

2025



East Windsor Township

Master Plan Element

Housing Element & Fair Share Plan

Approved 6/23/25

Township of East Windsor | Mercer County, New Jersey





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 and Fair Share Plan Master Plan

Township of East Windsor
Mercer County, New Jersey

Prepared for the Township of East Windsor
Planning Board

BA# 4173.15

The original document was appropriately signed and sealed on June 24, 2025 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners

Joseph H. Burgis PP, AICP
Professional Planner #2450

Edward Snieckus, Jr., PP, LLA, ASLA
Professional Planner #5442

Members of the Township of East Windsor Planning Board

Simon (Skip) Berman, Chairman, Class IV

Janice S. Mironov, Mayor

John Zoller, Council Member

Walter Schmidlin, Vice Chairman, Class IV

Michael Trivisonno, Class II

Richard Eland, Class IV

Gary Wroblewski, Class IV

David Monahan, Class IV, Alternate#1

Planning Board Attorney

Lawrence Sachs, Esq.

Township Attorney

David E. Orron, Esq.

Huff, Moran & Orron, LLC

Administrative Secretary

Anastasia Arielli

Township Engineer

Robert Hunter, PE, PP, CME

T & M Associates

Township Planning Consultant

Joseph H. Burgis PP, AICP

Edward Snieckus, Jr. PP, LLA, ASLA

Burgis Associates, Inc.

Contents

Executive Summary	5
Executive Summary	6
Section 1: Introduction and Overview	10
1.1: What is Affordable Housing?	11
1.2: History of Affordable Housing.....	12
1.3: The Township's Historic Responses.....	15
1.4: Overview of a Master Plan	16
1.5: Overview of a HE&FSP	17
Section 2: Housing Element.....	19
2.1: Community Overview.....	21
2.2: Demographic Analysis	24
2.3: Housing Demographics.....	28
2.4: Employment Demographics	35
2.5: Projection of Housing Stock.....	39
Section 3: Fair Share Obligation	42
3.1: Fair Share Obligation.....	43
3.2: Present Need Obligation	44
Present Need Obligation.....	44
Section 4: Fair Share Plan	45
4.1: Overview of Obligations.....	46
4.2: Present Need Obligation	48
4.3: Prior Round Components.....	50
4.4: Prior Round Provisions	61
4.5 Third Round Components.....	62
4.6 Fourth Round Components	69
4.7: Other Provisions	79
4.8: Consistency with State Initiatives	80
4.9: Denied Requests	81
Fair Share Plan Appendices.....	82

Executive Summary

The following executive summary is offered for the 2025 Township of East Windsor Housing Element and Fair Share Plan (HE&FSP).

Executive Summary

The following 2025 Housing Element and Fair Share Plan (HE&FSP) of the Master Plan outlines the manner in which the Township of East Windsor will address its affordable housing obligation. The plan is organized into four sections:

❖ Section 1: Introduction and Overview

Section 1 offers an introduction to the plan, as well as background information regarding affordable housing and its history in both the State of New Jersey and the Township of East Windsor. It also identifies the requirements of a master plan as well as a HE&FSP.

❖ Section 2: Housing Element

Next, Section 2 contains the Housing Element. This section provides 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.

❖ Section 3: Fair Share Obligations

Section 3 summarizes the past and present affordable housing obligations of the Township.

❖ Section 4: Fair Share Plan

Finally, Section 4 contains the Fair Share Plan which details how the Township will address its Present Need, Prior Round, Third Round, and Prospective Need Obligations.

The Township's obligations were derived from a variety of different sources, including the former Council on Affordable Housing (COAH), a prior settlement agreement with Fair Share Housing Center (FSHC), and most recently a methodology provided by the Department of Community Affairs (DCA). These obligations are summarized in the table below and on the following pages.

Table 1: Affordable Housing Obligations Summary

Category	Obligation
Prior Round Obligation (1987-1999)	345
Third Round Obligation (1999-2025)	493*
Fourth Round Obligation (2025-2035)	338
Present Need (Rehabilitation) Obligation	166

* The Township is implementing the adjustment in the obligation for the housing period 1999-2025 (Third Round) in accordance with provision number fifteen of the May 16, 2017, settlement agreement with FSHC.

