

## RESOLUTION

## AFFORDABLE HOUSING OBLIGATIONS FOR 2025-2035 (FOURTH ROUND)


- WHEREAS, on March 20, 2024, Governor Murphy signed P.L.2024, c.2. into law, establishing a new framework for determining and enforcing municipalities' affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine and the State's Fair Housing Act; and
- WHEREAS, the law requires that the New Jersey Department of Community Affairs (DCA) perform a calculation of regional need, and nonbinding municipal present and prospective affordable housing needs, in accordance with the formulas established in the law; and
- WHEREAS on October 18, 2024, the DCA released its "Affordable Housing Obligations For 2025-2035 (Fourth Round)" report, establishing the Fourth Round (2025- 2035) fair share methodology and calculations of low- and moderate-income housing obligations for New Jersey's 564 municipalities; and
- WHEREAS, the calculation and obligations for each municipality are presented by way of guidance in an Appendix at the end of the DCA report; and
- WHEREAS, per P.L. 2024, c.2, in order for the Township of West Windsor to maintain immunity from exclusionary zoning litigation, it must determine its municipal present and prospective obligations in accordance with the formulas established in sections 6 and 7 of the law by binding resolution no later than January 31, 2025; and
- WHEREAS, P.L. 2024, c.2 permits the Township of West Windsor to diverge from the DCA's calculations in determining its obligations, in case local factors exist that make the calculations unreasonable and/or incorrect; and
- WHEREAS, the Township of West Windsor has taken into consideration the calculations in the October 8, 2024 report published by the DCA to determine its obligations; and
- WHEREAS, the present and prospective fair share obligations of the Township of West Windsor are as follows: Present Need: 4 units; Prospective Need: 392 units; and
- WHEREAS, within 48 hours of adoption of this resolution, the Clerk of the Township of West Windsor shall post this resolution on its official website and with the Affordable Housing Dispute Resolution Program; and
- WHEREAS, the Township retains the right to conduct a vacant land adjustment (VLA) to determine its realistic development potential (RDP) at a later date which may be lower than the Prospective Need Obligation identified herein.

NOW, THEREFORE, BE IT RESOLVED on this 27<sup>th</sup> day of January, 2025, by the Township Council of the Township of West Windsor in the County of Mercer, and the State of New Jersey that, pursuant to P.L.2024, c.2: The Township Council of the Township of West Windsor hereby formally determines the present and prospective fair share obligations for the Fourth Round of municipal affordable housing compliance for the Township of West Windsor. These findings are documented in the report of its planner, Burgis Associates, attached hereto.

This resolution shall be posted on the Township of West Windsor's official website and with the Affordable Housing Dispute Resolution Program within 48 hours of adoption.

CERTIFICATION

I, Allison D. Sheehan, Township Clerk do hereby certify the foregoing is a true copy of a resolution adopted by the West Windsor Township Council at their meeting held on the 27<sup>th</sup> of January, 2025.

  
Allison D. Sheehan  
Township Clerk  
West Windsor Township

# Present and Prospective Need Analysis

Dated January 27, 2025

Township of West Windsor | Mercer County, New Jersey



Community Planning  
Land Development and Design  
Landscape Architecture

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

Principals:

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

# Present and Prospective Need Analysis

Township of West Windsor  
Mercer County, New Jersey

Prepared for the Township of West Windsor  
Mayor and Council

BA# 4173.15

The original document was appropriately signed and sealed on January 27, 2025 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

# Executive Summary

The following **Present and Prospective Need Analysis** has been prepared for the Township of West Windsor in Mercer County, New Jersey.

By way of background, the State of New Jersey adopted A-4/S-50 on March 20, 2024. This legislation overhauled the Fair Housing Act (FHA) by abolishing the Council on Affordable Housing (COAH) and splitting its duties between the Department of Community Affairs (DCA) and the Administrative Office of the Courts (AOC).

The DCA was designated as the entity responsible for calculating the state's regional needs as well as each municipality's present and prospective fair share obligations. These municipal calculations, which were released on October 18, 2024, are advisory only. Each municipality is responsible for setting its own obligation utilizing a similar methodology by January 31, 2025 through the adoption of a resolution.

The methodology to calculate a municipality's prospective fair share obligation consists of three factors: the equalized nonresidential valuation factor; the income capacity factor; and the land capacity factor. These factors are described in greater detail herein.

The purpose of this analysis is to review the DCA's calculation of the Township of West Windsor's Present Need Obligation and Prospective Need Obligation for the years 2025 to 2035. In summary, and as reflected by Council Resolution regarding this matter, this analysis relies upon the methodology utilized by the DCA to determine the Township's obligations was appropriately conducted in accordance with the March 8, 2018 decision of the Superior Court, Law Division, Mercer County, in re: Application of Municipality of Princeton.

However, and as described in greater detail herein, several adjustments are offered to ensure the data utilized by the DCA is correct in determining the Township's Prospective Need Obligation. Many of these corrections relate to such issues as sites being incorrectly identified as vacant when in fact they are developed; preserved open space properties or sites otherwise encumbered that are mistakenly identified as being available for development; slivers of sites that are the result of geo-spatial layers that were not properly lined up; and others as detailed in the body of this report.

As a result, the Township's land capacity factor, as well as the equalized nonresidential valuation factor, have been revised as detailed herein. This is summarized in the following Table 1. **These corrections alter the Township's Prospective Need Obligation from 661 to 392 affordable units.** Note that the Township will conduct a vacant land adjustment (VLA) to determine its realistic development potential (RDP) at a later date and anticipates that the adjustment will be substantial.

Table 1: Summary of Adjusted Factors

	Equalized Nonresidential Valuation Factor	Income Capacity Factor	Land Capacity Factor
DCA Analysis	4.42%	3.06%	6.87%
Township Analysis	3.78%	3.06%	1.66%

Additionally, the Township conducted a structural conditions survey pursuant to NJAC 5:93-5.2(a) to more accurately reflect those units in need of rehabilitation. **As a result, the Township’s Present Need Obligation should be altered from 61 units to 4 units.**

The remainder of this Present and Prospective Needs Analysis is divided into the following sections:

❖ Section 1: Structural Conditions Survey

The first section of this analysis provides an overview of the structural conditions survey conducted by the Township in regard to its Present Need obligation.

❖ Section 2: Equalized Nonresidential Valuation Factor

Next, Section 2 of this analysis reviews the equalized nonresidential valuation factor calculated by the DCA. It finds that the 2023 and 1999 equalization ratios utilized by the DCA are inaccurate. Correcting for this error adjusts the Township’s change in equalized nonresidential valuation between 1999 and 2023 from \$1,219,138,546 to \$1,037,201,873. In turn, this results in an adjustment of the Township’s calculated share of the region’s equalized nonresidential valuation change from 4.42% to 3.78%.

❖ Section 3: Income Capacity Factor

Section 3 reviews the income capacity factor calculated by the DCA. It relies upon the data and methodology utilized by the DCA relating to the Township’s income capacity factor.

❖ Section 4: Land Capacity Factor

Finally, Section 4 reviews the land capacity factor calculated by the DCA. The analysis finds that the lands identified as being “developable” by the DCA includes a number of errors. Correcting for these errors adjusts the Township’s weighted land area from 777.862 acres to 177.521 acres. This results in an adjustment of the Township’s calculated share of the region’s land capacity from 6.87% to 1.66%.

# Section 1: Structural Conditions Survey

The following section reviews the Township's Present Need as calculated by the DCA. The following is summarized:

1. The Township relied upon the methodology utilized by the DCA to calculate its Present Need Obligation.
2. The Township conducted a Structural Conditions Survey to more accurately identify its indigenous needs. This survey identified that 4 units are in need of rehabilitation.

---

## 1.1: Present Need Background

As per the adopted legislation, a municipality's Present Need obligation shall be determined:

*"by estimating the deficient housing units occupied by low- and moderate-income households in the region, following a methodology similar to the methodology used to determine third round municipal present need, through the use of most recent datasets made available through the federal decennial census and the American Community Survey, including the Comprehensive Housing Affordability Strategy dataset thereof."*

The "Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background" workbook released by the DCA (herein referred to as the "DCA Workbook" or the "Workbook") noted that the Present Need calculations used three factors to calculate its present need: the number of housing units lacking complete kitchen facilities, the number of units lacking complete plumbing facilities, and the number of overcrowded units.

The analysis employed by DCA utilizes data from HUD's Comprehensive Housing Affordability Strategy (CHAS) dataset, which has municipal-level data on the number and percentage of low- and moderate-income households from a special tabulation of the US Census's American Community Survey (ACS) data. For a full explanation of how this data was utilized, see the DCA Workbook.

The DCA determined by the Township's Present Need number is 61 units.

---

## **1.2: Structural Conditions Survey**

As per NJAC 5:93-5.2:

*"Each municipality shall be provided with the Council's estimate for substandard units occupied by low and moderate income households. This estimate shall be the municipality's indigenous need, unless the municipality or an objector performs the Council's Structural Conditions Survey (see Appendix C, incorporated herein by reference). Where the municipality or objector performs the Structural Conditions Survey, the Council shall review the results of the data collected and shall modify the indigenous need if it determines a modification is warranted."*

The Structural Conditions Survey conducted by the Township observed that 4 units are in need of rehabilitation. See a copy of this survey at the end of this analysis.



# Section 2: Equalized Nonresidential Valuation Factor

The following section reviews the equalized nonresidential valuation factor calculated by the DCA. The following is summarized:

1. The Township relied upon the methodology utilized by the DCA to calculate its nonresidential valuation factor.
2. However, as per the Township tax assessor, the 2023 and 1999 equalization ratios utilized by the DCA are inaccurate.
3. Correcting for this error adjusts the Township's change in equalized nonresidential valuation between 1999 and 2023 from \$1,219,138,546 to \$1,037,201,873.
4. This adjustment to the Township's valuations also adjusts the region's change in equalized nonresidential valuation from \$27,606,528,130 to \$27,424,591,457.
5. This results in an adjustment of the Township's calculated share of the region's equalized nonresidential valuation change from 4.42% to 3.78%.

---

## 2.1: Basis of Calculation

As per the adopted legislation, a municipality's equalized nonresidential valuation factor shall be determined as follows:

*"To determine this factor, the changes in nonresidential property valuations in the municipality, since the beginning of the round preceding the round being calculated, shall be calculated using data published by the Division of Local Government Services in the department. For the purposes of such, the beginning of the round of affordable housing obligations preceding the fourth round shall be the beginning of the gap period in 1999. The change in the municipality's nonresidential valuations shall be divided by the regional total change in the nonresidential valuations to determine the municipality's share of the regional change as the equalized nonresidential valuation factor."*

---

## 2.2: Analysis of Calculation

The calculation conducted by the DCA determined that the Township has a 4.42% share of the region's equalized nonresidential valuation.

Table 2 summarizes the DCA's calculation of the Township's equalized nonresidential valuations from 1999 and 2023. As shown, the DCA calculated an equalized nonresidential valuation change of \$1,219,138,546 between 1999 and 2025. When divided by the region's total calculated nonresidential valuation change of \$27,606,528,130 for that same time period, this results in a regional share of 4.42%.

Table 2: DCA Equalized Nonresidential Valuation Calculation Summary

Year	Non-equalized Nonresidential Valuation	Equalization Ratio	Equalized Nonresidential Valuation
1999	\$609,878,300	0.8817	\$691,707,270
2023	\$1,393,006,600	0.7290	\$1,910,845,816
<i>Difference</i>			<i>\$1,219,138,546</i>

Source: DCA Fair Share Housing Obligations for 2025-2035 (Fourth Round) Workbook

The Township has reviewed the methodology and data utilized by the DCA for this calculation. The Township finds that the equalization ratios employed by the DCA are inaccurate. As per the Township Tax Assessor, the correct 2023 equalization ratio is 0.8105 (as opposed to 0.7290) and the correct 1999 equalization ratio is 0.8950 (as opposed to 0.8817).

These ratios respectively adjust the Township’s equalized 2023 and 1999 nonresidential valuations to \$1,718,700,308 and \$681,498,436. This adjustment to the Township’s valuations also adjusts the region’s change in equalized nonresidential valuation from \$27,606,528,130 to \$27,424,591,457.

Dividing the Township’s change in equalized nonresidential valuation by the region’s change in equalized nonresidential valuation results in a regional share of approximately 3.78%.

Table 3: Corrected Equalized Nonresidential Valuation Calculation Summary

Year	Non-equalized Nonresidential Valuation	Corrected Equalization Ratio	Equalized Nonresidential Valuation
1999	\$609,878,300	0.8950	\$681,498,436
2023	\$1,393,006,600	0.8105	\$1,718,700,308
<i>Difference</i>			<i>\$1,037,201,873</i>

Source: DCA Fair Share Housing Obligations for 2025-2035 (Fourth Round) Workbook and Township of West Windsor Tax Assessor

# Section 3: Income Capacity Factor

The following section reviews the income capacity factor calculated by the DCA. It relies upon the data and methodology utilized by the DCA relating to the Township’s income capacity factor.

---

## 3.1: Basis of Calculation

As per the adopted legislation, a municipality’s income capacity factor shall be determined by calculating the average of the following measures:

*“The municipal share of the regional sum of the differences between the median municipal household income, according to the most recent American Community Survey Five-Year Estimates, and an income floor of \$100 below the lowest median household income in the region; and the municipal share of the regional sum of the differences between the median municipal household incomes and an income floor of \$100 below the lowest median household income in the region, weighted by the number of the households in the municipality.”*

---

## 3.2: Analysis of Calculation

The calculation conducted by the DCA determined that the Township has a 3.06% share of the region’s income capacity factor. Table 4 summarizes the methodology utilized by the DCA to determine this share.

The Township has relied upon the data and the methodology utilized by the DCA for this calculation.

Table 4: Income Capacity Factor

Number of Households	Median household income in the past 12 months (in 2022 inflation-adjusted dollars)*	\$100 Below Regional Median HH Income Floor	Diff. from Median Household Income Floor with Household Weight	HH Weighted Income Difference % of Region Total	Diff from Median Household Income Floor	Income Difference % of Region Total	Income Capacity Factor
10,982	\$183,024	\$44,344	\$1,522,938,760	4.1%	\$138,680	2.0%	3.06%

# Section 4: Land Capacity Factor

The following section reviews the land capacity factor calculated by the DCA. It relies upon the methodology utilized by the DCA, but finds that the data utilized to calculate the Township's land capacity is flawed. Specifically, the following is noted:

1. The Township relies upon the methodology utilized by the DCA. However, an analysis of the lands identified by the DCA as being "developable" includes several errors. In summary, these errors regard: undeveloped segments of developed properties that were identified as developable; preserved open spaces or otherwise encumbered lots that are not available for development including common open space elements on condominiums and multi-family developments that are not available for additional development; properties presently under construction; and properties with active site plan or general development plan (GDP) approvals.
2. Correcting for these errors adjusts the Township's weighted land area from 777.862 acres to 177.521 acres.
3. This adjustment to the Township's weighted land area also adjusts the region's weighted land area from 11,319 acres to 10,718 acres.
4. This results in an adjustment of the Township's calculated share of the region's land capacity from 6.87% to 1.66%.

