Present Need) Obligation (1999-2025)	1,500

Section 3.2: Regional Income Limits

Dwelling units are considered affordable to very-low, low-, and moderate-income households if the maximum sales price or rental cost is within their ability to pay such costs, based on a specific formula. COAH historically provided income limits based upon the median gross household income of the affordable housing region in which the household is located. These limits are as follows:

1. A moderate-income household is one with a gross household income equal to or more than 50%, but less than 80%, of the median gross regional household income.
2. A low-income household is one with a gross household income equal to 50% or less of the median gross regional household income.
3. Very-low income households are those with a gross household income equal to 30% or less of the median gross household income.

West Windsor is in Region 4, which encompasses Mercer, Monmouth and Ocean Counties. The following table identifies the income limits for this region for varying household sizes.

Table 28: 2018 Regional Income Limits for Region 4

Income	Household Size			
	1-Person	2-Person	3-Person	4-Person
Median	\$69,447	\$79,368	\$89,289	\$99,209
Moderate	\$55,557	\$63,494	\$71,431	\$79,368
Low	\$34,723	\$39,684	\$44,644	\$49,605
Very-Low	\$20,834	\$23,810	\$26,787	\$29,763

Source: Department of Community Affairs

Section 4:

Fair Share Plan

This section details the manner in which the Township will address its rehabilitation, prior round, and third round obligations.

Section 4.1: Overview of Obligations

The following Fair Share Plan outlines the components and mechanisms the Township will utilize to address its affordable housing obligation. This obligation consists of three different parts, including: Present Need (Rehabilitation Obligation); Prior Round Obligation, and Third Round New Construction Obligation. These obligations are summarized as follows:

1. Rehabilitation Obligation

The Court originally allocated West Windsor a one hundred and thirty-two (132) unit Rehabilitation Obligation. However, pursuant to N.J.A.C. 5:93-5.2(a), the Township was permitted to perform a structural conditions survey which ultimately reduced its Rehabilitation Obligation to twenty-seven (27) units. This adjusted 27 unit Rehabilitation Obligation is reflected in the Settlement Agreement.

2. Prior Round Obligation

West Windsor has a Prior Round Obligation of eight hundred and ninety-nine (899) units.

As established by the Second Round regulations, there are minimum and maximum requirements regarding the development of rental and age-restricted units for the Prior Round Obligation. These requirements are noted below:

- a. Age-Restricted Units. Twenty-five percent (25%) of the Township's Prior Round Obligation may be reserved as age-restricted units. Accordingly, West Windsor may therefore age-restrict a maximum of two hundred and twenty-four (224) units in the Prior Round.
- b. Rental Units. In addition, the Township is required to provide a minimum number of rental units; specifically, at least twenty-five percent (25%) of the Township's Prior Round Obligation must be comprised of rental units. Accordingly, West Windsor must provide at least two hundred and twenty-five (225) rental units in the Prior Round.

N.J.A.C. 5:93-5.15(d)3, which Judge Jacobson ruled could be implemented, limits the number of rental bonuses to the minimum required rental obligation. As such, West Windsor may receive a maximum of 225 rental bonuses for the Prior Round.

3. Third Round New Construction Obligation

West Windsor has a Third Round New Construction Obligation of one thousand five hundred (1,500) units. Similar minimum and maximum unit requirements as described above apply to this obligation:

- a. Age-Restricted Units. The Township may age-restrict a maximum of three hundred and seventy-five (375) units.
- b. Rental Units. The Township must provide at least three hundred and seventy-five (375) rental units. Once again, N.J.A.C. 5:93-5.15(d)3 limits the number of rental bonuses to the minimum required rental obligation. Therefore, West Windsor may receive a maximum of 375 rental bonuses for the Third Round.

Section 4.2: Rehabilitation Obligation

The Court originally allocated West Windsor a one hundred and thirty-two (132) unit Rehabilitation Obligation. However, in accordance with N.J.A.C. 5:93-5.2(a), the Township was permitted to perform a structural conditions survey which ultimately reduced its Rehabilitation Obligation to twenty-seven (27) units. This adjusted 27 unit Rehabilitation Obligation is reflected in the Settlement Agreement. See Appendix A for a copy of the Structural Conditions Survey form.

The purpose of a rehabilitation program is to rehabilitate substandard housing units occupied by very-low, low-, and moderate-income households. A substandard housing unit is defined as a unit with health and safety code violations that require the repair or replacement of a major system. A major system includes weatherization, a roof, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), and/or a load bearing structural system. Upon rehabilitation, housing deficiencies must be corrected, and the house must be brought up to code standard. The standard for evaluating rehabilitation activity shall be the local property maintenance code or, if none is available, the Building Officials and Code Administrators (BOCA) Property Maintenance Code in effect at the time of evaluation. The rehabilitation activity shall not include luxury improvements, the purchase of appliances (with the exception of stoves), or improvements that are strictly cosmetic. A rehabilitated unit is considered complete at the date of final inspection.

West Windsor will designate an experienced entity to administer its rehabilitation program. This entity may be an employee, a private consultant, or a combination of the two. The designated entity will prepare a marketing plan for West Windsor's rehabilitation program. The rehabilitation program will be marketed through a combination of some, though not necessarily all, of the following: brochures; posters in prominent locations; notices in municipal tax bills; notices included in municipal publications; and informational meetings with civic and religious leaders, senior citizen groups, and fraternal organizations.

The designated entity will maintain files on each program applicant. West Windsor will require at least ten-year controls on affordability on both owner-occupied and rental units. The controls on affordability will be in the form of an amortized depreciating lien filed with the appropriate property's deed. Rents in rehabilitated units may increase annually based on the standards in N.J.A.C. 5:93-9.15.

COAH'S Second Round Substantive Rules outline the funding requirements for rehabilitation programs:

"Municipalities shall provide sufficient dollars to fund one-third of the municipal rehabilitation component within one year of substantive certification. In each subsequent year of the substantive certification period, the municipality shall provide sufficient dollars to fund one-sixth of the municipal rehabilitation component."

The rules further establish that the Township is required to spend a minimum of \$10,000 per rehabilitation. This includes \$2,000 for soft costs (administration) and at least \$8,000 for hard costs. Therefore, the Township will reserve a minimum of \$270,000 for costs associated with its rehabilitation program.

It is anticipated that the Township's rehabilitation program will be structured to encourage rehabilitation and continued occupancy with a depreciating lien program. If a housing unit is sold prior to the end of the controls on affordability, at least part of the loan shall be recaptured and used to rehabilitate another housing unit. If the Township structures a loan program to recapture money, recaptured money shall be used for another very-low, low-, and/or moderate-income housing purpose or to repay a municipal bond issued to finance a very-low, low- and/or moderate-income housing activity. After the Court approves the HE&FSP, West Windsor will prepare or retain an Administrative Agent to prepare a Rehabilitation Program Manual.

Based on the above, the Township's Rehabilitation Program would be eligible for twenty-seven (27) credits.

Section 4.3: Components to Address Prior Round Obligation

As previously noted, the Township has a Prior Round Obligation of eight hundred and ninety-nine (899) units. There are several existing and completed mechanisms which satisfy the entirety of this Prior Round Obligation. These mechanisms are summarized as follows:

Avalon Watch (formerly Steward's Watch)

Formerly known as Steward's Watch, Avalon Watch is an inclusionary rental apartment complex located on Clarksville Road. It is identified by municipal tax records as Block 15 Lot 4. The development, which was completed in 1988, consists of a total of 512 apartments of which 103 are reserved for affordable households. A 30-year deed restriction for these units was put in place in 1988. A copy of the Affordable Housing Plan can be found in Appendix B. The development is eligible for crediting under N.J.A.C. 5:93-5.6 (inclusionary housing) and for bonus credits under N.J.A.C. 5:93-5.15(d) for rental units available to the general public.

Based on the above information, Avalon Watch is eligible for **103 credits** and **103 bonuses**.

Windsor Haven

Windsor Haven is an inclusionary development located along the north side of Bear Brook Road, near its intersection with Alexander Road. The development, which was completed in 1990, is located within walking distance to the Princeton Junction Train Station. It is comprised of 184 condominium units of which 37 are for-sale affordable housing units which have 30-year deed restrictions. A sample Affordable Housing Agreement containing deed restrictions can be found in Appendix C. The development is eligible for crediting under N.J.A.C. 5:93-5.6 (inclusionary housing).

Based on the above information, Windsor Haven is eligible for **37 credits**.

Windsor Ponds (formerly known as Copperfield)

Windsor Ponds is an inclusionary townhouse development located on the north side of Village Road West, to the immediate north of the Mercer Oaks Golf Course. The 165-acre site consists of 370 townhouse units of which 39 are on-site affordable for-sale townhouses. In addition, 20 off-site units were transferred through a RCA to the City of Trenton. COAH approved this RCA on April 14, 2001.

The deed restrictions for the affordable units were put in place between 2001 and 2003. A copy of the 2001 Master Deed and the recorded Affordable Housing Plan can be found in Appendix D. Page 22 of that document discusses the affordable housing units. The development is eligible for crediting under N.J.A.C. 5:93-5.6 (inclusionary housing) and N.J.A.C. 5:93-6.1 (RCAs).

Based on the above information, Windsor Ponds is eligible for **39 credits** on-site and **20 off-site RCA credits**.

Meadow Lane Apartments (Windsor Woods)

Meadow Lane Apartments (also known as Windsor Woods) is an apartment complex located at 465 Meadow Road. It is identified by municipal tax records as Block 8 Lot 10.02. The development is a 140-unit expansion of the existing Meadow Lane Apartments. By virtue of amended approvals and the settlement of litigation, 35 affordable rental units were provided as part of this 140-unit expansion. A 30-year deed restriction was put in place in 2001. A copy of the recorded Affordable Housing Agreement can be found in Appendix E. The development is eligible for crediting under N.J.A.C. 5:93-5.6 (inclusionary housing).

Based on the above information, Meadow Lane Apartments is eligible for **35 credits**.

Bear Creek

In 1996, an initial general development plan (GDP) was granted for an age-restricted planned residential retirement community to be located on Old Trenton Road. Known as Bear Creek, the approval consisted of 901 dwelling units with a 15% set-aside. Since that initial approval, three portions of the development have been constructed:

1. 61 affordable senior rentals at The Hamlet;
2. 14 affordable senior sale units in Village Grande, and;
3. 10 affordable assisted living units in Bear Creek Senior Living.

A copy of the Deed of Easement and Restrictive Covenant for The Hamlet can be found in Appendix F. A copy of an Affordable Housing Agreement containing deed restrictions for one of the affordable units within Village Grande can be found in Appendix G. Appendix H contains the Senior Living documentation.

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

The Estates at Princeton Junction (Toll)

The Estates at Princeton Junction is the result of a builder's remedy lawsuit which ultimately permitted the project's developer to construct single-family dwellings as part of a 1,165-unit mixed use development with a fifteen percent (15%) set-aside. This resulted in 175 affordable rental units, all of which are located in an apartment complex which was completed in 2006. The apartment complex is located on Block 10.09 Lot 81. A copy of the 2006 Deed Restriction can be found in Appendix I.

While the Estates at Princeton Junction was completed in the Prior Round, the credits for the project are being split between both the Prior Round and Third Round obligations. Thus, 136 credits and 122 bonuses are accounted for in the Prior Round, and 39 credits and 39 bonuses in the Third Round.

This development is eligible for crediting under N.J.A.C. 5:93-5.6 (inclusionary housing) and for bonus credits under N.J.A.C. 5:93-5.15(d) for rental units available to the general public.

Based on the above information, Estates at Princeton Junction is eligible for **136 credits** and **122 bonuses** in the Prior Round.

The Gables (formerly known as Presbyterian Homes)

Formerly known as Presbyterian Homes, the Gables is a senior citizen development which was built by Presbyterian Homes (a not-for-profit organization) for senior citizen low- and moderate-income housing. The site, which is identified by municipal tax records as Block 11.03 Lot 31.02, is located at 996 Alexander Road.

Presbyterian Homes received funding from the U.S. Department of Housing and Urban Development. All eighty-four (84) units were constructed in 2000 and are rented exclusively to very-low-income persons in one-bedroom units. Documentation for this project can be found in Appendix J.

Based on the above information, the Gables is eligible for **84 credits**.

Walden Woods (formerly known as Bootstraps)

Formerly known as Bootstraps, Walden Woods is a 100% affordable development consisting of sixteen (16) affordable zero lot line for-sale single family homes, which were completed in 1999. The site, which is identified by municipal tax records as Block 9 Lots 14.01 through 14.16, is located on Bear Brook Road to the north of the Estates at Princeton Junction.

The affordability controls for Walden Woods became effective in 1998. The document for this can be found in Appendix K.

Based on the above information, Walden Woods is eligible for **16 credits**.

Enable (formerly Cerebral Palsy Group Home)

Formerly known as the Cerebral Palsy Group Home, the Enable facility is a group home in which residents reside in three (3) bedrooms. The site, which is identified by municipal tax records as Block 11 Lot 15, is located on 2 Benford Drive.

Pursuant to COAH's Second Round rules, the Enable facility is considered to be an alternative living arrangement. The policy under these rules was to provide a two-for-one credit for group homes which are not restricted to the elderly, with the unit of credit being the bedroom. The facility was funded under the Federal McKinney Program and was opened on June 1, 1989. It is deed restricted for thirty (30) years. The development is eligible for crediting under N.J.A.C. 5:93-5.8 (alternative living arrangements). See Appendix L for a copy of the COAH Alternative Living Survey Arrangement Survey, Deed and License.

Based on the above information, Enable is eligible for **3 credits**.

SERV Group Home

The SERV (Social, Educational, Residential and Vocational Service) facility is a psychiatric group home which contains three (3) bedrooms. The site, which is identified by municipal tax records as Block 17.08 Lot 139, is located on 38 South Mill Road. SERV Group Home received a Certificate of Occupancy in 1995. A copy of the current Department of Human Services Office of Licensing License can be found in Appendix M along with a copy of the Supportive and Special Needs Housing Survey.

Based on the above information, SERV is eligible for **3 credits**.

Eden – Village Road West

The Eden Institute, which is a not-for-profit corporation serving the autistic population, opened Dempsey House in 1997. This group home consists of five (5) bedrooms serving very-low income residents, as well as a two-bedroom apartment for low- and moderate-income individuals. The group home is licensed by the Department of Human Services Office of Licensing, which also licenses the apartment as a "supervised apartment." See Appendix N for a copy of the licenses. The development is eligible for crediting under N.J.A.C. 5:93-5.8 (alternative living arrangements). The site, which is identified by municipal tax records as Block 15, Lot 157 is located at 694 Village Road West.

Based on the above information, Eden – Village Road West is eligible for **7 credits**.

Eden – Wood Hollow Road

In addition to the above component, Eden purchased a second facility which is licensed as a group home for the developmentally disabled by the Department of Human Services Office of Licensing. This home serves five (5) very-low income individuals. A copy of this license can be found in Appendix O. The lot was purchased by Eden in December of 2008.

This facility has 30-year controls as evidenced by the Supportive and Special Needs Housing Survey Form and Deed, both of which can be found in Appendix O. The property also has a Declaration of Covenants, Conditions, and Restrictions, which can be found in Appendix O. The development is eligible for crediting under N.J.A.C. 5:93-5.8 as an alternative living arrangement. The site, which is identified by municipal tax records as Bloc k15.03 Lot 154, is located on 3 Wood Hollow Road.

Based on the above information, Eden – Wood Hollow Road is eligible for **5 credits**.

Nassau Park Pavilion, Nassau Park Expansion, Renaissance (the Elements at West Windsor)

Under the affordable housing requirements incorporated into the B-3 zone, the developers of Nassau Pavilion and of Nassau Park outparcel entered into developer's agreements with West Windsor to underwrite the cost of 66 units and 2 units respectively in regional contribution agreements with the City of Trenton. COAH approved the transfer to Trenton in March of 1997.

In addition, a 33-unit RCA with the City of Long Branch, which includes the Renaissance units was approved by COAH in April of 2005. All payments have been made. Through these various RCAs a total of 121 units were transferred (referred to as Nassau Pavilion and Renaissance in the charts that follow). This mechanism is creditable under N.J.A.C. 5:93-6.1 (RCAs).

Based on the information above, the units transferred under Nassau Pavilion, Renaissance, and Windsor Ponds (discussed previously) are eligible for a total of **121 credits**.

Prior Round Credit Summary

The components identified in the previous section produce 674 credits and 225 bonuses for a total of 899 credits. The following table details each mechanism allocated to the Prior Round Obligation.

Table 29: Existing Credits, Prior Round

Mechanism	Credit Type	Tenure	Restricted	Credit	Bonus	Total
Avalon Watch	Inclusionary	Rental	No	103	103	206
Windsor Haven	Inclusionary	Sale	No	37		37
Windsor Ponds	Inclusionary	Sale	No	39		39
Meadow Lane Apartments	Inclusionary	Rental	No	35		35
Bear Creak – The Hamlet	Inclusionary	Rental	Yes	61		61
Bear Creek – Village Grande	Inclusionary	Sale	Yes	14		14
Bear Creek Senior Living	Assisted Living	Rental	Yes	10		10
Estates at Princeton Junction	Inclusionary	Rental	No	136	122	258
The Gables	100% Affordable	Rental	Yes	84		84
Walden Woods	100% Affordable	Sale	No	16		16
Enable	Alternative Living	Rental	No	3		3
SERV	Alternative Living	Rental	No	3		3
Eden – Village Road West	Alternative Living	Rental	No	7		7
Eden – Wood Hollow Road	Alternative Living	Rental	No	5		5
Windsor Ponds RCA	RCA			20		20
Nassau Pavilion	RCA			80		80
Renaissance	RCA			21		21
Total				674	225	899

Section 4.4: Existing Components to Address the Third New Construction Obligation

The Township has a Third Round New Construction Obligation of 1,500 affordable units, which it plans to address through both existing and proposed components. The following subsection summarizes the Township's existing components.

The Estates at Princeton Junction (Toll)

As detailed under the Prior Round section, the Estates at Princeton Junction was the result of a builder's remedy lawsuit. The development's credits are being split between the Prior Round Obligation and the Third Round Need Obligation. This development is eligible for crediting under N.J.A.C. 5:93-5.6 (inclusionary housing) and for bonus credits under N.J.A.C. 5:93-5.15(d) for rental units available to the general public.

Based on the above information, Estates at Princeton Junction is eligible for **39 credits** and **39 bonuses**.

The Renaissance (the Elements at West Windsor)

Now known as the Elements at West Windsor, the Renaissance is an inclusionary development located on the northerly side of Old Trenton Road at its intersection with Dorchester Drive. Approved in August of 2004, it is an age-restricted development with six (6) on-site for-sale affordable units. These affordable units received their Certificates of Occupancy between July of 2009 and March of 2010, and have 30-year deed restrictions. A copy of the 2007 Declaration of Restricted and Protective Covenants can be found in Appendix P along with a sample Declaration of Covenants, Conditions and Restrictions for one of the affordable homes. The development is eligible for crediting as it is inclusionary housing.

Based on the above information, Renaissance is eligible for **6 credits**.

West Windsor Gardens (Princeton Terrace 1)

Formerly referred to as "Akselrad" in prior HE&FSPs, West Windsor' Gardens is now known as Princeton Terrace. This site was originally included in the Township's First and Second Round Plans as a result of consent orders entered in a 1985 action, Affordable Living Corp. v. Township of West Windsor. The litigation was settled through an Infrastructure Agreement that was approved by the Planning Board and Township Council in late November and early December 2004. The agreement became effective when it was fully executed on December 28, 2004.

The site is located on the southerly side of Clarksville Road, and is identified by municipal tax records as Block 94, Lot 1.01. The developer (Atlantic Realty) received approvals to construct 273 market-rate units and 69 family rental affordable units on this approximately 42-acre site. The affordable units consist of two- and three-bedroom units.

Construction began in 2009 and the last affordable Certificates of Occupancy were issued in September of 2015. A copy of the deed restriction can be found in Appendix Q.

This development is eligible for crediting as inclusionary housing and for bonus credits for rental units available to the general public.

Based on the above information, Princeton Terrace 1 is eligible for **69 credits** and **69 bonuses**.

West Windsor Gardens (Princeton Terrace 2)

Formerly referred to as "DeMeglio" in prior HE&FSPs, West Windsor Gardens is now known as Princeton Terrace 2. The site, which is identified by municipal tax records as Block 15.14 Lot 1401, is located on the southerly side of Clarksville Road and is immediately adjacent to Princeton Terrace 1. The two developments are essentially integrated into one another.

The 13.75-acre site is presently owned by the Glen at West Windsor, LLC. The development consists of a total of 120 rental units, of which 24 are reserved for affordable households. These affordable units consist of two- and three-bedroom rental units. Construction began in 2011, and the last affordable Certificates of Occupancy were issued in September of 2015. A copy of the Affordable Housing Report can be found in Appendix R.

This development is eligible for crediting as inclusionary housing and for bonus credits for rental units available to the general public.

Based on the above information, Princeton Terrace 2 is eligible for **24 credits** and **24 bonuses**.

Artis Senior Living

Artis Senior Living is a two-story memory care facility containing 64 units, of which 6 are reserved for Medicaid patients. The facility, which was approved by the Zoning Board of Adjustment in 2015, is licensed by the New Jersey Department of Health, Division of Certificate of Need and Licensing. See Appendix S for a copy of this licensing. Appendix S also contains a copy of the Declaration of Restrictive Covenant for the site. This development is eligible for crediting as it is an assisted living residence.

The site, which is identified by municipal tax record as Block 6 Lot 64, is located at 861 Alexander Road at the southerly intersection with Bear Brook Road and Vaughn Drive. It has an area slightly greater than 3 acres, and is located in the Princeton Junction Redevelopment Area.

Based on the above information, Artis is eligible for **6 credits**.

Avalon Watch (formerly Steward's Watch)

As detailed under the Prior Round section, Avalon Watch is a Prior Round inclusionary development which contains 103 affordable rental units. The 30-year deed restriction for these affordable units commenced in 1988. The original Affordable Housing Plan for the development established that the affordability controls for these units would remain in effect for a minimum of 30 years, and that at the end of the 25th year from the date the COs were issued the governing body would establish by ordinance whether some or all of the affordable units would remain subject to controls.

Accordingly, by Ordinance 2013-13 which was adopted September 30, 2013, the West Windsor Township Council extended the controls indefinitely until terminated by future action of the Council, provided that such termination could not occur prior to October 14, 2048. A copy of recorded 2014 Affordable Housing Plan can be found in Appendix T. This development is eligible for crediting under N.J.A.C. 5:97-6.14 (extension of expiring controls).

Based on the above information, Avalon Watch is eligible for **103 credits**.

Windsor Haven

As detailed in the Prior Round Section, Windsor Haven is a Prior Round inclusionary development which contains 37 for-sale affordable housing units. The original 30-year deed restrictions were placed on these units in 1990. The Township has recorded new deed restrictions as units have been resold; thus far, 13 deed restrictions have been extended. A sample of one of these new deed restrictions can be found in Appendix U. This development is eligible for crediting under N.J.A.C. 5:97-6.14 (extension of expiring controls). As summarized in the following section, a new ordinance will be drafted which will extend the controls on the remaining 24 units.

Based on the above information, Windsor Haven is eligible for **13 credits**.

Third Round Credits Summary

The components identified in the previous section produce 260 credits and 132 bonuses for a total of 392 credits. The following table details each mechanism allocated to the Third Round Obligation.

Table 30: Existing Credits to Meet Third Round Obligation

Mechanism	Credit Type	Tenure	Restricted	Credit	Bonus	Total
Estates at Princeton Junction	Inclusionary	Rental	No	39	39	78
Renaissance/Elements	Inclusionary	Sale	Yes	6		6
WW Gardens/Princeton Terrace 1	Inclusionary	Rental	No	69	69	138
WW Gardens/Princeton Terrace 2	Inclusionary	Rental	No	24	24	48
Artis	Inc. Memory Care	Rental	Yes	6		6
Avalon Watch	Ext. of Controls	Rental	No	103		103
Windsor Haven	Ext. of Controls	Sale	No	13		13
Total				260	132	392

Section 4.5: Proposed Components to Address the Third Round New Construction Obligation

The Township has a Third Round New Construction Obligation of 1,500 units. As detailed in the prior section, the Township already has several existing and completed components which account for 392 credits. The remaining 1,108 credit obligation will be addressed through the proposed components discussed in this section.

The affordable housing rules require municipalities to designate sites that are available, suitable, developable, and approvable. These terms are defined in N.J.A.C. 5:93-1 as follows:

1. "Approvable site" means a site that may be developed for low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low- and moderate-income housing.
2. "Available site" means a site with clear title, free of encumbrances which preclude development for low- and moderate-income housing.
3. "Developable site" means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP.
4. "Suitable site" means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

Known as the "Four-Prong Test," this analysis has been applied to the proposed sites contained herein to effectively demonstrate that they will produce affordable units.