Prior Round Obligation

The Prior Round Obligation encompasses the years 1987 through 1999. The Township was assigned a Prior Round Obligation of **345 affordable units** which was entirely addressed through a variety of components. These components are summarized in the following table and are discussed in greater detail in Section 4.3.

Table 2: Prior Round Obligation Summary: 345.

East Windsor Prior Round Compliance Mechanisms	Credits	Bonuses	Total	Status
Regional Contribution Agreement- Payment Transferred				
RCA with the City of Trenton	40	-	40	Completed
Alternative Living Arrangements-Completed-Proposed				
Community Options Group Homes	12	12	24	Completed
CIFA Group Home (6 bedrooms)	6	6	12	Completed
SERV Group Home	5	5	10	Completed
Eden Group Homes (11 Bedrooms)	11	11	22	Completed
Enable Group Home/Apartments (Beacon Specialized)	4	4	8	Completed
100% Affordable Development-Completed				
St James Village- Affordable Senior Rentals	76	-	76	Completed
Habitat for Humanity / Evan Ave.-Affordable Family - For sale	3	-	3	Completed
100% Affordable Development- Proposed				
Habitat for Humanity- Thompson Rd-Affordable Family-For Sale	5	-	5	Proposed
Inclusionary Developments Completed				
Windsor Meadows- Affordable Family Rental	36	36	72	Completed
Wyncrest Commons- Affordable Family Rentals, (bonus cap reached)	17	13	30	Completed
Inclusionary Developments- Approved, Proposed				
Daveco- Affordable Family- For Sale	3	-	3	Approved
Windsor Castle – Family Rentals	40	-	40	Completed/Proposed
Total	258	87	345	

Third Round Obligation

The Third Round Obligation encompasses the years 1999 through 2025. Pursuant to a Settlement Agreement between East Windsor and FSHC, the Township's Third Round Obligation was 736 affordable units. During the Third Round and after the Township adopted its Housing Element in 2017, Superior Court Judge Mary C. Jacobson March 8, 2018 ruled on methodologies and fair share obligations in Mercer County. This opinion on the methodology resulted in a greater than 10 percent reduction in comparison to the Township's May 16, 2017, settlement agreement. In accordance with item fifteen of the settlement agreement with FSHC, the Township was able to adjust the Third-Round need to **493 affordable units** inclusive of the gap period. This obligation is largely satisfied through a variety of components both existing, proposed and as modified herein. These components are summarized in the following table and are discussed in greater detail in Section 4.5.

As shown, these components comprise a total of 370 units and 123 bonus credits applied.

Table 3: Third Round Components 493 Obligation

East Windsor's Third Round Compliance Mechanisms	Unit Credits	Bonus	Total
Extensions of Expiring Controls-Completed			
<u>St. James Village</u> -Affordable Senior Rentals	109	0	109
Alternative Living Arrangements-Group Homes-			
<u>Dakota Group Home</u> Special needs (1bedroom) -completed	1	1	2
<u>Proposed ARC Group Home</u> Special needs (3 bedrooms) proposed	3	0	3
100% Affordable Developments - Completed / Proposed			
<u>Habitat for Humanity: Evan Ave.</u> : Affordable Family For-Sale -Completed	3	0	3
<u>Habitat for Humanity: Thompson Rd.</u> : Affordable Family For-Sale -Proposed	5	0	5
<u>Wheaton Pointe</u> - 84 Affordable Senior Rentals - Completed, Senior-cap	14	14	28
Inclusionary Developments and Market to Affordable Programs - Proposed			
<u>QTR</u> -Affordable Family Rentals	38	38	76
<u>Zaitz</u> -Affordable Family Rentals	65	65	130
<u>Windsor Castle</u> -Affordable Family Rentals- Market to affordable program	131	5	136
<u>Daveco</u> - Affordable Family Rentals	1	0	1
<u>Parker Homes</u> -Proposed affordable senior rentals- 40 AH units - Senior cap	cap	0	0
<u>East Windsor Acq.</u> -12 Assisted Living (Senior) Units (Approved)	cap	0	0
TOTAL	370	123	493

Fourth Round Obligation

The Fourth Round Obligation encompasses the years 2025 through 2035. The Township has a Fourth Round Prospective Need Obligation of **338 affordable units**. The components to address this obligation are summarized on the following table and are discussed in greater detail in Section 4.6.