---

## 4.1: Basis of Calculation

As per the adopted legislation, a municipality's income capacity factor shall be determined by:

*"estimating the area of developable land in the municipality's boundaries, and regional boundaries, that may accommodate development through the use of the 'land use / land cover data' most recently published by the Department of Environmental Protection, data from the American Community Survey and Comprehensive Housing Affordability Strategy dataset thereof, MOD-IV Property Tax List data from the Division of Taxation in the Department of the Treasury, and construction permit data from the Department of Community Affairs and weighing such land based on the planning area type in which such land is located. After the weighing factors are applied, the sum of the total developable land area that may accommodate development in the municipality and in the region shall be determined. The municipality's share of its region's developable land shall be its land capacity factor. Developable land that may accommodate development shall be weighted based on the planning area type in which such land is located."*

The legislation identifies the primary data sources and weighing factors to utilize in calculating a municipality's land capacity factor. However, unlike the equalized nonresidential valuation factor and the income capacity factor, the legislation did not establish a delineated process to combine the aforementioned data sources into one comprehensive and coherent formula.

The DCA subsequently released a workbook entitled "Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background" (herein referred to as the "DCA Workbook" or the "Workbook") which established that department's interpretation on how to calculate the land capacity factor. In summary, that workbook identified the following steps:

1. First, the DCA divided the weighting regions established by the legislation by municipality.
2. Next, land use/land cover areas were used to identify vacant, developable lands. The workbook identifies the codes and descriptions of the land use/land cover data used in this process. In short, they include: cropland and pastureland; orchards/vineyards/nurseries/horticultural areas; deciduous forest areas; coniferous forest areas; plantations; mixed forest areas; old field areas; phragmites dominate old field areas; deciduous brush/shrubland; coniferous brush/shrubland; mixed deciduous/coniferous brush/shrubland; severe burned upland vegetation; and undifferentiated barren lands.
3. These initial vacant, developable lands were then refined to remove rights-of-way as well as developed properties. For the latter, the DCA utilized MOD-IV tax data and selected underlying tax parcels with property class codes for residential, commercial, industrial, apartment, railroad, and school.
4. Construction permit data was then analyzed to capture more recent development activities that may not have otherwise been reflected by the land use/land cover data or MOD-IV tax data.
5. Other limiting factors were utilized to remove initial vacant, developable lands. These include: open space, preserved farmland, category 1 waterways and wetlands (and associated buffers based on special area restrictions), steep slopes exceeding 15 percent, and open waters.
6. Due to limitations resulting from inconsistencies between data sources, the resulting mapping included instances of small land areas caused by an incongruous alignment of geospatial layers. To eliminate these "slivers" of leftover land, the DCA eliminated any feature part with an area of less than 2,500 square feet. This presumed that a 25' by 100' foot area could be a developable property.
7. Finally, the resulting land area for each municipality was summed with the land areas for all other municipalities within each housing region to then determine the municipal percentage of land capacity for the housing region.

---

## 4.2: Analysis of Calculation

The calculation conducted by the DCA determined that the Township has 777.86 acres of developable land which accounts for a 6.87% share of the region's developable land. Overall, the Township relied upon the methodology utilized by the DCA to calculate its land capacity factor. However, an analysis of the DCA's resultant mapping discovered the following:

1. Several of the lands identified as "developable" by the DCA represent slivers which "are considered artifacts of error that are common when overlaying polygons and vectors from non-coincident data sources." The DCA initially tried to eliminate these slivers by deleting any feature parts with an area of less than 2,500 square feet.
2. Other lands identified as "developable" by the DCA are located on properties with development. To eliminate "developable" lands on developable properties, the DCA had removed any lands where the underlying tax parcels had property class codes for residential, commercial, industrial, apartments, railroad, and school. However, the property classifications identified by the DCA failed to account for houses of worship, properties developed with nonprofit facilities, and residential dwellings with associated farmland.
3. Several lands identified as "developable" by the DCA were in fact located on open space, common elements for homeowners associations, or properties containing infrastructure (e.g. detention basins, flood collection areas, rights-of-way, etc.).
4. There were several instances of lands identified as "developable" by the DCA being located on properties which are presently under construction. This is likely due to a lag in construction permit reporting.
5. Finally, some lands identified as "developable" by the DCA regard properties with active site plan or general development plan (GDP) approvals which are no longer available for development.

These discrepancies are summarized in Table 5 and are detailed in Appendix A of this analysis. Removing these lands would adjust the Township's weighted land area from 777.862 acres to 177.521 acres. This adjustment to the Township's weighted land area also adjusts the region's weighted land area from 11,319 acres to 10,718 acres.

This results in an adjustment of the Township's calculated share of the region's land capacity from 6.87% to 1.66%.

Irrespective of the land capacity factor analysis established herein, the Township will conduct a vacant land adjustment (VLA) to determine its realistic development potential (RDP) at a later date and anticipates that the adjustment will be substantial.

Table 5: Summary of Land Capacity Factor Analysis

<b>ID #</b>	<b>Weighted Area</b>	<b>Status</b>	<b>Weighted Area - Recalculated</b>
1	0.10	Not Developable	0.00
2	0.09	Not Developable	0.00
3	0.27	Not Developable	0.00
4	0.77	Not Developable	0.00
5	0.72	Not Developable	0.00
6	0.15	Not Developable	0.00
7	0.34	Not Developable	0.00
8	0.14	Not Developable	0.00
9	2.45	Not Developable	0.00
10	0.06	Not Developable	0.00
11	7.21	Not Developable	0.00
12	1.67	Not Developable	0.00
13	2.19	Not Developable	0.00
14	0.28	Not Developable	0.00
15	1.50	Not Developable	0.00
16	0.09	Not Developable	0.00
17	7.19	Not Developable	0.00
18	1.81	Not Developable	0.00
19	2.82	Constrained	1.83
20	9.05	Constrained	3.43
21	0.06	Not Developable	0.00
22	5.22	Not Developable	0.00
23	0.27	Not Developable	0.00
24	24.61	Developable	24.61
25	11.40	Not Developable	0.00
26	13.77	Developable	13.77
27	0.17	Not Developable	0.17
28	0.20	Not Developable	0.00
29	0.31	Not Developable	0.00
30	0.18	Not Developable	0.00
31	0.59	Not Developable	0.00
32	0.14	Not Developable	0.00
33	0.30	Not Developable	0.00
34	2.28	Constrained	1.25
35	0.13	Not Developable	0.00
36	1.42	Constrained	0.03
37	0.72	Not Developable	0.00
38	0.63	Not Developable	0.00
39	19.13	Developable	19.13

<b>ID #</b>	<b>Weighted Area</b>	<b>Status</b>	<b>Weighted Area - Recalculated</b>
40	0.14	Not Developable	0.00
41	0.11	Not Developable	0.00
42	17.23	Developable	17.23
43	1.19	Not Developable	0.00
44	1.02	Constrained	0.53
45	3.12	Not Developable	0.00
46	230.12	Constrained	15.52
47	5.07	Constrained	2.07
48	0.34	Developable	0.34
49	0.18	Not Developable	0.00
50	15.28	Not Developable	0.00
51	0.53	Not Developable	0.00
52	0.13	Not Developable	0.00
53	0.84	Not Developable	0.00
54	0.60	Not Developable	0.00
55	0.81	Not Developable	0.00
56	0.24	Not Developable	0.00
57	0.08	Not Developable	0.00
58	0.07	Not Developable	0.00
59	13.29	Not Developable	0.00
60	6.33	Not Developable	0.00
61	100.74	Constrained	2.67
62	0.24	Not Developable	0.00
63	1.61	Not Developable	0.00
64	7.35	Not Developable	0.00
65	0.11	Not Developable	0.00
66	3.21	Not Developable	0.00
67	0.61	Not Developable	0.00
68	1.29	Not Developable	0.00
69	19.81	Not Developable	0.00
70	0.19	Not Developable	0.00
71	0.07	Not Developable	0.00
72	0.32	Not Developable	0.00
73	2.40	Not Developable	0.00
74	0.47	Not Developable	0.00
75	0.37	Developable	0.37
76	0.06	Not Developable	0.00
77	0.77	Not Developable	0.00
78	0.87	Not Developable	0.00
79	0.89	Not Developable	0.00



<b>ID #</b>	<b>Weighted Area</b>	<b>Status</b>	<b>Weighted Area - Recalculated</b>
80	0.20	Not Developable	0.00
81	0.07	Not Developable	0.00
82	0.37	Not Developable	0.00
83	13.95	Not Developable	0.00
84	0.67	Not Developable	0.00
85	8.49	Not Developable	0.00
86	0.06	Not Developable	0.00
87	0.99	Not Developable	0.00
88	3.52	Developable	3.52
89	0.07	Constrained	0.04
90	5.45	Not Developable	0.00
91	0.56	Developable	0.56
92	0.08	Not Developable	0.00
93	1.25	Not Developable	0.00
94	41.50	Not Developable	0.00
95	0.22	Developable	0.22
96	0.56	Developable	0.56
97	2.63	Constrained	2.27
98	5.94	Developable	5.94
99	50.05	Developable	50.05
100	39.91	Not Developable	0.00
101	14.55	Not Developable	0.00
102	14.49	Constrained	11.45
103	0.31	Not Developable	0.00
104	2.16	Not Developable	0.00
105	9.44	Not Developable	0.00
106	1.83	Not Developable	0.00

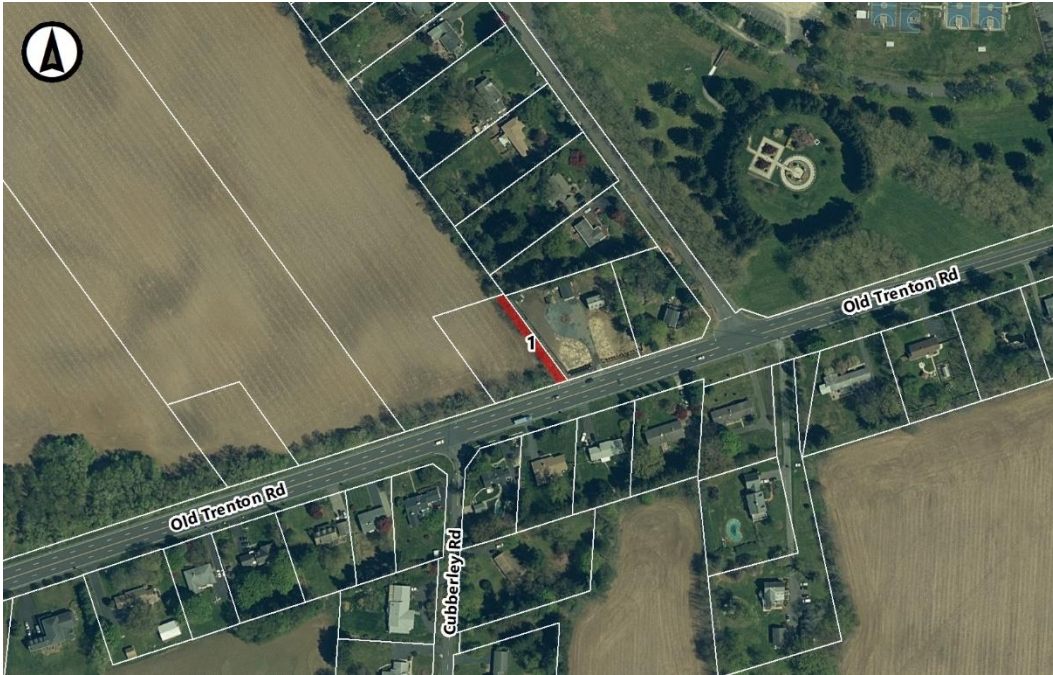
## Section 5: Conclusion

This analysis relies upon the methodology utilized by DCA in determining municipal affordable housing obligations. It uncovers data that was relied upon by the DCA which incorrectly includes sites and acreage which should not have been included in the determination of the Township's Prospective Need Obligation. Furthermore, as noted by the Township's tax assessor, the equalization ratio utilized by the DCA to calculate the Township's 2023 equalized nonresidential valuation was incorrect.

As detailed within this analysis, the adjustments noted herein reduce the Township's Prospective Need Obligation from 661 affordable units to 392 affordable units. Note that the Township will conduct a vacant land adjustment (VLA) to determine its realistic development potential (RDP) at a later date and anticipates that the adjustment will be substantial.

# Appendix A: Land Capacity Factor Details

**ID #1**



Map 1: ID #1 (scale: 1" = 400')

ID #	Weighted Acres	Status	Weighted Acres - Recalculated
1	0.10	Not Developable	0.00

**Analysis**

ID #1 is located on Block 23 Lot 111. The land identified by the DCA has a width of approximately 21.0 feet at its greatest. As noted in the DCA Workbook, the DCA assumed the minimum dimensions of "developable property" to be 25 feet by 100 feet.

Since this land has a width less than 25 feet, it is not developable as per the DCA's guidelines.

**ID #2**



Map 2: ID #2 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
2	0.09	Not Developable	0.00

**Analysis**

ID #2 is located on Block 33 Lot 24.04. This property is preserved open space owned by the municipality. Furthermore, the land identified by the DCA has a width of approximately 8.1 feet at its greatest. As noted in the DCA Workbook, the DCA assumed the minimum dimensions of "developable property" to be 25 feet by 100 feet.

For the reasons identified above, this land is not developable.

**ID #3**



Map 3: ID #3 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
3	0.27	Not Developable	0.00

**Analysis**

ID #3 is located on Block 23 Lot 26.01. This property is presently developed with Mercer County Community College. Furthermore, the land identified by the DCA has a width of approximately 23.5 feet at its greatest. As noted in the DCA Workbook, the DCA assumed the minimum dimensions of "developable property" to be 25 feet by 100 feet.

For the reasons identified above, this land is not developable.

**ID #4**



Map 4: ID #4 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
4	0.77	Not Developable	0.00

**Analysis**

ID #4 is located on Block 32 Lot 6.03. This property is utilized as a flood storage area and is subject to a Greenbelt easement.

For the reasons identified above, this land is not developable.

**ID #5**



Map 5: ID #5 (scale: 1" = 400')

ID #	Weighted Acres	Status	Weighted Acres - Recalculated
5	0.72	Not Developable	0.00

**Analysis**

ID #5 is located on Block 23 Lot 26.01. This property is presently developed with Mercer County Community College.

Due to the predeveloped nature of this site, this land is not developable.



**ID #6**



Map 6: ID #6 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
6	0.15	Not Developable	0.00

**Analysis**

ID #6 is located on Block 33 Lot 40. This property is presently under construction with a single-family dwelling.

Therefore, this land is not developable.

