

2025

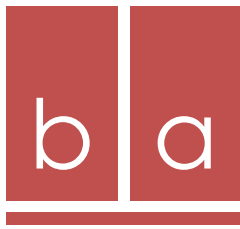
Master Plan Element Section IV

Housing Element & Fair Share Plan

Adopted June 25, 2025

Township of West Windsor | Mercer County, New Jersey





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Housing Element and Fair Share Plan Master Plan

Township of West Windsor
Mercer County, New Jersey

Prepared for the Township of West Windsor
Planning Board

BA# 4173.15

The original document was appropriately signed and sealed on June 25, 2025 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners

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Table of Acronyms

Acronym	Meaning
BOCA	Building Officials and Code Administrators
CHAS	Comprehensive Housing Affordability Strategy
CO	Certificate of Occupancy
COAH	Council on Affordable Housing
DCA	Department of Community Affairs
FHA	Fair Housing Act
FSHC	Fair Share Housing Center
GDP	General Development Plan
HE&FSP	Housing Element and Fair Share Plan
HUD	Department of Housing and Urban Development
MLUL	Municipal Land Use Law
NJAC	New Jersey Administrative Code
NJSA	New Jersey Statutes Annotated
PTS	Princeton Theological Seminar
RCA	Regional Contribution Agreement

Executive Summary

The following executive summary is offered for the 2025 Township of West 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 West 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 West 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 provides an overview of the Township's fair share obligation. It includes a brief summary of the methodologies utilized to calculate affordable housing obligations throughout the state.

❖ 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 Fourth Round 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)	899
Third Round Obligation (1999-2025)	1,500
Fourth Round Obligation (2025-2035)	480
Present Need (Rehabilitation) Obligation	61

Prior Round Obligation

The Prior Round Obligation encompasses the years 1987 through 1999. The Township was assigned a Prior Round Obligation of **899 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

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

Third Round Obligation

The Third Round Obligation encompasses the years 1999 through 2025. Pursuant to a Settlement Agreement between West Windsor and FSHC, the Township's Third Round Obligation is **1,500 affordable units**. This obligation was largely satisfied through a variety of components which, at the time of the adoption of the 2019 HE&FSP, were both existing and proposed. These components are summarized in the following table and are discussed in greater detail in Section 4.4.

As shown, these components comprise a total of 1,498 affordable credits. This results in an Unmet Need of 2 units which are to be address in the Fourth Round.

Table 3: Third Round Components

Component	Credit Type	Tenure	Restricted	Credits	Bonus	Total
Estates at Princeton Junction	Inclusionary	Rental	No	39	39	78
Renaissance/Elements	Inclusionary	Sale	Yes	6		6
WW Gardens/Princeton Terrace 1	Inclusionary	Rental	No	69	69	138
WW Gardens/Princeton Terrace 2	Inclusionary	Rental	No	24	24	48
Artis	Inc. Memory Care	Rental	Yes	6		6
Avalon Watch	Ext. of Controls	Rental	No	103		103
Windsor Haven	Ext. of Controls	Sale	No	37		37
Community Options	Alternative Living	Rental	No	3	3	6
Maneely/Toll	Inclusionary	Rental	No	6	6	12
Project Freedom	100% Affordable	Rental	No	54	54	108
	Alternative Living	Rental	No	24	24	48
Ellsworth Center	Inclusionary	Rental	No	6	6	12
W Squared (formerly Avalon Bay Redevelopment Area)	Inclusionary	Rental	Yes	27		27
	Inclusionary	Rental	No	100	100	200
	Inclusionary	For-Sale	No	15		15
Woodmont Way (PTS/Woodstone)	Inclusionary	Rental	No	89	50	139
400 Steps	Inclusionary	Rental	No	36		36
Heritage Village	Inclusionary	Sale	No	60		60
	Alternative Living	Rental	No	4		4
Princeton Ascend	Inclusionary	Rental	No	5		5
Meridian Walk (formerly Duck Pond/Garden Homes)	Inclusionary	Rental	No	100		100
The Lofts at Princeton (formerly Princeton Executive Park, Roseland/Mack Cali)	Inclusionary	Rental	No	164		164
VCC Princeton Junction (formerly Sun Bank Property)	Inclusionary	Rental	No	3		3
Dr. Mian Property	Inclusionary	Rental	No	2		2
Bear Creek Senior Living	Inclusionary	Rental	Yes	51		51
Bear Brook Homes	Inclusionary	Sale	No	2		2
HomeFront	Alternative Living	Rental	No	5		5
Regency at West Windsor (formerly the Reserve)	Inclusionary	Sale	Yes	22		22
Beer Creek – The Hamlet	Ext. of Controls	Rental	Yes	61		61
Total				1,123	375	1,498

Fourth Round Obligation

The Fourth Round Obligation encompasses the years 2025 through 2035. The Township has a Fourth Round Obligation of **480 affordable units**.