Table 4: Fourth Round Components-338-Unit Obligation

East Windsor's Compliance Mechanisms	Unit Credits	Bonus	Total
Extensions of Expiring Controls-Proposed			
<u>Habitat for Humanity</u> Evan Avenue-For sale family units extension of controls, 3 available	3	-	3
<u>Windsor Meadows</u> Affordable family rentals-Proposed extension of controls, 36	36	18	54
Alternative Living Arrangements-Group Homes-Proposed			
<u>Proposed ARC Group Home</u> Special needs bedrooms (MOU)	17	8	25
100% Affordable Developments - Completed / Proposed			
<u>Wheaton Pointe</u> Affordable senior rentals 84 completed, 70 available	70	3	73
<u>CIS, aka The Place-</u> 100% Affordable family rentals, approved 56 units	56	56	112
<u>Nouvelle LLC</u> 100% Affordable family rentals and disabled veterans multifamily, 15 proposed, bonus cap reached	15	0	15
Inclusionary Developments, Market to Affordable Programs - Proposed			
<u>Windsor Castle</u> -Affordable Family Rentals-10 units	10	0	10
<u>Parker Homes</u> -Proposed affordable senior rentals- @40 AH units, senior and bonus cap reached fourth round (30% of 393=101)	31	0	31
<u>Market-to-Affordable</u> - Affordable Family Units	15	0	15
TOTAL	253	85	338

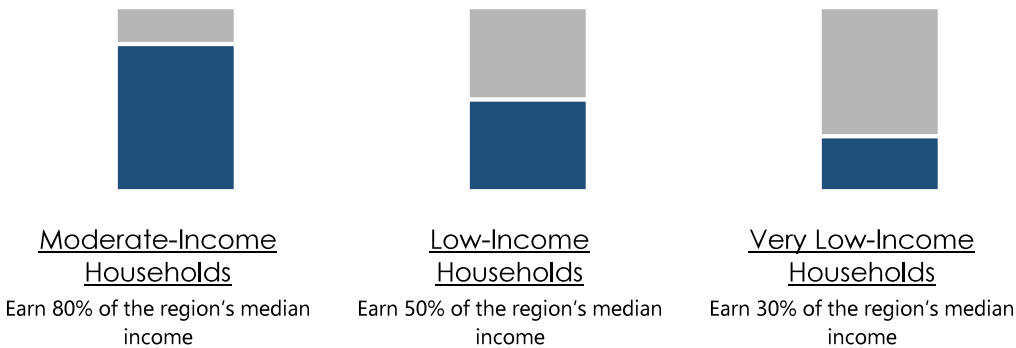
Section 1:

Introduction and Overview

The following section offers an introduction to the Township of East Windsor 2025 Housing Element and Fair Share Plan. It provides background information regarding affordable housing and its history in both the State of New Jersey and the Township of East Windsor. It also identifies the requirements of a master plan as well as a Housing Element and Fair Share Plan.

1.1: What is Affordable Housing?

Affordable housing is income-restricted housing that is available for sale or for rent. Typically, affordable housing is restricted to very-low, low-, and moderate-income households. These categories are derived from median regional income limits established for the state. New Jersey is delineated into six different affordable housing regions. East Windsor is located in Region 4 which includes Mercer, Monmouth, and Ocean Counties.