Windsor Haven

As detailed in the prior sections, Windsor Haven is a Prior Round inclusionary development which contains 37-for sale affordable housing units. The original 30-year deed restrictions on these affordable units were placed in 1990. Since then, the Township has recorded new deed restrictions as units have been sold. Thus far, the restrictions for thirteen (13) units have been extended.

A new ordinance and resolution will be drafted extending the controls on the remaining twenty-four (24) units. This development is eligible for crediting under N.J.A.C. 5:97-6.14 (extension of expiring controls).

Based on the above information, Windsor Haven is eligible for **24 credits**.

Community Options

In 2017, Community Options, Inc. purchased a house on 4 West Kincaid Drive, which is identified by municipal tax records as Block 20.07 Lot 41. This house has since been renovated and has been licensed by the State. It is expected to contain 4 bedrooms. A certificate of occupancy was issued in October of 2018. The development is eligible for crediting as an alternative living arrangement and for rental bonuses.

Based on the above information, Community Options is eligible for **4 credits** and **4 bonuses**.

Maneely/Toll

The Maneely/Toll development is located on the south side of Bear Brook Road on a portion of Block 10 Lot 8.01. Surrounding land uses include: the Windsor Haven inclusionary development and single-family dwellings to the north; woodlands and single-family dwellings to the east; the Estates at Princeton Junction inclusionary development to the south; and woodlands to the west.

The site received preliminary and final major subdivision approval as well as site plan approval in 2015. The applicant was Toll Bros., Inc., which was also the contract purchase and is now the new owner.

Once completed, the development will consist of a mixed-use center consisting of retail, residential units above commercial spaces, townhomes, corporate suites, and a 10-acre site reserved for a municipally-sponsored affordable housing development (see Project Freedom). The Maneely/Toll portion of the site is presently under construction, as demonstrated by the accompanying photograph. The development is anticipated to be completed by 2019. A resolution of approval was memorialized on February 3, 2016. See Appendix V for a copy of this resolution.

As established by Condition 7 of that resolution of approval, the Board's and the applicant's attorneys were required to determine the number of affordable units to be located on the Maneely portion of the development. The attorneys ultimately determined that 6 on-site rental units were necessary to satisfy the 20% set-aside obligation which was otherwise not satisfied by in-lieu payments that the Township received and subsequently used in part to purchase the 10-acre Project

Freedom portion of the site. This portion was conveyed to the Township in 2017, which then subsequently conveyed it to Project Freedom in April of 2018.

The development meets the Four-Prong Test as follows:

1. Approvable Site

The Township approved the site for mixed-use development in 2016. As shown in the accompanying photograph, it is presently under construction.

2. Available Site

The Township is unaware of any title or easement issues and construction has commenced for inclusionary development on the property.

3. Developable Site

The development is located in the water and sewer service areas. As shown in the accompanying photograph, it is presently under construction.

4. Suitable Site







The subject site is located within close proximity to other complementary inclusionary developments, including Windsor Haven and the Estates at Princeton Junction. In addition, the site has access to both Bear Brook Road and Old Brook Road. It is also within close proximity to the Princeton Junction Train Station as well as to nearby retail uses, including those which will be built on site. While the property does contain wetlands as shown in the accompanying aerial, the development is clustered near Old Bear Brook Road.

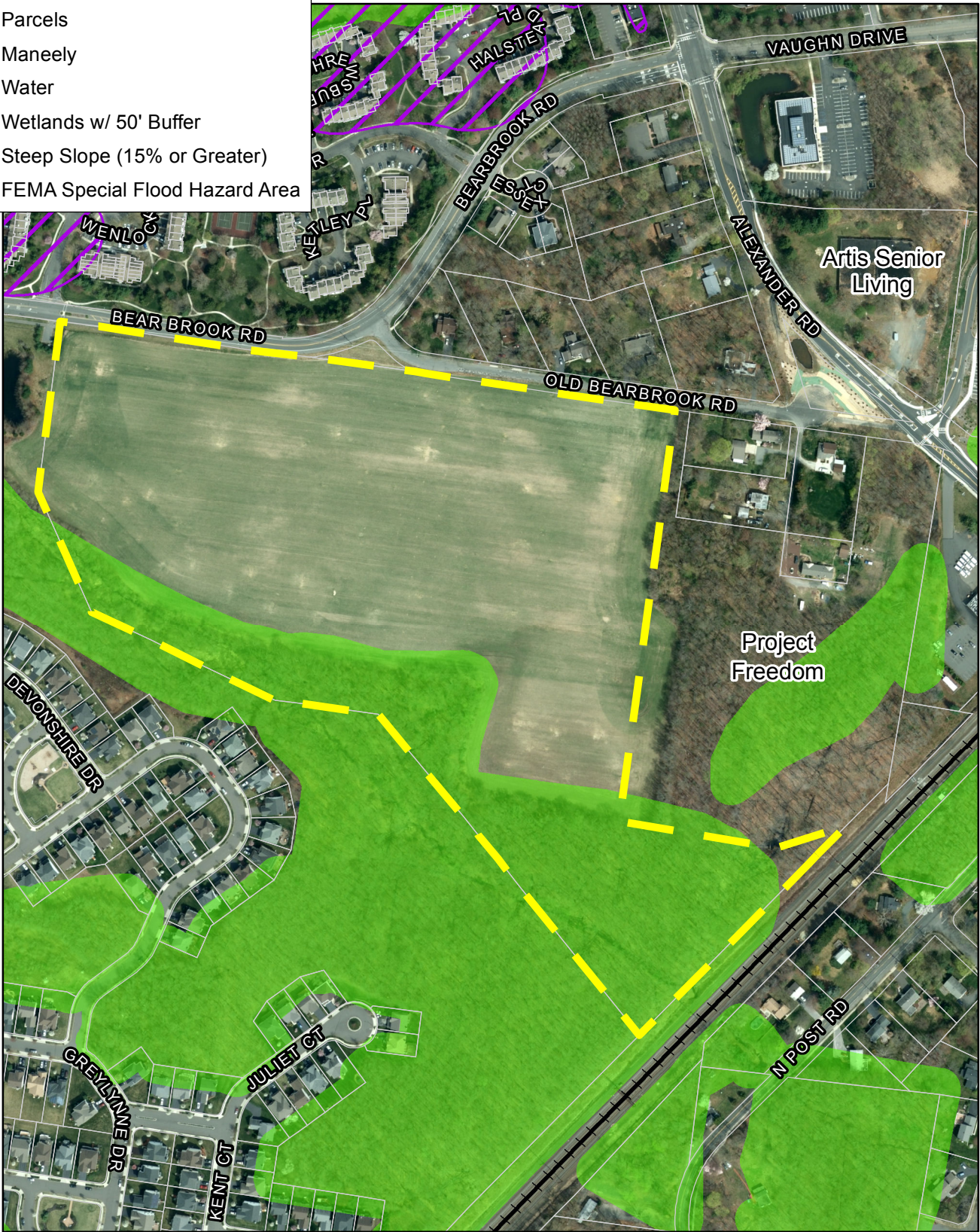
Maneely/Toll is eligible for crediting as it will provide inclusionary housing and for bonus credits for rental units available to the general public.

Based on the above information, Maneely is eligible for **6 credits** and **6 bonuses**.




Legend

-  Parcels
-  Maneely
-  Water
-  Wetlands w/ 50' Buffer
-  Steep Slope (15% or Greater)
-  FEMA Special Flood Hazard Area



\\hgfes1\Survey\GIS\PROJECTS\Municipal\U-Z\WWP\WWP-192\fordable Sites\18051.tpp_Maneely.mxd

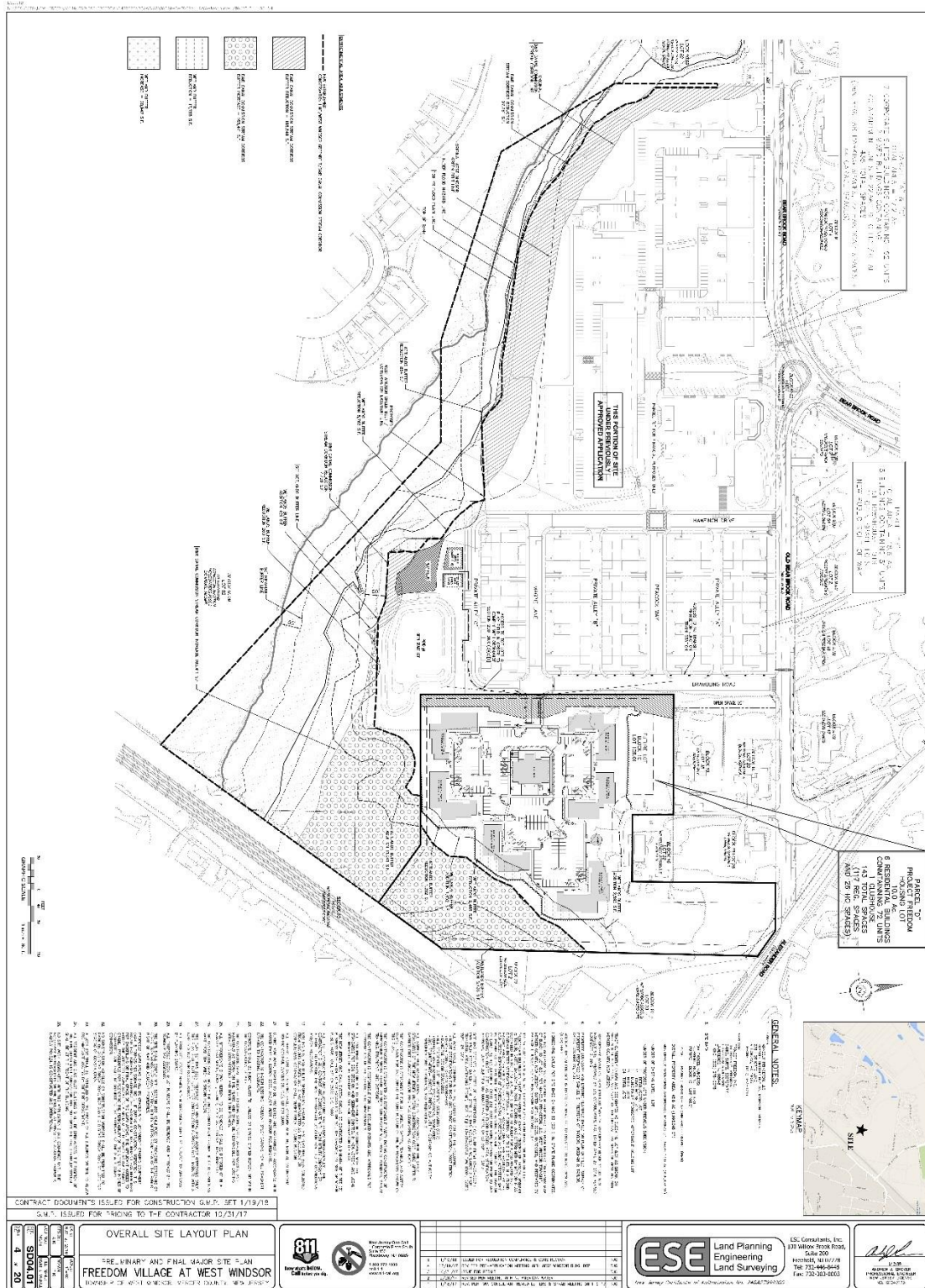


0 175 350

 Feet
 1 inch = 350 feet

MANEELY
BLOCK 10, LOT 8.01
 WEST WINDSOR TOWNSHIP
 MERCER COUNTY, NEW JERSEY



Figure 10: Maneely/Toll Site Plan Overview



Project Freedom

The Project Freedom site is a 10-acre portion of the greater Maneely/Toll site. It is located on Old Bear Brook Road and is identified by municipal tax records as Block 10 Lot 108.01. The site is surrounded by a variety of uses, including: single-family dwellings to the north; commercial uses to the east; a railroad corridor line to the south; and the Maneely/Toll mixed-use project to the west.

For over a decade, the Township of West Windsor has worked with Project Freedom – a not-for-profit organization which develops and operates barrier-free housing to enable individuals with disabilities to live independently – to bring this project to fruition. Now known as Freedom Village at West Windsor, this development was approved by the Township Planning Board in 2017. See Appendix W for a copy of this resolution as well as for a copy of recorded deed restrictions.

This approval permits for the construction of 72 units of affordable housing for individuals with disabilities, as well as for other affordable households. As per the resolution of approval, one-quarter of these units (18) will be rented by the Department of Human Services for disabled individuals. The bedroom distribution of these 18 units is as follows:

1. Eight (8) one-bedroom units will be reserved for the Division of Mental Health.
2. Four (4) one-bedroom units will be reserved for the Division of Developmental Disabilities (DDD), and;
3. Six (6) two-bedroom units will be reserved for the DDD.

The remainder of the units (54) will be open to affordable households that may or may not house individuals with disabilities. Furthermore, the resolution specifies that 13% of the affordable units shall be reserved for very-low income households.

The Township conveyed the property to Project Freedom on April 5, 2018. It is anticipated that the development will be finished by 2020. The site is presently under construction.

The development meets the Four-Prong Test as follows:

1. Approvable Site

The Township approved the site for a 100% affordable housing development. It is presently under construction.

2. Available Site

The Township conveyed the property to Project Freedom on April 5, 2018. As such, there are no known title or easement issues.

3. Developable Site

The development is located in the water and sewer service areas. It is presently under construction.







4. Suitable Site

Project Freedom is immediately adjacent to the Maneely mixed-use inclusionary development and near the Windsor Haven inclusionary development. The site has access to Old Bear Brook Road and will have internal street access to the Maneely/Toll development. It is also within close proximity to the Princeton Junction Train Station, as well as nearby retail uses to its east and within the Maneely/Toll development. While the site does contain wetlands as shown in the accompanying aerial, the development is being constructed on the upland portion of the property.

Project Freedom is eligible for crediting under N.J.A.C. 5:97-6.7 (municipally-sponsored and 100% affordable developments), under N.J.A.C. 5:93-5.8 (alternative living arrangements) for the six two-bedroom units reserved for the DDD, and for bonus credits under N.J.A.C. 5:93-5.15(d). Under the applicable rules, the six two-bedroom units reserved for the DDD may receive a credit for each bedroom, which would result in twelve credits.

Based on the above information, Project Freedom is eligible for **78 credits** and **78 bonuses**.

Legend

-  Parcels
-  Project Freedom
-  Water
-  Wetlands w/ 50' Buffer
-  Steep Slope (15% or Greater)
-  FEMA Special Flood Hazard Area



\\ngfas1\Survey\GIS\PROJECTS\Municipal\U-Z\WWP\WWP-192\Mfordable Sites\180531app_Project_Freedom.mxd

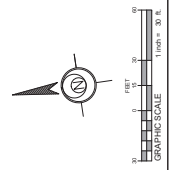


0 100 200
Feet
1 inch = 200 feet

PROJECT FREEDOM
BLOCK 10, LOT 108.01
WEST WINDSOR TOWNSHIP
MERCER COUNTY, NEW JERSEY



CONTRACT DOCUMENTS ISSUED FOR CONSTRUCTION G.M.P. SET 1/19/18
 G.M.P. ISSUED FOR PRICING TO THE CONTRACTOR 10/31/17



811 Call before you dig

1-800-227-1000
 www.811.com
 NJ 08008

DESCRIPTION

1.00	REVISION
1.01	DATE
1.02	REV. DATE
1.03	REV. DATE
1.04	REV. DATE
1.05	REV. DATE
1.06	REV. DATE
1.07	REV. DATE
1.08	REV. DATE
1.09	REV. DATE
1.10	REV. DATE

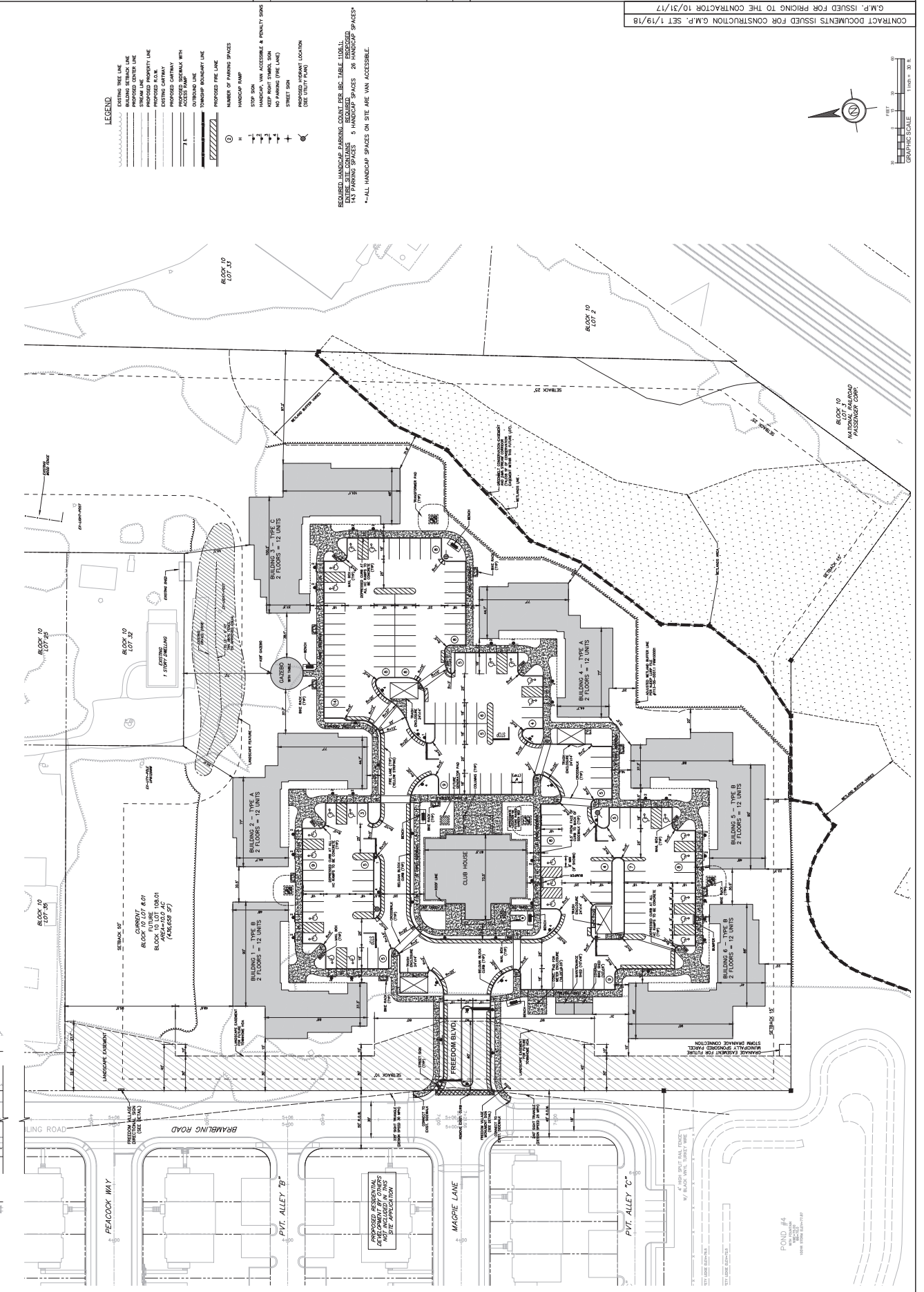
ESE Land Planning & Engineering

Professional Engineer
 License No. 2432799900
 State of New Jersey

100 WINDSOR BOULEVARD
 SUITE 200
 WINDSOR, NJ 07093
 TEL: 732-466-9446
 FAX: 732-463-0003

ES&C CONSULTANTS, INC.

Professional Engineer
 License No. 02674733
 State of New Jersey



183211000 PROJECTS/2017/001/FREEDOM_VILLAGE_AT_WEST_WINDSOR/183211000_183211000_11/19/18 3:57 PM

PROPOSED PERSONNEL DEVELOPMENT BY OTHERS IN THIS APPLICATION

PLAN 1/4
 1/4" = 1' SCALE
 1/4" = 30' SCALE

Ellsworth Center

The Ellsworth Center development site, which is identified by municipal tax records as Block 5 Lots 20, 20.01 through 20.04, 62, and 76, is located at 15, 19, and 25 Cranbury Road and 33 Princeton-Hightstown Road. The site has an area of 4.79 acres and is surrounded by a variety of land uses, including: a proposed inclusionary development to the north (see 400 Steps); single-family residential uses to the east; residential and commercial uses to the south; and non-residential uses to the west. The site is also located within the Princeton Junction Redevelopment Area and is within close proximity to the Princeton Junction Train Station.

In 2013, Ellsworth Realty Associates, LLC applied to the Zoning Board of Adjustment for preliminary and final major site plan approval as well as use and bulk variance relief to redevelop the Ellsworth Center. The Zoning Board ultimately approved the application on December 5, 2013 for approximately 52,250 square feet of non-residential space and 20 second-story apartments.

The resolution of approval required the applicant to deed restrict 4 of the 20 units for affordable housing. The affordable units are comprised of one one-bedroom unit, two two-bedroom units and one three-bedroom unit. All of the affordable units will be rental. The development is currently under construction and is anticipated to be finished in 2022. See Appendix X for a copy of the resolution of approval. The Appendix also contains a copy of the Deed Restriction and Corrective Deed Restriction for the site.

In January of 2019, the applicant requested preliminary and final site plan approval from the Planning Board to add two new buildings, relocate existing retail space, construct additional parking areas, and to add an additional 10 residential units, including 2 affordable units. This increased the total number of units from 20 to 30. Six of these units will be reserved as affordable units. This application was approved on January 23, 2019.

The development meets the Four-Prong Test as follows:

1. Approvable Site

The Township approved the site for mixed-use development in 2013 and again in 2019. The site is under construction.

2. Available Site

The Township is unaware of any title or easement issues and construction has commenced for inclusionary development on the property.

3. Developable Site

The development is located in the water and sewer service areas.






4. Suitable Site

The Ellsworth Center is located in the Princeton Junction Redevelopment Area, the goal of which is to create a mixed-use village environment. It is adjacent to the proposed 400 Steps inclusionary development and is within walking distance to the Princeton Junction Train Station as well as several commercial uses. The site also has frontage along Cranbury Road and Princeton-Hightstown Road. There are no known environmental features on the property. See the accompanying map.

This development is eligible for crediting under N.J.A.C. 5:93-5.6 (inclusionary housing) and for bonus credits under N.J.A.C. 5:93-5.15(d) for rental units available to the general public.

Based on the above information, Ellsworth is eligible for **6 credits** and **6 bonuses**.