However, as noted in Section 3.3 of this HE&FSP, the Township conducted a vacant land adjustment (VLA) and determined its realistic development potential (RDP) to be 236 affordable units. When considered with the Third Round Unmet Need of 2 credits, the Township shall plan for 238 affordable credits for the Fourth Round. The components to address this obligation are summarized on the following table and are discussed in greater detail in Section 4.5.

Table 4: Fourth Round Components

Component	Credit Type	Restricted	Credit	Bonus	Total
BMS Site	Inclusionary	No	139	59	198
Woodmont Commercial Site	Inclusionary	No	9	0	9
Obals/LaPlaca	Inclusionary	No	20	0	20
Carnegie Center – 400 Series	Inclusionary	No	50	0	50
Ellsworth Center	Inclusionary	No	19	0	19
Eden – Oak Lane	Alternative Living	No	4	0	4
Total			241	59	300



Section 1: Introduction and Overview

The following section offers an introduction to Township of West 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 West 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. West Windsor is located in Region 4 which includes Mercer, Monmouth, and Ocean Counties.



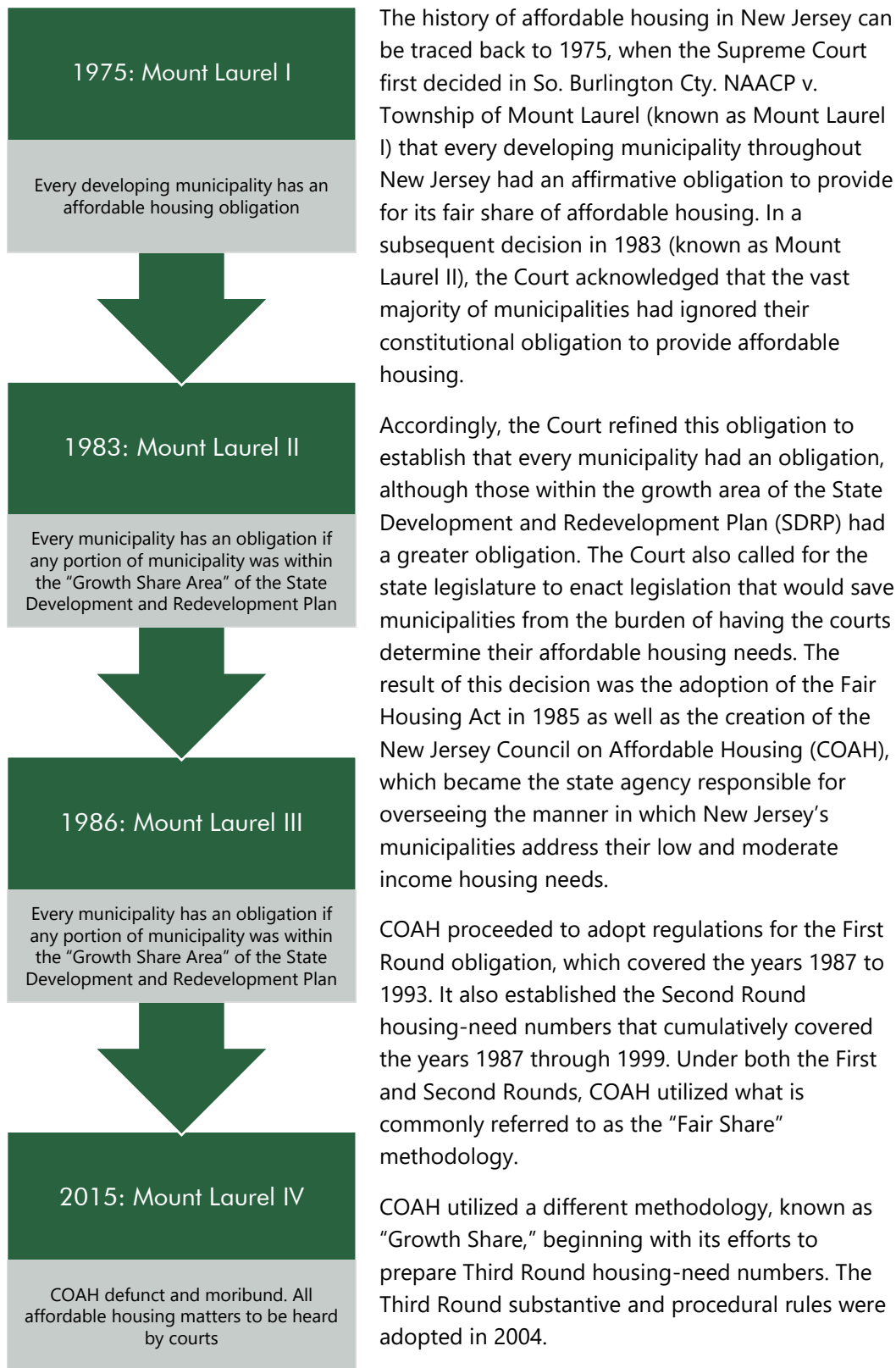
Regional income limitations are updated every year, with different categories established for varying household sizes. The table below identifies the 2024 regional income limits by household size for Region 4. As shown, a three-person family with a total household income of no greater than \$93,639 could 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, alternative arrangements such as supportive housing or group homes, and age restricted housing.