**ID #7 and #8**



Map 7: ID #7 and #8 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
7	0.34	Not Developable	0.00
8	0.14	Not Developable	0.00

**Analysis**

ID #7 is located on Block 25.02 Lot 20, while ID #8 is located on Block 25.03 Lot 17. The former property is preserved open space owned by the municipality, while the latter property is preserved open space owned by the county.

Therefore, this land is not developable.

**ID #9**



Map 8: ID #9 (scale: 1" = 400')

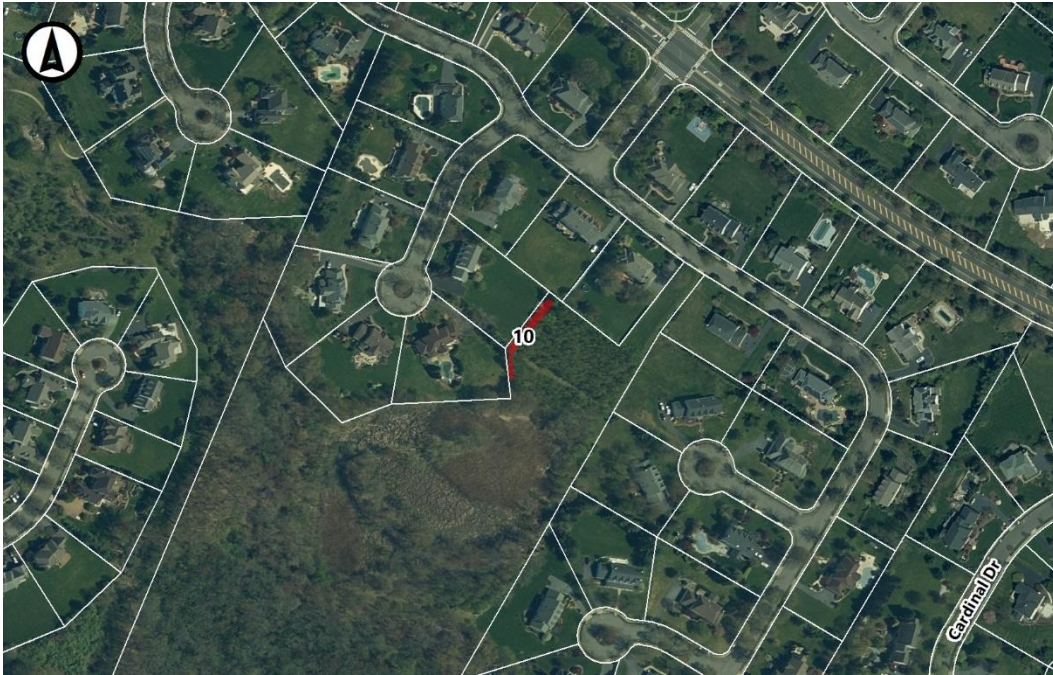
<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
9	2.45	Not Developable	0.00

**Analysis**

ID #9 is located on Block 35 Lots 34 and 35. Both properties are presently under development with single-family dwellings.

Therefore, this land is not developable.

**ID #10**



Map 9: ID #10 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
10	0.06	Not Developable	0.00

**Analysis**

ID #10 is located on Block 27.06 Lot 65. This property is preserved open space owned by the municipality.

Therefore, this land is not developable.

**ID #11**



Map 10: ID #11 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
11	7.21	Not Developable	0.00

**Analysis**

ID #11 is located on Block 24.07 Lot 2.02. This property is preserved farmland.

Therefore, this land is not developable.

**ID #12**



Map 11: ID #12 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
12	1.67	Not Developable	0.00

**Analysis**

ID #12 is located on Block 25 Lot 76. This property is presently under construction with a single-family dwelling.

Therefore, this land is not developable.

**ID #13**



Map 12: ID #13 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
13	2.19	Not Developable	0.00

**Analysis**

ID #13 is located on Block 24.07 Lot 86. This property is open space owned by the municipality.

Therefore, this land is not developable.

**ID #14**



Map 13: ID #14 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
14	0.28	Not Developable	0.00

**Analysis**

ID #14 is located on Block 21.30 Lot 16. This property is preserved open space owned by the municipality. Furthermore, the land identified by the DCA has a width of approximately 19.5 feet at its greatest. As noted in the DCA Workbook, the DCA assumed the minimum dimensions of "developable property" to be 25 feet by 100 feet.

For the reasons identified above, this land is not developable.



**ID #15, #16, and #17**



Map 14: ID #15, #6, and #17 (scale: 1" = 600')

ID #	Weighted Acres	Status	Weighted Acres - Recalculated
15	1.50	Not Developable	0.00
16	0.09	Not Developable	0.00
17	7.19	Not Developable	0.00

**Analysis**

The ID #s identified above account for approximately 8.78 acres. They are located on Block 37 Lot 7 which is currently under construction with an age-restricted multifamily development.

Therefore, these lands are not developable..

**ID #18**



Map 15: ID #18 (scale: 1" = 400')

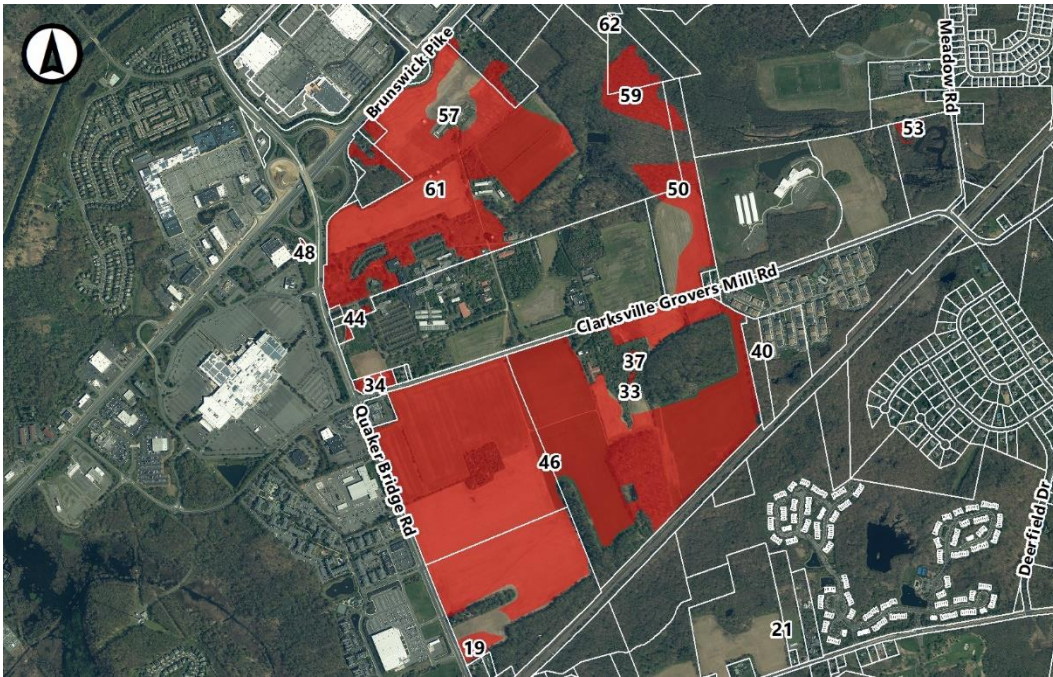
<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
18	1.81	Not Developable	0.00

**Analysis**

ID #18 is located on Block 24.16 Lot 2. This property is presently utilized as a detention basin for the surrounding neighborhood.

Therefore, this land is not developable.

**ID #19, #33, #34, #37, #44, #46, #50, #57, #59, #61, #62**



Map 16: ID #19, #33, #34, #37, #44, #46, #50, #57, #59, #61, #62 (scale: 1" = 2,400')

ID #	Weighted Acres	Status	Weighted Acres - Recalculated
19	2.82	Constrained	1.83
33	0.30	Not Developable	0.00
34	2.28	Constrained	1.25
37	0.72	Not Developable	0.00
44	1.02	Constrained	0.53
46	230.12	Constrained	15.52
50	15.28	Not Developable	0.00
57	0.08	Not Developable	0.00
59	13.29	Not Developable	0.00
61	100.74	Constrained	2.67
62	0.24	Not Developable	0.00

**Analysis**

The ID #s identified on the prior page account for approximately 366.89 acres. They are located on the former Howard Hughes site which received preliminary and major final site plan and subdivision approval as well as preliminary major site plan approval for the development of approximately 5.5 million square feet of warehouse space.

As part of this application, the property was subdivided to concentrate the warehouse development within the interior of the site while encouraging commercial development along the Quakerbridge Road corridor. Site plan approval has been granted for the warehouse development. However, no site plan approval has been granted for any future commercial development within those subdivided lots fronting along Quakerbridge Road.

Therefore, those lands subject to the warehouse site plan approval are no longer available for development. However, those lands fronting along Quakerbridge Road remain available for development. This adjusts the overall weighted acreage of these lands to approximately 22.12 acres.

**ID #20**



Map 17: ID #20 (scale: 1" = 500')

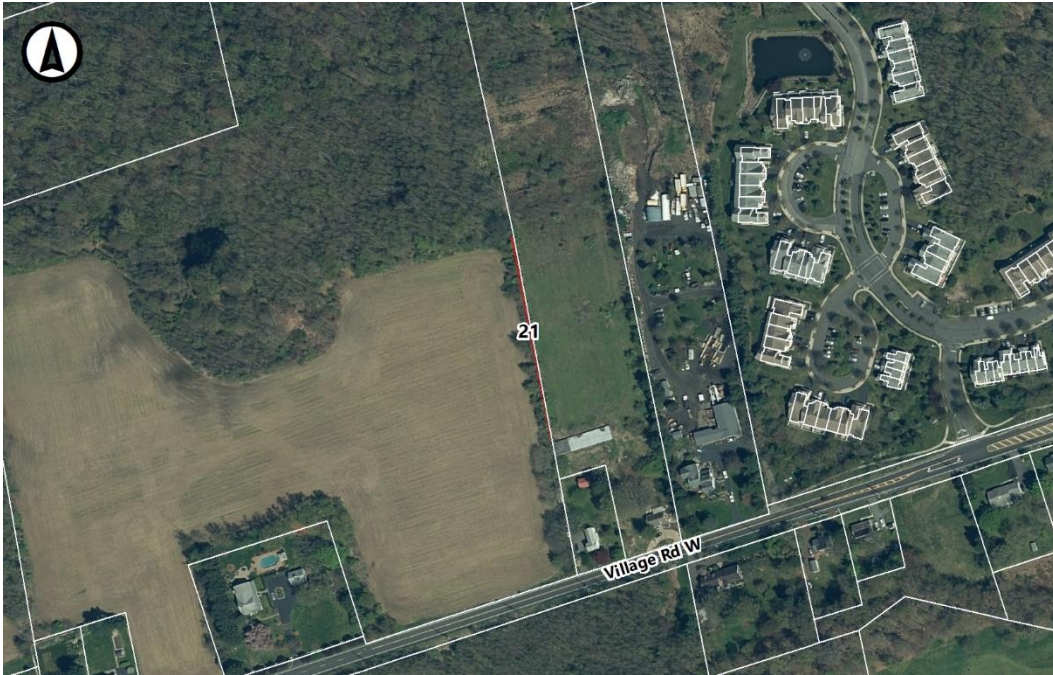
<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
20	9.05	Constrained	3.43

**Analysis**

ID #20 is located on Block 37.01 Lots 1 and 2. Lot 1 is presently vacant and is available for development, while Lot 2 is presently developed with a nonprofit facility.

Thus, the area of this land should be recalculated to eliminate Block 3701 Lot 2. This would adjust its area to 3.43 acres.

**ID #21**



Map 18: ID #21 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
21	0.06	Not Developable	0.00

**Analysis**

ID #21 is located on Block 15.14 Lot 29. This property is preserved open space owned by the municipality. Furthermore, the land identified by the DCA has a width of approximately 7.9 feet at its greatest. As noted in the DCA Workbook, the DCA assumed the minimum dimensions of "developable property" to be 25 feet by 100 feet.

For the reasons identified above, this land is not developable.

**ID #22**



Map 19: ID #22 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
22	5.22	Not Developable	0.00

**Analysis**

ID #22 is located on Block 24.30 Lot 1.02. While this property is assigned a qualified farmland tax code, it is in fact developed with a house of worship.

Therefore, this land is not developable.

**ID #23**



Map 20: ID #23 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
23	0.27	Not Developable	0.00

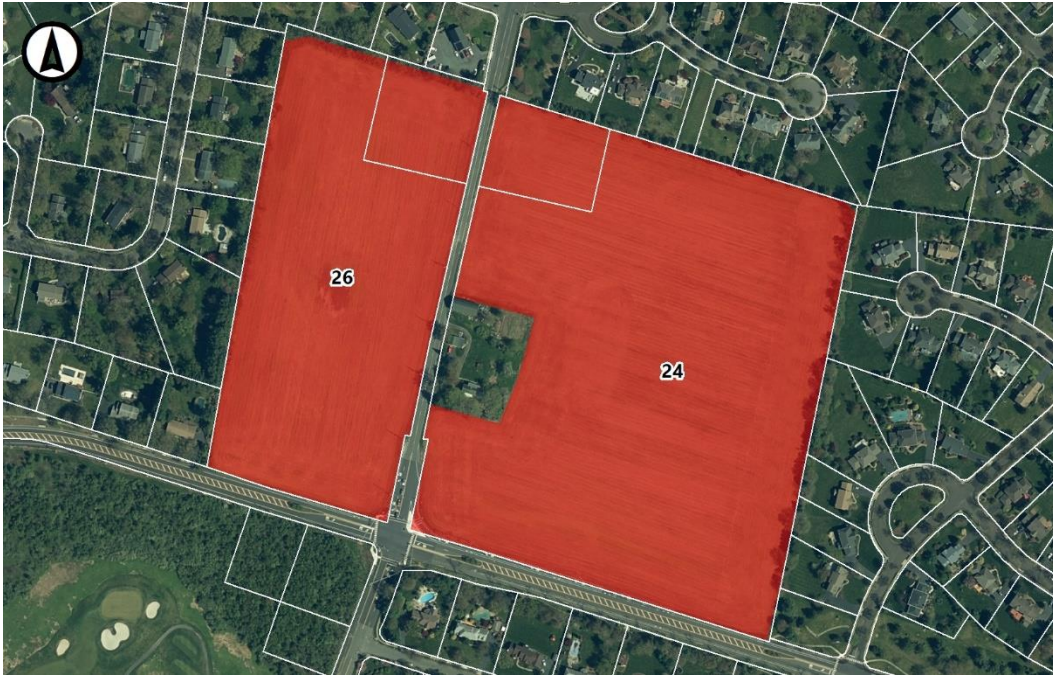
**Analysis**

ID #23 is located on Block 15 Lot 157. This property is developed with a single-family dwelling.

Therefore, this land is not developable.