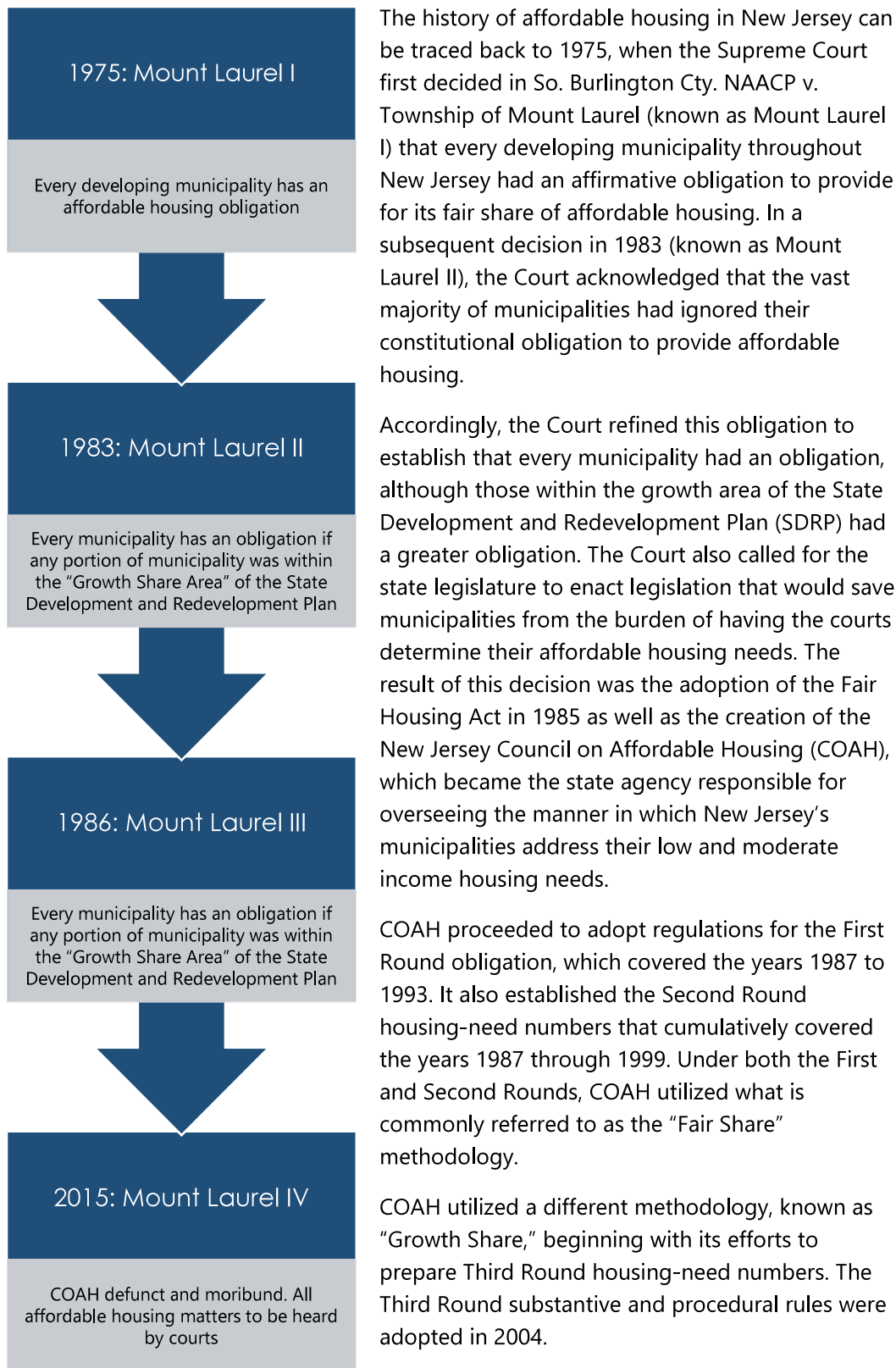
Regional income limitations are updated every year, with different categories established for varying household sizes. The table below identifies the 2024 regional income limits by household size for Region 4. As shown, a three-person family with a total household income of no greater than \$93,639 could qualify for affordable housing in the Township's region.

Table 5: 2024 Affordable Housing Region 4 Income Limits by Household Size

Income Level	2 Person	3 Person	4 Person	5 Person
Median	\$104,043	\$117,048	\$130,054	\$140,458
Moderate	\$83,234	\$93,639	\$104,043	\$120,690
Low	\$52,022	\$58,425	\$65,027	\$70,229
Very-Low	\$31,213	\$35,115	\$39,016	\$42,137

One of the most common forms of affordable housing is inclusionary development, in which a certain percentage of units within a multifamily development are reserved for affordable housing. Affordable housing can be found in a variety of other forms, including but not limited to: one hundred percent affordable housing developments, deed-restricted accessory apartments, assisted living facilities, alternating arrangements such as supportive housing or group homes, and age restricted housing.

1.2: History of Affordable Housing



However, these regulations were challenged and in January 2007, the Appellate Division invalidated various aspects of them and remanded considerable portions of the rules to COAH with the directive to adopt revised regulations.