1.2: History of Affordable Housing

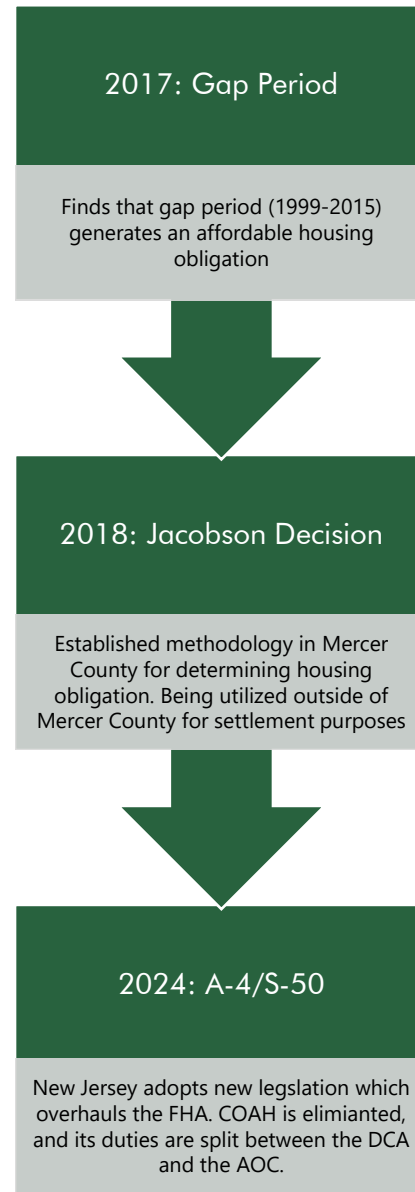


However, these regulations were challenged and in January 2007, the Appellate Division invalidated various aspects of them and remanded considerable portions of the rules to COAH with the directive to adopt revised regulations.

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 2015 and issued its ruling on March 20, 2015. The Court ruled that COAH was effectively dysfunctional, and consequently returned jurisdiction of affordable housing issues back to the trial courts where it had originally been prior to the creation of COAH in 1985.

This 2015 Court decision created a process in which municipalities may file a declaratory judgment action seeking a declaration that their HE&FSP is constitutionally compliant and receive temporary immunity from affordable housing builders' remedy lawsuits while preparing a new or revised HE&FSP to ensure their plan continues to affirmatively address their local housing need as may be adjusted by new housing-need numbers promulgated by the court or COAH.



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

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

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

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

On July 7, 2015 the Township filed a Declaratory Judgment Action seeking to comply with its constitutional obligation. From January to June of 2017, a numbers trial was held. On March 8, 2018 Judge Jacobson issued an order establishing the fair share obligations of Princeton and West Windsor. That order established that West Windsor had a Present Need Obligation of 132 affordable units and a Third Round Obligation of 1,500 affordable units.