---

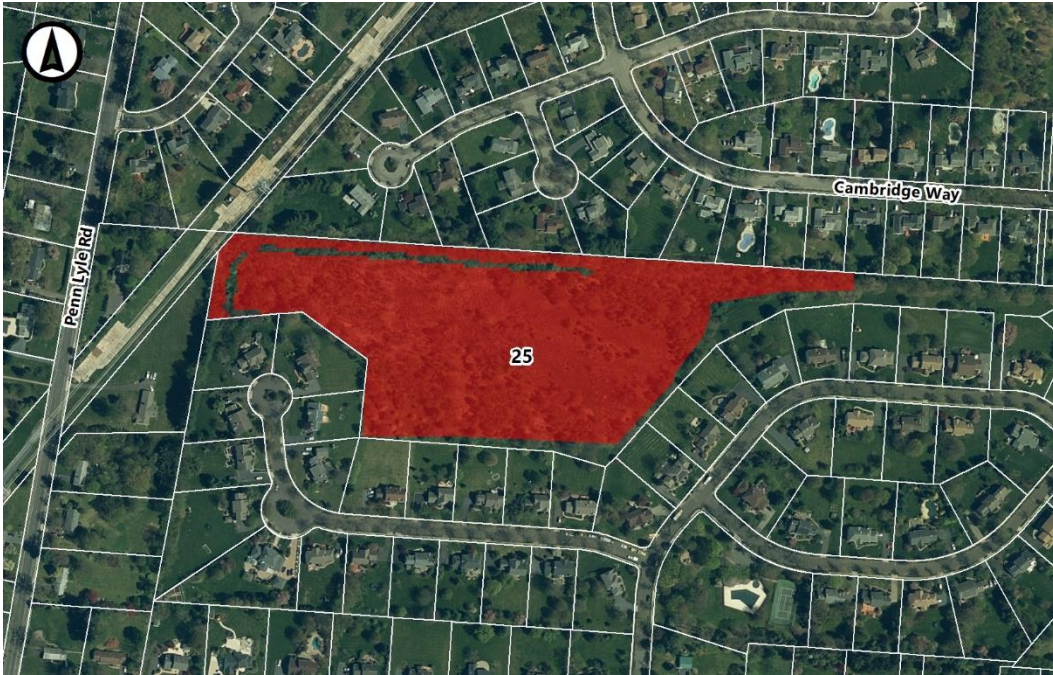
**ID #24 and #26**

Map 21: ID #24 and #26 (scale: 1" = 500')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
24	24.61	Developable	24.61
26	13.77	Developable	13.77

**Analysis** ID #24 is located on Block 16.12 Lots 23 and 23.01, while ID #26 is located on Block 15.03 Lots 46 and 46.01. These properties are utilized as farmland and are developable.

**ID #25**



Map 22: ID #25 (scale: 1" = 500')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
25	11.40	Constrained	0.00

**Analysis**

ID #25 is located on Block 17.15 Lot 53. This property is deed restricted open space for the Parc Phase II residential development.

Therefore, this land is not developable.

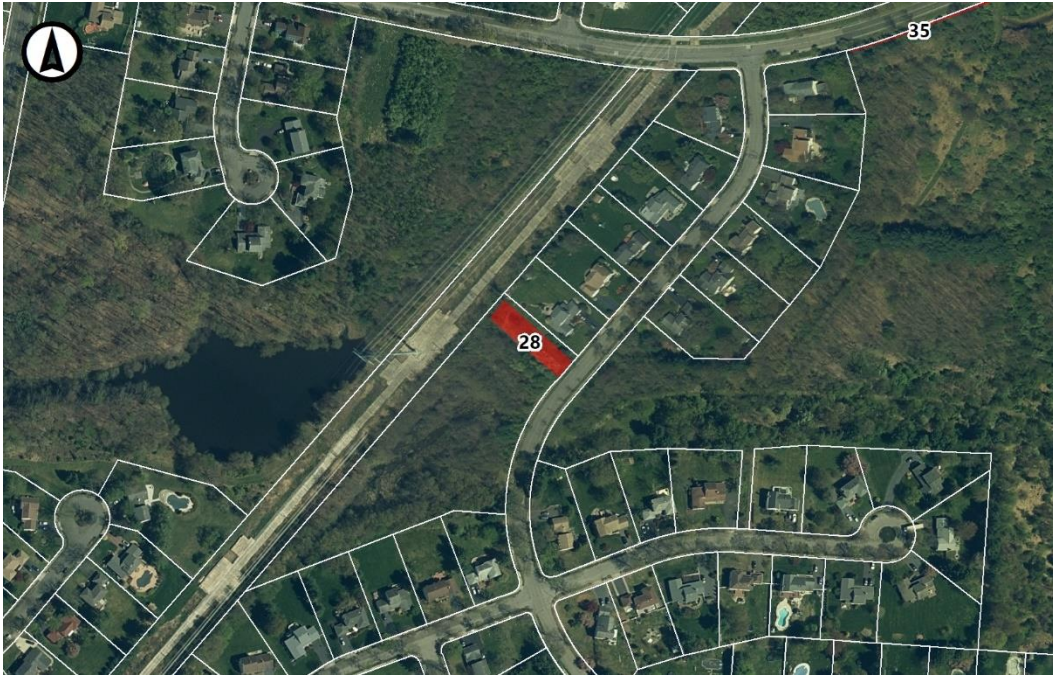
**ID #27**



Map 23: ID #27 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
27	0.17	Developable	0.17
<b>Analysis</b>	ID #27 is located on Block 28 Lot 18. This property is vacant and is available for development.		

**ID #28**



Map 24: ID #28 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
28	0.20	Not Developable	0.00

**Analysis**

ID #28 is located on Block 61 Lot 71. This property is open space owned by the municipality.

Therefore, this land is not developable.

**ID #29, #31, #32, #36, #38**



Map 25: ID #29, #31, #32, #36, #38 (scale: 1" = 400')

ID #	Weighted Acres	Status	Weighted Acres - Recalculated
29	0.31	Not Developable	0.00
31	0.59	Not Developable	0.00
32	0.14	Not Developable	0.00
36	1.42	Constrained	0.03
38	0.63	Not Developable	0.00

**Analysis**

ID #29 is located on Block 16.11 Lot 16 while ID #32 is located on Block 16.20 Lot 139. Both properties are open space owned by the municipality. Therefore, these lands are not developable.

ID #31 and a portion of ID #36 are located on Block 16.11 Lot 15. This property is registered as a landfill and is on the NJDEP's Known Contaminated Sites List. Therefore, ID #31 and a portion of #ID 36 are not developable.

ID #38 and a portion of ID #36 are located on Block 16.11 Lot 14.01. This property is open space owned by the municipality. Therefore, ID #38 and a portion of ID #36 are not developable.

Finally, a portion of ID #36 is located on Block 16.11 Lot 14.03. This property is presently vacant.

---

**ID #30 and #45**

Map 26: ID #30 and #45 (scale: 1" = 500')

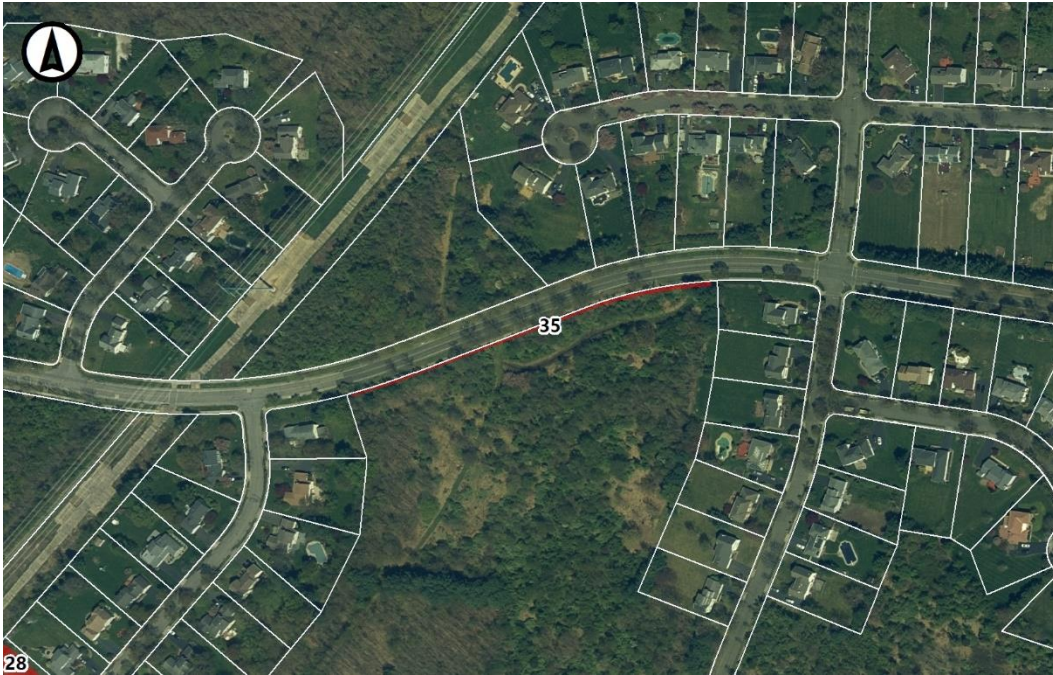
<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
30	0.18	Not Developable	0.00
45	3.12	Not Developable	0.00

**Analysis**

The ID #s identified above account for approximately 3.30 acres. They are located on Block 22 Lot 5 which is currently under construction with a warehouse development.

Therefore, these lands are not developable.

**ID #35**



Map 27: ID #35 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
35	0.13	Not Developable	0.00

**Analysis**

ID #35 is located on Block 60 Lot 7. This property is open space owned by the municipality. Furthermore, the land identified by the DCA has a width of approximately 11.0 feet at its greatest. As noted in the DCA Workbook, the DCA assumed the minimum dimensions of "developable property" to be 25 feet by 100 feet.

For the reasons identified above, this land is not developable.

**ID #39**

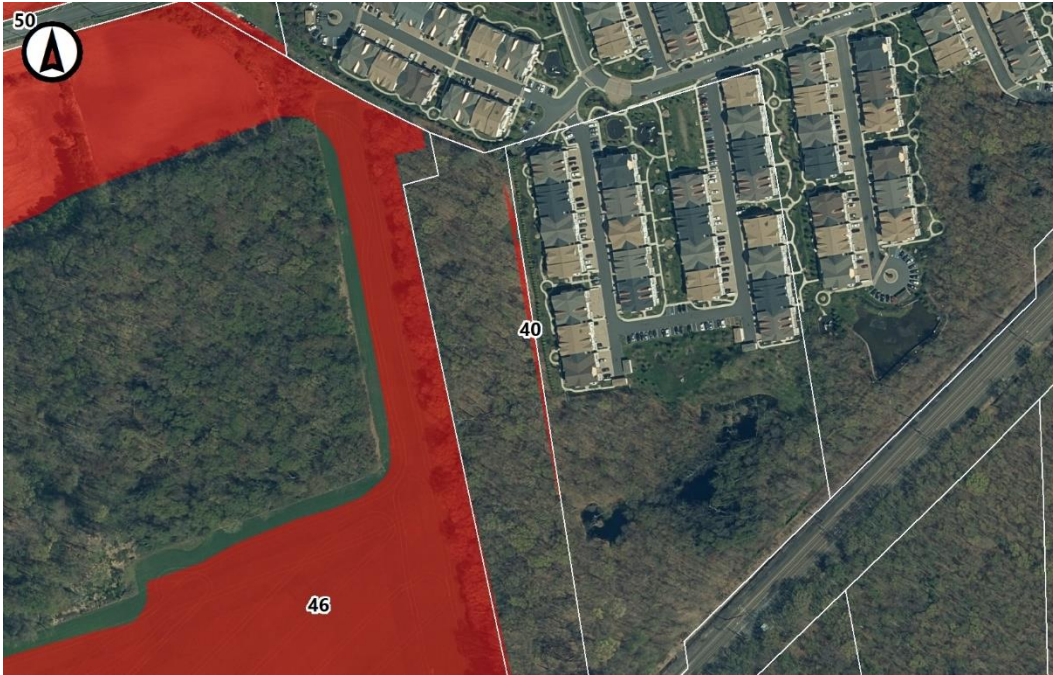


Map 28: ID #39 (scale: 1" = 500')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
39	19.13	Developable	19.13
<b>Analysis</b>	ID #39 is located on Block 21.27 Lot 1. This property is vacant and is available for development.		



**ID #40**



Map 29: ID #40 (scale: 1" = 400')

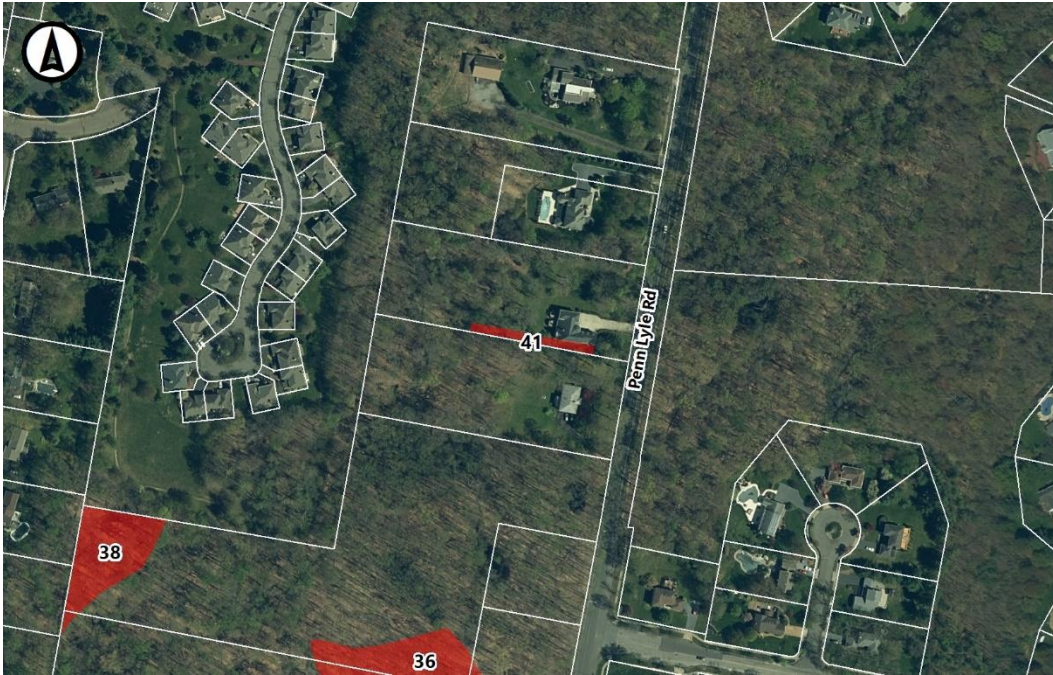
<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
40	0.14	Not Developable	0.00

**Analysis**

ID #40 is located on Block 15.14 Lot 16. This property is open space owned by the municipality. Furthermore, the land identified by the DCA has a width of approximately 7.7 feet at its greatest. As noted in the DCA Workbook, the DCA assumed the minimum dimensions of "developable property" to be 25 feet by 100 feet.