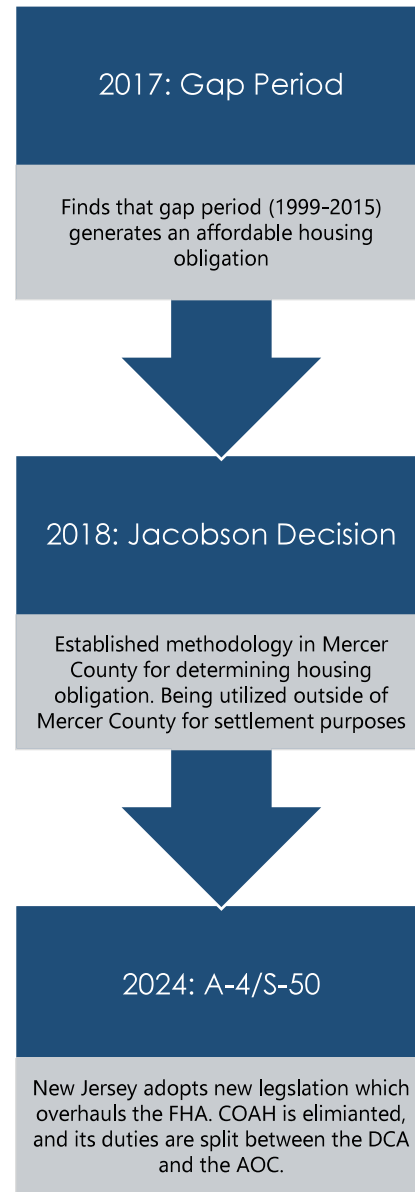
In May 2008, COAH adopted revised Third Round regulations which were published and became effective on June 2, 2008. Coincident to this adoption, COAH proposed amendments to the rules they had just adopted, which subsequently went into effect in October 2008. These 2008 rules and regulations were subsequently challenged again, 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 revised Third Round regulations in October 2014. Fair Share Housing Center (FSHC), 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 6, 2015 and issued its ruling on March 20, 2015. In that decision, commonly referred to as "Mount Laurel IV", 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 Mount Laurel IV 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).

In Mount Laurel IV, the Supreme Court ended its opinion as follows:

“It is our hope that an administrative remedy will again become an option for those proactive municipalities that wish to use such means to obtain a determination of their housing obligations and the manner in which those obligations can be satisfied.”

On March 20, 2024, the State of New Jersey adopted a package of affordable housing bills which overhauled the Fair Housing Act. This legislation ultimately eliminated COAH and split its duties and functions between the Department of Community Affairs (DCA) and the Administrative Office of the Courts (AOC).

The DCA was designated by the legislation as the entity responsible for calculating the state’s regional needs as well as each municipality’s present and prospective fair share obligations pursuant to the Jacobson Decision. However, the legislation makes clear that these numbers are advisory and that each municipality must set its own obligation number utilizing the same methodology. Meanwhile, the Affordable Housing Dispute Resolution Program (the “Program”) within the AOC is tasked to handle any disputes regarding affordable housing obligations and plans.

1.3: The Township's Historic Responses

East Windsor has a long history of voluntary compliance with the Mount Laurel doctrine. The Township was one of the first municipalities in the State to respond to the Supreme Court's 1975 Mount Laurel I decision by amending its land use regulations to require an affordable housing set-aside ranging between 15% and 25% in its Planned Unit Development districts. In its 1983 Mount Laurel II decision, the Supreme Court acknowledged that East Windsor was one (1) of only six (6) communities in New Jersey that adopted mandatory set-aside ordinances in response to Mount Laurel I and that East Windsor's ordinance established the highest set-aside amongst the six (6).

On May 8, 1998, the Township filed an adopted Housing Element and Fair Share Plan with COAH and petitioned for Second Round substantive certification. East Windsor subsequently amended its Second Round Plan and re-petitioned on May 25, 2000. COAH did not receive any objections to the amended Plan. On September 6, 2000, COAH granted East Windsor Second Round substantive certification. The Township's Second Round Plan addressed East Windsor's 12-year cumulative obligation of 368 units comprised of a 23-unit Rehabilitation Share and a 345-unit new construction obligation.