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

In response to the new legislation adopted by the State of New Jersey in March of 2024, the Township initially adopted Resolution #R25-72 on January 27, 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 661 to 392 affordable units.

The Township received three objections regarding its calculated Prospective Need from FSHC, the Builder's Association, and Tri-State Petro. Following the settlement conferences conducted by the Program, the Township settled with FSHC in establishing a Prospective Need Obligation of **480 affordable units**. See Appendix A for a copy of this agreement.

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 of West Windsor adopted its first Master Plan in 1961. A new Master Plan was adopted in 1979, presumably to meet the requirements of New Jersey's new MLUL legislation adopted by the State in 1975, which superseded the preceding legislation enacted in 1954. Since then, the Township has prepared and adopted several Master Plan and Master Plan amendments.

The table on the following page identifies the elements incorporated into the Township of West Windsor's Master Plan as of the date of the adoption of this **2025 Housing Element and Fair Share Plan**. These plans are all publicly available on the Township of West Windsor website.¹ It also lists additional optional elements of a master plan identified by the MLUL which the Township has not adopted.

Table 6: Summary Master Plan Elements

Section	Element	Status	Date	MLUL
I	Introduction	Adopted	2002	Optional
II	Goals/Policies Summary	Adopted	2002	Required
III	Land Use Plan	Adopted	February 12, 2020	Required
III	Land Use Plan Appendix: Dutch Neck Planning and Zoning Study	Adopted	January 18, 2024	Optional
III	RP-9 Land Use Plan Amendment	Adopted	April 2, 2025	Optional
IV	Housing Element & Fair Share Plan	Adopted	June 18, 2025	Required
V	Circulation Plan	Adopted	December 15, 2021	Optional
VI	Utilities Plan	Adopted	December 15, 2021	Optional
VII	Community Facilities	Adopted	October 26, 2022	Optional
VIII	Open Space and Recreation Plan	Adopted	November 28, 2018	Optional
IX	Conservation Plan	Adopted	November 8, 2023	Optional
X	Farmland Preservation Plan	Adopted	March 1, 2023	Optional
XI	Relationship to Other Plans	Adopted	February 12, 2020	Required
XII	Stormwater Management Plan	Adopted	March 2005	Optional
XIII	Sustainability Plan	Adopted	October 14, 2009	Optional
XIV	Historic Preservation	Adopted	August 16, 2023	Optional
---	Economic Plan	Not Adopted as of the date of this Element	---	Optional
---	Development Transfer Plan	Not Adopted as of the date of this Element	---	Optional
---	Educational Facilities Plan	Not Adopted as of the date of this Element	---	Optional
---	Public Access Plan	Not Adopted as of the date of this Element	---	Optional

¹ <https://westwindsornj.org/master-plan>

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 suit to have a specific piece of property rezoned to permit housing at higher densities than a municipality would otherwise allow, 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