For the reasons identified above, this land is not developable.

**ID #41**



Map 30: ID #41 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
41	0.11	Not Developable	0.00

**Analysis**

ID #41 is located on Block 16.18 Lot 12. This property is developed with a single-family dwelling. Furthermore, the land identified by the DCA has a width of approximately 19.9 feet at its greatest. As noted in the DCA Workbook, the DCA assumed the minimum dimensions of "developable property" to be 25 feet by 100 feet.

For the reasons identified above, this land is not developable.

Therefore, this land is not developable.

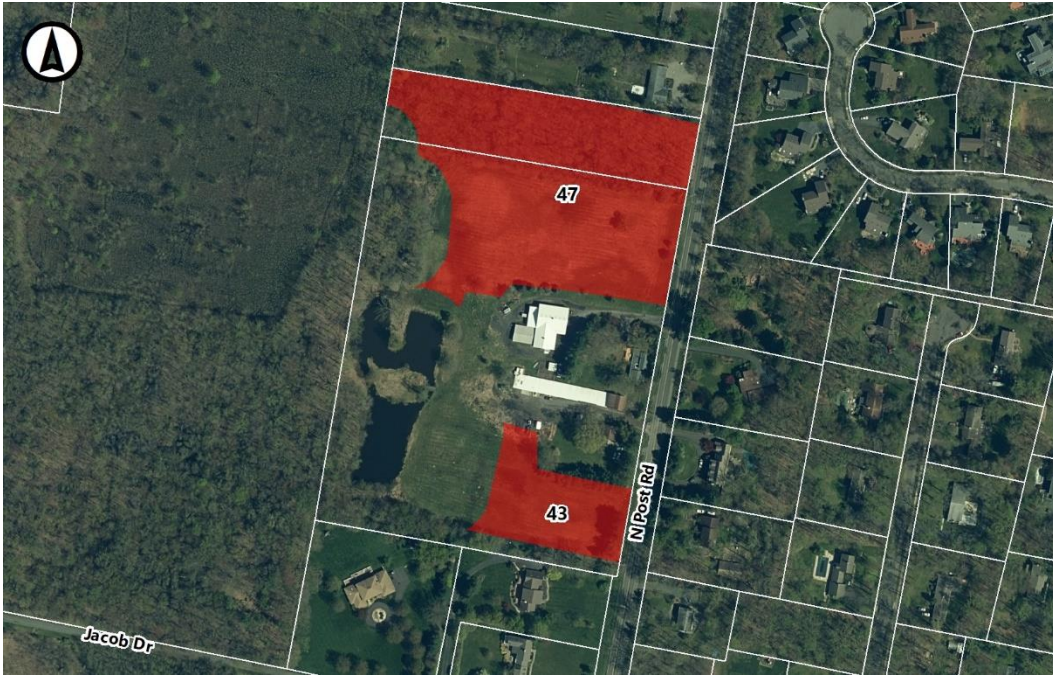
**ID #42**



Map 31: ID #42 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
42	17.23	Developable	17.23
<b>Analysis</b>	ID #42 is located on Block 22 lot 3.01. This property is vacant and is available for development.		

**ID #43 and #47**



Map 32: ID #43 and #47 (scale: 1" = 400')

ID #	Weighted Acres	Status	Weighted Acres - Recalculated
43	1.19	Not Developable	0.00
47	5.07	Constrained	2.07

**Analysis**

ID #43 and a portion of ID #47 are located on Block 15 Lot 48. This property is presently developed with a single-family dwelling and farmland and is therefore not developable.

The remaining portion of ID #47 is located on Block 15 Lot 94 which is vacant and available for development. Thus, the area of this land should be recalculated 2.07 acres.

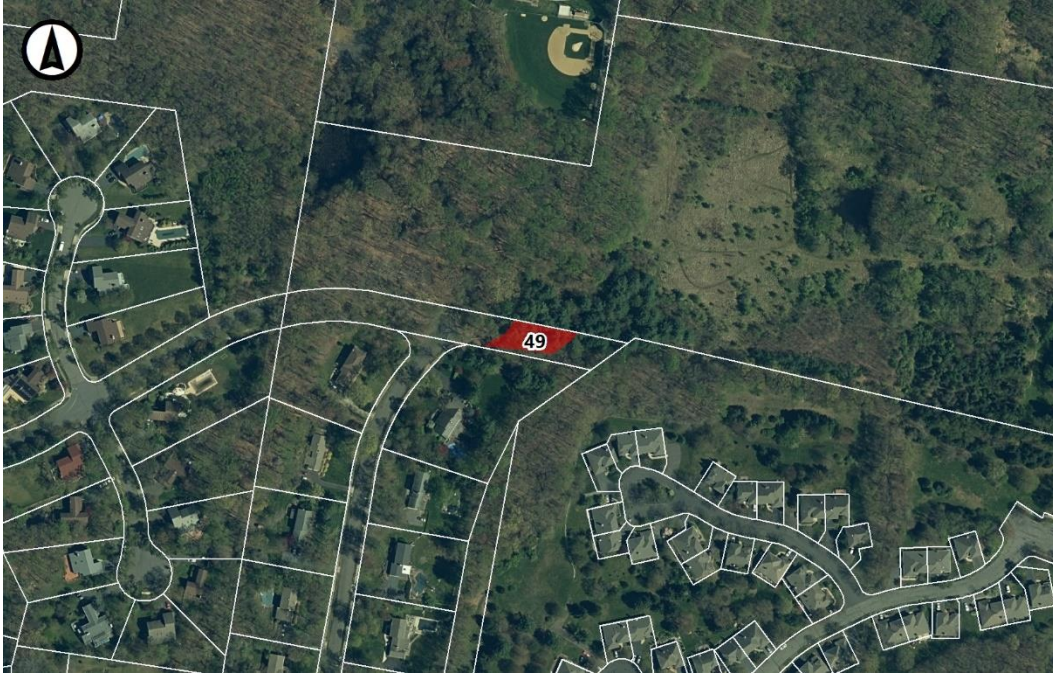
**ID #48**



Map 33: ID #48 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
48	0.34	Developable	0.34
<b>Analysis</b>	ID #48 is located on Block 8.01 Lot 2.01. This property is vacant and is available for development.		

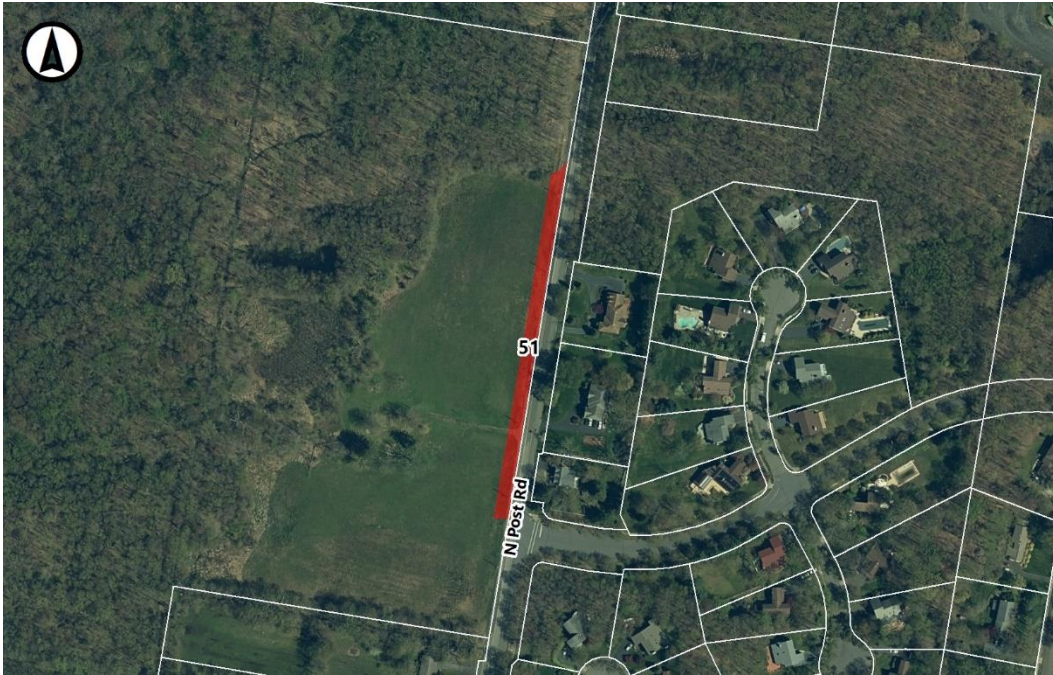
**ID #49**



Map 34: ID #49 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
49	0.18	Not Developable	0.00
<b>Analysis</b>	ID #49 is located on Block 16.05 Lot 120. This property is to be utilized as a right-of-way. It is therefore not available for development.		

**ID #51**



Map 35: ID #51 (scale: 1" = 400')

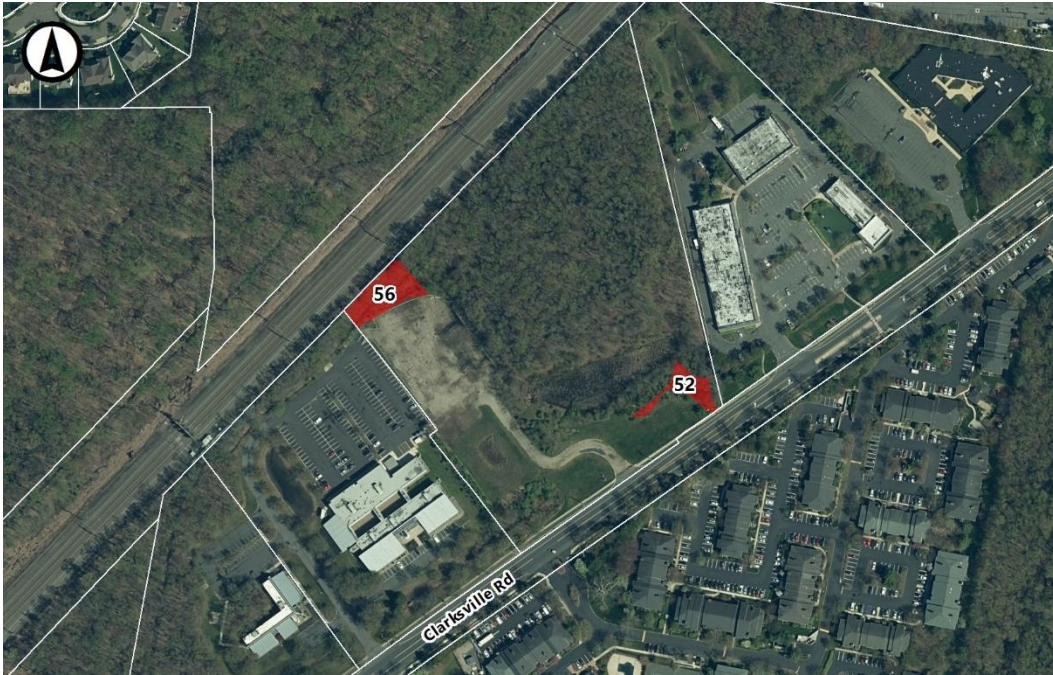
<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
51	0.53	Not Developable	0.00

**Analysis**

ID #51 is located on Block 15 Lot 3. This property is dedicated open space.

Therefore, this land is not developable.

**ID #52 and #56**



Map 36: ID #52 and #56 (scale: 1" = 500')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
52	0.13	Not Developable	0.00
56	0.24	Not Developable	0.00

**Analysis**

The ID #s identified above account for approximately 0.37 acres. They are located on Block 10 Lot 15.03 which is currently under construction with a self-storage facility.

Therefore, these lands are not developable.



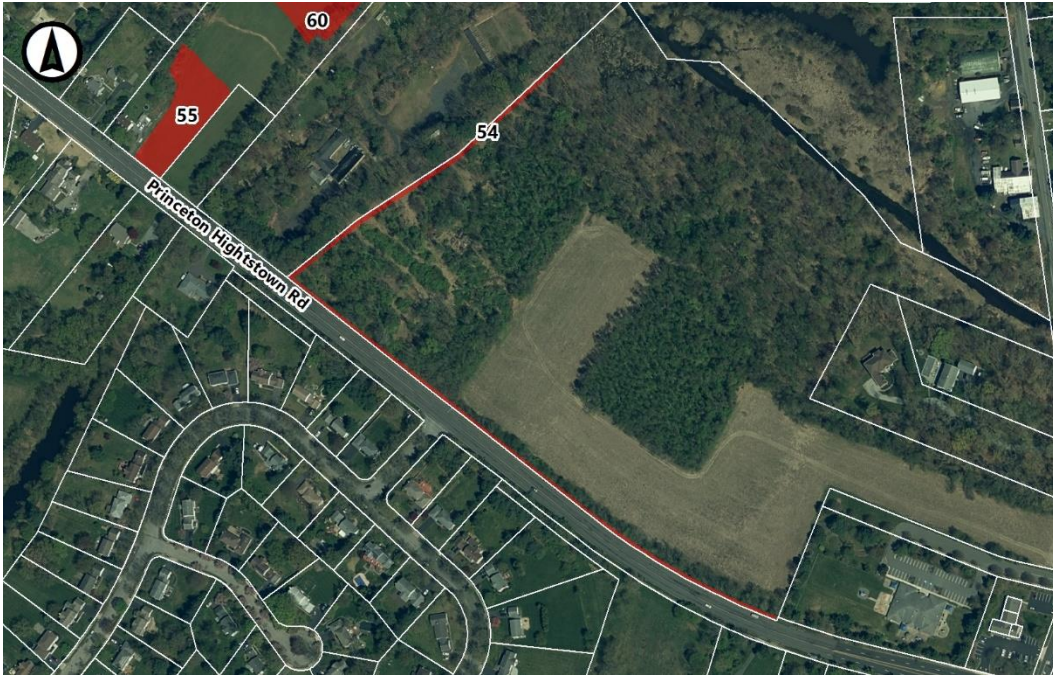
**ID #53**



Map 37: ID #53 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
53	0.84	Not Developable	0.00
<b>Analysis</b>	ID #53 is located on Block 8 Lot 15. This property is open space owned by the State of New Jersey.  Therefore, this land is not developable.		

**ID #54**



Map 38: ID #54 (scale: 1" = 400')

ID #	Weighted Acres	Status	Weighted Acres - Recalculated
54	0.60	Not Developable	0.00

**Analysis**

ID #54 is located on Block 19 Lot 24.02. This property is open space owned by Mercer County. Furthermore, the land identified by the DCA has a width of approximately 11.7 feet at its greatest. As noted in the DCA Workbook, the DCA assumed the minimum dimensions of "developable property" to be 25 feet by 100 feet.

Therefore, this land is not developable.