Legend

-  Parcels
-  Ellsworth
-  Water
-  Wetlands w/ 50' Buffer
-  Steep Slope (15% or Greater)
-  FEMA Special Flood Hazard Area



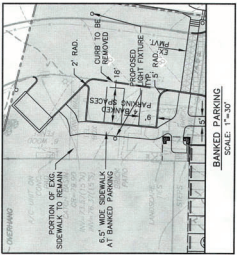
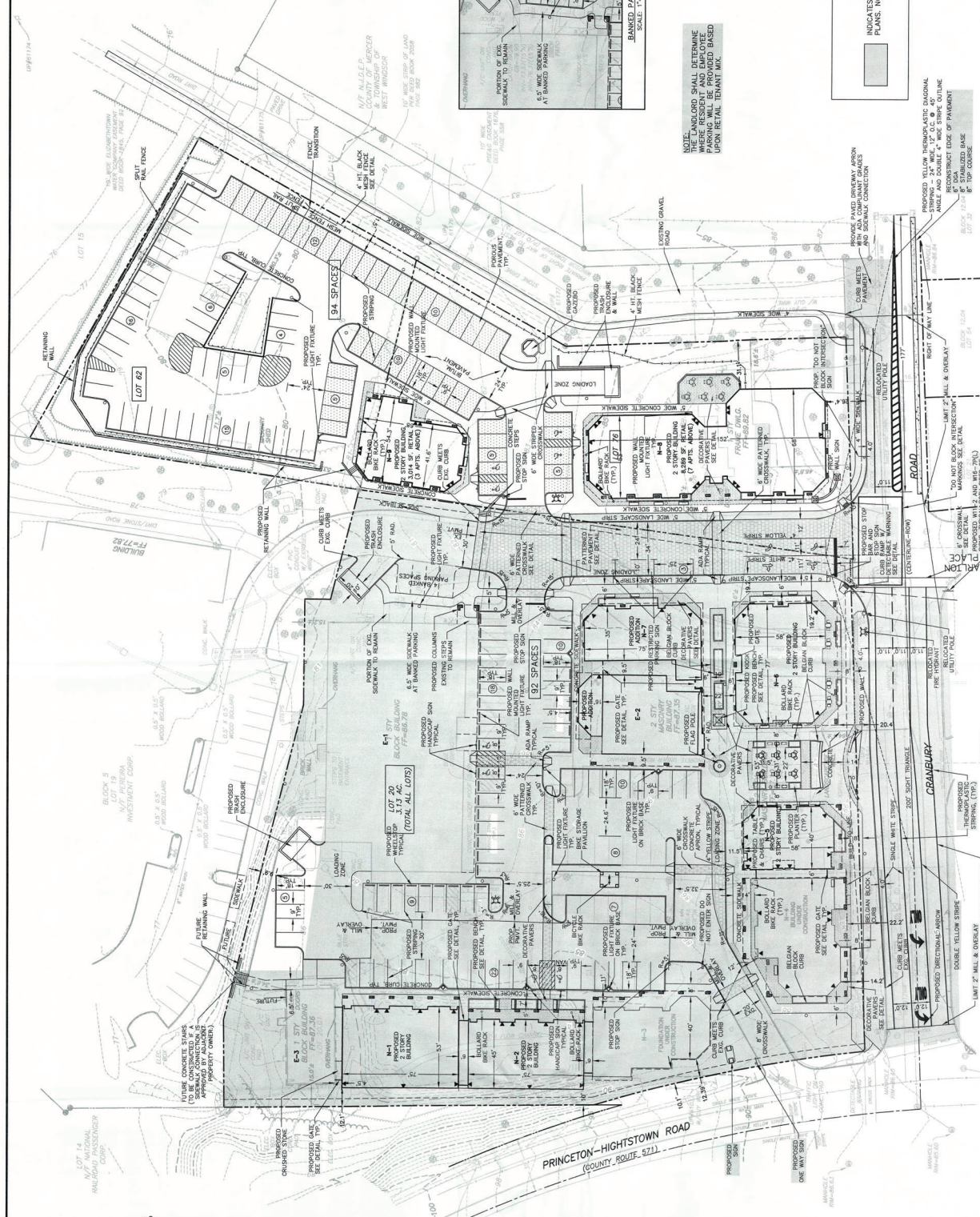
\\hfgas1\Survey\GIS\PROJECTS\Municipal\U-Z\WWP\WWP-192\fordable Sites\1805_4app_Ellsworth.mxd



0 75 150

 Feet
 1 inch = 150 feet

ELLSWORTH
 BLOCK 5, LOTS 20, 20.01-20.04, 62 & 76
 WEST WINDSOR TOWNSHIP
 MERCER COUNTY, NEW JERSEY





INDICATES PORTION OF APPROVED SITE PLANS, NO REVISIONS PROPOSED.

NOTE: THE LANDLORD SHALL DETERMINE WHETHER BANKED PARKING WILL BE PROVIDED BASED UPON RETAIL TENANT MIX.

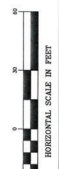
PROPOSED YELLOW THERMOPLASTIC DIAGONAL PAINT AND DOUBLE 4\"/>

PROJECT NO.	17-039	DATE	11/16/18
DRAWN BY	JM	CHECKED BY	BS
SCALE	1\"/>		

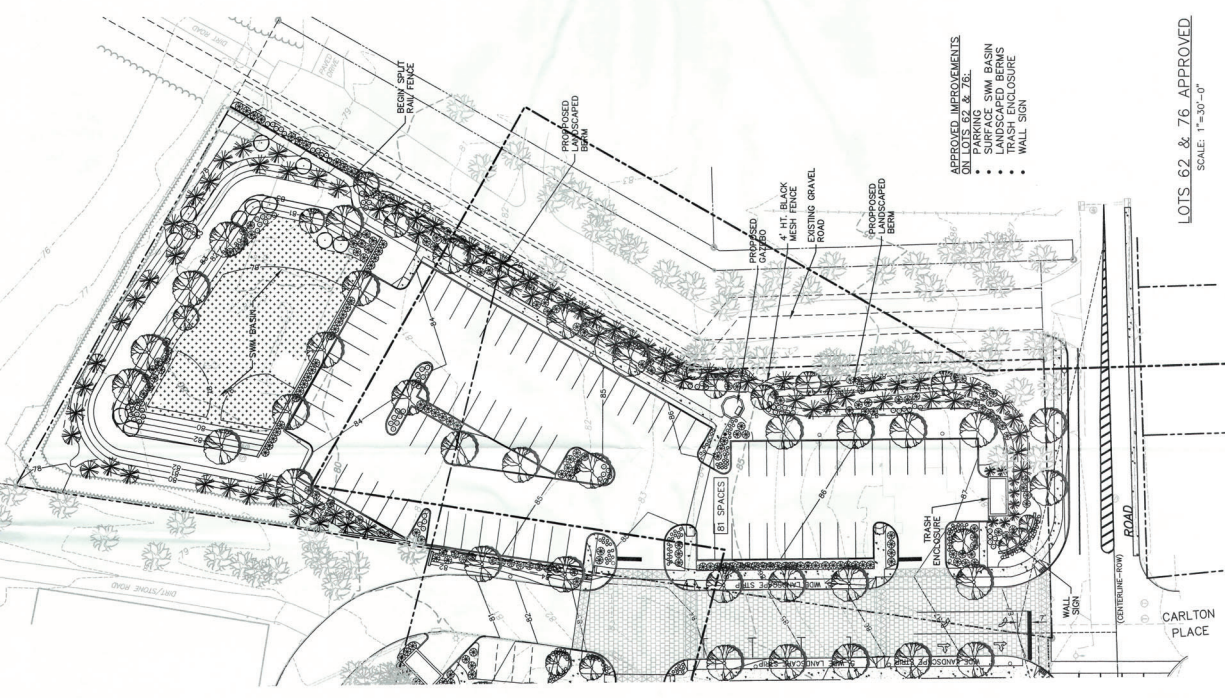
ACT ENGINEERS, INC.
 1 WASHINGTON BOULEVARD
 ROBINSONVILLE, NJ 07068
 TEL: 908-761-8800
 WWW.ACTENGINEERS.COM

ACT ENGINEERS, INC.
 1 WASHINGTON BOULEVARD
 ROBINSONVILLE, NJ 07068
 TEL: 908-761-8800
 WWW.ACTENGINEERS.COM

Robert E. Korkuch
ROBERT E. KORKUCH
 NEW JERSEY PROFESSIONAL ENGINEER, LIC. NO. 246C03288100



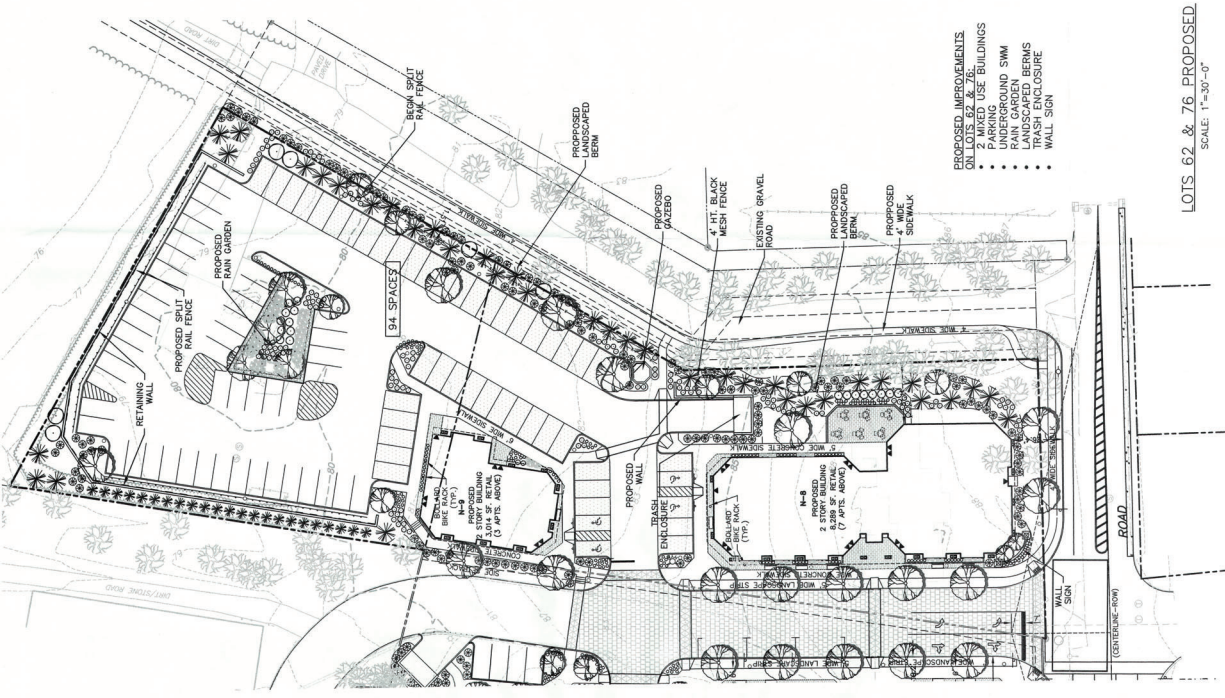
DATE	12/27/18	REVISION	REVISED PER TOWNSHIP COMMENTS, WATER, NOVEMBER 2018
DRAWN BY	JM	CHECKED BY	BS
SCALE	1\"/>		



**APPROVED IMPROVEMENTS
ON LOTS 62 & 76L:**

- SURFACE SWM BASIN
- LANDSCAPED BERMS
- TRASH ENCLOSEURE
- WALL SIGN

LOTS 62 & 76 APPROVED.
SCALE: 1" = 30'-0"



**PROPOSED IMPROVEMENTS
ON LOTS 62 & 76:**

- 2 MIXED USE BUILDINGS
- UNDERGROUND SWM
- RAIN GARDEN
- LANDSCAPED BERMS
- WALL ENCLOSEURE
- WALL SIGN

LOTS 62 & 76 PROPOSED.
SCALE: 1" = 30'-0"

NOTICE: THESE PLANS HAVE BEEN PREPARED FOR THE CLIENT BY THE ARCHITECT AND ENGINEER. THE ARCHITECT AND ENGINEER ARE NOT RESPONSIBLE FOR THE ACTIONS OF ANY CONTRACTOR OR OTHER PARTY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THESE PLANS SHALL BE VOID WITHOUT THE SIGNATURE AND SEAL OF THE ARCHITECT AND ENGINEER.

NO.	DATE	REVISION
1	12/27/18	REVISED PER TOWNSHIP COMMENTS DATED NOVEMBER 2018
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		

DATE: 12/27/18
DRAWN BY: JCH
CHECKED BY: JCH
SCALE: 1" = 30'-0"

Ingrid Kohler
INGRID KOHLER
NEW JERSEY LICENSED LANDSCAPE ARCHITECT LICENSE No. 21AS00084300

ACT ENGINEERS, INC.
WASHINGTON BOULEVARD, SUITE 3
BIRMINGHAM, AL 35202
Voice (800) 418-2327
www.actengineers.com
Civil Engineering & Land Surveying & Environmental Consulting
NEW JERSEY LICENSED PROFESSIONAL ENGINEERS

**LOTS 62 & 76 COMPARISON EXHIBIT
FOR
ELLSWORTH CENTER REDEVELOPMENT
LOTS 62, 64 & 76 BLOCK 5**
SITuated IN
MERCER COUNTY
WEST WINDSOR TOWNSHIP
NEW JERSEY

PROJECT NO. 190804-07
DATE: 11/16/18
SCALE: 1" = 30'
SHEET: 1 OF 1

Avalon Bay Redevelopment

In 2004, the Township of West Windsor began the process of redeveloping the area around the Princeton Junction Train Station. In 2005, the Planning Board reported to the Township Council that approximately 350 acres surrounding the train station qualified as an Area in Need of Redevelopment. The Council accepted this finding and, following a series of meetings with the public, ultimately adopted a Redevelopment Plan in 2009. The objective of this plan is to create a vibrant, mixed-use village environment for the community.

Included within that Redevelopment Area is the Avalon Bay Redevelopment site, which is identified by municipal tax records as Block 6 Lots 8, 54, 55.01, and 76. These lots are presently owned by IC/L-A Washington Road LLC c/o CBRE. Avalon Bay Communities (Avalon) is the contract purchaser of approximately 24 acres of land which sits at the corner of Station Road and Washington Road. The property currently contains several office and warehouse buildings, all of which are intended to be demolished.

The site is surrounded by a variety of land uses, including: an office/warehouse building and woodlands to the north; commercial uses and mixed-use projects to the east; commercial uses and train station parking to the south; and additional train station parking and woodlands to the west. See the accompanying map for an overview of the subject site and its surroundings.

The Township Council recently amended the Princeton Junction Redevelopment Plan and the corresponding code provisions for the RP-1 District, which encompasses the subject site. Ordinance 2018-28 and 2018-29 were introduced on November 19, 2018 and adopted on December 10, 2018. As a result, the following principal uses are now permitted in the RP-1 District:

Multi-family dwellings	Hotel	Banks
Townhouses	Stores and shops	Parcel shipping stores and mail centers
Stacked townhouses	Personal service establishments	Artisan studios and art galleries
Age-restricted housing	Offices	Museums
Live-work units	Restaurants	Parks and plazas
Civic Spaces	Indoor recreation facilities	Municipal buildings

Ordinance 2018-28 also permits a maximum of 800 dwelling units, of which a minimum of 95 units are to be age-restricted. A 16.5% set-aside has also been established for the total number of units, which results in 132 affordable units. This represents an increase from the 98 affordable units as previously envisioned in the Redevelopment Plan. Based upon the accompanying concept plan, the Township anticipates 20 affordable senior rental units, 99 affordable family rental units and 13 affordable family for-sale units. The ordinance further establishes that at least 13% of the affordable housing units are required to be reserved for very-low-income households. See Appendix Y for a full copy of the ordinance.

Avalon is anticipated to submit an application for site plan and/or subdivision approval in the first half of 2019, and to complete construction on the project by 2023.

The development meets the Four-Prong Test as follows:

1. Approvable Site

The Township has amended the Princeton Junction Redevelopment Plan to permit for the development of 800 units. The first reading of the ordinance occurred on November 19, 2018 and adopted on December 10, 2018. Accordingly, the proposed development is now permitted as of right.

2. Available Site

The Township is unaware of any title or easement issues that would preclude the construction of inclusionary housing.

3. Developable Site

The development is located in the water and sewer service areas.

4. Suitable Site

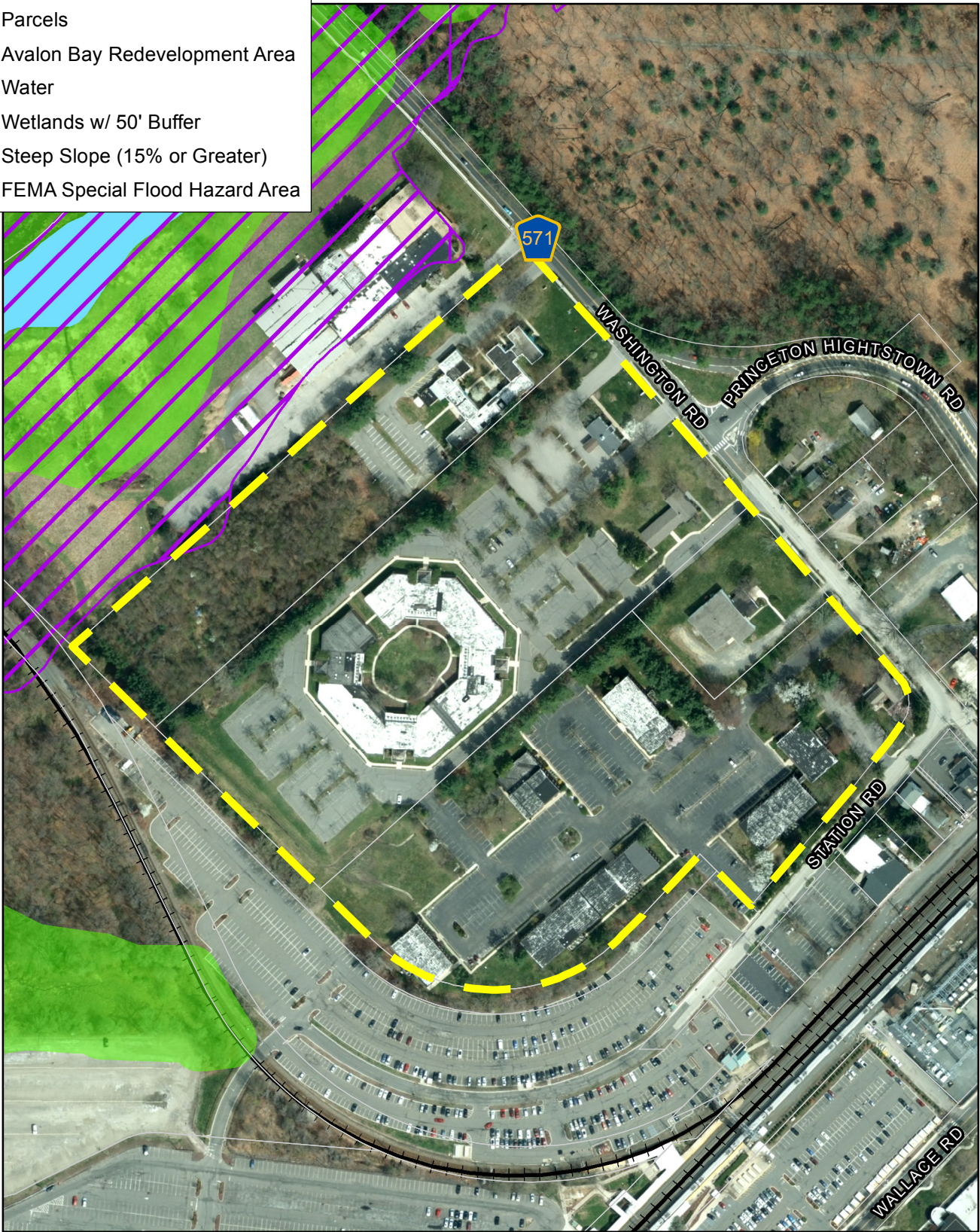
The site is located within the Princeton Junction Redevelopment Plan, the goal of which is to create a mixed-use village environment. It is also immediately adjacent to the Princeton Junction Train Station and is surrounded by complementary uses, including mixed-use and commercial uses to the east. In addition, the site has over 1,000 feet of frontage along Washington Road and more than 450 feet of frontage along Station Drive. Finally, there are no known environmental constraints on the property as indicated by the accompanying map.

This development is eligible for crediting as it will provide inclusionary housing and for bonus credits for rental units available to the general public.

Based on the above information, Avalon Bay Redevelopment Area is eligible for **132 credits** and **99 bonuses**.

Legend

- Parcels
- Avalon Bay Redevelopment Area
- Water
- Wetlands w/ 50' Buffer
- Steep Slope (15% or Greater)
- FEMA Special Flood Hazard Area



\\ngfss1\Survey\GIS\PROJECTS\Municipal\U-Z\WWP\WWP-192\Mfordable Sites\1805 4app_Avalon_Bay_Redev.mxd

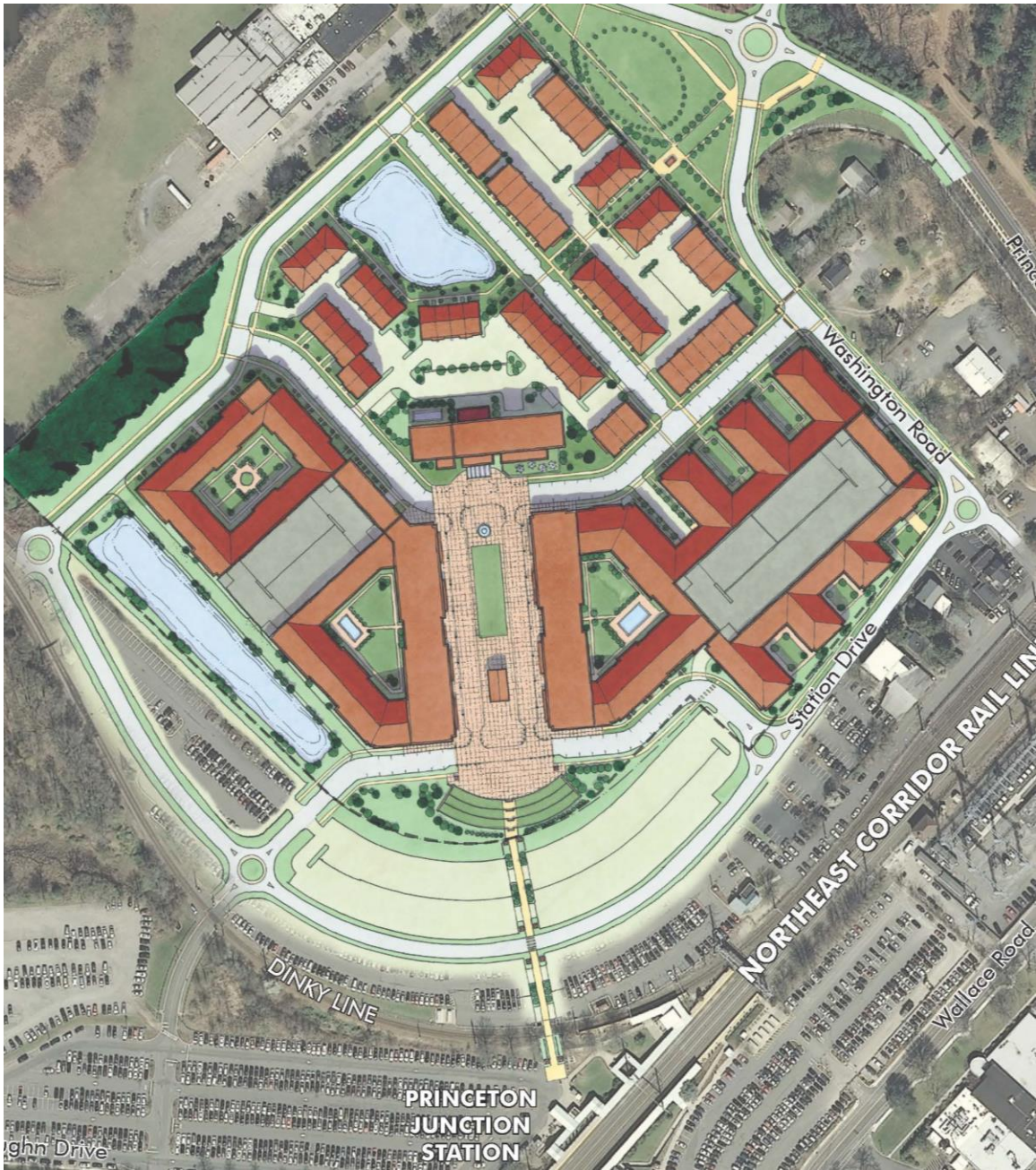


0 125 250
Feet
1 inch = 250 feet

AVALON BAY REDEVELOPMENT AREA
BLOCK 6, LOTS 8, 54, 55.01 & 76
WEST WINDSOR TOWNSHIP
MERCER COUNTY, NEW JERSEY



Figure 17: Avalon Bay Concept Plan



Princeton Theological Seminary (PTS)/Woodstone

The PTS/Woodstone site, which is identified by municipal tax records as Block 7 Lot 61.01 and Block 7.02 Lot 1, is located near the intersection of Canal Pointe Boulevard and Wheeler Way. The site is located within the R-5A District. This district also encompasses a PTS student apartment development which is located in its northerly half. Together, these properties constitute a single tract.

An application for preliminary and final major subdivision approval as well as final major site plan approval was granted on June 13, 2018. See Appendix Z for a copy of the approving resolution. The applicant, Woodstone at West Windsor, LLC, received approval to subdivide a 24-acre portion of the site from the adjoining PTS student apartment development for the development of 443 multi-family residential units including 89 affordable units, all of which are to be contained in 12 buildings. As shown in the accompanying plan, the development is predominantly located on the portion of the property along Canal Pointe Boulevard. It is anticipated that construction will commence in the spring of 2019, and that the project will be completed by 2022.

The site is surrounded by a variety of uses, including: the PTS student apartments and the Delaware and Raritan Canal to the north; the Colonnade Pointe multifamily development and MarketFair to the east; commercial uses including the Windsor Green Shopping Center to the south; and the Princeton Country Club golf course to the west.

The development meets the Four-Prong Test as follows:

1. Approvable Site

The site is located in the R-5A District, which permits garden apartments, townhouses, and mid-rise apartments where water and sewer service exists. An average gross density of 10 units per acre is also permitted. The application for the inclusionary development was approved by the Planning Board on June 13, 2018 and the resolution was memorialized on July 11, 2018.

The following is noted in regard to parking:

- a. The existing PTS student apartment development was previously granted approval for 325 parking spaces. When combined with the Residential Site Improvement Standards (RSIS) parking requirement for the 443 units, a total of 1,211 spaces was determined to be required for the entirety of the tract. The applicant had proposed a total of 1,232 parking spaces, which includes 84 banked spaces.
- b. As established by NJS 5:21-4.14.(c), alternative parking standards to those established in the RSIS shall be accepted if the applicant demonstrates that such standards reflect local conditions. Factors that may affect the minimum number of parking spaces include household characteristics, availability of mass transit, urban versus suburban location, and available off-site parking resources.