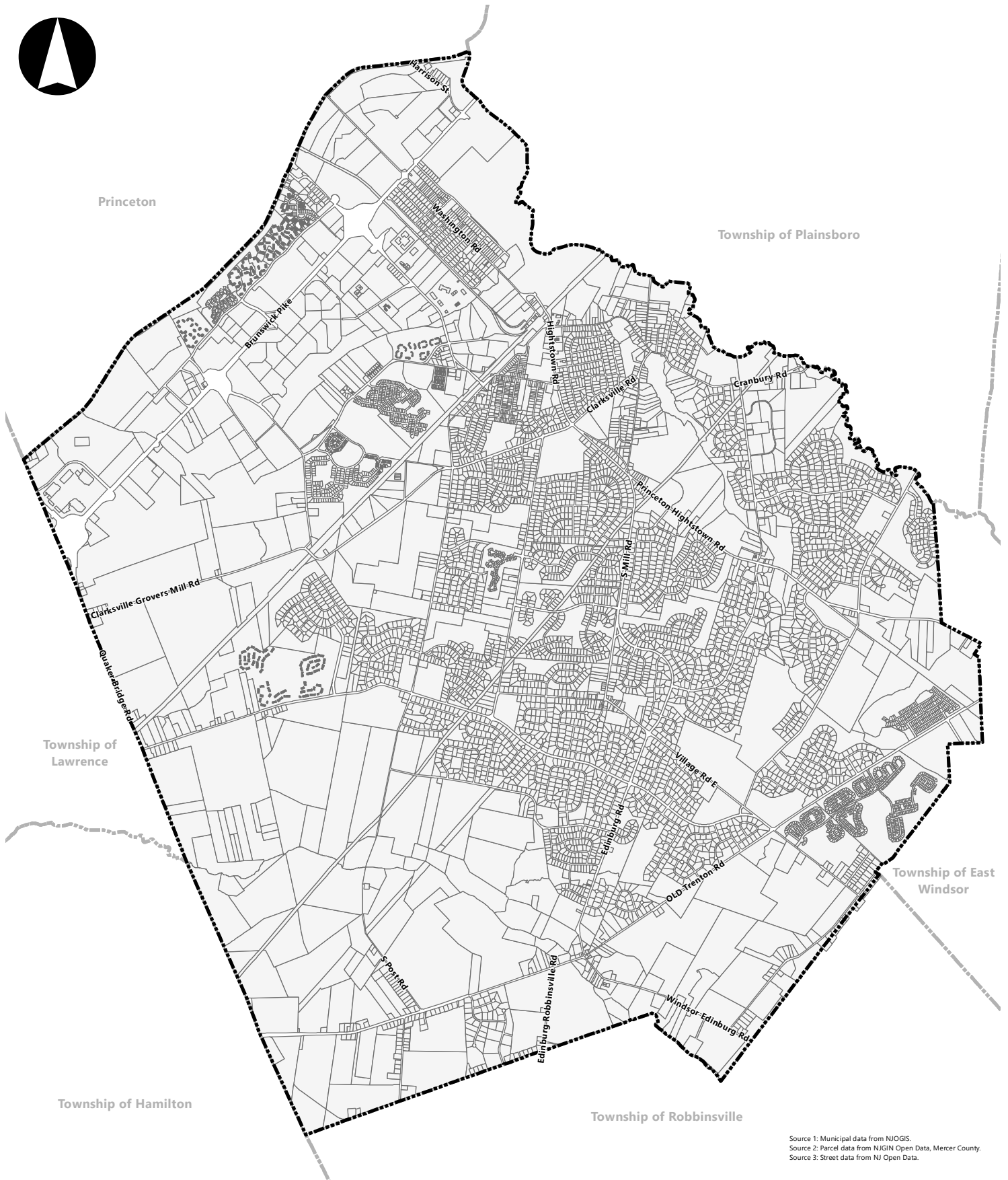
The Township of West Windsor is located within the northeasterly portion of Mercer County. It is bounded by the Municipality of Princeton and the Township of Plainsboro to the north, the Township of East Windsor to the east, the Township of Robbinsville to the south, the Township of Hamilton to the southwest,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