The Township prepared a Third Round Housing Element and Fair Share Plan dated December 5, 2005, and petitioned COAH for Third Round substantive certification on December 20, 2005. However, COAH did not conduct a substantive review of the 2005 Housing Element and Fair Share Plan prior to the 2007 Appellate Division decision overturning COAH's 2004 Third Round rules. On December 15, 2008, East Windsor adopted a 2008 Third Round Housing Element and Fair Share Plan consistent with COAH's second iteration of Third Round rules. The Township submitted the 2008 Plan to COAH on December 30, 2008, as part of their second petition for Third Round substantive certification. The petition was deemed complete by COAH on March 18, 2009. The Township's Plan was not reviewed by COAH prior to the 2010 Appellate Division decision invalidating COAH's second iteration of the Third Round rules.

East Windsor Township updated its previous 2008 Housing Plan in accordance with the New Jersey Supreme Court's March 10, 2015 decision. Ultimately, a Settlement Agreement was signed between the Township and the Fair Share Housing Center (FSHC) on May 16, 2017 and amended on July 12, 2017. A Fairness Hearing on this agreement was held on July 19, 2017. Judge Jacobson subsequently approved the Settlement Agreement on July 19, 2017. The Township adopted a Housing element and Fair Share Plan on November 10, 2017, and final compliance was granted on January 14, 2019.

In response to the new legislation adopted by the State of New Jersey in March of 2024, the Township initially adopted Resolution #R2025-29 on January 28, 2025 which established its affordable housing obligations for the Fourth Round. While the Township accepted the methodology utilized by the DCA in determining its Prospective Need Obligation, it offered several adjustment to ensure the data utilized by the DCA was correct in determining this need. These corrections initially altered the Township's Prospective Need Obligation from 368 to 310 affordable units.

The Township received an objection regarding its calculated Prospective Need from Fair Share housing Center (FSHC). Following the settlement conferences conducted by the Program, the Township settled with FSHC adopting resolution R2025-085 establishing a Prospective Need Obligation of **338**. See Appendix 3 for a copy of this resolution.

1.4: Overview of a Master Plan

The Municipal Land Use Law (MLUL), which serves as the guiding legal document for planning and zoning throughout the State of New Jersey, identifies a master plan as "...a composite of one or more written or graphic proposals for the development of the municipality as set forth in and adopted pursuant to section 19 of P.L. 1975, c.291 (C.40:55D-28)."

In other words, a master plan is a comprehensive, long-term strategic document which is intended to guide the growth and development of a community. It is a roadmap, one which identifies where a municipality presently is and where it wishes to be in the future. A master plan develops the general parameters around which development is to occur and, specifically, where different types of development should occur. By doing so, a master plan links a municipality's land use vision to its existing and proposed zoning regulations.

Master plans therefore provide municipalities with the legal basis to control development through the adoption of land use ordinances which are designed to implement its goals, policies, and recommendations. As per the MLUL, a Planning Board must reexamine its master plan at least once every ten years in order to ensure it is timely and effective.

As established by NJSA 40:55D-28 of the MLUL, the planning board is the designated entity responsible for the preparation and adoption of a master plan. A master plan must be adopted at a public hearing after proper public notice, thus ensuring that the community has an opportunity to contribute, ask questions, and offer recommendations.

The MLUL further identifies the mandatory contents of a master plan, which include:

- ❖ A statement of objectives, principles, assumptions, policies, and standards upon which the constituent proposals for the physical, economic, and social development of the municipality are based;
- ❖ A land use plan, and;
- ❖ A recycling plan, and;
- ❖ A housing plan.

The Township's last reexamination report and the subject of this reexamination was prepared by Burgis Associates, Inc., adopted by the Planning Board on July 25, 2019. It included a reexamination of the Township's 1979 and 1985 Master Plans and the 2002 and 2008 Master Plan and Development Regulations Periodic Reexamination Report. The 2019 reexamination report revised some of the goals and objectives in the previous plans and report.

The Township of East Windsor adopted Master Plans in 1979 and 1985 to meet the requirements of New Jersey's new MLUL legislation adopted by the State in 1975. Since then, the Township has prepared and adopted several Master Plan Reexamination Reports including 2002, 2008, 2019 and the most recent in 2022.

1.5: Overview of a HE&FSP

A Housing Element and Fair Share Plan (HE&FSP) serves as the blueprint for how a municipality will address its fair share of affordable housing. It is designed to help a community broaden the accessibility of affordable housing.