- c. During the hearing process, the applicant presented testimony indicating that, based upon its other completed projects, an average of 1.3 parking spaces were required per unit. The applicant also proposed to implement a Parking Management Plan, which is to be provided on a regular basis to the Township Engineer and Township Traffic Consultant to ensure that parking is sufficient.
- d. Based upon the above, the Board was satisfied with the number of parking spaces associate with the property.

Finally, the resolution recommends the Township ask Mercer County to provide access for resident and visitors to the Delaware and Raritan Canal through the Princeton Club Golf Course. Nevertheless, the development of this project is not contingent on the granting of this access.

2. Available Site

The Township is unaware of any title or easement issues.

3. Developable Site








The development is located in the water and sewer service areas.

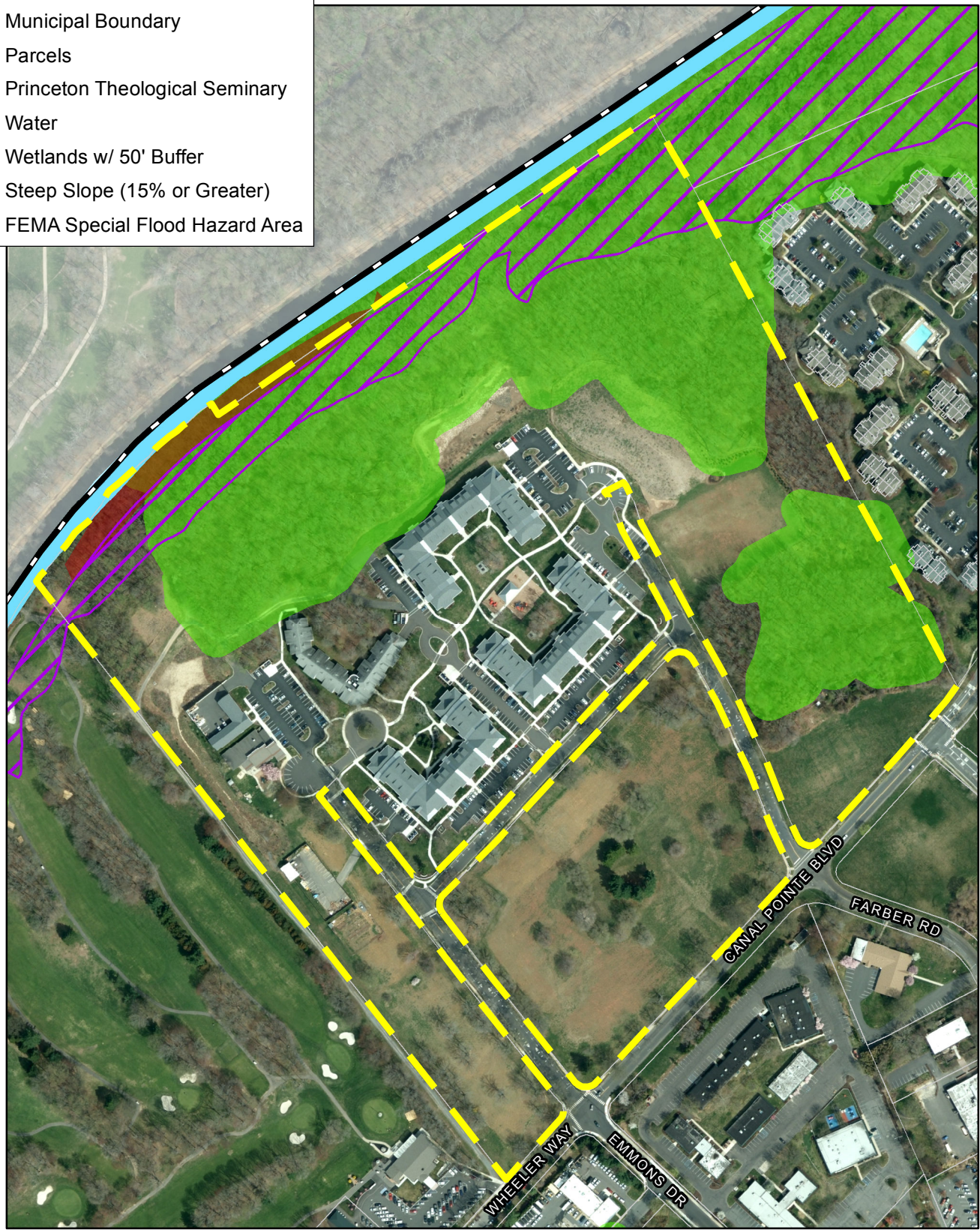
4. Suitable Site

The site is adjacent to several complementary uses, including other multi-family developments and commercial centers. It also has over 1,500 feet of street frontage. While the State’s online environmental mapping suggests that wetlands exist on the property, the applicant’s site plan demonstrates that the wetlands only encumber a small portion of the site which is not affected the approved development.

This development is eligible for crediting as it will provide inclusionary housing. Based on the above information, PTS/Woodstone is eligible for **89 credits** and **50 bonuses**.


Legend

-  Municipal Boundary
-  Parcels
-  Princeton Theological Seminary
-  Water
-  Wetlands w/ 50' Buffer
-  Steep Slope (15% or Greater)
-  FEMA Special Flood Hazard Area



\\ngfss1\Survey\GIS\PROJECTS\Municipal\U-Z\WWP\WWP-192\Fordable Sites\1805\4app_Princeton_Theological_Seminary.mxd

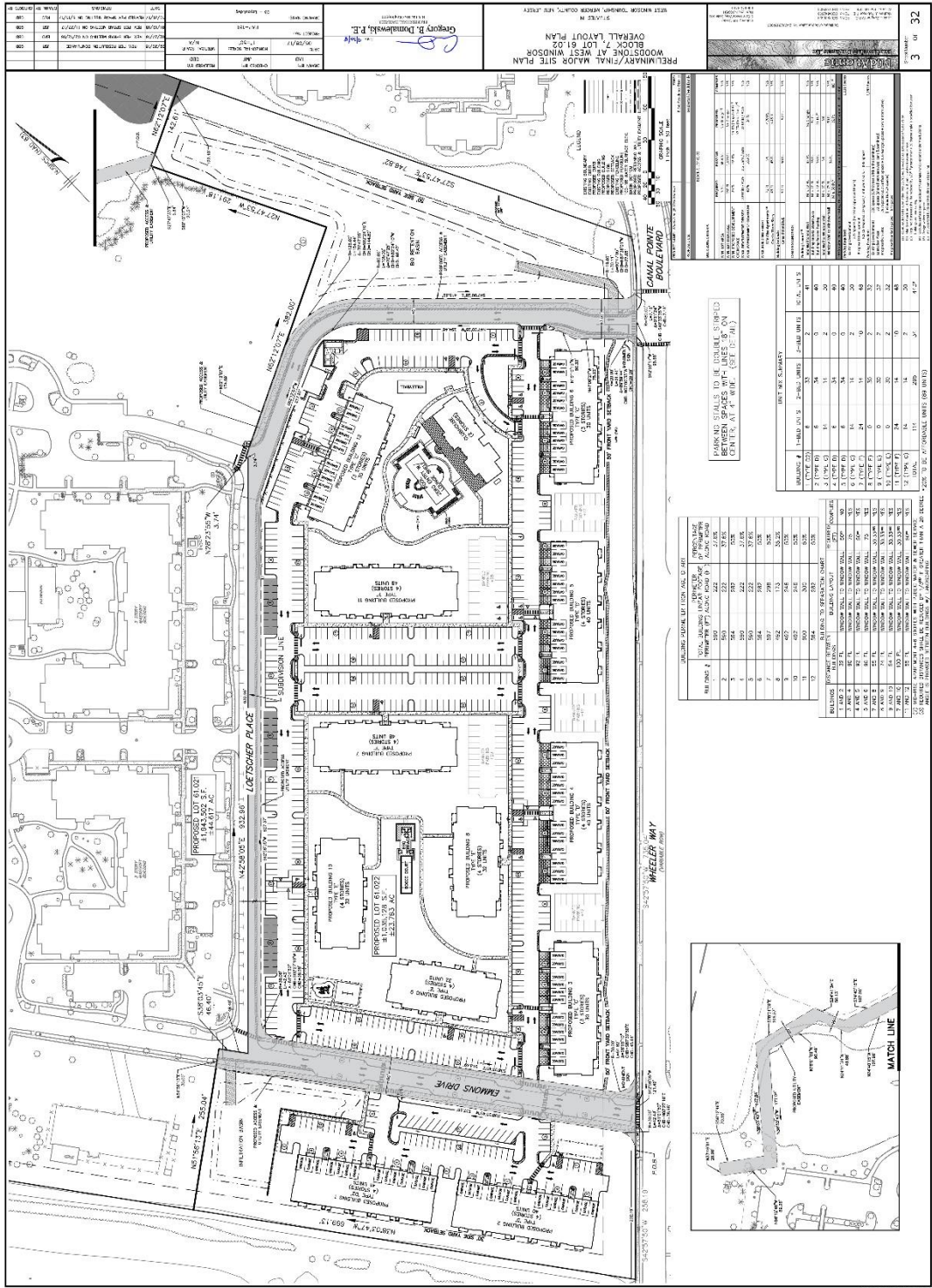


0 175 350
 Feet
1 inch = 350 feet

PRINCETON THEOLOGICAL SEMINARY
BLOCK 7, LOT 61.01 &
BLOCK 7.01, LOT 1
WEST WINDSOR TOWNSHIP
MERCER COUNTY, NEW JERSEY



Figure 19: Woodstone Site Plan



PARKING SPACES TO BE GRABBLE SPACES BETWEEN SPACES WITH LINES 8' OR MORE BETWEEN SPACES WITH LINES 8' OR MORE

NO. OF SPACES	AREA (SQ. FT.)	AREA (SQ. M.)
1	100	9.3
2	200	18.6
3	300	27.9
4	400	37.2
5	500	46.5
6	600	55.8
7	700	65.1
8	800	74.4
9	900	83.7
10	1000	93.0
11	1100	102.3
12	1200	111.6
13	1300	120.9
14	1400	130.2
15	1500	139.5
16	1600	148.8
17	1700	158.1
18	1800	167.4
19	1900	176.7
20	2000	186.0
21	2100	195.3
22	2200	204.6
23	2300	213.9
24	2400	223.2
25	2500	232.5
26	2600	241.8
27	2700	251.1
28	2800	260.4
29	2900	269.7
30	3000	279.0
31	3100	288.3
32	3200	297.6
33	3300	306.9
34	3400	316.2
35	3500	325.5
36	3600	334.8
37	3700	344.1
38	3800	353.4
39	3900	362.7
40	4000	372.0
41	4100	381.3
42	4200	390.6
43	4300	399.9
44	4400	409.2
45	4500	418.5
46	4600	427.8
47	4700	437.1
48	4800	446.4
49	4900	455.7
50	5000	465.0
51	5100	474.3
52	5200	483.6
53	5300	492.9
54	5400	502.2
55	5500	511.5
56	5600	520.8
57	5700	530.1
58	5800	539.4
59	5900	548.7
60	6000	558.0
61	6100	567.3
62	6200	576.6
63	6300	585.9
64	6400	595.2
65	6500	604.5
66	6600	613.8
67	6700	623.1
68	6800	632.4
69	6900	641.7
70	7000	651.0
71	7100	660.3
72	7200	669.6
73	7300	678.9
74	7400	688.2
75	7500	697.5
76	7600	706.8
77	7700	716.1
78	7800	725.4
79	7900	734.7
80	8000	744.0
81	8100	753.3
82	8200	762.6
83	8300	771.9
84	8400	781.2
85	8500	790.5
86	8600	799.8
87	8700	809.1
88	8800	818.4
89	8900	827.7
90	9000	837.0
91	9100	846.3
92	9200	855.6
93	9300	864.9
94	9400	874.2
95	9500	883.5
96	9600	892.8
97	9700	902.1
98	9800	911.4
99	9900	920.7
100	10000	930.0

AREA SUMMARY

NO. OF SPACES	AREA (SQ. FT.)	AREA (SQ. M.)
1	100	9.3
2	200	18.6
3	300	27.9
4	400	37.2
5	500	46.5
6	600	55.8
7	700	65.1
8	800	74.4
9	900	83.7
10	1000	93.0
11	1100	102.3
12	1200	111.6
13	1300	120.9
14	1400	130.2
15	1500	139.5
16	1600	148.8
17	1700	158.1
18	1800	167.4
19	1900	176.7
20	2000	186.0
21	2100	195.3
22	2200	204.6
23	2300	213.9
24	2400	223.2
25	2500	232.5
26	2600	241.8
27	2700	251.1
28	2800	260.4
29	2900	269.7
30	3000	279.0
31	3100	288.3
32	3200	297.6
33	3300	306.9
34	3400	316.2
35	3500	325.5
36	3600	334.8
37	3700	344.1
38	3800	353.4
39	3900	362.7
40	4000	372.0
41	4100	381.3
42	4200	390.6
43	4300	399.9
44	4400	409.2
45	4500	418.5
46	4600	427.8
47	4700	437.1
48	4800	446.4
49	4900	455.7
50	5000	465.0
51	5100	474.3
52	5200	483.6
53	5300	492.9
54	5400	502.2
55	5500	511.5
56	5600	520.8
57	5700	530.1
58	5800	539.4
59	5900	548.7
60	6000	558.0
61	6100	567.3
62	6200	576.6
63	6300	585.9
64	6400	595.2
65	6500	604.5
66	6600	613.8
67	6700	623.1
68	6800	632.4
69	6900	641.7
70	7000	651.0
71	7100	660.3
72	7200	669.6
73	7300	678.9
74	7400	688.2
75	7500	697.5
76	7600	706.8
77	7700	716.1
78	7800	725.4
79	7900	734.7
80	8000	744.0
81	8100	753.3
82	8200	762.6
83	8300	771.9
84	8400	781.2
85	8500	790.5
86	8600	799.8
87	8700	809.1
88	8800	818.4
89	8900	827.7
90	9000	837.0
91	9100	846.3
92	9200	855.6
93	9300	864.9
94	9400	874.2
95	9500	883.5
96	9600	892.8
97	9700	902.1
98	9800	911.4
99	9900	920.7
100	10000	930.0

400 Steps

The 400 Steps site, which is identified by municipal tax records as Block 5 Lot 19, is located at 15 Cranbury Road in the northerly portion of the Township. The site is surrounded by a variety of land uses, including: woodlands and a trainline to the north; woodlands and single-family dwellings to the east; the aforementioned Ellsworth Center, commercial uses, and mixed-uses to the south; and the proposed Avalon Bay Redevelopment Area to the west. The site is also located within walking distance to the Princeton Junction Train Station.

The site is in the Princeton Junction Redevelopment Area, the goal of which is to create a mixed-use village environment. The Township is presently in the process of amending the Redevelopment Plan to permit an inclusionary development on the site which will consist of 180 units. It is expected that the ordinance will be adopted after the HE&FSP is approved.

400 Steps has provided a concept plan to the Township which illustrates the conceptual layout of the proposed improvements. As shown, access to the site is provided from the adjoining Ellsworth Center property. The site already has an agreement with the owners of the Ellsworth Center to gain street access from Cranbury Road.

West Windsor previously executed a Redevelopment Agreement with 400 Steps LLC, which was approved by the Township Council on December 18, 2017. The agreement memorializes the fact that 400 Steps will contain a maximum of 100 rental units and provide a 20% affordable housing set-aside. The agreement can be found in Appendix AA. The Township is in the process of amending this Redevelopment Agreement.

The Township anticipates construction on the project to commence in 2020 and to conclude in 2022.

The development meets the Four-Prong Test as follows:

1. **Approvable Site**

The Township has drafted an amendment to the Princeton Junction Redevelopment Plan, which will permit a maximum of 180 rental units. It is expected that the Township will adopt the ordinance after the HEFSP is approved by the Court.

The following is noted in regard to parking:

- a. As established by NJS 5:21-4.14(c), alternative parking standards to those established in the Residential Site Improvement Standards (RSIS) shall be accepted if the applicant demonstrates that such standards reflect local conditions. Factors that may affect the minimum number of parking spaces include household characteristics, availability of mass transit, urban versus suburban location, and available off-site parking resources.
- b. As previously noted, the subject site is in the Princeton Junction Redevelopment Area. It is located within walking distance to the Princeton Junction Train Station as well as several retail shops and services. As such, a lower parking standard may be employed for the subject site.

The following is noted in regard to access:

- a. The proposed 180 mid-rise apartments will generate 990 daily trips based upon the trip generation data listed in the RSIS from the Institute of Transportation Engineers (ITE).
- b. N.J.A.C. 5:21-4.1(b) of the RSIS establishes that the municipality and developer shall determine the street hierarchy for a given residential development.
- c. Tables 4.2 and 4.3 in the RSIS provide specific definitions and parameters for a variety of streets:
 - i. A "multi-family cul-de-sac" is a street with a single-means of ingress and egress, which serves multifamily development, and provides a means for vehicles to turn around.
 - ii. Likewise, a "cul-de-sac" is a street with a single means of ingress and egress and having a turnaround, the design of which may vary.
- d. In consideration of the above, the concept plan may utilize a multi-family cul-de-sac design. As shown in the accompanying conceptual circulation plan, two (2) distinct turn-around areas are shown.

2. **Available Site**

The Township is unaware of any title or easement issues that would preclude the construction of inclusionary housing. The Redevelopment Agreement indicates that the Township is in the process of condemning the property and will convey the site to 400 Steps pursuant to the Redevelopers Agreement.

3. Developable Site

The development is located in the water and sewer service areas.

4. Suitable Site

The site is located adjacent to a mixed-use development that is presently under construction (the Ellsworth Center) which will also contain affordable housing units. Furthermore, the property is within walking distance to shops and services as well as the Princeton Junction Train Station. Due to its somewhat isolated location in the northerly-most extent of the Princeton Junction Redevelopment Area and its lack of street frontage, the site is more suited for a residential inclusionary development rather than a mixed-use or commercial development.

While the site does not have street frontage, it does have an agreement with the adjacent Ellsworth Center site for access to Cranbury Road. The site is free from any environmental constraints as shown by the accompanying map.

This development is eligible for crediting as it will provide inclusionary housing and for bonus credits for rental units available to the general public.

Based on the above information, 400 Steps is eligible for **36 credits**.

Legend

- Parcels
- 400 Steps
- Water
- Wetlands w/ 50' Buffer
- Steep Slope (15% or Greater)
- FEMA Special Flood Hazard Area



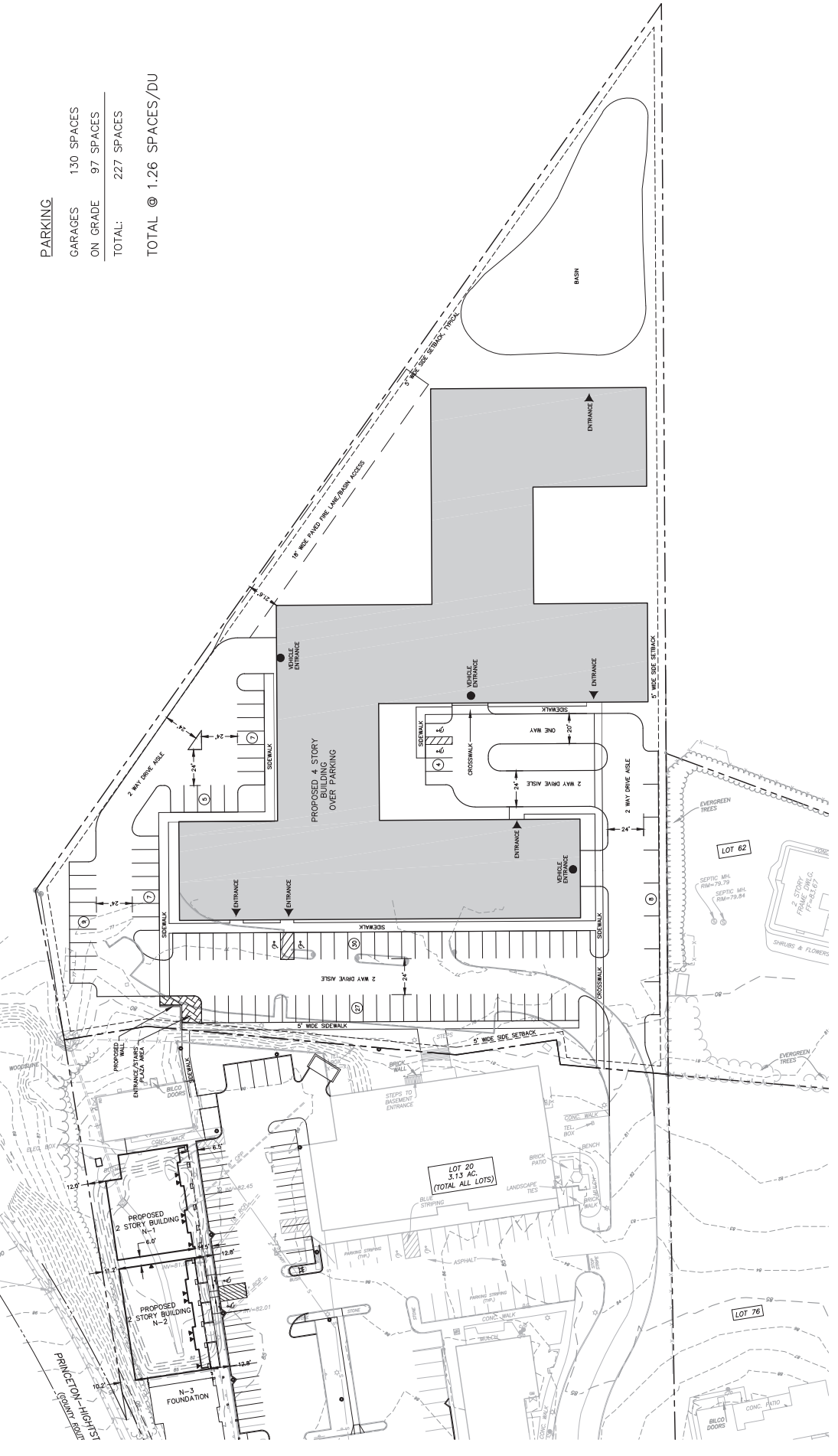
\\ngfas1\Survey\GIS\PROJECTS\Municipal\U-Z\WWP\WWP-192\Mfordable Sites\180514ppb_400_Steps.mxd



0 75 150
Feet
1 inch = 150 feet

400 STEPS
BLOCK 5, LOT 19
WEST WINDSOR TOWNSHIP
MERCER COUNTY, NEW JERSEY





PARKING

GARAGES	130 SPACES
ON GRADE	97 SPACES
TOTAL:	227 SPACES

TOTAL @ 1.26 SPACES/DU

PROJECT NO.	172001-05
CLIENT/OWNER	ACT ENGINEERS, INC.
DATE	7/12/19
SCALE	1"=20'
DRAWN BY	[Signature]
CHECKED BY	[Signature]
PROJECT	LOT 19 BLOCK 5
CITY/TOWNSHIP	STANLEY, WEST WINDSOR TOWNSHIP
COUNTY	MERCER COUNTY
STATE	NEW JERSEY

400 STEPS REDEVELOPMENT EXHIBIT

FOR

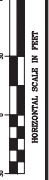
LOT 19 BLOCK 5

ACT ENGINEERS, INC.