**ID #55 and #60**



Map 39: ID #55 and #60 (scale: 1" = 500')

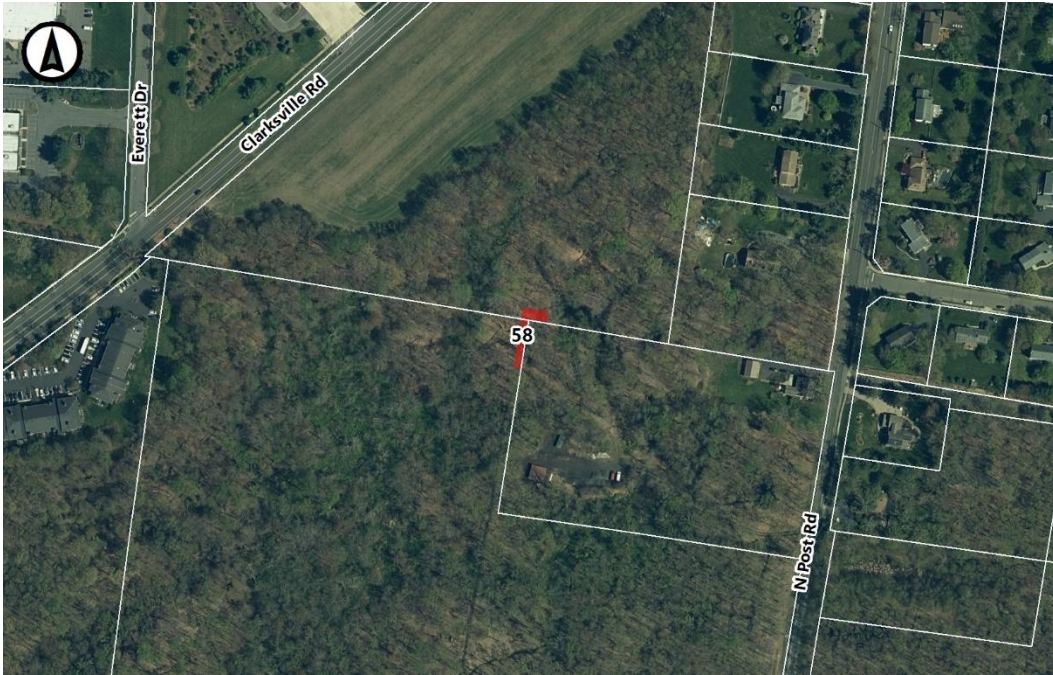
ID #	Weighted Acres	Status	Weighted Acres - Recalculated
55	0.81	Not Developable	0.00
60	6.33	Not Developable	0.00

**Analysis**

The ID #s identified above account for approximately 7.14 acres. They are located on Block 19 Lot 9 which is currently developed with a single-family dwelling with farmland located to its rear.

Therefore, these lands are not developable.

**ID #58**



Map 40: ID #58 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
58	0.07	Not Developable	0.00

**Analysis**

ID #58 is located on Block 15 Lot 1 and Lot 3. The land identified by the DCA has a width of approximately 23.3 feet at its greatest. As noted in the DCA Workbook, the DCA assumed the minimum dimensions of "developable property" to be 25 feet by 100 feet.

Therefore, this land is not developable.

**ID #63, #64, and #67**



Map 41: ID #63, #64, and #67 (scale: 1" = 650')

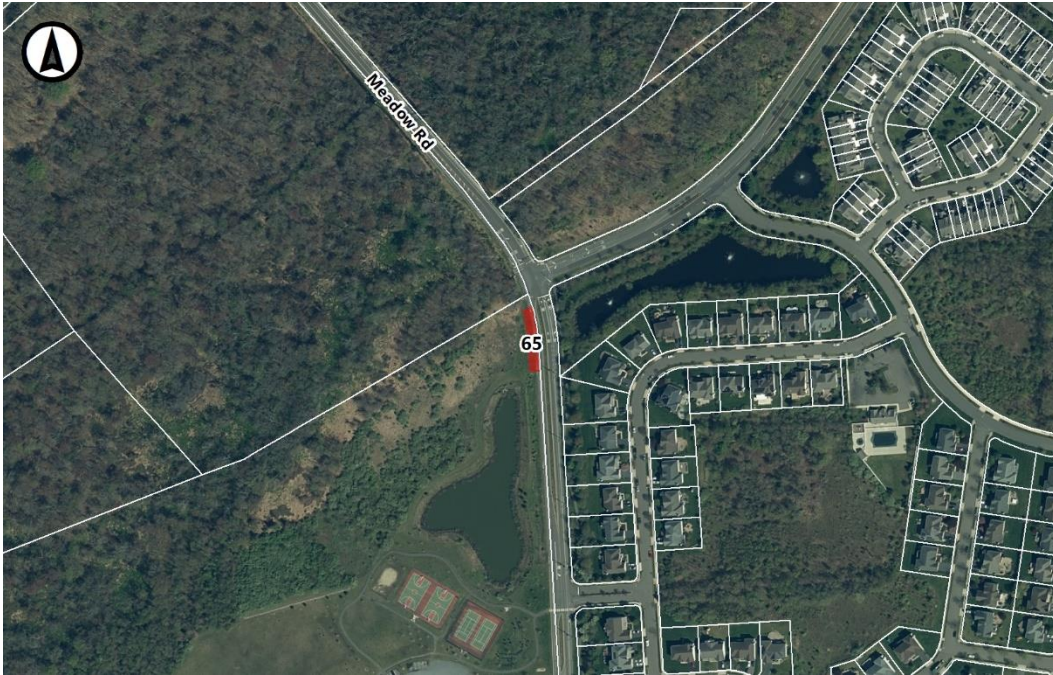
ID #	Weighted Acres	Status	Weighted Acres - Recalculated
63	1.61	Not Developable	0.00
64	7.35	Not Developable	0.00
67	0.61	Not Developable	0.00

**Analysis**

The ID #s identified above account for approximately 9.57 acres. ID #63 and #64 are located on Block 93 Lots 1 and 3, while #67 is located on Block 10 Lot 11. These properties are part of the Township’s municipal complex. They are developed with a firehouse, a community garden, and a library.

Therefore, these lands are not developable.

**ID #65**



Map 42: ID #65 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
65	0.11	Not Developable	0.00

**Analysis** ID #65 is located on Block 8 Lot 48. This property is open space owned by the Township.

Therefore, this land is not developable.

**ID #66**



Map 43: ID #66 (scale: 1" = 400')

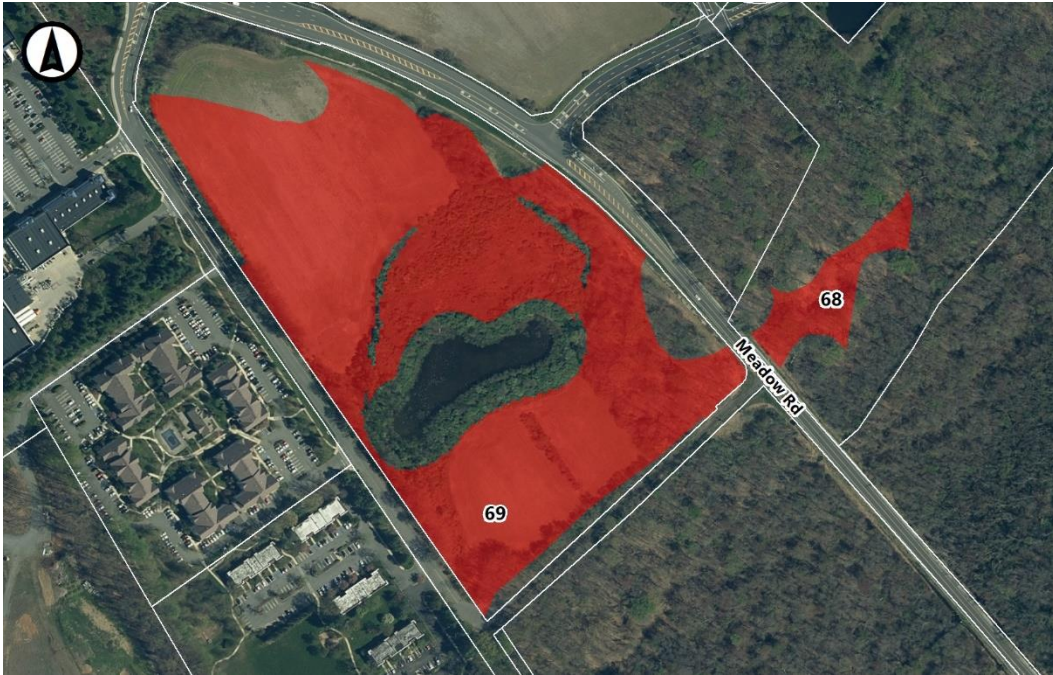
<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
66	3.21	Not Developable	0.00

**Analysis**

ID #66 is located on Block 20 Lot 58. This property is presently developed with a single-family dwelling.

Therefore, this land is not developable.

**ID #68 and #69**



Map 44: ID #68 and 69 (scale: 1" = 500')

ID #	Weighted Acres	Status	Weighted Acres - Recalculated
68	1.29	Not Developable	0.00
69	19.81	Not Developable	0.00

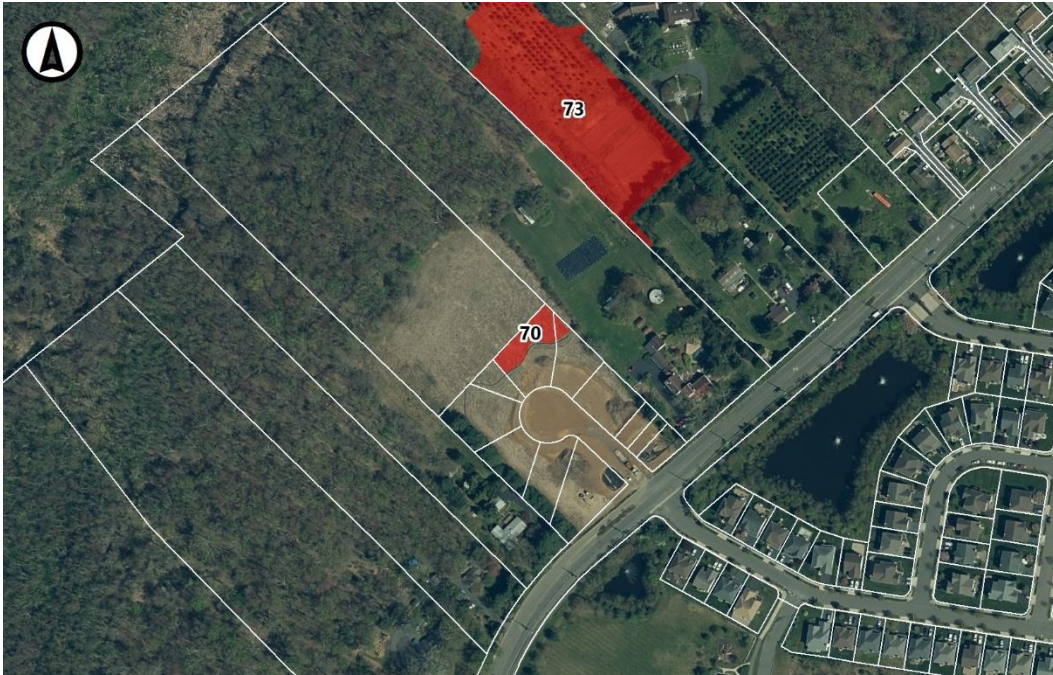
**Analysis**

The ID #s identified above account for approximately 21.1 acres. ID #68 is located on Block 9 Lot 7.01 which is privately owned open space. ID #69 is located on Block 9.03 Lot 12.02 which, along with Block 9 Lots 12.01 and 12.03, received preliminary and final site plan approval for a multifamily development. Construction has commenced on Lot 12.01.

For the reasons identified above, these lands are not developable.



**ID #70**



Map 45: ID #70 (scale: 1" = 400')

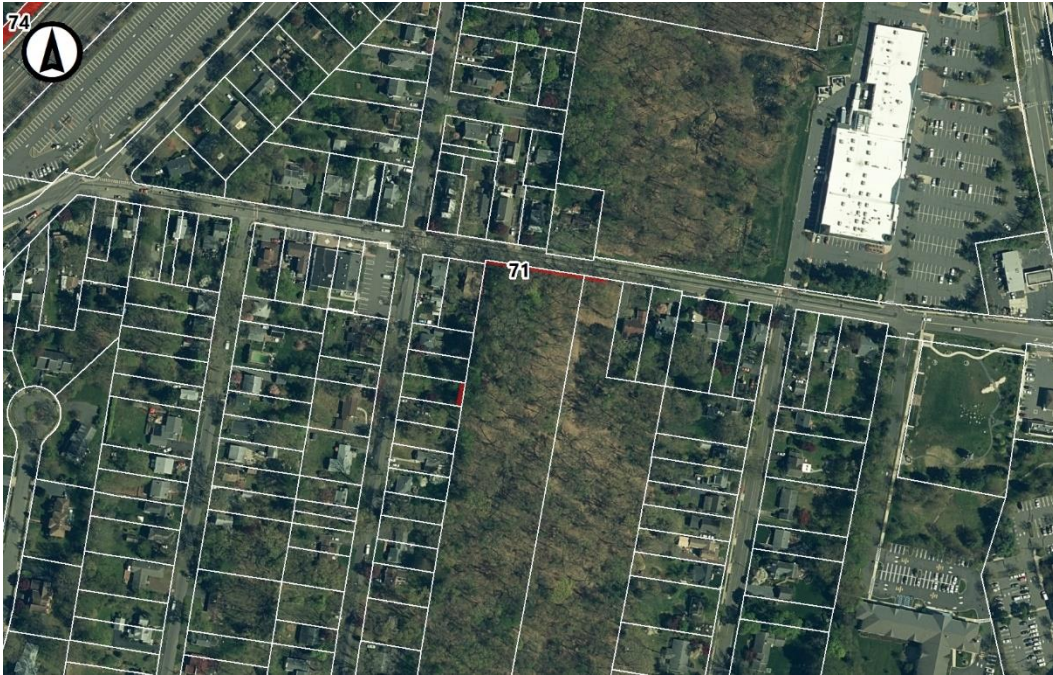
<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
70	0.19	Not Developable	0.00

**Analysis**

ID #70 is located on Block 55 Lots 55.06 and 55.07. Both lots are presently under construction with single-family dwellings.

Therefore, this land is not developable.

**ID #71**



Map 46: ID #71 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
71	0.07	Not Developable	0.00

**Analysis**

ID #71 is located on Block 11.01 Lots 15 and 20 as well as Block 76 Lot 57. Lots 15 and 20 are preserved open space owned by the municipality. Furthermore, the land identified by the DCA has a width of approximately 12.3 feet at its greatest. As noted in the DCA Workbook, the DCA assumed the minimum dimensions of "developable property" to be 25 feet by 100 feet.

For the reasons identified above, this land is not developable.