While technically a discretionary component of a municipal master plan, a HE&FSP is nevertheless an effectively obligatory plan element. As established by NJSA 40:55D-62.a of the Municipal Land Use Law (MLUL), a municipality must have an adopted HE&FSP in order to enact its zoning ordinance. Thus, from a public policy perspective, a HE&FSP is an essential community document. Moreover, without a HE&FSP, a municipality may be susceptible to a builder's remedy lawsuit in which a developer could file a legal action to have a specific piece of property rezoned to permit housing at higher densities than a municipality would otherwise allow or in areas not planned for housing, provided a certain percentage of units are reserved as affordable.

The Fair Housing Act (FHA), which was adopted in 1985 and has been amended multiple times since then, establishes the required components of a HE&FSP. These are summarized as follows:

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 low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing;
6. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including

a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing;

7. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission;
8. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands conforming municipalities;
9. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

Section 2: Housing Element

The following section provides background data regarding the Township's physical, demographic, and housing characteristics. It also offers 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 Changes," Section 2.3 entitled "Housing Demographics," Section 2.4 entitled "Employment Demographics," and Section 2.5 entitled "Employment Projections" was obtained from a variety of publicly available data sources. These are summarized below:

1. **United States Decennial Census**
The US Census is described in Article I, Section 2 of the Constitution of the United States, which calls for an enumeration of the people every ten years for the apportionment of seats in the House of Representatives. Since the time of the first Census conducted in 1790, it has become the leading source of data about the nation's people and economy. Please note that all incomes reported in the Census are adjusted for inflation.
2. **American Community Survey (ACS)**
The American Community Survey is a nationwide ongoing survey conducted by the US Census Bureau. The ACS gathers information previously contained only in the long form version of the decennial census, such as age, ancestry, educational attainment, income, language proficiency, migration, disability, employment, and housing characteristics. It relies upon random sampling to provide ongoing, monthly data collection. Please note that all incomes reported in the ACS are adjusted for inflation.
3. **New Jersey Department of Health**
The New Jersey Department of Health is a governmental agency of the State of New Jersey. The department contains the Office of Vital Statistics and Registry, which gathers data regarding births, deaths, marriages, domestic partnerships, and civil unions.
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.

2.1: Community Overview

The Township of East Windsor is located within the northeasterly portion of Mercer County. It is bounded by the Municipality of Township of Plainsboro and Cranbury to the north, the Monroe and Millstone Township to the east and southeast, the Township of Robbinsville to the south, the Township of West Windsor to the west.

East Windsor has a total area of approximately 15.6 square miles, making it the fifth largest municipality in Mercer County. The landscape of East 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.

Table 6: Existing Land Use

Land Use		Acres	% of Total Acres	Parcels	% of Total Parcels
Residential	Low Density	1,815.3	20.45%	3806	44.29%
	Multifamily	354.9	4.00%	4026	46.85%
	Multifamily Nursing & Assisted Living	91.7	1.03%	2	0.02%
Commercial	Commercial	654.2	7.37%	152	1.77%
	Farm/Nursery	2,458.7	27.70%	93	1.08%
Public/Semi-Public	Public Property	1,836.9	20.69%	168	1.95%
	Public School	151.6	1.71%	7	0.08%
	Church & Charitable	29.9	0.34%	23	0.27%
Other	Vacant	1,014.0	11.42%	256	2.98%
	Industrial	436.6	4.92%	24	0.28%
	Other Exempt	33.8	0.38%	37	0.43%