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

Table 7: Existing Land Use

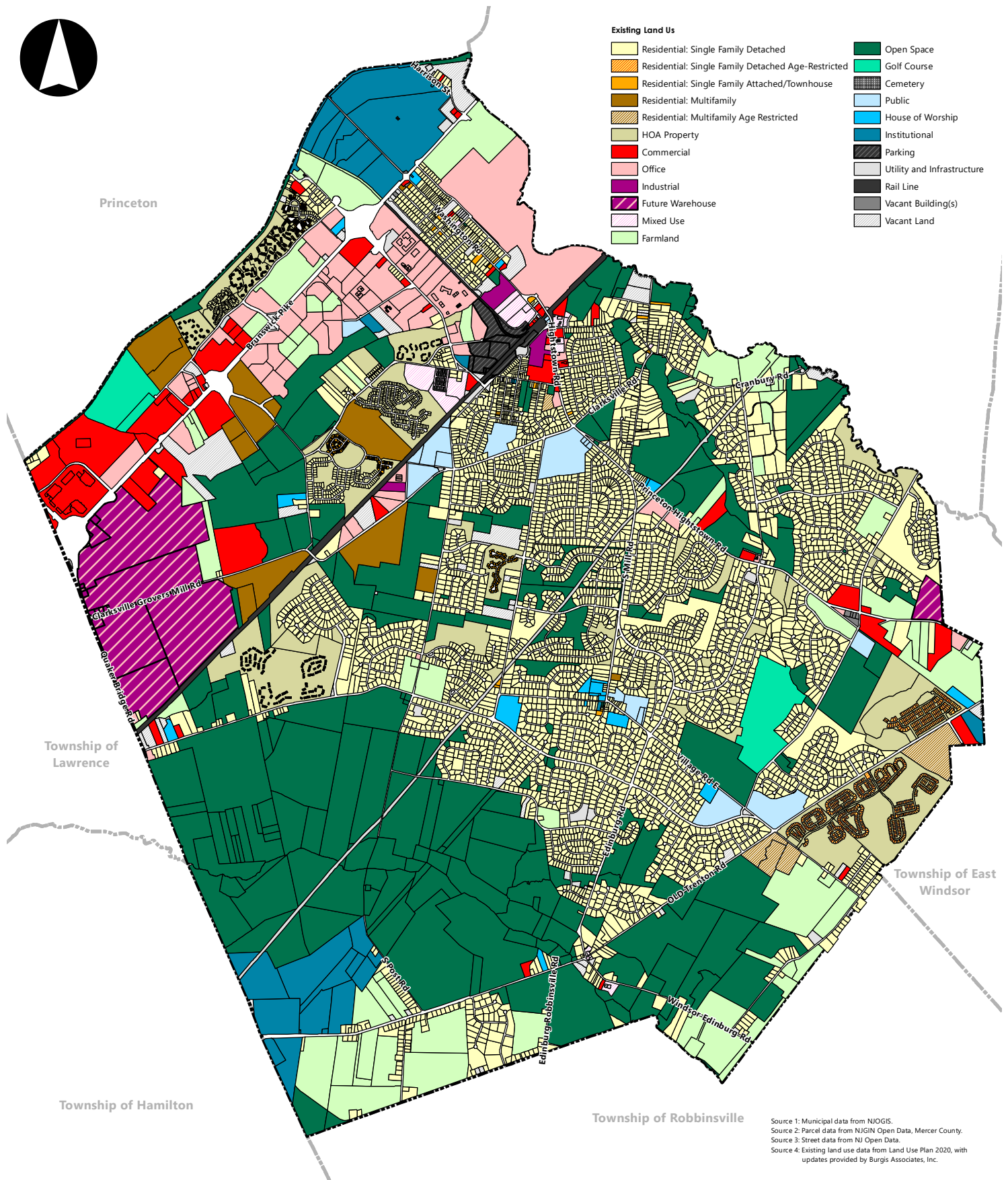
ELU	Acres	% Acres	Parcels	% Parcels
Residential: Single Family Detached	4,290.50	27.40%	5,775	62.90%
Residential: Single Family Detached Age-Restricted	102	0.60%	697	7.60%
Residential: Single Family Attached/Townhouse	55.5	0.30%	1,018	11.10%
Residential: Multifamily	358	2.30%	677	7.40%
Residential: Multifamily Age Restricted	89.3	0.60%	6	0.10%
HOA Property	1,013.40	6.50%	119	1.30%
Commercial	543.2	3.50%	82	0.90%
Office	806.1	5.10%	148	1.60%
Industrial	33.6	0.20%	3	0.00%
Future Warehouse	662.4	4.20%	18	0.20%
Mixed Use	86.7	0.50%	103	1.10%
Farmland	1,296.80	8.30%	74	0.80%
Open Space	4,616.40	29.50%	224	2.50%
Golf Course	205.2	1.30%	3	0.00%
Cemetery	0.2	0.00%	1	0.00%
Public	219.9	1.40%	21	0.20%
House of Worship	76.9	0.50%	19	0.20%
Institutional	655.9	4.20%	3	0.00%
Parking	59.8	0.40%	13	0.10%
Utility and Infrastructure	106.3	0.70%	36	0.40%
Rail Line	93.9	0.60%	5	0.10%
Vacant Building(s)	5.0	0.00%	8	0.10%
Vacant Land	290.0	1.90%	127	1.40%
Total	15,667.1	100.00%	9,180	100.00%

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



Source 1: Municipal data from NJOGIS.
Source 2: Parcel data from NJGIN Open Data, Mercer County.
Source 3: Street data from NJ Open Data.