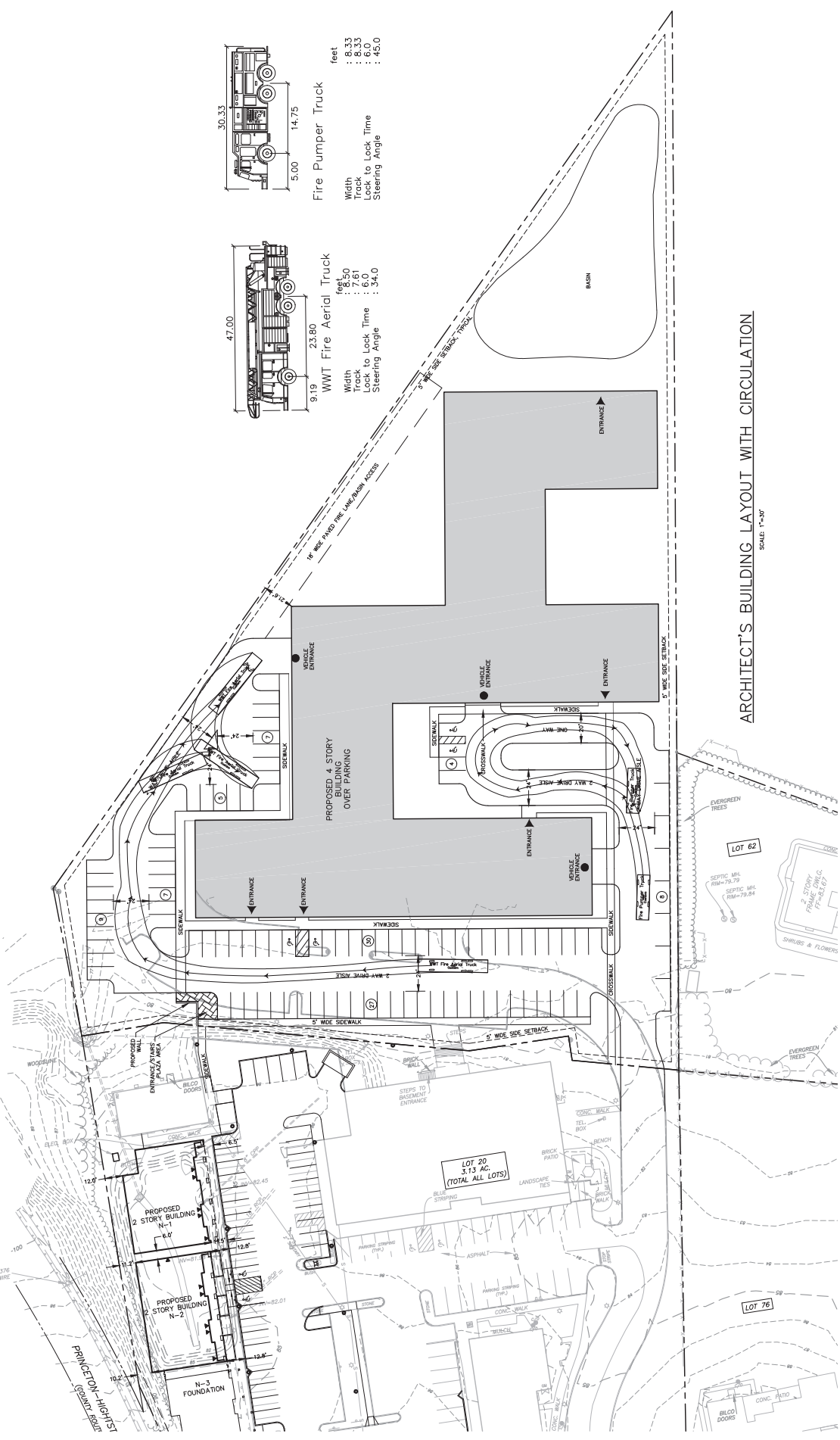
1 OF 2

THIS PLAN AND ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF ACT ENGINEERS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF ACT ENGINEERS, INC. IS STRICTLY PROHIBITED.

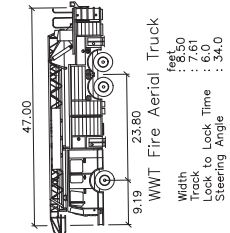
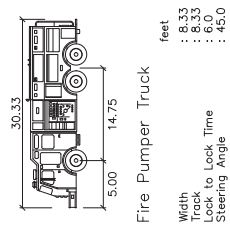
NO.	DATE	REVISION



THIS PLAN AND ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF ACT ENGINEERS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF ACT ENGINEERS, INC. IS STRICTLY PROHIBITED.



ARCHITECT'S BUILDING LAYOUT WITH CIRCULATION
SCALE: 1"=20'



<p>ACT ENGINEERS, INC. A WASHINGTON DC FIRM 1000 WASHINGTON BLVD FLOOR 1000 WASHINGTON, DC 20001-2000 PH: 202-691-1000 WWW.ACTENGINEERS.COM</p>	<p>PROJECT NO. 170001-05 DATE 1/15/19 SCALE 1"=20' SHEET 2 OF 2</p>
	<p>400 STEPS EMERGENCY VEHICLE CIRCULATION FOR LOT 19 BLOCK 5</p>
<p>WEST WINDSOR TOWNSHIP MERCER COUNTY NEW JERSEY</p>	<p>STUDIED IN MERCER COUNTY</p>
<p>THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF ACT ENGINEERS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ACT ENGINEERS, INC.</p>	
<p>NO. DATE</p>	<p>REVISION</p>
<p>SCALE IN FEET</p>	<p>HORIZONTAL SCALE IN FEET</p>

Heritage Village (American Properties)

The Heritage Village site, which is identified by municipal tax records as Block 28 Lots 15 and 21, is located near the intersection of Old Trenton Road and Princeton-Hightstown Road in the southeasterly corner of the Township. The site is surrounded by a variety of uses, including: farmland, a golf center, and non-residential uses to the north; farmland and nonresidential uses to the east; commercial uses as well the Windsor Castle Apartments, Princeton Arms, Dorchester Arms, and Chestnut Willow multifamily developments to the south; and the Renaissance/Elements inclusionary development to the west.

The site has an area of approximately 67 acres. As shown on the accompanying map, a portion of the site is encumbered by wetland areas as well as riparian buffers. These constrained areas are generally located near the westerly rear portion of the site. No steep slopes or areas of contamination have been identified on site.

The developer and contract purchaser of the site (American Properties) has prepared a concept plan for 185 townhomes, of which 44 are to be reserved as affordable units. In addition, a group home with 4 beds is proposed to be located in the northerly portion of the site, near Princeton-Hightstown Road. Altogether, the 44 affordable townhomes and the group home account for a set-aside of approximately 25%.

While the site is presently located in the RO-1 Research/Office District, the Township intends to rezone the property to a new R-5D Residence Affordable Housing District which would permit the proposed inclusionary development. The draft ordinance permits townhomes and stacked flats attached to townhomes at a maximum density of 25 units per acre. It also permits group homes in detached dwellings or attached to townhomes for individuals with development disabilities. A commercial building (or buildings) not to exceed 10,000 square feet in total gross floor area are also permitted. Finally, the ordinance requires a minimum of 30 acres to be dedicated to the Township for open space purposes.

In the fall of 2017, Mercer Arc contacted the Township to discuss their interest in partnering with American Properties. Mercer Arc has agreed to construct the aforementioned group home along the site's Princeton-Hightstown Road frontage. As previously noted, this group home is anticipated to contain four bedrooms.

The Township expects for construction on this development to be completed by 2024.

It meets the Four-Prong Test as follows:

1. **Approvable Site**

The Township intends to adopt the draft R-5D Ordinance. This ordinance will permit the proposed inclusionary development on the subject site.

As previously noted, the site contains wetland areas. As shown on the accompanying concept plan, a secondary access road is proposed to bisect one of these wetland areas to connect to Princeton-Hightstown Road. A NJDEP Letter of Interpretation (LOI) was previously issued on April 11, 2005. Based upon field inspections, American Properties believes that the wetland transition line no longer extends as far. As such, a new LOI is presently being applied for.

Irrespective of the above, the concept plan will be compliant with the Residential Site Improvement Standards (RSIS) even if only one access driveway to Old Trenton Road is proposed. The following is noted:

- a. The proposed 185 townhomes will generate 1,354 daily trips based on the most recent trip generation data from the Institute of Transportation Engineers.
- b. N.J.A.C. 5:21-4.1(b) of the Residential Site Improvement Standards (RSIS) establishes that the municipality and developer shall determine the street hierarchy for a given residential development.
- c. Tables 4.2 and 4.3 in the RSIS provide specific definitions and parameters for a variety of streets, including both "multifamily access cul-de-sac" and "divided street," which form the basis of the municipal/developer determination of the street hierarchy for a residential development.
 - i. Municipalities may require streets to be divided to provide alternate emergency access, protect the environment, or avoid grade changes.
 - ii. A multifamily access cul-de-sac is a street with a single-means of ingress and egress, which serves multifamily development, and provides a means for vehicles to turn around.
- d. As shown in the accompanying concept plan, a divided street providing access from Old Trenton Road is proposed.
- e. This divided street will comply with the design standards set forth in Table 4.3, as the total average daily traffic will not exceed 1,500 trips. Furthermore, pursuant to those design standards, a 20-foot cartway with no on-street parking will be located on either side of the median. There will also be no driveways or cuts in the median of the proposed divided street in order to keep it separate and distinct from the multifamily access cul-de-sacs.
- f. The concept plan further shows that the divided street ends at an intersection which provides a multifamily access cul-de-sac in two distinct directions.
- g. Each multifamily cul-de-sac will have a total daily traffic volume under the required threshold of 1,000 trips, as the total average daily traffic projection for the 185 townhomes is 1,354 trips. As such, these multi-family cul-de-sacs will meet the definition and average daily traffic maximum requirements set forth in Table 4.2.

Although each multifamily access cul-de-sac has alternate paths to reach the divided street, the cul-de-sacs will meet the Table 4.2 definition for providing a means for vehicles to turn around.

2. Available Site

The Township is unaware of any title or easement issues that would preclude the construction of an inclusionary development.

3. Developable Site

The development is located in the water and sewer service areas.

4. Suitable Site








The site is located near several complementary land uses, including: the Windsor Castle Apartments, Princeton Arms, Dorchester Arms, and the Chestnut Willow multifamily developments. It is also within close proximity to the Princeton Arms Shopping Center as well as the Southfield Shopping Center.

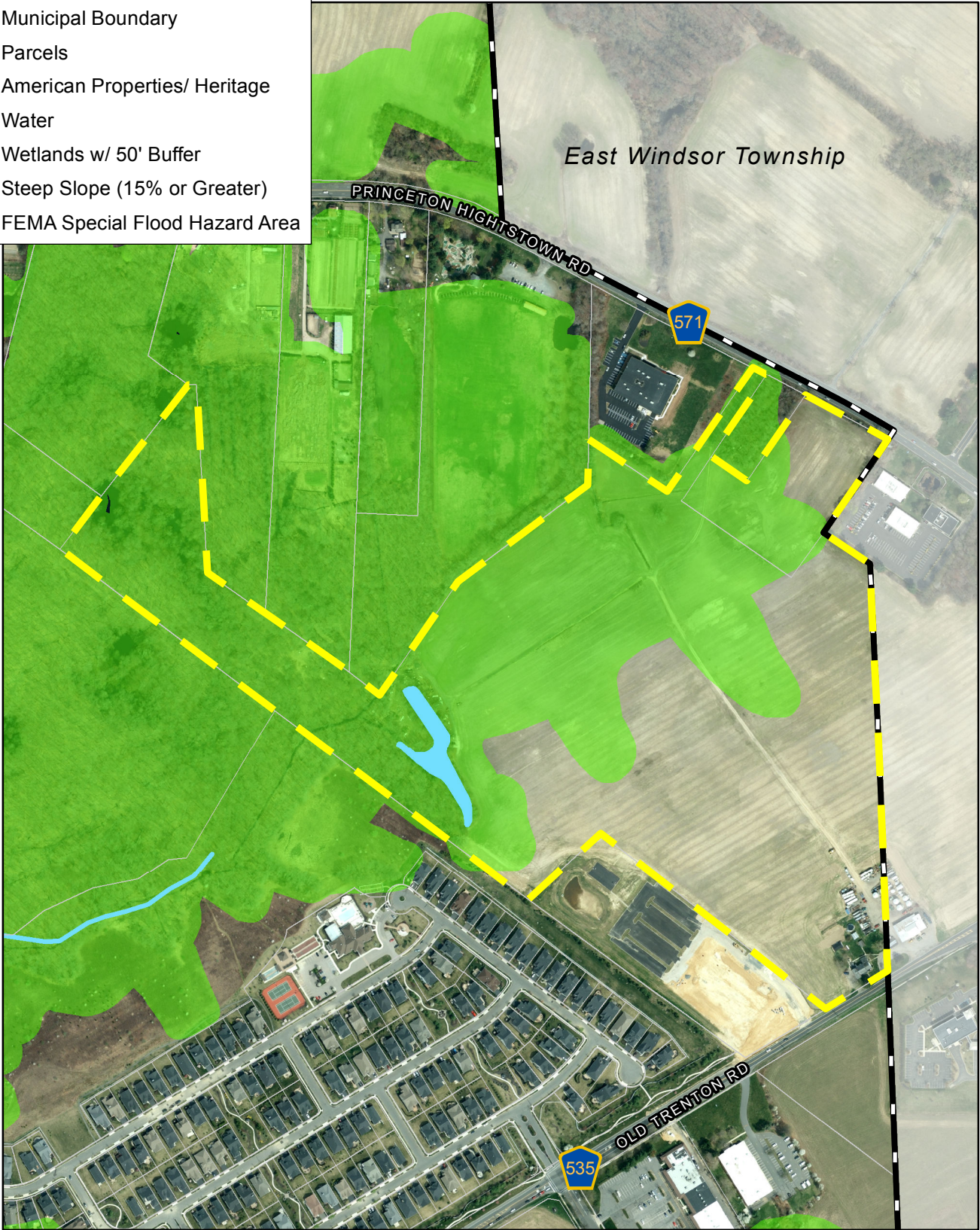
In addition, the site has approximately 250 feet of street frontage along Old Trenton Road and roughly 375 feet of frontage along Princeton-Hightstown Road. While the site does include wetlands, the developer has prepared a concept plan that consolidates the development on the upland portion of the site.

This development is eligible for crediting as it will provide inclusionary housing and an alternative living arrangement.

Based on the above information, Heritage Village is eligible for **48 credits**.

Legend

-  Municipal Boundary
-  Parcels
-  American Properties/ Heritage
-  Water
-  Wetlands w/ 50' Buffer
-  Steep Slope (15% or Greater)
-  FEMA Special Flood Hazard Area



\\ngfas1\Survey\GIS\PROJECTS\Municipal\U-Z\WWP\WWP-192\fordable Sites\180514\app_AmericanProps_Heritage.mxd



0 250 500
Feet
1 inch = 500 feet

AMERICAN PROPERTIES/ HERITAGE
BLOCK 28, LOTS 15 & 21
WEST WINDSOR TOWNSHIP
MERCER COUNTY, NEW JERSEY





CONSTRAINTS NOTES

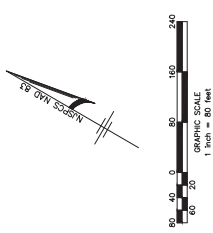
1. Wetlands line and buffer from NJDEP letter of interpretation dated April 11, 2005.
2. Riparian Buffer based on the survey performed by D. Geoffrey Brown of Precision Junction Engineering, Inc. dated March 19, 2004 last revised January 26, 2005 and USGS Hightstown Quadrangle Map.
3. The site is located in a Sewer Service Area. Sewage Service is provided by West Windsor Sewerage Authority.
4. The site is located in a Water Service Area. Service provided by New Jersey American Water.
5. The site is located in the Delaware Bariban Canal Review Zone B.
6. The site is located in West Windsor Zone RD-1.
7. No steep slopes exist within the site in accordance with West Windsor Ordinance §200-149 (a).
8. This site was designed in accordance with New Jersey Residential Site Improvement Standards.
9. The site is located in Flood Zone X, according to FEMA Map 3402C0162F.
10. There are no known areas of contamination on the site or adjacent to the site according to NJDEP Known Contaminated Sites List.
11. According to NJ-GeoWeb, the subject property does not contain threatened or endangered species within the proposed development area.

HERITAGE AT WEST WINDSOR

CONSTRAINTS MAP
 BLOCK 28, LOT 15 & 21
 TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

LEGEND

	WETLANDS AREA
	WETLANDS BUFFER AREA
	RIPIARIAN BUFFER AREA
	WETLANDS ADDITION AREA
	WETLANDS REDUCTION AREA



MidAtlantic
Engineering Partners

PREPARED BY: MJR PROJECT NUMBER: APR-184
 SCALE: 1"=80' DATE: 1/7/18

Princeton Ascend

The Princeton Ascend site, which is identified by municipal tax records as Block 12.04 Lot 25, is located at 43 Princeton-Hightstown Road. The site has an area of 1.69 acres and is in the Princeton Junction Redevelopment Area, the goal of which is to create a mixed-use village environment. It is surrounded by a variety of land uses, including: a Rite-Aid and the aforementioned Ellsworth Center and proposed 400 Steps development to the north; single-family dwellings to the east; the Sun Bank Property and Dr. Mian Property to the south, both of which are proposed for inclusionary development; and commercial uses to the west.

The property owner, Princeton Ascend Properties, LLC, filed an application with the Planning Board in 2016 for site plan approval to construct a mixed-use development consisting of two buildings. One building includes first floor commercial space with 17 apartments above, and the second building consists of 6 live/work spaces.

The application was ultimately approved, and the resolution was memorialized on April 26, 2017. The resolution of approval requires 5 of the apartments to be reserved for affordable households, and further establishes the following bedroom and affordability mix: 1 low-income one-bedroom unit; 1 very-low income two-bedroom unit; 1 low-income two-bedroom unit; 1 moderate-income two-bedroom unit; and 1 moderate-income three-bedroom unit. See Appendix BB for a copy of the resolution.

The approved application is presently completing the resolution compliance process. Construction is anticipated to commence in 2019 and conclude in 2020.

The development meets the Four-Prong Test as follows:

- 1. Approvable Site**

The Township approved the site for mixed-use development in 2017 and construction is expected to begin in 2019.

- 2. Available Site**

The Township is unaware of any title or easement issues that would preclude the construction of the approved mixed-use development.

- 3. Developable Site**

The development is located in the water and sewer service areas.







- 4. Suitable Site**

Princeton Ascend is located near several complementary land uses, including the Ellsworth Center, 400 Steps, the Sun Bank Property, and the Dr. Mian Property. It is also located in the Princeton Junction Redevelopment District and is within walking distance to the Princeton Junction Train Station as well as several shops and services. In addition, it has approximately 200 feet of frontage along Princeton-Hightstown Road and has access to Carlton Place. There are no known environmental constraints on the property.

Princeton Ascend is eligible for crediting as it provides inclusionary housing and for bonus credits for rental units available to the general public.

Based on the above information, Princeton Ascend is eligible for **5 credits**.

Legend

-  Parcels
-  Princeton Ascend
-  Water
-  Wetlands w/ 50' Buffer
-  Steep Slope (15% or Greater)
-  FEMA Special Flood Hazard Area



\\hgfes1\Survey\GIS\PROJECTS\Municipal\U-Z\WWP\WWP-192\Mfordable Sites\1805_4app_Princeton_Ascend.mxd



0 50 100
Feet
1 inch = 100 feet

PRINCETON ASCEND
BLOCK 12.04, LOT 25
WEST WINDSOR TOWNSHIP
MERCER COUNTY, NEW JERSEY



Garden Homes

The Garden Homes site is identified by municipal tax records as Block 8 Lot 8. It is located at 3478 Brunswick Pike (Route 1) and has access to both Route 1 and Meadow Road. The site has an area of 64 acres. Surrounding land uses consist of: The Square at West Windsor commercial center and the Windsor Woods multifamily development to the north; Windsor Woods and woodlands to the east; woodlands to the south; and commercial uses along the Route 1 corridor to the west.

Garden Homes has submitted a concept plan for an inclusionary mixed-use development. This conceptual design anticipates 628 rental units which would include 157 affordable units. The Township intends to rezone the property to a new R-5C Affordable Housing District which will permit mid-rise apartments and garden apartments. The ordinance establishes a maximum gross density of 10 units per acre, and further establishes that a minimum of 25% of the units be reserved for affordable housing.

West Windsor anticipates that an application for development will be submitted in 2019, and that construction will begin in 2020 and conclude in 2025.

Figure 27: Garden Homes Concept Plan



Figure 2. Duck Pond Conceptual Site Plan

The development meets the Four-Prong Test as follows:

1. Approvable Site

West Windsor intends to adopt the draft R-5C District Ordinance, which will permit the inclusionary development illustrated by the concept plan. The Township will adopt the ordinance after the HEFSP is approved by the Court.

The site had previously received a Flood Hazard Control Act permit. All required work was completed during the timeframe required by the permit. This included the construction of a stormwater management detention pond, retaining walls, and berms along the southerly edge of the development area.

Furthermore, the site has also been filled and the regulated area is now smaller than what it previously was; the elevation of the FHA has decreased slightly since the permit was issued. Ultimately, the area proposed for inclusionary development is now outside the FHA, as shown in the accompanying plan. Therefore, no future permit is expected to be required.

In addition to the above, the site is located within the jurisdiction of the Delaware and Raritan Canal Commission. A permit for the prior proposed commercial development was previously issued by the DRCC. However, it is now expired. This expired permit will need to be renewed and comply with any requirements established with the DRCC permit. Because the proposed inclusionary development is within the same footprint of the previously approved plan, and because the access roads, retaining walls, berms, and a stormwater management detention pond have already been constructed, the applicant does not envision any issues in renewing the DRCC permit.

2. Available Site

The Township is unaware of any title or easement issues on the site.

3. Developable Site

The development is located in the water and sewer service areas.

4. Suitable Site

Garden Homes is located near several complementary land uses, including inclusionary multifamily residential developments and commercial uses. The draft ordinance encourages vehicular connections to adjacent properties in order to better integrate the site with these surrounding uses. In addition, the property has approximately 340 feet of frontage along Route 1 as well as access agreements with the adjacent multi-family developments to connect to Old Meadow Road.

This development is eligible for crediting under N.J.A.C. 5:93-5.6 (inclusionary housing).

Based on the above information, Garden Homes is eligible for **157 credits**.

Legend

- Parcels
- Garden Homes
- Water
- Wetlands w/ 50' Buffer
- Steep Slope (15% or Greater)
- FEMA Special Flood Hazard Area



\\ngfas1\Survey\GIS\GISPROJECTS\Municipal\U-Z\WWP\WWP-192\fordable Sites\180514\pp_Garden_Homes.mxd



0 225 450
Feet
1 inch = 450 feet

GARDEN HOMES
BLOCK 8, LOT 8
WEST WINDSOR TOWNSHIP
MERCER COUNTY, NEW JERSEY



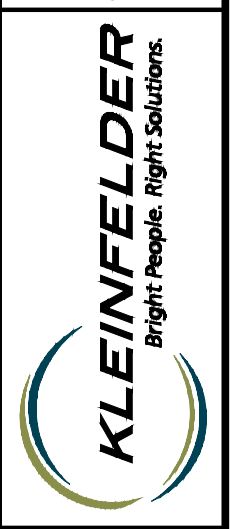


ATTACHMENT
A

ENVIRONMENTAL CONSTRAINTS
DUCK POND DEVELOPMENT

WEST WINDSOR, NJ

PROJECT NO. 6393A
DRAWN BY: ELD
CHECKED BY: JFC
DATE: 01-16-19
REVISED: ---



The information included on this graphic representation has been compiled from a variety of sources and is subject to change without notice. Kleinfelder does not warrant, represent, or imply any accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a land survey product nor is it designed or intended for use as a construction design document. The use or misuse of the information contained on this graphic representation is at the sole risk of the party using or misusing the information.



Roseland/Mack Cali

The Roseland/Mack Cali site, which is identified by municipal tax records as Block 9 Lot 12.01 and 12.03, and Block 9.03 Lot 12.02, is located on the east side of Route 1 to the south of Carnegie Center Drive and to the north of Meadow Road. The property has a combined total area of approximately 59 acres and is presently vacant. Surrounding land uses consist of: the Carnegie Center office complex to the north; farmland to the east; the Square at West Windsor, Windsor Woods, and the proposed Garden Homes development to the south; and commercial uses along the Route 1 Corridor to the west.

The Township intends to rezone the property to a new PMN-1 Planned Mixed-Use Neighborhood/Affordable Housing District. This new zone is designed to encourage a mix of uses on the site while also creating a pedestrian- and bicycle-friendly environment. The draft ordinance permits the following principal uses:

1. A minimum of 15,000 square feet of nonresidential floor area to be devoted to neighborhood retail commercial goods and services;
2. A minimum of 600 residential units, and;
3. A limited service hotel with a minimum of 120 rooms.

In regard to residential development, garden and mid-rise apartments as well as townhouse dwellings are to be permitted in the PMN-1 District. A minimum of six hundred (600) residential units are required, with a maximum average gross density of twelve (12) units per acre. Twenty-five percent (25%) of all units are to be reserved for affordable households. In order to maintain a variety of housing stock and design, no one type of the housing types provided shall exceed seventy-five percent (75%) of the total number of dwelling units.

The developer of the site (Roseland/Mack Cali) has been working with the Township to design a compliant plan. See the accompanying concept plan. As shown, a total of 656 dwelling units are proposed of which 164 will be reserved as affordable units. The Township anticipates that the initial phase of construction on the northern half of the site, with 89 affordable units, will begin in 2020 and conclude in 2022.

Pursuant to the Township's Settlement Agreement with the FSHC, Roseland/Mack Cali may not proceed with the construction of the second portion of the development until January 1, 2025.

The Roseland/Mack Cali site meets the Four-Prong Test as follows:

1. Approvable Site

The Township has already prepared a draft zoning ordinance to rezone the subject site. This ordinance creates a new zoning district which would allow a mixed-use, inclusionary housing development. The Township will adopt the ordinance after the HE&FSP is approved by the Court.