**ID #72**



Map 47: ID #72 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
72	0.32	Not Developable	0.00

**Analysis**

ID #72 is located on Block 19 Lot 22. Lot 22 and adjoining Lot 73 are developed with a single-family dwelling with farmland.

Therefore, this land is not developable.

**ID #73**



Map 48: ID #73 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
73	2.40	Not Developable	0.00

**Analysis**

ID #73 is located on Block 9 Lot 27. This property is presently developed with a single-family dwelling with farmland located to its rear.

Therefore, this land is not developable.

**ID #74, #75, #77, #79, #80**



Map 49: ID #74, 75, 77, 79, and 80 (scale: 1" = 400')

ID #	Weighted Acres	Status	Weighted Acres - Recalculated
74	0.47	Not Developable	0.00
75	0.37	Developable	0.37
77	0.77	Not Developable	0.00
79	0.89	Not Developable	0.00
80	0.20	Not Developable	0.00

**Analysis**

ID #74, #77, #79, and #80 are located on Block 6 Lots 16.02, 17.01, 33, and 88. These properties are presently developed with parking facilities associated with the Princeton Junction Train Station. Therefore, these lands are not developable.

ID #75 is located on Block 64 Lot 170.01. This property is vacant and is available for development.

**ID #76**



Map 50: ID #76 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
76	0.06	Not Developable	0.00

**Analysis**

ID #76 is located on Block 12 Lot 3. This property is preserved open space owned by the municipality. Furthermore, the land identified by the DCA has a width of approximately 4.4 feet at its greatest. As noted in the DCA Workbook, the DCA assumed the minimum dimensions of "developable property" to be 25 feet by 100 feet.

For the reasons identified above, this land is not developable.

**ID #78 and #82**



Map 51: ID #78 and #82 (scale: 1" = 400')

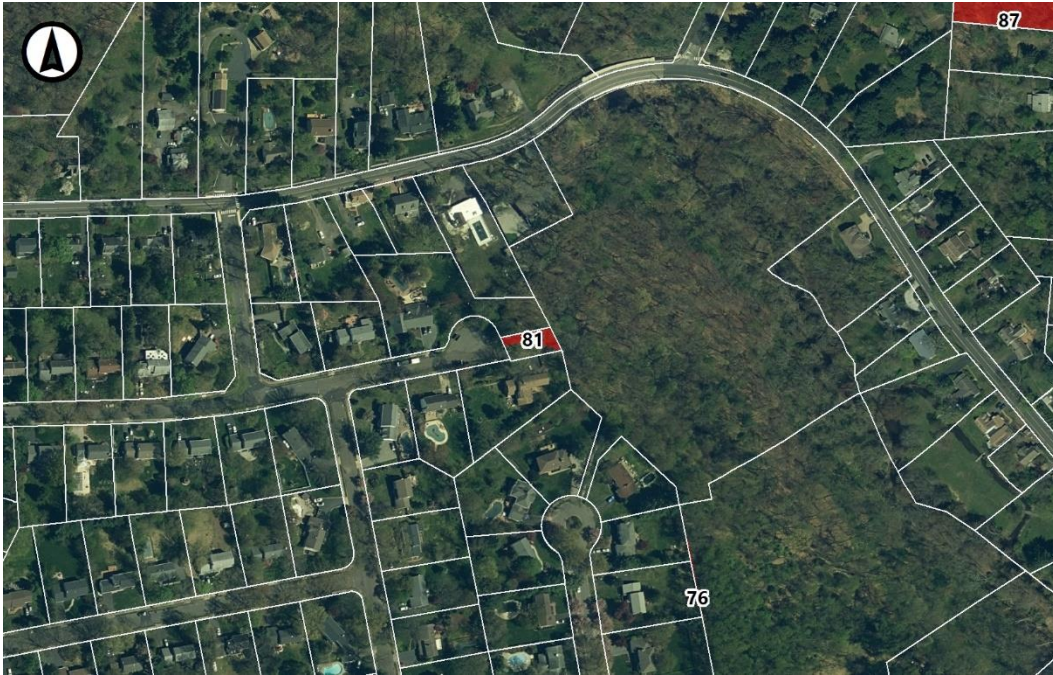
<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
78	0.87	Not Developable	0.00
82	0.37	Not Developable	0.00

**Analysis**

The ID #s identified above account for approximately 1.24 acres. They are located on Block 7 Lot 61.021 which is presently developed with a multifamily development associated with a seminary.

Therefore, these land are not developable.

**ID #81**

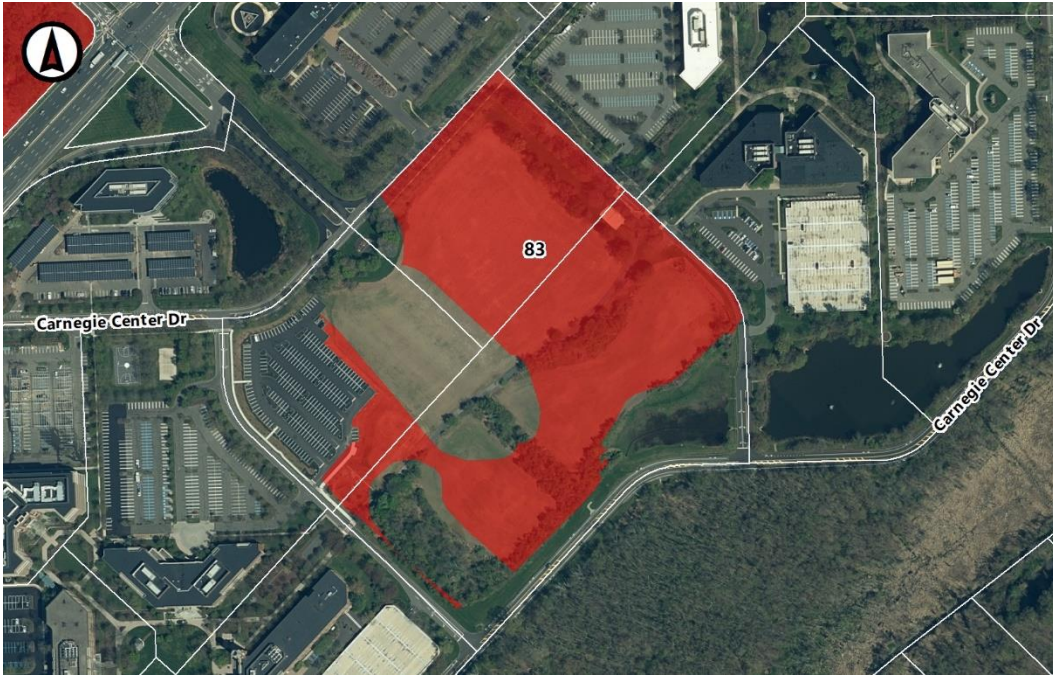


Map 52: ID #81 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
81	0.07	Not Developable	0.00
<b>Analysis</b>	ID #81 is located on Block 12.06 Lot 1. This property is to be utilized as a right-of-way. It is therefore not available for development.		



**ID #83**



Map 53: ID #83 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
83	13.95	Not Developable	0.00

**Analysis**

ID #83 is located on Block 9 Lots 83, 85, and 84. These properties previously received site plan approval for the development of an office complex. A parking lot has already been constructed on Lot 84.

Therefore, these lands are not available for development.

**ID #84**



Map 54: ID #84 (scale: 1" = 400')

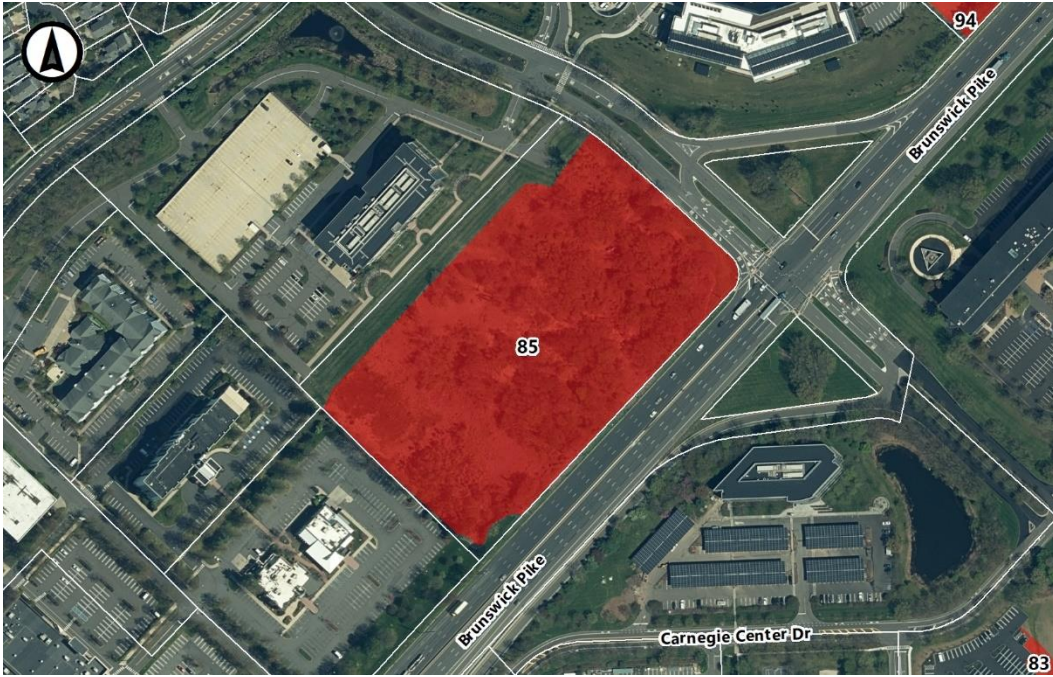
<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
84	0.67	Not Developable	0.00

**Analysis**

ID #84 is located on Block 9 Lot 72. This property is presently developed with a United States postal office.

Therefore, this land is not developable.

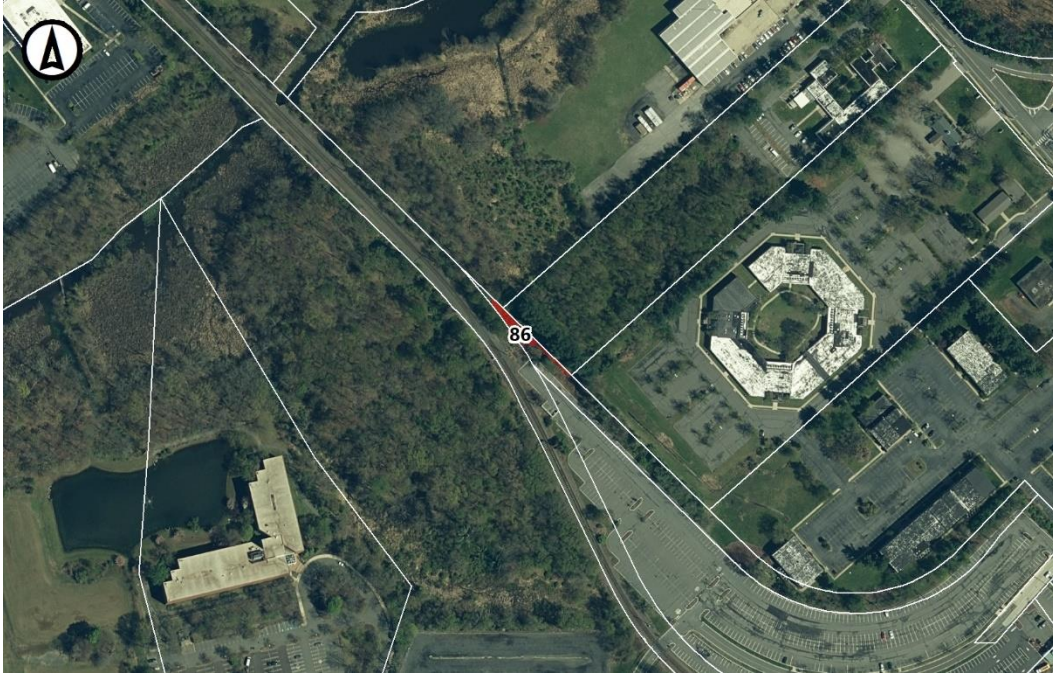
**ID #85**



Map 55: ID #85 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
85	8.49	Not Developable	0.00
<b>Analysis</b>	ID #85 is located on Block 7.15 Lot 12.09. This property received site plan approval for an office development. It is therefore not available for development.		

**ID #86**



Map 56: ID #85 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
86	0.06	Not Developable	0.00

**Analysis**

ID #86 is located on Block 6 Lot 65. The land identified by the DCA has a width of approximately 22.7 feet at its greatest. As noted in the DCA Workbook, the DCA assumed the minimum dimensions of "developable property" to be 25 feet by 100 feet.

For the reasons identified above, this land is not developable.

**ID #87**



Map 57: ID #87 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
87	0.99	Not Developable	0.00

**Analysis**

ID #87 is located on Block 5.01 Lots 49.01 and 49.02. Both lots are presently under construction with single-family dwellings.

Therefore, this land is not developable.

**ID #88**



Map 58: ID #85 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
88	3.52	Developable	3.52
<b>Analysis</b>	ID #88 is located on Block 9 Lot 60. This property is presently vacant and available for development.		

**ID #89 and 91**



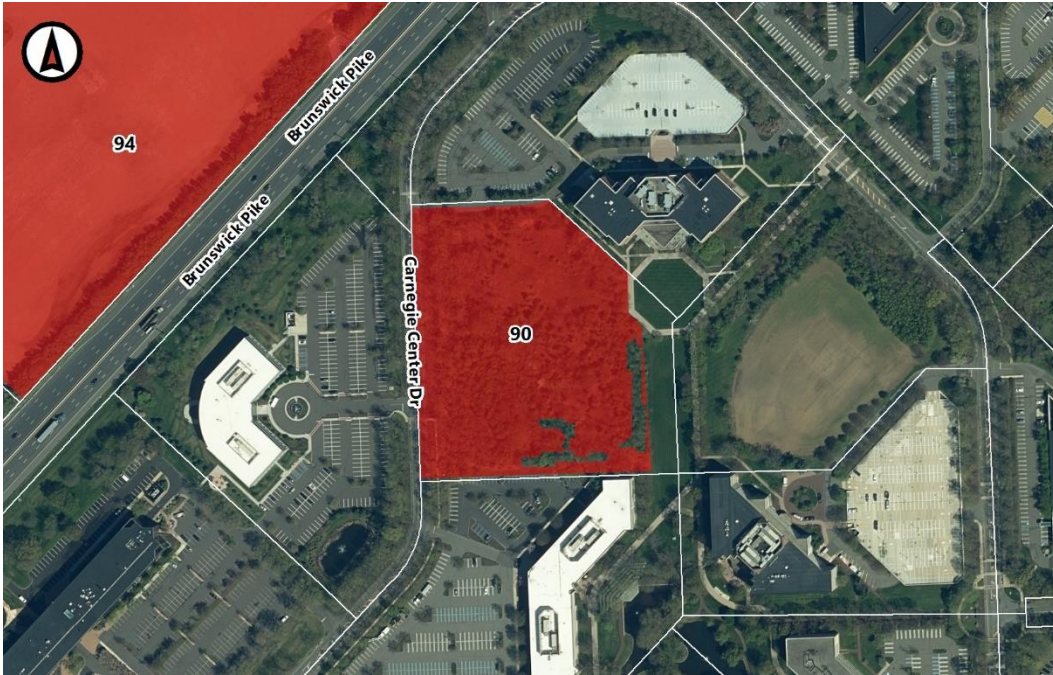
Map 59: ID #89 and #91 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
89	0.07	Constrained	0.04
91	0.56	Developable	0.56

**Analysis**

The ID #s identified above account for approximately 0.63 acres. They are located on Block 5 Lots 55 and 65. Lot 55 is presently vacant and is available for development. Lot 65 is open space owned by the municipality. Thus, the area of Lot 89 should be adjusted from 0.07 acres to 0.04 acres.