Dwg Title		Project No.	Date	Drawn By
Map 1: Community Overview		4173.15	06.18.25	DN
 BURGIS ASSOCIATES, INC. COMMUNITY PLANNING LAND DEVELOPMENT AND DESIGN LANDSCAPE ARCHITECTURE 25 Westwood Avenue Westwood, New Jersey 07675 p: 201.666.1811 f: 201.666.2599	Project Title:	Scale		Dwg. No.
	Housing Element and Fair Share Plan Township of West Windsor Mercer County	1" = 4,400'		map 1



Map 2: Existing Land Use

Project No.	Date	Drawn By
4173.15	06.18.25	DN
Scale	Dwg. No.	
1" = 4,400'	map 2	



BURGIS ASSOCIATES, INC.
COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE

25 Westwood Avenue
Westwood, New Jersey 07675

p: 201.666.1811
f: 201.666.2599

Housing Element and Fair Share Plan

Township of West Windsor | Mercer County

2.2: Demographic Changes

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

Population Changes

The population of West Windsor has been growing steadily since at least 1920, when the Township’s population consisted of less than 1,400 people. A consistent, significant rate of growth continued through the entirety of the twentieth century and peaked in the 1980s. During that decade, the Township’s population increased by an estimated 87.6%. While this rate of growth may have slowed in the proceeding decades, the Township’s population still experienced an estimated increase of 24.0% between 2000 and 2010.

The American Community Survey (ACS) indicates that the Township’s estimated growth rate decreased to 9.7% between 2010 to 2023. The Township’s estimated 2023 population was 29,791 people.

Table 8: Population Growth, 1920-2023

Year	Population	Population Change	Percent Change
1920	1,389		
1930	1,711	322	23.2%
1940	2,160	449	26.2%
1950	2,519	359	16.6%
1960	4,016	1,497	59.4%
1970	6,431	2,415	60.1%
1980	8,542	2,111	32.8%
1990	16,021	7,479	87.6%
2000	21,907	5,886	36.7%
2010	27,165	5,258	24.0%
2020	29,518	2,353	8.7%
2023	29,791	273	0.9%

Source: US Census Bureau; 2023 American Community Survey Five-Year Estimate

Age Characteristics

The composition of West Windsor's population has generally increased in age since 2000. This is especially apparent in the portion of the population aged 65 and over. In 2000, this cohort represented approximately 6.2% of the Township's population. Twenty-three years later, those aged 65 and over comprise an estimated 14.6% of the population. The number of residents aged 65 and over increased approximately 220.0% over that time period, from 1,363 people in 2000 to an estimated 4,362 people in 2023.

Likewise, the percentage of the Township's population under 20 years of age decreased over that same time period, from 33.0% in 2000 to an estimated 26.4% in 2023. Despite this, the actual number of residents under 20 years of age still increased by approximately 8.3% between 2000 and 2023.

Overall, the median age of the Township's population increased from 37.0 years in 2000 to an estimated 42.3 years in 2023.

Table 9: Age Distribution, 2000-2023

Age Group	2000		2010		2023	
	Number	Percent	Number	Percent	Number	Percent
Under 5	1,462	6.6%	1,613	6.0%	1,610	5.4%
5-9	2,135	9.7%	2,376	8.8%	1,791	6.0%
10-14	2,214	10.1%	1,986	7.4%	2,584	8.7%
15-19	1,441	6.6%	1,986	7.4%	1,872	6.3%
20-24	629	2.9%	942	3.5%	1,109	3.7%
25-29	865	4.0%	1,094	4.1%	1,436	4.8%
30-34	1,290	5.9%	1,378	5.1%	1,153	3.9%
35-39	2,180	10.0%	2,171	8.1%	1,792	6.0%
40-44	2,559	11.7%	2,477	9.2%	2,872	9.6%
45-49	2,260	10.3%	2,624	9.7%	3,118	10.5%
50-54	1,699	7.7%	2,301	8.5%	2,298	7.7%
55-59	1,030	4.7%	1,697	6.3%	2,020	6.8%
60-64	780	3.6%	1,381	5.1%	1,774	6.0%
65-69	517	2.4%	922	3.4%	1,254	4.2%
70-74	354	1.6%	712	2.6%	1,150	3.9%
75-79	238	1.1%	543	2.0%	812	2.7%
80-84	118	0.5%	346	1.3%	655	2.2%
85 and older	136	0.6%	392	1.5%	491	1.6%
Median Age	21,907	37	26,941	39.6	29,791	42.3

Source: US Census Bureau; 2023 American Community Survey Five-Year Estimate

Household Type and Size

The majority (76.4%) of the Township’s estimated 11,283 households are comprised of family households. Non-family households, which include people living alone or a householder who is not related to any other person sharing the dwelling, comprise an estimated 23.6% of all households.