Furthermore, as noted by the accompanying concept plan, a flood hazard area is located within the southerly portion of the site. Nevertheless, no buildings or parking areas are proposed to be located within this constrained area.

In addition, a Letter of Interpretation (LOI) was issued by the New Jersey Department of Environmental Protection on January 12, 2017. The letter notes that the wetland areas located on site are isolated wetlands and are not part of a surface water tributary system. As shown on the accompanying plan, the development is located in the upland portion of the site.

2. Available Site

The Township is unaware of any title or easement issues on the site.

3. Developable Site

The development is located in the water and sewer service areas.







4. Suitable Site

The site is surrounded by several complementary land uses, including the Carnegie Center office complex and the Square at West Windsor, as well as the existing Windsor Woods multifamily development and the proposed Garden Homes development. The site has frontage along Route 1, Carnegie Center Drive, Meadow Road, and Meadow Road Connection.

This development is eligible for crediting as it will provide inclusionary housing.

Based on the above information, Roseland/Mack Cali is eligible for **164 credits**.


Legend

-  Parcels
-  Roseland/ Mack Cali
-  Water
-  Wetlands w/ 50' Buffer
-  Steep Slope (15% or Greater)
-  FEMA Special Flood Hazard Area



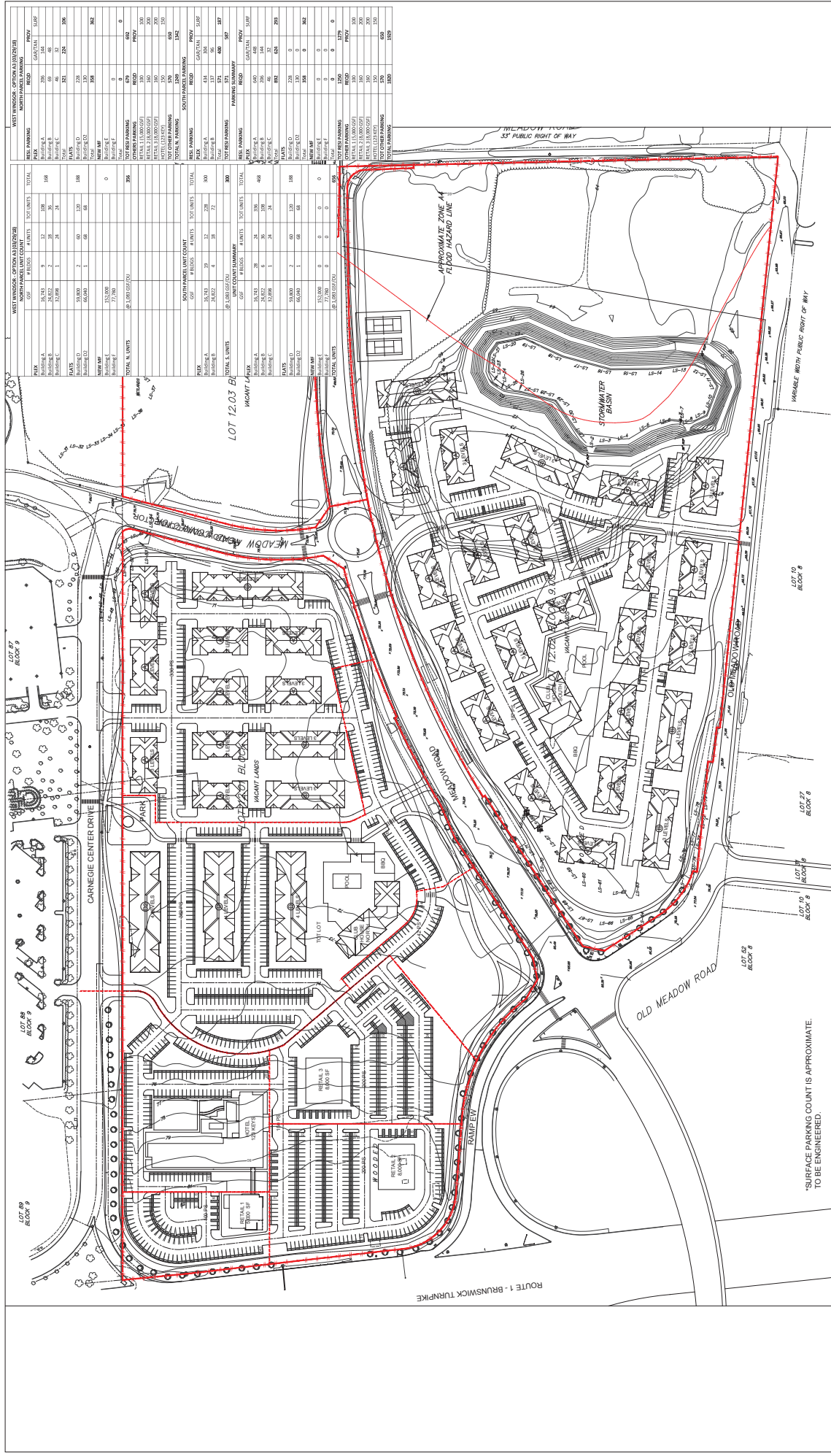
\\ngfas1\Survey\GIS\PROJECTS\Municipal\U-Z\WWP\WWP-192\Mfordable Sites\18 1008app_Roseland_MackCali.mxd



0 175 350
 Feet
 1 inch = 350 feet

ROSELAND/ MACK CALI
BLOCK 9, LOTS 12.01 & 12.03
BLOCK 9.03, LOT 12.02
WEST WINDSOR TOWNSHIP
MERCER COUNTY, NEW JERSEY





ROSELAND
— A MACK-CALI COMPANY —

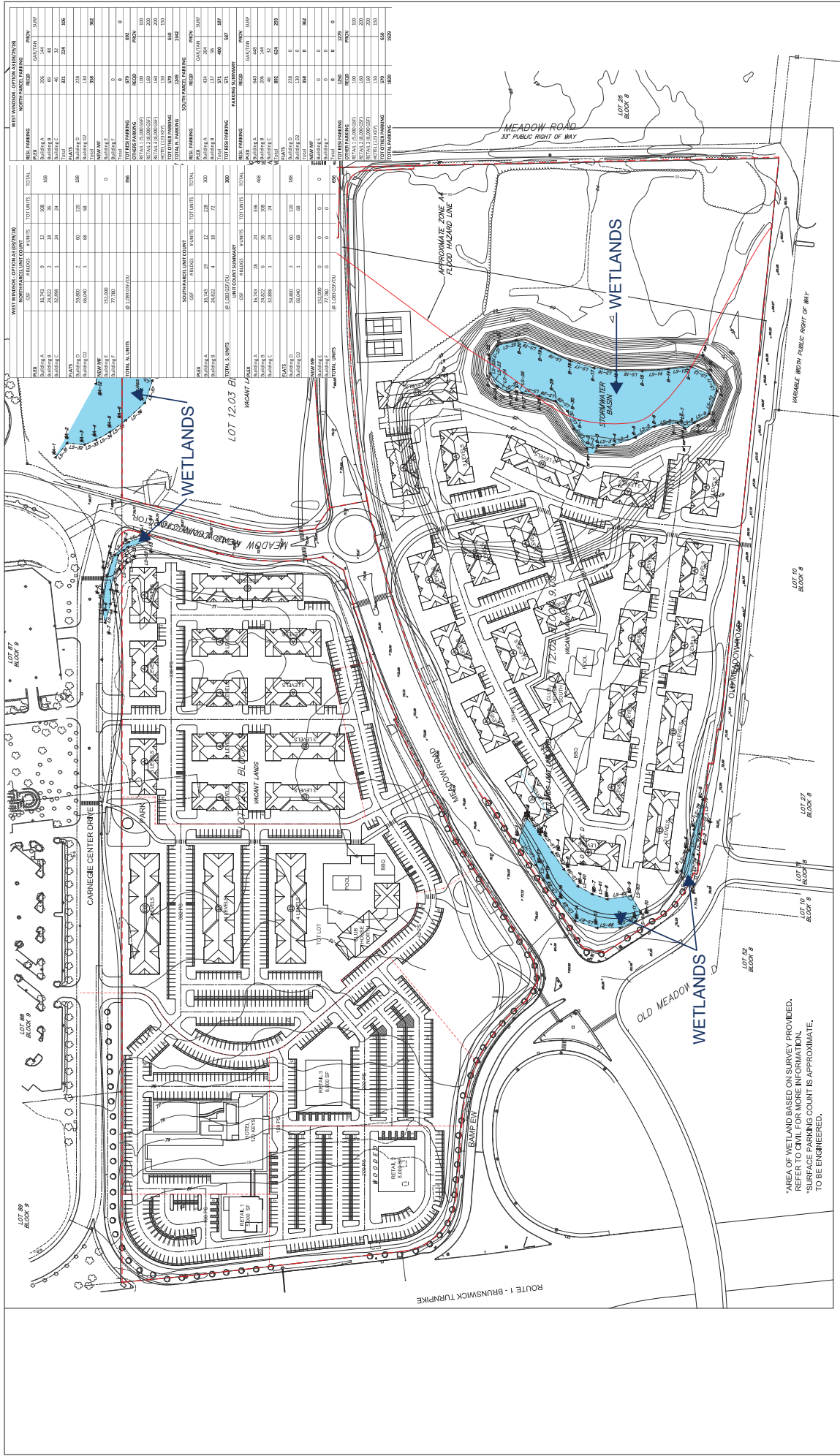
PRINCETON EXECUTIVE PARK
WEST WINDSOR, NJ
RSL000B

lessard DESIGN INC. PC
8321 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182
P-571.830.1800 | F-571.830.1801
LESSARDDESIGN.COM

APR 19, 2018
SCALE: 1"=100'
207

SITE PLAN - OPTION A (REV4)

©2018 LESSARD DESIGN INC. EXPRESSLY RESERVE ALL RIGHTS IN THIS DOCUMENT. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF LESSARD DESIGN INC. IS STRICTLY PROHIBITED.



WEST WINDSOR, OPTION A (REV 4) - WEST WINDSOR		
USE	AREA (SQ FT)	TOTAL
PLAZA	10,000	10,000
OFFICE	100,000	100,000
RETAIL	100,000	100,000
RESIDENTIAL	100,000	100,000
INDUSTRIAL	100,000	100,000
PARKING	100,000	100,000
LANDSCAPE	100,000	100,000
STORMWATER BASIN	100,000	100,000
WETLANDS	100,000	100,000
TOTAL	600,000	600,000

WEST WINDSOR, OPTION A (REV 4) - WEST WINDSOR		
USE	AREA (SQ FT)	TOTAL
PLAZA	10,000	10,000
OFFICE	100,000	100,000
RETAIL	100,000	100,000
RESIDENTIAL	100,000	100,000
INDUSTRIAL	100,000	100,000
PARKING	100,000	100,000
LANDSCAPE	100,000	100,000
STORMWATER BASIN	100,000	100,000
WETLANDS	100,000	100,000
TOTAL	600,000	600,000

WEST WINDSOR, OPTION A (REV 4) - WEST WINDSOR		
USE	AREA (SQ FT)	TOTAL
PLAZA	10,000	10,000
OFFICE	100,000	100,000
RETAIL	100,000	100,000
RESIDENTIAL	100,000	100,000
INDUSTRIAL	100,000	100,000
PARKING	100,000	100,000
LANDSCAPE	100,000	100,000
STORMWATER BASIN	100,000	100,000
WETLANDS	100,000	100,000
TOTAL	600,000	600,000

WEST WINDSOR, OPTION A (REV 4) - WEST WINDSOR		
USE	AREA (SQ FT)	TOTAL
PLAZA	10,000	10,000
OFFICE	100,000	100,000
RETAIL	100,000	100,000
RESIDENTIAL	100,000	100,000
INDUSTRIAL	100,000	100,000
PARKING	100,000	100,000
LANDSCAPE	100,000	100,000
STORMWATER BASIN	100,000	100,000
WETLANDS	100,000	100,000
TOTAL	600,000	600,000

WEST WINDSOR, OPTION A (REV 4) - WEST WINDSOR		
USE	AREA (SQ FT)	TOTAL
PLAZA	10,000	10,000
OFFICE	100,000	100,000
RETAIL	100,000	100,000
RESIDENTIAL	100,000	100,000
INDUSTRIAL	100,000	100,000
PARKING	100,000	100,000
LANDSCAPE	100,000	100,000
STORMWATER BASIN	100,000	100,000
WETLANDS	100,000	100,000
TOTAL	600,000	600,000

WEST WINDSOR, OPTION A (REV 4) - WEST WINDSOR		
USE	AREA (SQ FT)	TOTAL
PLAZA	10,000	10,000
OFFICE	100,000	100,000
RETAIL	100,000	100,000
RESIDENTIAL	100,000	100,000
INDUSTRIAL	100,000	100,000
PARKING	100,000	100,000
LANDSCAPE	100,000	100,000
STORMWATER BASIN	100,000	100,000
WETLANDS	100,000	100,000
TOTAL	600,000	600,000

WEST WINDSOR, OPTION A (REV 4) - WEST WINDSOR		
USE	AREA (SQ FT)	TOTAL
PLAZA	10,000	10,000
OFFICE	100,000	100,000
RETAIL	100,000	100,000
RESIDENTIAL	100,000	100,000
INDUSTRIAL	100,000	100,000
PARKING	100,000	100,000
LANDSCAPE	100,000	100,000
STORMWATER BASIN	100,000	100,000
WETLANDS	100,000	100,000
TOTAL	600,000	600,000

WEST WINDSOR, OPTION A (REV 4) - WEST WINDSOR		
USE	AREA (SQ FT)	TOTAL
PLAZA	10,000	10,000
OFFICE	100,000	100,000
RETAIL	100,000	100,000
RESIDENTIAL	100,000	100,000
INDUSTRIAL	100,000	100,000
PARKING	100,000	100,000
LANDSCAPE	100,000	100,000
STORMWATER BASIN	100,000	100,000
WETLANDS	100,000	100,000
TOTAL	600,000	600,000

WEST WINDSOR, OPTION A (REV 4) - WEST WINDSOR		
USE	AREA (SQ FT)	TOTAL
PLAZA	10,000	10,000
OFFICE	100,000	100,000
RETAIL	100,000	100,000
RESIDENTIAL	100,000	100,000
INDUSTRIAL	100,000	100,000
PARKING	100,000	100,000
LANDSCAPE	100,000	100,000
STORMWATER BASIN	100,000	100,000
WETLANDS	100,000	100,000
TOTAL	600,000	600,000

ROSELAND
 — A MACK-CALI COMPANY —

PRINCETON EXECUTIVE PARK
 WEST WINDSOR, NJ
essard
 DESIGN INC. PC.
 8521 LEESBURG PIKE, SUITE 700,
 VIENNA, VA 22182
 P: 703.444.8800 | F: 703.444.8801
 WWW.ESSARDDESIGN.COM

SITE PLAN - OPTION A (REV 4)
 JAN 17, 2019
 RSL_0668

SCALE: 1" = 100'
 0 100' 200'

*AREA OF WETLAND BASED ON SURVEY PROVIDED.
 REFER TO CIVIL FOR MORE INFORMATION.
 *SURFACE PARKING COUNT IS APPROXIMATE.
 TO BE ENGINEERED.

LOT 26 BLOCK 6
 LOT 27 BLOCK 6
 LOT 28 BLOCK 6
 LOT 29 BLOCK 6
 LOT 30 BLOCK 6
 LOT 31 BLOCK 6
 LOT 32 BLOCK 6
 LOT 33 BLOCK 6
 LOT 34 BLOCK 6
 LOT 35 BLOCK 6
 LOT 36 BLOCK 6
 LOT 37 BLOCK 6
 LOT 38 BLOCK 6
 LOT 39 BLOCK 6
 LOT 40 BLOCK 6
 LOT 41 BLOCK 6
 LOT 42 BLOCK 6
 LOT 43 BLOCK 6
 LOT 44 BLOCK 6
 LOT 45 BLOCK 6
 LOT 46 BLOCK 6
 LOT 47 BLOCK 6
 LOT 48 BLOCK 6
 LOT 49 BLOCK 6
 LOT 50 BLOCK 6
 LOT 51 BLOCK 6
 LOT 52 BLOCK 6
 LOT 53 BLOCK 6
 LOT 54 BLOCK 6
 LOT 55 BLOCK 6
 LOT 56 BLOCK 6
 LOT 57 BLOCK 6
 LOT 58 BLOCK 6
 LOT 59 BLOCK 6
 LOT 60 BLOCK 6
 LOT 61 BLOCK 6
 LOT 62 BLOCK 6
 LOT 63 BLOCK 6
 LOT 64 BLOCK 6
 LOT 65 BLOCK 6
 LOT 66 BLOCK 6
 LOT 67 BLOCK 6
 LOT 68 BLOCK 6
 LOT 69 BLOCK 6
 LOT 70 BLOCK 6
 LOT 71 BLOCK 6
 LOT 72 BLOCK 6
 LOT 73 BLOCK 6
 LOT 74 BLOCK 6
 LOT 75 BLOCK 6
 LOT 76 BLOCK 6
 LOT 77 BLOCK 6
 LOT 78 BLOCK 6
 LOT 79 BLOCK 6
 LOT 80 BLOCK 6
 LOT 81 BLOCK 6
 LOT 82 BLOCK 6
 LOT 83 BLOCK 6
 LOT 84 BLOCK 6
 LOT 85 BLOCK 6
 LOT 86 BLOCK 6
 LOT 87 BLOCK 6
 LOT 88 BLOCK 6
 LOT 89 BLOCK 6
 LOT 90 BLOCK 6
 LOT 91 BLOCK 6
 LOT 92 BLOCK 6
 LOT 93 BLOCK 6
 LOT 94 BLOCK 6
 LOT 95 BLOCK 6
 LOT 96 BLOCK 6
 LOT 97 BLOCK 6
 LOT 98 BLOCK 6
 LOT 99 BLOCK 6
 LOT 100 BLOCK 6

A.01

Sun Bank Property

The Sun Bank Property, which is identified by municipal tax records as Block 12.04 Lot 18, is located at 47 Princeton Hightstown Road. The site has an area of 1.69 acres and is located in the Princeton Junction Redevelopment Area, the goal of which is to create a mixed-use village environment. It is surrounded by a variety of uses, including: the aforementioned Princeton Ascend development to the north; single-family dwellings to the east; the Dr. Mian property to the south; and commercial uses to the west.

The owner of the property, VCC Princeton Junction, LLC, submitted a concept plan to the Zoning Board of Adjustment in January of 2019 seeking “d” variance relief to construct a mixed-use building and day care center. The mixed-use building includes 12 apartments, of which 3 are to be reserved as affordable units. See the accompanying concept plan. The conceptual site plan and use variance application was ultimately approved by the Zoning Board. See Appendix CC for a copy of the resolution.

Construction on the project is expected to begin in 2019 and conclude in 2020.

The Sun Bank Property meets the Four-Prong Test as follows:

1. Approvable Site

As noted above, the applicant received conceptual site plan approval and “d” variance relief from the Zoning Board of Adjustment in January of 2019. Once the site plan is finalized, a formal site plan application will be submitted to the Zoning Board of Adjustment.

2. Available Site

The Township is unaware of any title or easement issues on the site.

3. Developable Site

The development is located in the water and sewer service areas.







4. Suitable Site

The site is located near several complementary land uses, including the Ellsworth Center, 40 Steps, and the Dr. Mian property. It is also located in the Princeton Junction Redevelopment District and is within walking distance to the Princeton Junction Train Station as well as several shops and services. In addition, the site has approximately 200 feet offfrontage along Princeton-Hightstown Road. There are no known environmental constraints on the property.

This development is eligible for crediting under N.J.A.C. 5:93-5.6 (inclusionary housing).

Based on the above information, Sun Bank Property is eligible for **3 credits**.


Legend

-  Parcels
-  Sun Bank Property
-  Water
-  Wetlands w/ 50' Buffer
-  Steep Slope (15% or Greater)
-  FEMA Special Flood Hazard Area



\\hgas1\Survey\GIS\PROJECTS\Municipal\U-Z\WWP\WWP-192\fordable Sites\1805\4pp_Sun_Bank.mxd



0 50 100
 Feet
1 inch = 100 feet

SUN BANK PROPERTY
BLOCK 12.04, LOT 18
WEST WINDSOR TOWNSHIP
MERCER COUNTY, NEW JERSEY



MASER
 LANDSCAPE ARCHITECTURE
 1000 WEST WINDSOR TOWNSHIP
 WEST WINDSOR, NJ 07093
 TEL: 908.687.2200
 WWW.MASERLANDSCAPE.COM

CL
 CIVIL ENGINEERING
 1000 WEST WINDSOR TOWNSHIP
 WEST WINDSOR, NJ 07093
 TEL: 908.687.2200
 WWW.MASERLANDSCAPE.COM

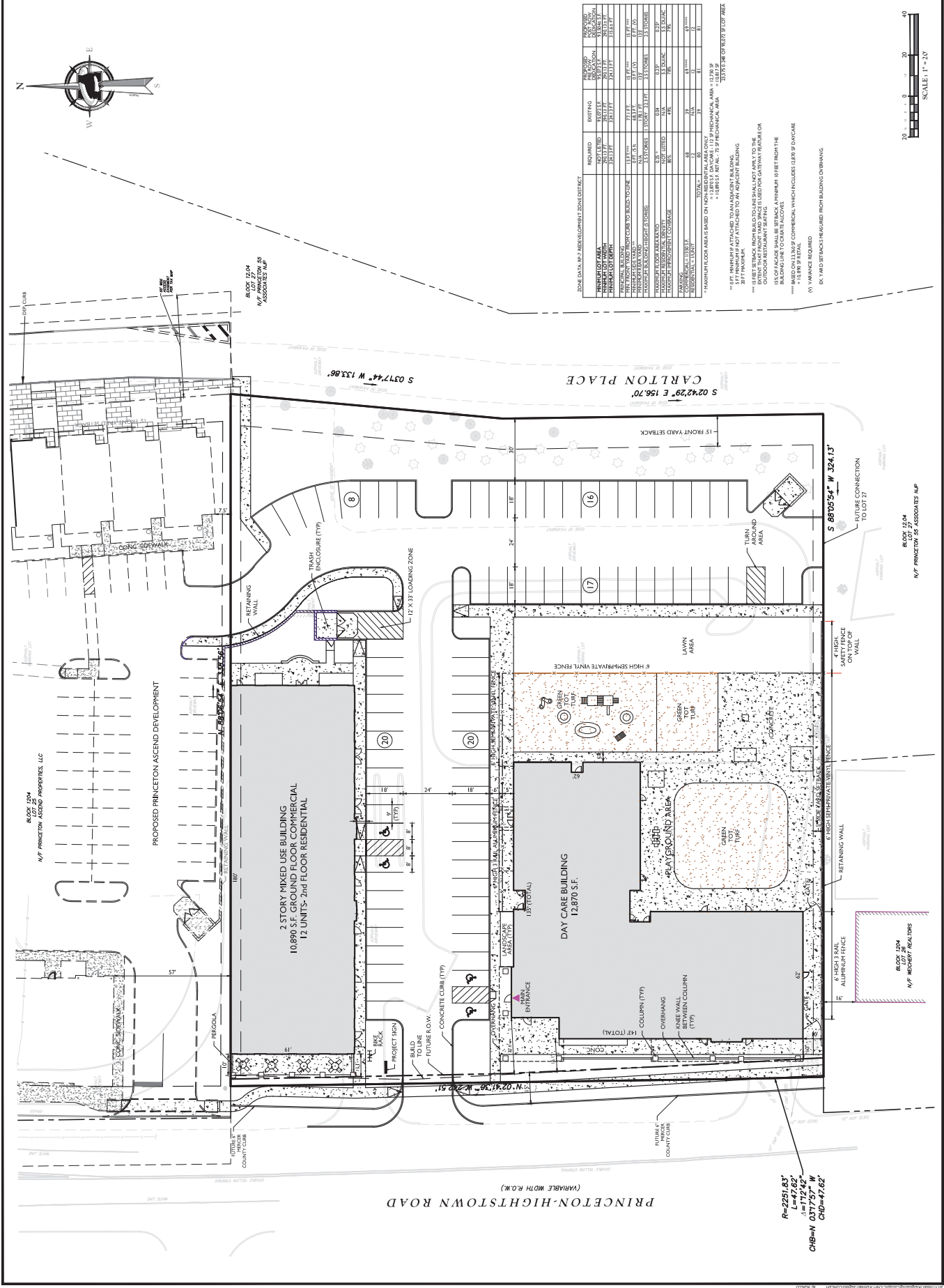
NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
-------	-------	-------	-------	-------	-------	-------	-------	-------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------

JULIA G. ALGO
 NEW JERSEY PROFESSIONAL
 ENGINEER LICENSE NUMBER 324113

USE VARIANCE PLAN
 FOR
47 PRINCETON
HIGHTSTOWN ROAD

BLOCK 1204
LOT 18
WEST WINDSOR TOWNSHIP
MERCER COUNTY
NEW JERSEY

MASER LANDSCAPE
 1000 WEST WINDSOR TOWNSHIP
 WEST WINDSOR, NJ 07093
 TEL: 908.687.2200
 WWW.MASERLANDSCAPE.COM



ZONE DATA BY DEVELOPMENT ZONE DISTRICT

REQUIRED	EXISTING	PERMITTED	PERMITTED	PERMITTED	PERMITTED	PERMITTED	PERMITTED	PERMITTED	PERMITTED
NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10
NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20
NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30
NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40
NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50
NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60
NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70
NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80
NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90
NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100

1. 12,870 S.F. DAY CARE 113 PERMEABLE AREA = 12,030 S.F.
 2. 10,890 S.F. RETAIL 113 PERMEABLE AREA = 10,890 S.F.