**ID #90**

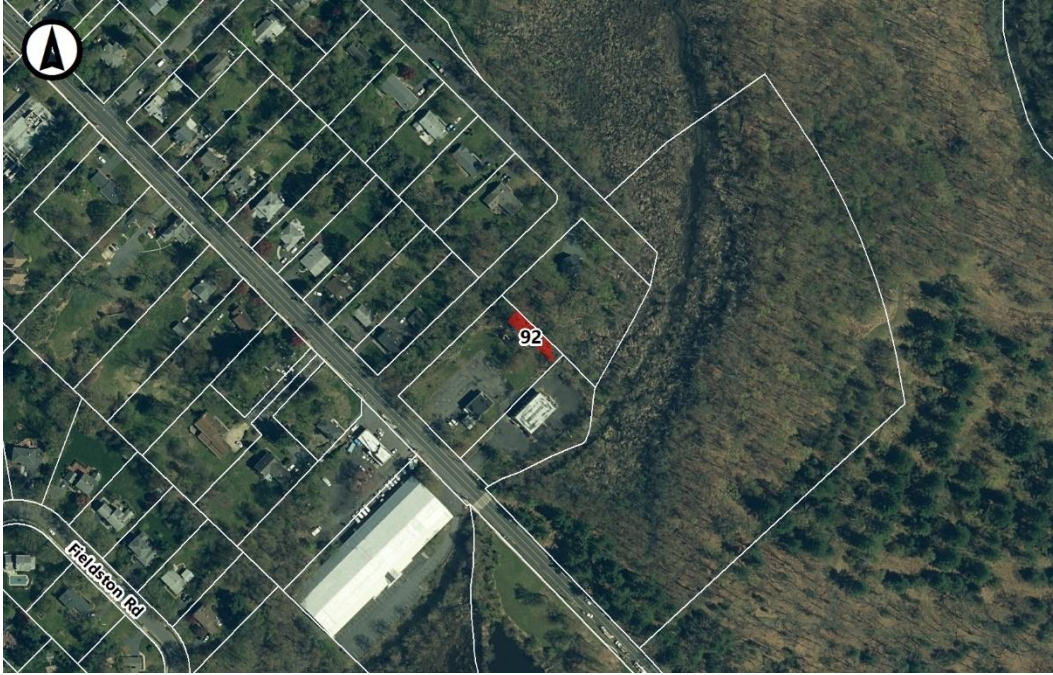


Map 60: ID #90 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
90	5.45	Not Developable	0.00
<b>Analysis</b>	ID #90 is located on Block 9 Lot 82. This property received site plan approval for an office development. It is therefore not available for development.		



**ID #92**



Map 61: ID #92 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
92	0.08	Not Developable	0.00

**Analysis**

ID #92 is located on 50 Lot 73. This property is presently developed with a house of worship.

Therefore, this land is not developable.

**ID #93 and #94**



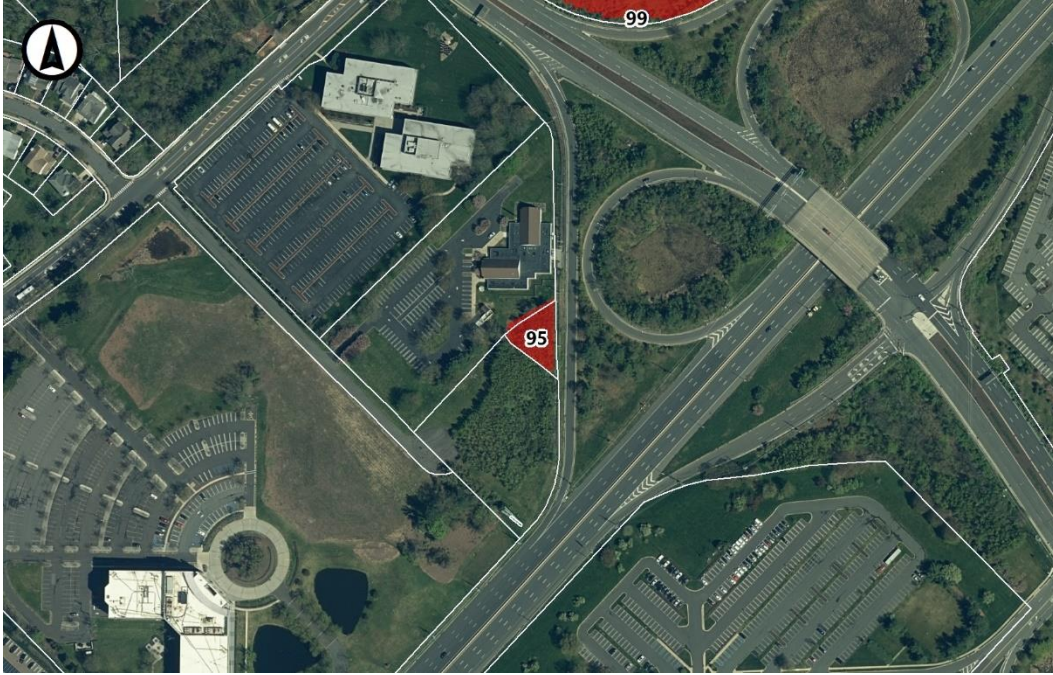
Map 62: ID #93 and #94 (scale: 1" = 400')

ID #	Weighted Acres	Status	Weighted Acres - Recalculated
93	1.25	Not Developable	0.00
94	41.50	Not Developable	0.00

**Analysis**

The ID #s identified above account for approximately 42.75 acres. They are located on Block 7.13 Lot 12.06 which received GDP and site plan approval for a hotel and office development. These lands are therefore not available for development.

**ID #95**



Map 63: ID #95 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
95	0.22	Constrained	0.22

**Analysis**

ID #95 is located on 7.13 Lots 46 and 47. Block 46 is presently developed with a house of worship, while Lot 47 is vacant and available for development. The area of ID #95 should therefore be slightly recalculated. This recalculation does not result in a significant change in area.

**ID #96 and #97**



Map 64: ID #96 and #97 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
96	0.56	Developable	0.56
97	2.63	Constrained	2.27

**Analysis**

ID #96 is located on Block 95 Lot 3 which is presently vacant and available for development. ID #97 is located on Block 44 Lots 18, 19, 20, 21, 22, 24, and 26. While Lots 18, 20, 22, 24, and 26 are presently vacant and available for development, Lots 19 and 21 are developed with a memory care facility. Thus, the area of ID #97 should be adjusted to 2.27 acres to exclude these properties.

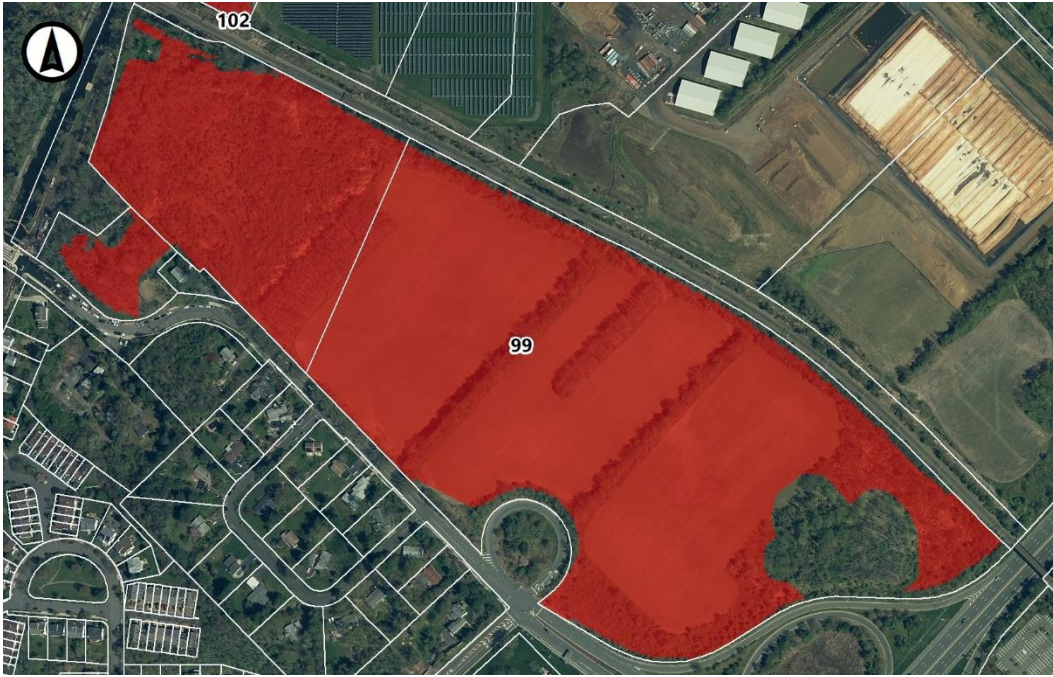
**ID #98**



Map 65: ID #98 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
98	5.94	Developable	5.94
<b>Analysis</b>	ID #98 is located on Block 6 Lot 1.01. This property is presently vacant and available for development.		

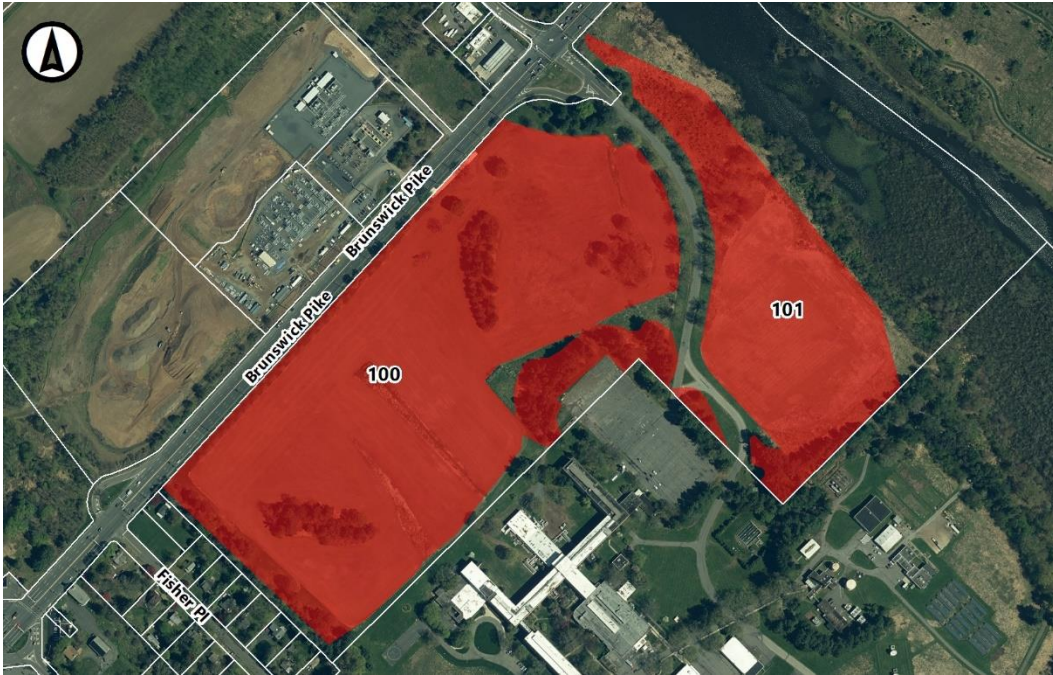
**ID #99**



Map 66: ID #99 (scale: 1" = 400')

<b>ID #</b>	<b>Weighted Acres</b>	<b>Status</b>	<b>Weighted Acres - Recalculated</b>
99	50.05	Developable	50.05
<b>Analysis</b>	ID #99 is located on Block 4 Lot 3.011. This property is presently vacant and available for development.		

**ID #100 and #101**



Map 67: ID #100 and #101 (scale: 1" = 400')

ID #	Weighted Acres	Status	Weighted Acres - Recalculated
100	39.91	Not Developable	0.00
101	14.55	Not Developable	0.00

**Analysis**

The ID #s identified above account for approximately 54.46 acres. They are located on Block 5 Lot 8.04 which received a GDP approval for an office development. These lands are therefore not available for development.

**ID #102, #103, #104, #105, and #106**



Map 68: ID #102, #103, #104, #105, and #106 (scale: 1" = 850')

ID #	Weighted Acres	Status	Weighted Acres - Recalculated
102	14.49	Constrained	11.45
103	0.31	Not Developable	0.00
104	2.16	Not Developable	0.00
105	9.44	Not Developable	0.00
106	1.83	Not Developable	0.00

**Analysis**

ID #102 is located on Block 4 Lot 1.012. This property is partially encumbered by a deed restriction. Therefore, its area should be adjusted to 11.45 acres.

ID #103, ID #104, ID #105, and ID #106 are located on Block 3 Lot 1.012. This property is currently under development with a new campus associated with Princeton University. These lands are therefore not available for development.



Appendix B:  
Structural Conditions Survey

EXTERIOR HOUSING SURVEY

MUNICIPALITY WEST WINNSOR

COUNTY MERCER

DATE 12.12.24

Street Address	Block/Lot	Number of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	MAJOR SYSTEMS One major system is required to indicate that the structure is in need of repair			MINOR SYSTEMS Two minor systems are required to indicate that the structure is in need of repair			Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details	
					Foundation	Weatherization		Roof and Chimney	Eaves/Soffits/Gutters/Leader	Rails/Stairs/Steps/Porch			Fire Escape
						Siding and Walls	Windows and Doors						
317 OAK LANE							ROOF				YES	ROOF NEEDS PATCH AT VENT	
271 VARSITY AVE							ROOF				YES	ROOF NEEDS REPAIR	
264 FISHER PLACE							ROOF		MISSING STAIRS		YES	NEED LOTS OF REPAIRS	
3702 BRUNSWICK PIKE						✓	✓	ROOF	✓	✓	YES	BUILDING LOOKS ABANDON	

I verify that I have conducted this exterior housing survey according to COAH criteria

Signature: R. W. Bannerman Building Inspector Print Name and Title: RANDY BANNERMAN BUILDING INSPECTOR page 1 of 1