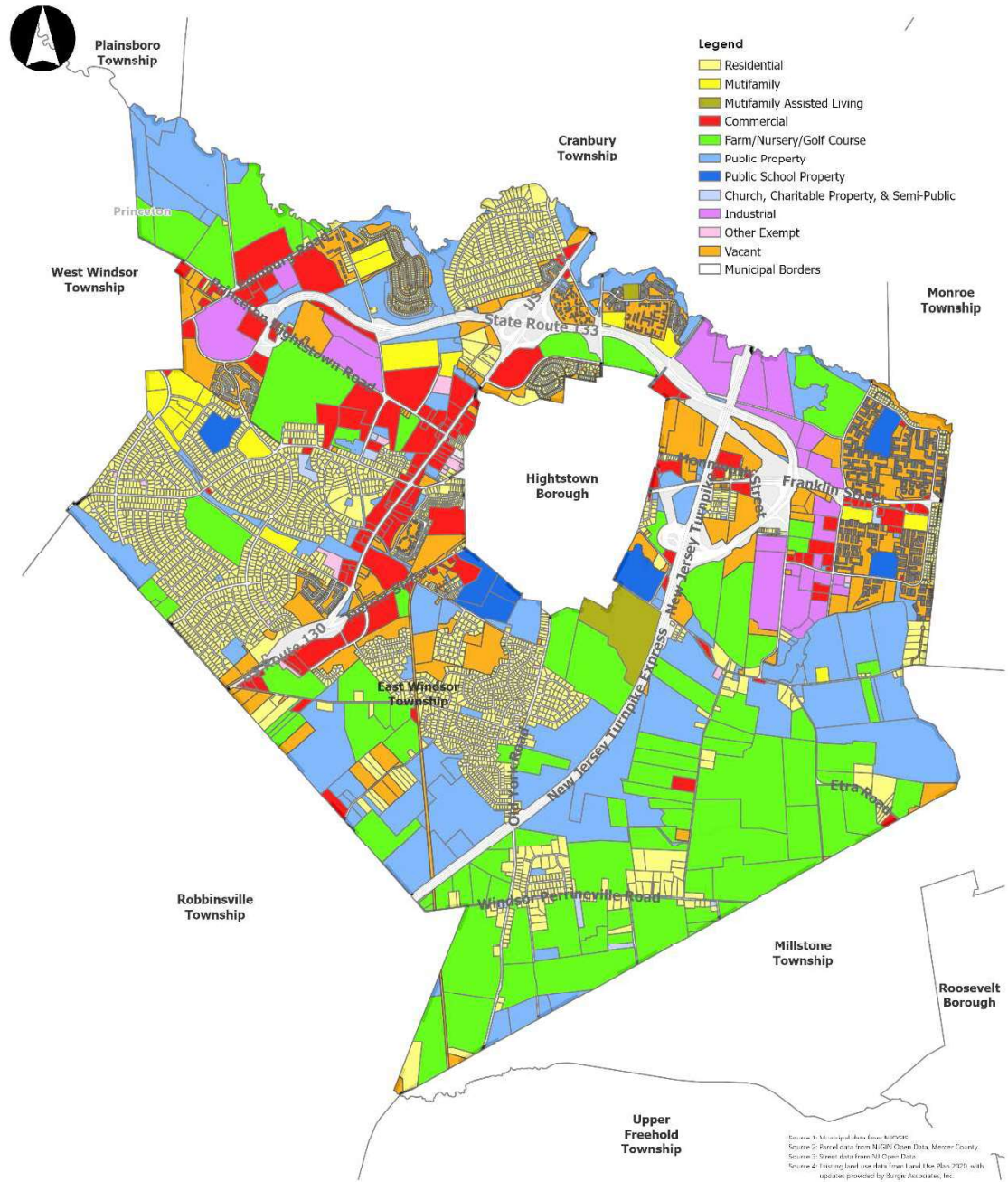
Land use data from 2020 Land Use Plan, with updates made by Burgis Associates, Inc.

Map 1: Community Overview



Map 110 Community Overview	Project No. 4136.07	Date 06.24.25	County SC
 BURGIS ASSOCIATES, INC. COMMUNITY PLANNING LAND DEVELOPMENT AND DESIGN LANDSCAPE ARCHITECTURE 25 Westwood Avenue Westwood, New Jersey 07083 P: 201.666.1811 F: 201.666.2989	Project Title Housing Element and Fair Share Plan Township of East Windsor Mercer County		

Map 2: Existing Land Use



Map Title	Page Title	Area	Year	County
Existing Land Use	Housing Element and Fair Share Plan	4136.07	06.24.25	SC
 BURGIS ASSOCIATES, INC. COMMUNITY PLANNING LAND DEVELOPMENT AND DESIGN LANDSCAPE ARCHITECTURE 25 Westwood Avenue Westwood, New Jersey 07083 p. 201.666.1811 f. 201.666.2999	Project Title: Housing Element and Fair Share Plan Township of East Windsor Mercer County	Scale: 1:47,507	Date: 06.24.25	User: ELU