*** 5 FT MINIMUM IF ANY VERTICAL CURB OR CONCRETE BARRIERS
 *** 6 FT MINIMUM IF ANY VERTICAL CURB OR CONCRETE BARRIERS
 *** 8 FT MINIMUM IF ANY VERTICAL CURB OR CONCRETE BARRIERS
 *** 10 FT MINIMUM IF ANY VERTICAL CURB OR CONCRETE BARRIERS
 *** 12 FT MINIMUM IF ANY VERTICAL CURB OR CONCRETE BARRIERS
 *** 15 FT MINIMUM IF ANY VERTICAL CURB OR CONCRETE BARRIERS
 *** 18 FT MINIMUM IF ANY VERTICAL CURB OR CONCRETE BARRIERS
 *** 20 FT MINIMUM IF ANY VERTICAL CURB OR CONCRETE BARRIERS
 *** 25 FT MINIMUM IF ANY VERTICAL CURB OR CONCRETE BARRIERS
 *** 30 FT MINIMUM IF ANY VERTICAL CURB OR CONCRETE BARRIERS
 *** 35 FT MINIMUM IF ANY VERTICAL CURB OR CONCRETE BARRIERS
 *** 40 FT MINIMUM IF ANY VERTICAL CURB OR CONCRETE BARRIERS
 *** 45 FT MINIMUM IF ANY VERTICAL CURB OR CONCRETE BARRIERS
 *** 50 FT MINIMUM IF ANY VERTICAL CURB OR CONCRETE BARRIERS
 *** 55 FT MINIMUM IF ANY VERTICAL CURB OR CONCRETE BARRIERS
 *** 60 FT MINIMUM IF ANY VERTICAL CURB OR CONCRETE BARRIERS
 *** 65 FT MINIMUM IF ANY VERTICAL CURB OR CONCRETE BARRIERS
 *** 70 FT MINIMUM IF ANY VERTICAL CURB OR CONCRETE BARRIERS
 *** 75 FT MINIMUM IF ANY VERTICAL CURB OR CONCRETE BARRIERS
 *** 80 FT MINIMUM IF ANY VERTICAL CURB OR CONCRETE BARRIERS
 *** 85 FT MINIMUM IF ANY VERTICAL CURB OR CONCRETE BARRIERS
 *** 90 FT MINIMUM IF ANY VERTICAL CURB OR CONCRETE BARRIERS
 *** 95 FT MINIMUM IF ANY VERTICAL CURB OR CONCRETE BARRIERS
 *** 100 FT MINIMUM IF ANY VERTICAL CURB OR CONCRETE BARRIERS

(V) VARIANCE REQUIRED
 (X) YARD SETBACKS REQUIRED FROM BUILDING OR FINISH



Dr. Mian Property

The Dr. Mian Property, which is identified by municipal tax records as Block 12.04 Lot 27, is located at 55 Princeton Hightstown Road. The site has an area of approximately 3 acres and is located in the Princeton Junction Redevelopment Area. It is surrounded by a variety of land uses, including: the Sun Bank Property, Princeton Ascend, a Rite Aid, the Ellsworth Center, and 400 Steps to the north; single-family dwellings to the east; commercial uses to the south; and commercial uses to the west.

The property owner, Princeton 55 Associates NJP, has presented a concept plan for ten (10) apartments of which two (2) units would be affordable rentals. This would be an as-of-right plan under the Princeton Junction Redevelopment Area and the RP-7 Princeton Junction Redevelopment Plan District.

The Dr. Mian Property meets the Four-Prong Test as follows:

- 1. Approvable Site**

The site is located in the Princeton Junction Redevelopment Area, which permits inclusionary multi-family residential housing. Therefore, the owner can submit a compliant site plan.

- 2. Available Site**

The Township is unaware of any title or easement issues on the site.

- 3. Developable Site**

The development is located in the water and sewer service areas.







- 4. Suitable Site**

The site is surrounded by a variety of complementary uses including the aforementioned Princeton Ascend and Sun Bank property developments. It is also located in the Princeton Junction Redevelopment District and is within walking distance to the Princeton Junction Train Station as well as several shops and services. The property has frontage along Princeton Hightstown Road as well as Carlton Place. There are no known environmental features on the property as shown on the accompanying map.

This development is eligible for crediting under N.J.A.C. 5:93-5.6 (inclusionary housing).

Based on the above information, Sun Bank Property is eligible for **2 credits**.

Legend

-  Parcels
-  Dr. Mian Property
-  Water
-  Wetlands w/ 50' Buffer
-  Steep Slope (15% or Greater)
-  FEMA Special Flood Hazard Area



\\njgas1\Survey\GIS\PROJECTS\Municipal\U-Z\WWP\WWP-192\fordable Sites\180514\app_Dr_Mian.mxd



0 50 100
Feet
1 inch = 100 feet

DR. MIAN PROPERTY
BLOCK 12.04, LOT 27
WEST WINDSOR TOWNSHIP
MERCER COUNTY, NEW JERSEY



Bear Creek Senior Living

In 1996, a general development plan (GDP) was approved by the Township for an age-restricted planned residential retirement community. Known as Bear Creek, the approval consisted of 901 dwelling units with a 15% set-aside. These dwelling units included the following:

1. Five hundred and forty (540) dwelling units were to be constructed in the Villages at Bear Creek, including fourteen (14) affordable units. A 15,000-square foot clubhouse and 6,500-square foot day care facility were also proposed.
2. Sixty-one (61) multifamily units at the Hamlet, consisting of thirty-eight (38) low-income and twenty-three (23) moderate-income units. A 1,200 to 1,500-square foot community building was also proposed.
3. Three hundred (300) dwelling units in a congregate care retirement community, consisting of 220 apartments and 80 assisted living units. This included thirty (30) low-income and thirty (30) moderate-income units. A 29,500 square foot commons building, 10,500-square foot surgical building, and 3,500-square foot adult day care facility were also proposed.

In 1999, the Planning Board granted preliminary and final site plan approval for the third component of Bear Creek, which was then known as The Esplanade. The property, which was then identified by municipal tax records as Block 33 Lot 1.02, is located at 291 Village Road East. The approval was for five buildings: two assisted living buildings, two independent living buildings, and a community building. As shown on the accompanying map, two buildings which are assisted living buildings with 10 Medicaid beds have been built to date. These buildings are now known as the Bear Creek Senior Living Community.

In 2005, the property owner returned to the Board seeking to amend the previous approval by reducing the size of the community building and reconfiguring the proposed independent living buildings. The Planning Board ultimately approved the amended site plan on March 23, 2005, and the decision was memorialized on June 15, 2005. Pursuant to the resolution of approval, the two independent living buildings were required to provide a total of 51 affordable units. See Appendix DD for a copy of the resolution.

Subsequently, the property has been divided into two separate lots: Block 33 Lots 1.021 and 1.022. Lot 1.021 contains the aforementioned Bear Creek Senior Living assisted living facility, and Lot 1.022 is vacant. It is located at 289 Village Road East and has an area of approximately 13.7 acres. Surrounding land uses consist of: the Village Grande portion of the Bear Creek complex to the northeast; the Hamlet to the southeast; farmland to the south and southwest; and the aforementioned Bear Creek Assisted Living Facility to the northwest.

Lot 1.022 is presently owned by Benjamin Zaitz, to whom the property was conveyed in 2016. Mr. Zaitz has met with Township staff and officials with conceptual plans to construct a high-end independent living facility for seniors. Similar to the original GDP, a total of 220 units are proposed, of which 51 units are to be reserved for affordable housing.

The Township has prepared a draft ordinance amending the PRRC District standards and the definition of "congregate housing" to permit the proposed development. The development will ultimately require amended site plan approval.

The Bear Creek Senior Living development meets the Four-Prong Test as follows:

1. Approvable Site

The site was previously approved for senior independent living with a 51-unit affordable housing set-aside. The Township has worked with the new owner to amend the code and to obtain any amendments to the site plan necessary to bring the project to fruition. The proposed bedroom distribution has not changed from the previously approved development, and the site was previously granted a waiver from RSIS parking requirements.

2. Available Site

The Township is unaware of any title or easement issues on the site.

3. Developable Site

The development is located in the water and sewer service areas.







4. Suitable Site

As previously established, the site is a part of a greater GDP which was originally approved in 1996. As such, it is surrounded by a variety of housing types which include affordable housing units. The property also has an access agreement with the existing assisted living facility, which has frontage along Village Road East. There are limited wetland areas located at the southerly tip of the site.

This development is eligible for crediting under N.J.A.C. 5:93-5.6 (inclusionary housing) and N.J.A.C. 5:93-5.14 (age-restricted housing).

Based on the above information, the Bear Creek Senior Housing development is eligible for **51 credits**.

Legend

-  Parcels
-  Bear Creek Senior Living
-  Water
-  Wetlands w/ 50' Buffer
-  Steep Slope (15% or Greater)
-  FEMA Special Flood Hazard Area



\\hrcas1\Survey\GIS\PROJECTS\Municipal\U-Z\WWP\WWP-192\fordable Sites\180531\app_Bear_Creek_Sr_Living.mxd



0 100 200
Feet
1 inch = 200 feet

BEAR CREEK SENIOR LIVING
BLOCK 22, LOT 1.022
WEST WINDSOR TOWNSHIP
MERCER COUNTY, NEW JERSEY



Bear Brook Homes

In 2018, Bear Brook Homes, LLC submitted an application to the Planning Board seeking preliminary and final major subdivision to subdivide Block 9 Lots 55 and 56 into twelve (12) new lots, which included ten (10) residential lots and two (2) open space lots. The residential lots were comprised of seven (7) zero-lot line single family dwellings and three (3) townhouses units, two (2) of which were to be reserved for affordable households.

The site is located in the northwesterly portion of the Township, near the intersection of Bear Brook Road and Greylynne Drive. It has an area of approximately 10 acres and is located next to Little Bear Brook. Surrounding land uses include: woodlands to the north; single-family dwellings and farmland to the east; single-family dwellings and multi-family developments, including the Estates at Princeton Junction, to the south; and farmland to the west.

The Board ultimately approved the application on April 4, 2018. The resolution was memorialized on July 11, 2018 and is attached as Appendix EE.

Bear Brook Homes meets the Four-Prong Test as follows:

- 1. Approvable Site**

The site was recently approved to construct a small inclusionary development.

- 2. Available Site**

The Township is unaware of any title or easement issues on the site.

- 3. Developable Site**

The development is located in the water and sewer service areas.







- 4. Suitable Site**

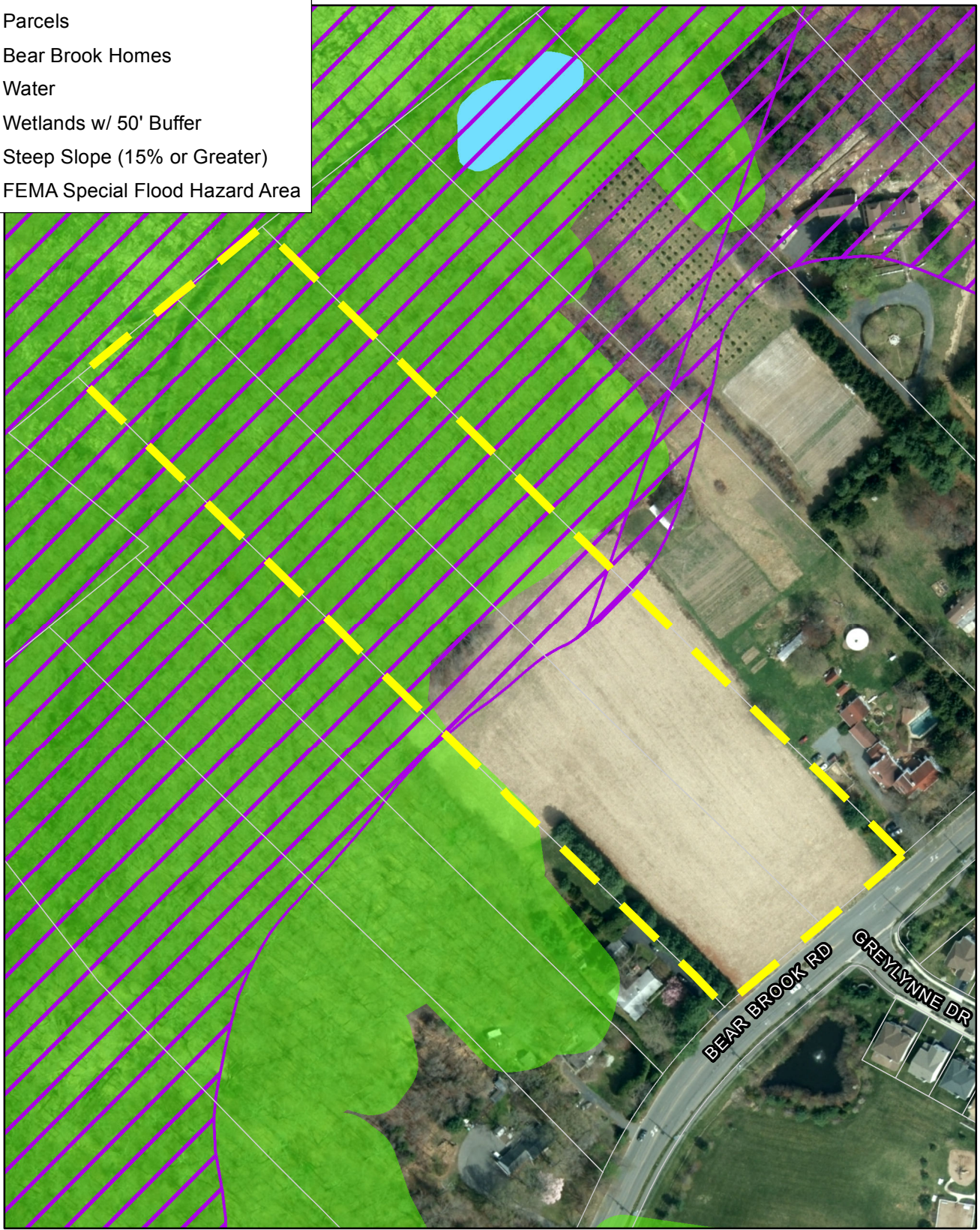
The site is surrounded by several compatible land uses, including the Estates at Princeton Junction inclusionary development. The site has frontage along Bear Brook Road. As shown on the accompanying plan, while the rear portion of the site is encumbered with wetlands and a FEMA flood hazard area, the approved development is located entirely on the unencumbered portion.

This development is eligible for crediting under N.J.A.C. 5:93-5.6 (inclusionary housing).

Based on the above information, Bear Brook Homes is eligible for **2 credits**.

Legend

-  Parcels
-  Bear Brook Homes
-  Water
-  Wetlands w/ 50' Buffer
-  Steep Slope (15% or Greater)
-  FEMA Special Flood Hazard Area



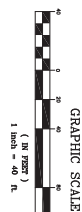
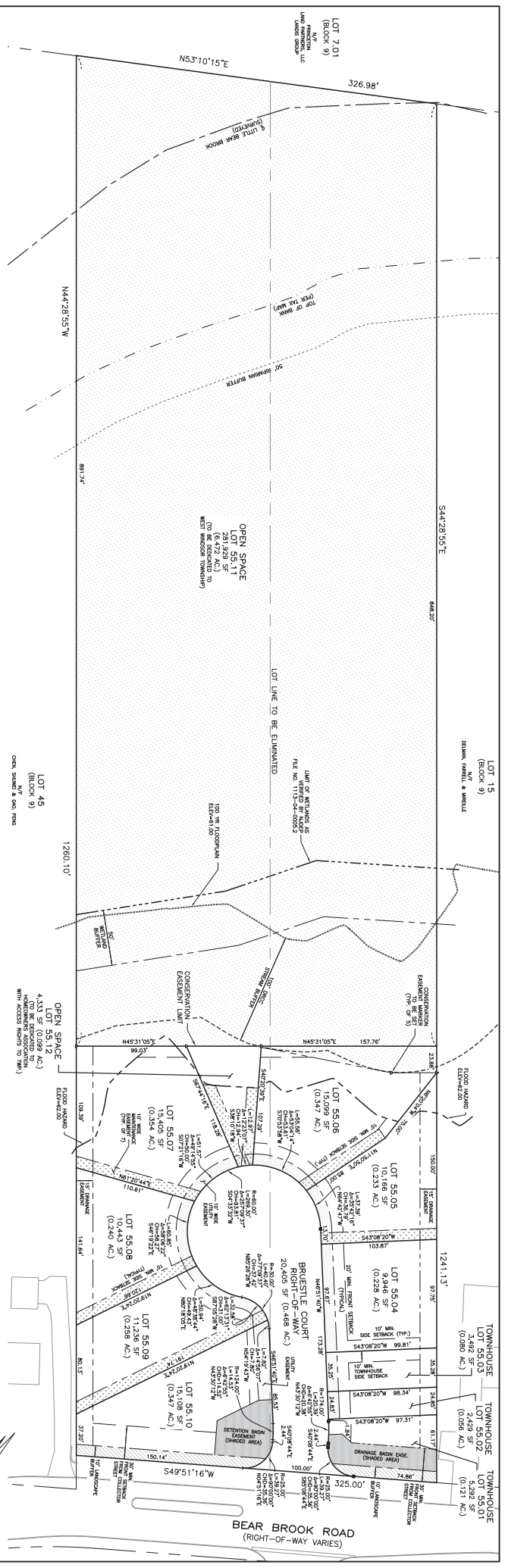
\\nrgas1\Survey\GIS\PROJECTS\Municipal\U-Z\WWP\WWP-192\fordable Sites\180531\app_Bear_Brook_Homes.mxd



0 100 200
Feet
1 inch = 200 feet

BEAR BROOK HOMES
BLOCK 9, LOTS 55 & 56
WEST WINDSOR TOWNSHIP
MERCER COUNTY, NEW JERSEY





- WETLAND LIMIT
- 50' WETLAND BUFFER
- EXISTING STREAM
- NADCP FLOOD HAZARD AREA
- 100 YR FLOODPLAIN ELEVATION
- 50' SPILLWAY BUFFER
- 100' DRCC STREAM BUFFER
- CONSERVATION ESCAPEMENT

This plan complies with revised New Jersey statutes 40:27-1 through 40:27-6.13

I have carefully examined this map and to the best of my knowledge and belief it conforms with the provisions of the Municipal Ordinance and the provisions of the State and Federal laws and regulations applicable thereto.

Professional Engineer License No. 2460434593
 Date: _____
 (West Windsor Township Engineer)

Municipal Planning Board
 Date: _____
 (West Windsor Township)

Mayor/Gender
 Date: _____
 (West Windsor Township Planning Board Chairman)

Municipal Planning Board Secretary
 Date: _____
 (West Windsor Township)

Subdivision shown herein is made with the free consent and in accordance with the desire of the owners and they hereby consent to the filing thereof.

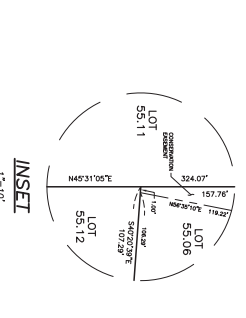
Owner: (Lot 55) _____ Date: _____

I hereby certify that this map complies with the provisions of chapter 141, pt. 1840, and that it has been approved for filing by the Township of West Windsor. This certification shall expire if this map is not properly filed with the said County Clerk on or before _____.

Kevin Gardner
 Date: _____
 (West Windsor Township Planning Board Chairman)

Dore Hubbard
 Date: _____
 (West Windsor Township Planning Board Secretary)

Sharon L. Young
 Date: _____
 (West Windsor Township Clerk)



I hereby certify that the Township Committee of West Windsor has been given the opportunity to review this map and has approved the same for filing.

Kevin L. Kennon, P.L.S.
 Date: _____
 (West Windsor Township Clerk)

I hereby certify that the minimum survey detail requirements as provided by the State Board of Professional Engineers and Land Surveyors.

Kevin L. Kennon, P.L.S.
 Date: _____
 (West Windsor Township Clerk)

EASEMENT DETAIL
1" = 40'

LOT 55.01 0.121 AC
 LOT 55.02 0.086 AC
 LOT 55.03 0.080 AC
 LOT 55.04 0.228 AC
 LOT 55.05 0.233 AC
 LOT 55.06 0.247 AC
 LOT 55.07 0.240 AC
 LOT 55.08 0.258 AC
 LOT 55.09 0.247 AC
 LOT 55.10 0.247 AC
 LOT 55.11 0.099 AC
 LOT 55.12 0.468 AC
 OPEN SPACE 9.30 AC
 R.O.W. DEDICATION 9.30 AC

GENERAL NOTES/REFERENCES:

- EXISTING EASEMENTS SHOWN ON THIS MAP ARE THE PROPERTY OF THE PROPERTY OWNER AND ARE NOT TO BE DISTURBED.
- ALL EASEMENTS TO BE DEPOSITED TO A RECORDING ASSOCIATION TO BE FILED IN THE PUBLIC RECORDS.
- ALL OF A PORTION OF LOTS 55.08, 55.09, 55.07 AND 55.12 CONTAIN A FLOOD HAZARD AREA AS SHOWN ON THE MAP.
- THE PROPERTY OWNER HAS BEEN ADVISED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL AND NATURE RESOURCES THAT THE PROPERTY IS IN A FLOOD HAZARD AREA AND THAT THE PROPERTY IS SUBJECT TO FLOODING.
- THE PROPERTY OWNER HAS BEEN ADVISED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL AND NATURE RESOURCES THAT THE PROPERTY IS IN A FLOOD HAZARD AREA AND THAT THE PROPERTY IS SUBJECT TO FLOODING.
- THE PROPERTY OWNER HAS BEEN ADVISED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL AND NATURE RESOURCES THAT THE PROPERTY IS IN A FLOOD HAZARD AREA AND THAT THE PROPERTY IS SUBJECT TO FLOODING.

KENNEDY, L. KENNON, P.L.S.
 NEW JERSEY PROFESSIONAL LAND SURVEYOR, LIC. NO. 37195

PAGE-MULLER ENGINEERING CONSULTANTS, PC
 100 WEST 10TH STREET, SUITE 100
 PHILADELPHIA, PA 19106
 TEL: (215) 563-8888 FAX: (215) 563-8894

MAJOR SUBDIVISION OF
BLOCK 9, LOTS 55 & 56
 (TAX MAP SHEETS 6.03 & 6.04)
 TOWNSHIP OF WEST WINDSOR
 MERCER COUNTY, NEW JERSEY

FINAL PLAT

DATE: 12/20/18 1" = 40'

1 OF 1
 BLOCK-010

Princeton Theological Seminary (PTS) Phase II

As previously noted, the Princeton Theological Seminary (PTS) owns a student apartment complex which is located to the rear of the aforementioned Woodstone inclusionary development. This student apartment complex presently contains a total of 240 units.

As a component of its master planning process, PTS has decided to sell its campus in West Windsor Township. Ultimately, this development will be sold, or a ground lease entered into with a developer. The site is located in the R-5A Zone, which requires a 20% affordable housing set-aside. Based on the total number of existing units, West Windsor anticipates a total of 48 affordable units to be produced by this development.

If this sale and/or ground lease is not accomplished by January 1, 2025, West Windsor will find another mechanism to address the shortfall, provided that the development or developments proposed are otherwise in conformance with the terms of the Settlement Agreement.

PTS Phase 2 meets the Four-Prong Test as follows:

1. Approvable Site

The underlying zoning permits inclusionary housing at a maximum density of 10 garden apartments/townhomes or 25 mid-rise apartment units to the acre. The site is already developed with student housing, which can easily be transformed into market-rate housing with an inclusionary component.

The site was previously granted approval for 325 parking spaces, and 328 parking spaces were constructed. With the parking ratio of 1.3 spaces per unit which was utilized by the adjoining Woodstone development, a total of 312 parking spaces would be required.

2. Available Site

The Township is unaware of any title or easement issues on the site.

3. Developable Site








The development is located in the water and sewer service areas.

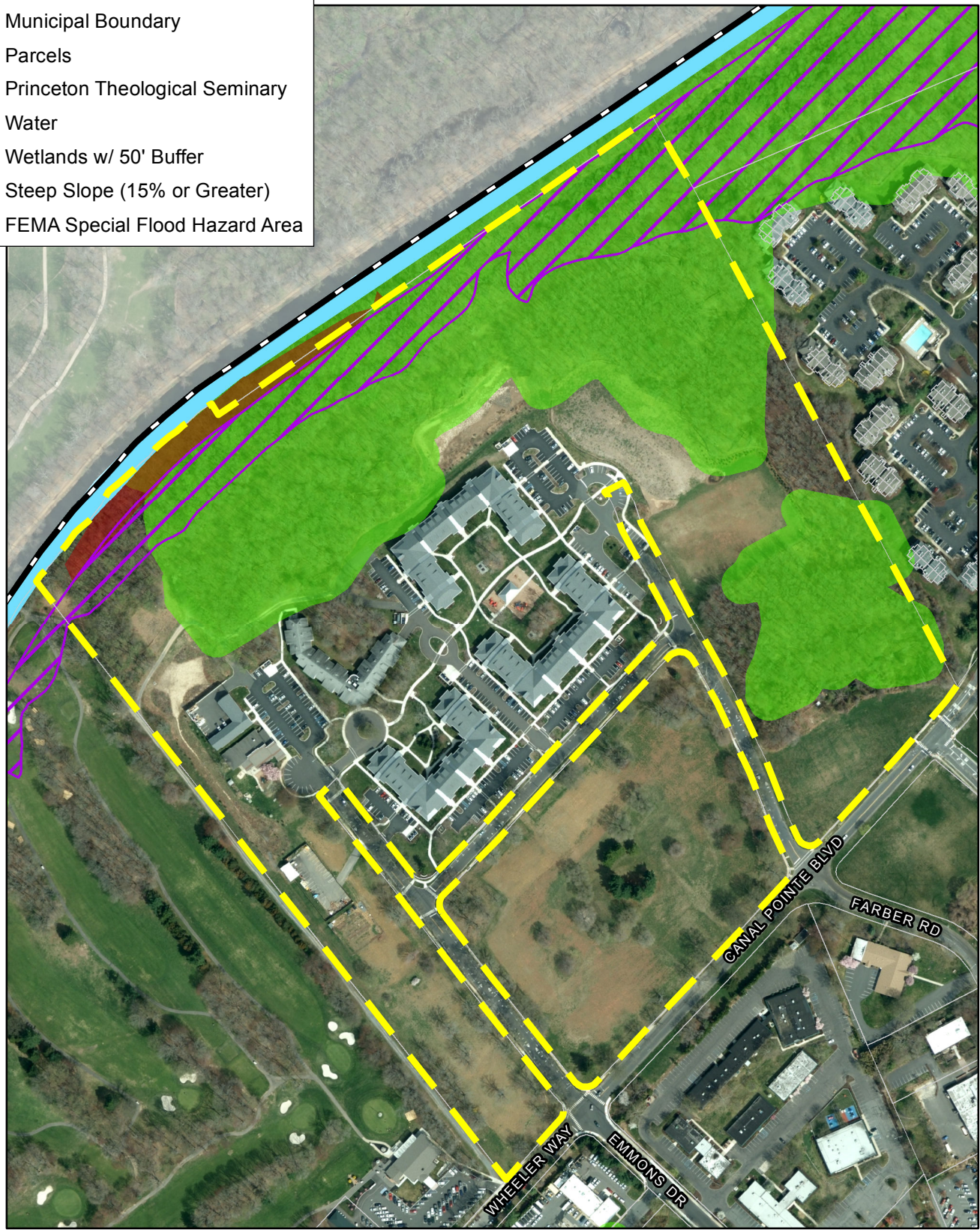
4. Suitable Site

The site is adjacent to the recently approved Woodstone multi-family inclusionary development and is within walking distance to services.

Based on the above information, PTS Phase 2 would be eligible for **48 credits**.


Legend

-  Municipal Boundary
-  Parcels
-  Princeton Theological Seminary
-  Water
-  Wetlands w/ 50' Buffer
-  Steep Slope (15% or Greater)
-  FEMA Special Flood Hazard Area



\\hfgas1\Survey\GIS\PROJECTS\Municipal\U-Z\WWP\WWP-192\fordable Sites\180514app_Princeton_Theological_Seminary.mxd



0 175 350
 Feet
1 inch = 350 feet

PRINCETON THEOLOGICAL SEMINARY
BLOCK 7, LOT 61.01 &
BLOCK 7.01, LOT 1
WEST WINDSOR TOWNSHIP
MERCER COUNTY, NEW JERSEY



LINE	LENGTH	BEARING
L1	81.77	S50°48'13.7" W
L2	16.23	S77°02'16.4" W
L3	16.23	S77°02'16.4" W
L4	16.23	S77°02'16.4" W
L5	16.23	S77°02'16.4" W
L6	16.23	S77°02'16.4" W
L7	16.23	S77°02'16.4" W
L8	16.23	S77°02'16.4" W
L9	11.07	S85°39'35.2" E
L10	11.07	S85°39'35.2" E
L11	16.83	S52°52'34.4" W
L12	16.83	S52°52'34.4" W
L13	16.83	S52°52'34.4" W
L14	16.83	S52°52'34.4" W
L15	16.83	S52°52'34.4" W
L16	16.83	S52°52'34.4" W
L17	16.83	S52°52'34.4" W
L18	16.83	S52°52'34.4" W
L19	16.83	S52°52'34.4" W
L20	16.83	S52°52'34.4" W
L21	16.83	S52°52'34.4" W
L22	16.83	S52°52'34.4" W
L23	16.83	S52°52'34.4" W
L24	16.83	S52°52'34.4" W
L25	16.83	S52°52'34.4" W
L26	16.83	S52°52'34.4" W
L27	16.83	S52°52'34.4" W
L28	16.83	S52°52'34.4" W
L29	16.83	S52°52'34.4" W
L30	16.83	S52°52'34.4" W
L31	16.83	S52°52'34.4" W
L32	16.83	S52°52'34.4" W
L33	16.83	S52°52'34.4" W
L34	16.83	S52°52'34.4" W
L35	16.83	S52°52'34.4" W
L36	16.83	S52°52'34.4" W
L37	16.83	S52°52'34.4" W
L38	16.83	S52°52'34.4" W
L39	16.83	S52°52'34.4" W
L40	16.83	S52°52'34.4" W
L41	16.83	S52°52'34.4" W
L42	16.83	S52°52'34.4" W
L43	16.83	S52°52'34.4" W
L44	16.83	S52°52'34.4" W
L45	16.83	S52°52'34.4" W
L46	16.83	S52°52'34.4" W
L47	16.83	S52°52'34.4" W
L48	16.83	S52°52'34.4" W
L49	16.83	S52°52'34.4" W
L50	16.83	S52°52'34.4" W
L51	16.83	S52°52'34.4" W
L52	16.83	S52°52'34.4" W
L53	16.83	S52°52'34.4" W
L54	16.83	S52°52'34.4" W
L55	16.83	S52°52'34.4" W
L56	16.83	S52°52'34.4" W
L57	16.83	S52°52'34.4" W
L58	16.83	S52°52'34.4" W
L59	16.83	S52°52'34.4" W
L60	16.83	S52°52'34.4" W
L61	16.83	S52°52'34.4" W
L62	16.83	S52°52'34.4" W
L63	16.83	S52°52'34.4" W
L64	16.83	S52°52'34.4" W
L65	16.83	S52°52'34.4" W
L66	16.83	S52°52'34.4" W
L67	16.83	S52°52'34.4" W
L68	16.83	S52°52'34.4" W
L69	16.83	S52°52'34.4" W
L70	16.83	S52°52'34.4" W
L71	16.83	S52°52'34.4" W
L72	16.83	S52°52'34.4" W
L73	16.83	S52°52'34.4" W
L74	16.83	S52°52'34.4" W
L75	16.83	S52°52'34.4" W
L76	16.83	S52°52'34.4" W
L77	16.83	S52°52'34.4" W
L78	16.83	S52°52'34.4" W
L79	16.83	S52°52'34.4" W
L80	16.83	S52°52'34.4" W
L81	16.83	S52°52'34.4" W
L82	16.83	S52°52'34.4" W
L83	16.83	S52°52'34.4" W
L84	16.83	S52°52'34.4" W
L85	16.83	S52°52'34.4" W
L86	16.83	S52°52'34.4" W
L87	16.83	S52°52'34.4" W
L88	16.83	S52°52'34.4" W
L89	16.83	S52°52'34.4" W
L90	16.83	S52°52'34.4" W
L91	16.83	S52°52'34.4" W
L92	16.83	S52°52'34.4" W
L93	16.83	S52°52'34.4" W
L94	16.83	S52°52'34.4" W
L95	16.83	S52°52'34.4" W
L96	16.83	S52°52'34.4" W
L97	16.83	S52°52'34.4" W
L98	16.83	S52°52'34.4" W
L99	16.83	S52°52'34.4" W
L100	16.83	S52°52'34.4" W

LEGEND

 BANKED PARKING



OVERALL PLAN
SCALE: 1"=40'

ACT ENGINEERS, INC.
INCORPORATED IN NEW JERSEY
1000 WINDSOR BOULEVARD
SUITE 200
WEST WINDSOR, NJ 08073-3500
TEL: 856-234-1100 FAX: 856-234-1101
WWW.ACTENGINEERS.COM

PROJECT NO. 051001002
DATE 05/20/09
SCALE 1"=40'
DRAWN BY JAC/209
CHECKED BY JAC/209
ACT ENGINEERS, INC.
WEST WINDSOR, NJ 08073-3500
NEW JERSEY
3 OF 35

OVERALL PLAN
PRINCETON THEOLOGICAL SEMINARY
WEST WINDSOR CAMPUS REPLACEMENT STUDENT HOUSING
BLOCK 7 LOTS 15, 51, 58, 61, & 61
WEST WINDSOR TOWNSHIP
MERCER COUNTY, NJ

Walter C. Bronson, Jr.
WALTER C. BRONSON, JR.
NEW JERSEY PROFESSIONAL ENGINEER, LIC. NO. 24603-05800

DATE: 05/20/09
DESIGNER: JAC/209
CHECKER: JAC/209
SCALE: 1"=40'
PROJECT: WEST WINDSOR CAMPUS REPLACEMENT STUDENT HOUSING
BLOCK 7 LOTS 15, 51, 58, 61, & 61
DRAWN BY: JAC/209
CHECKED BY: JAC/209
DATE: 05/20/09

HomeFront/Haven House

This site, which is identified by municipal tax records as Block 40 Lot 4, is located on 261 Washington Road in the northerly portion of the Township. It is presently owned by the Princeton Baptist Church.

The Township will dedicate up to \$250,000 for renovations to 2 dwelling units which will contain a total of 4 bedrooms. The Church will lease the units to HomeFront, which will operate the facilities. Haven House will support pregnant young women and young women with children with such additional support services such as day care and tutoring. The population to be served is aged 18-24 years, as well as their younger children.

Based on the above information, HomeFront/Haven House is eligible for **4 credits**.

1. Approvable Site

The property is presently located in the R-20 Low/Medium Density Residential District.

2. Available Site

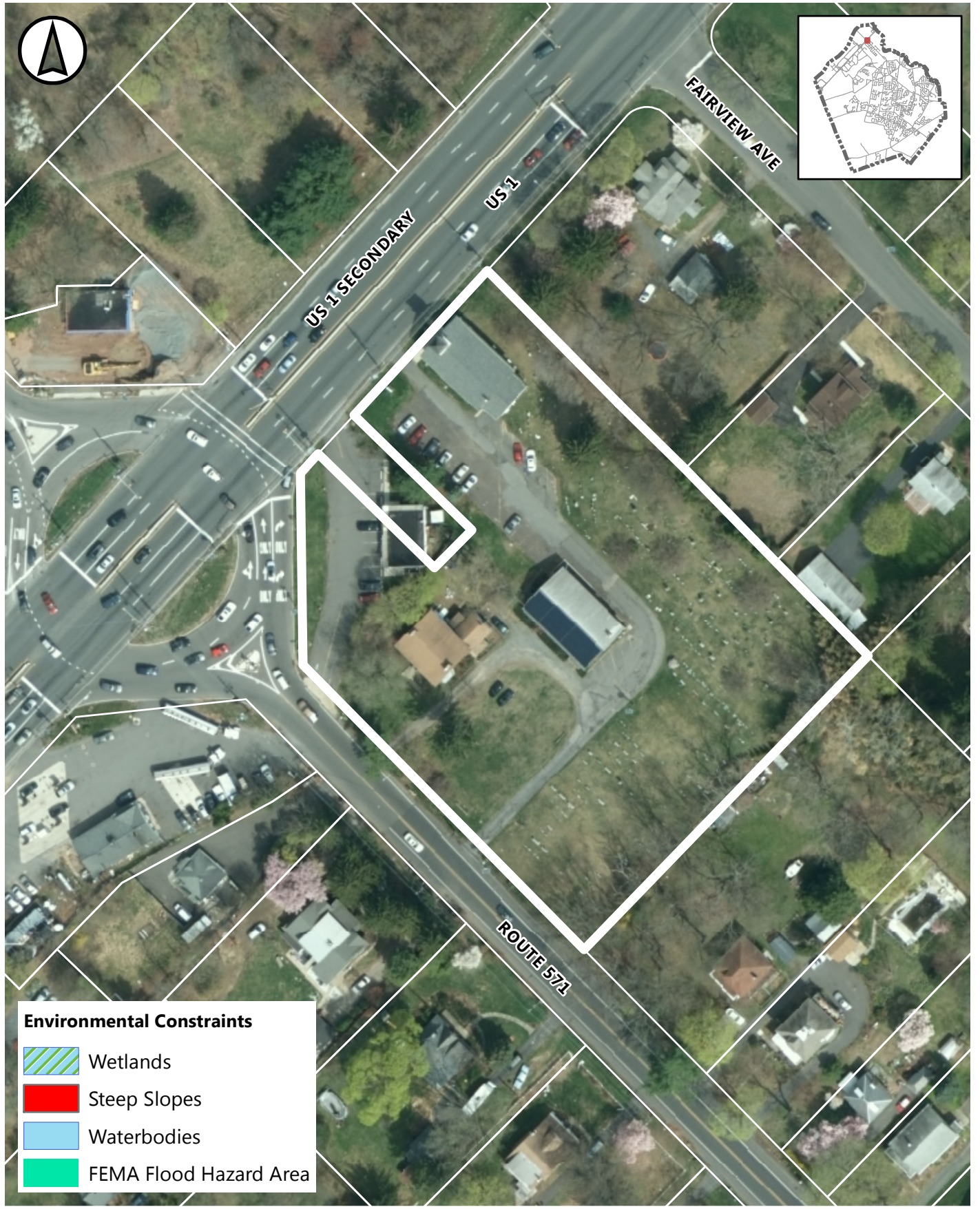
The Township is unaware of any title or easement issues on the site.

3. Developable Site





The development is located in the water and sewer service areas. There are no known environmental constraints on site.

4. Suitable Site

The site is located near a number of complementary land uses, including other single-family dwellings to the north, east, and south. It also has immediate access to both Route 1 and Washington Road.



Environmental Constraints

-  Wetlands
-  Steep Slopes
-  Waterbodies
-  FEMA Flood Hazard Area

Dwg. Title
Figure 43: HomeFront/Haven House

Project No.	Date	Drawn By
3442.23	02.12.19	DN

BURGIS ASSOCIATES, INC.
 COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE
 25 Westwood Avenue p. 201.666.1811
 Westwood, New Jersey 07675 f. 201.666.2599

Project Title:
Housing Element and Fair Share Plan
 Township of West Windsor | Mercer County, New Jersey

Scale	Dwg. No.
1" = 100'	fig 3

Special Needs Units/Market to Affordable

West Windsor proposes to satisfy its remaining affordable housing need through group homes and other special needs housing, as well as through a market to affordable program. Over the years, several affordable housing providers and non-profit organizations have reached out to the Township to construct housing within the community. This program would give West Windsor the flexibility to solicit partners to build affordable housing throughout the community. This mechanism is also intended to be phased in over the compliance period as part of the Township's settlement with FSHC.

The proposed phasing is summarized as follows:

1. On July 1, 2021 West Windsor will begin to identify sites, solicit sponsors and identify funding to construct the first third of the 32 units of special needs affordable housing. The first third of the 32 units would have to be delivered during the time period July 1, 2022-June 30, 2023.
2. On July 1, 2022, West Windsor will begin to identify sites, solicit partners, and identify funding for the second third, which must be delivered during the time period July 1, 2023-June 30, 2024.
3. On July 1, 2023, West Windsor will begin to identify sites, solicit partners, and identify funding to construct the remaining third, which must be delivered during the time period July 1, 2024-June 30, 2025.

West Windsor shall have the right until July 1, 2021 to substitute a site or sites that provides a realistic opportunity through inclusionary zoning in place of some or all of these 32 credits, provided that the development or developments proposed are otherwise in conformance with the terms of the Settlement Agreement. The Township may choose to satisfy these 32 credits with additional units and credits gained from 400 Steps, Project Freedom, the Ellsworth Center, and HomeFront/Haven House.

Based on the information above, this mechanism could yield up to **32 credits**.

Proposed Third Round New Construction Obligation Components

The above-mentioned proposed mechanisms have the potential to produce 891 credits and 243 bonuses, for a total of 1,134 credits that can then be applied to the Township’s Third Round New Construction and Gap Present Need Obligation as shown in the table below.

Table 31: Summary of Proposed Third Round New Construction Components

Mechanism	Credit Type	Tenure	Restricted	Credit	Bonus	Total
Windsor Haven	Ext. of Controls	Sale	No	24		24
Community Options	Alternative Living	Rental	No	4	4	8
Maneely/Toll	Inclusionary	Rental	No	6	6	12
Project Freedom	100% Affordable	Rental	No	54	54	108
	Alternative Living	Rental	No	24	24	48
Ellsworth Center	Inclusionary	Rental	No	6	6	12
Avalon Bay Redevelopment Area	Inclusionary	Rental	Yes	20		20
	Inclusionary	Rental	No	99	99	198
	Inclusionary	For-Sale	No	13		13
PTS/Woodstone	Inclusionary	Rental	No	89	50	139
400 Steps	Inclusionary	Rental	No	36		36
Heritage Village (American Properties)	Inclusionary	Sale	No	44		44
	Alternative Living	Rental	No	4		4
Princeton Ascend	Inclusionary	Rental	No	5		5
Garden Homes	Inclusionary	Rental	No	157		157
Roseland/Mack Cali	Inclusionary	Rental	No	164		164
Sun Bank Property	Inclusionary	Rental	No	3		3
Dr. Mian Property	Inclusionary	Rental	No	2		2
Bear Creek Senior Living	Inclusionary	Rental	Yes	51		51
Bear Brook Homes	Inclusionary	Sale	No	2		2
PTS Phase 2	Inclusionary	Rental	No	48		48
HomeFront/Haven House	Alternative Living	Rental	No	4		4
Special Needs Unit/Market to Aff.	Alternative Living	TBD	TBD	32		32
Total				891	243	1,134

Section 4.6: Denied Requests from Developers for Inclusion

Several developers and landowners previously sent letters to West Windsor requesting a rezoning of their respective properties to be rezoned to permit inclusionary development. These sites were subsequently prioritized by the Township to determine if they were appropriate for inclusion.

The following requests were denied.

1. The Howard Hughes Corporation (HHC)

On May 7, 2015 Mark A. Solomon, Esq. sent a letter to the Township entitled “Request for Inclusionary Development Pursuant to N.J.S.A. 52:27D-310(f) and Addition to Service List.” According to his letter, Mr. Solomon’s firm represents The Howard Hughes Corporation (HHC), the owner of numerous properties totaling 658 acres along Quakerbridge and Clarksville Roads. The letter requests the Township consider the properties for inclusionary zoning and/or development in connection with any revision to the Township’s 2008 Third Round Housing Element and Fair Share Plan. The letter also requests that Mr. Solomon be added to the notice/service list.

In the summer of 2017, representatives from the HHC 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.

The Township’s 2018 Reexamination Report of the Master Plan reiterated 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 by the 2018 Reexamination Report that any future development at the site has the potential to affect many planning indices.

As such, the 2018 Reexamination Report recommended that the Township’s Master Plan examine the site in a comprehensive manner. It noted that 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.

Such an analysis has yet to be conducted. As such, the HHC site has not been included in the Township’s HE&FSP.

2. Atlantic Realty/H&B Site (1)

On June 23, 2015, Kevin J. Moore, Esq. sent a letter to the Township entitled "Proposed Rezoning; Block 22, Lot 3.01; 353 Princeton-Hightstown Road, West Windsor, New Jersey." Mr. Moore's firm represents Tri-State Petro, Inc., the owner of a 28-acre property. The letter requests the Township rezone the property as an inclusionary residential development and contribute \$1,000,000 to the construction of a sewer line to the project. The letter also requests that Tri-State be added as an interested party.

No sewer is readily available for this site. As such, there would be a great infrastructural cost associated with its development. Accordingly, this site was given a lower priority than the other sites included in this HE&FSP and was not included because it was not necessary to satisfy the fair share obligation.

3. Atlantic Realty/H&B Site (2)

On July 1, 2015 Frank J. Petrino, Esq. sent a letter to the Township entitled "Potential Inclusionary Site; Block 8, Lot 13; Owner: RG Development, LLC." Mr. Petrino represents Atlantic Realty Development Corporation, the contract purchaser of the 25-acre site. The property has frontage on Clarksville Road. The letter requests the Township consider the property for inclusionary development. Atlantic Realty Development Corporation also requests to be an interested party.

No sewer is readily available for this site. As such, there would be a great infrastructural cost associated with its development. Accordingly, this site was given a lower priority than the other sites included in this HE&FSP and was not included because it was not necessary to satisfy the fair share obligation.

4. 536 Alexander Road

On July 2, 2015 Anthony LaPlaca, Jr. sent a letter to the Township entitled "West Windsor COAH plans." Mr. LaPlaca requested that his property located at 536 Alexander Road be considered as part of the Township's planning for COAH requirements.

Ultimately, the Township determined that this site is too small for rezoning to inclusionary development. Accordingly, this site was given a lower priority than the other sites included in this HE&FSP and was not included because it was not necessary to satisfy the fair share obligation.

5. K Hovnanian Homes

On May 20, 2015 Stephen M. Dahl, Vice President and Chief Legal Counsel of K Hovnanian Homes, sent a letter to the Township entitled "Request for Addition to Township Service List for anticipated Declaratory Judgment Action." Mr. Dahl requests that he be added as an interested party. The Township has subsequently added him to the service list.

Meanwhile, K Hovnanian Homes entered into a contract to purchase Block 33, Lots 2.01 and 3. This contract is contingent on the property being rezoned for high density inclusionary housing. However, the Township has thus far not taken such an action. The following is noted:

- a. These parcels are surrounded by preserved lands. As such, the Township has identified them as ideal candidates for open space preservation. They were identified for open space acquisition in the June 2002 Open Space and Recreation Plan (OSRP), as well as the recently adopted 2018 OSRP.
- b. In addition to the above, the sites are also listed on the County Agricultural Board's priority for farmland preservation.
- c. Accordingly, the Township has been negotiating to purchase the parcels since 2000. West Windsor has already received a \$600,000 grant from the County to preserve these lands.
- d. The Township acquired the property in October of 2018.
- e. In January of 2019, Judge Jacobson reaffirmed the Township's right to condemn the property. The property owner will not be appealing the decision.

6. WWM

On September 23, 2015 Jack Morris, the President and CEO of Edgewood Properties, submitted a letter to the Township requesting that Block 21.27 Lot 1 (located along Southfield Road) be included in the Township's Housing Element and Fair Share Plan.

No sewer is readily available for this site. As such, there would be a great infrastructural cost associated with its development. Accordingly, this site was given a lower priority than the other sites included in this HE&FSP and was not included because it was not necessary to satisfy the fair share obligation.

7. 116 Penn Lyle Road

The Township received a request to include 116 Penn Lyle Road in its Housing Element and Fair Share Plan. However, the Township did not find this site to be suitable for multifamily housing because of its environmental constraints which include wetlands and one-acre of buried solid waste. Accordingly, this site was given a lower priority than the other sites included in this HE&FSP and was not included because it was not necessary to satisfy the fair share obligation.

8. PAK

The Township received a request to include 2001 Old Trenton Road (Block 37 Lots 6 and 7) in its HE&FSP. However, there is an existing capacity issue at the Southfield Road Pump station and in the existing sewer lines in the roadway. Accordingly, this site was given a lower priority than the other sites included in this HE&FSP and was not included because it was not necessary to satisfy the fair share obligation.