Table 10: Household Type and Size, 2023

Type	Number	Percent
Family Households	8,619	76.4%
Non-Family Households	2,664	23.6%
Total	11,283	100.0%

Source: 2023 American Community Survey Five-Year Estimate

The following table provides an overview of the Township’s overall average household size, as well as the average household size of owner-occupied and renter-occupied units. The overall average household size is estimated to have decreased between 1990 and 2023, from an average of 2.98 people per household to 2.64 people per household. During that same time period, the average household size of the Township’s owner-occupied units also decreased from 3.17 people per household to 2.40 people per household. Similarly, the average household size of renter-occupied units decreased from 2.40 people to 2.37 people per household during that same time period.

Table 11: Average Household Sizes, 1990-2023

Year	Overall Average Household Size	Average Household Size of Owner-Occupied Units	Average Household Size of Renter-Occupied Units
1990	2.98	3.17	2.40
2000	3.01	3.16	2.33
2010	2.85	3.01	2.36
2023	2.64	2.78	2.37

Source: US Census Bureau; 2022 American Community Survey Five-Year Estimate

Income and Poverty

The Township has historically higher reported incomes than both Mercer County and New Jersey as a whole.

As of 2023, the Township had an estimated median household income of \$190,100 and an estimated median family income of \$217,984. These reported incomes are nearly twice as high as those reported by both Mercer County and New Jersey. Likewise, the Township’s per capita income is also greater than those incomes reported by Mercer County and New Jersey. Overall, the Township’s poverty rates as both a percentage of population and as a percentage of families is lower than both the rates reported by Mercer County and New Jersey.

Furthermore, household incomes have generally continued to rise throughout the Township since 2007. This is particularly evident in upper-tier incomes. In 2007, an estimated 43.8% of all households had a household income of \$150,000 or more. By 2023, this percentage is estimated to have increased to encompass more than half (59.9%) of the population.

Table 12: Income and Poverty, 2023

Income Type	West Windsor	Mercer County	New Jersey
Median Household Income	\$190,100	\$96,152	\$99,781
Median Family Income	\$217,984	\$117,499	\$121,944
Per Capita Income	\$86,649	\$51,098	\$52,583
Poverty Status (Percent of Population)	7.70%	10.80%	9.70%
Poverty Status (Percent of Families)	5.30%	8.20%	9.70%

Source: 2023 American Community Survey Five-Year Estimate

Table 13: Household Income, 2007-2023

Income Level	2007		2010		2023	
	HHs	Percent	HHs	Percent	HHs	Percent
Less than \$10,000	208	2.5%	249	2.8%	506	4.5%
\$10,000 to \$14,999	85	1.0%	95	1.1%	241	2.1%
\$15,000 to \$19,999	206	2.5%	147	1.7%	130	1.2%
\$20,000 to \$24,999	184	2.3%	157	1.8%	147	1.3%
\$25,000 to \$29,999	61	0.8%	124	1.4%	83	0.8%
\$30,000 to \$34,999	190	2.3%	170	1.9%	106	0.9%
\$35,000 to \$39,999	175	2.1%	128	1.5%	150	1.3%
\$40,000 to \$44,999	206	2.5%	249	2.8%	163	1.4%
\$45,000 to \$49,999	181	2.2%	158	1.8%	311	2.8%
\$50,000 to \$59,999	159	1.9%	433	4.9%	242	2.1%
\$60,000 to \$74,999	495	6.0%	475	5.4%	336	3.0%
\$75,000 to \$99,999	727	8.9%	590	6.7%	733	6.5%
\$100,000 to \$124,999	861	10.5%	890	10.1%	488	4.3%
\$125,000 to \$149,999	879	10.7%	807	9.2%	886	7.9%
\$150,000 to \$199,999	1,343	16.3%	1,308	14.9%	1,741	15.4%
\$200,000 or more	2,258	27.5%	2,817	32.0%	5,020	44.5%
Total	8,218	100.00%	8,797	100.00%	11,283	100.0%
Median Income		\$134,353		\$137,625		\$190,100
Mercer County		\$68,582		\$71,217		\$96,152
New Jersey		\$66,509		\$69,811		\$99,781

Source: US Census Bureau; 2017 and 2023 American Community Survey 5-Year Estimates HH: Households.

2.3: Housing Demographics

Housing data can provide valuable insights into the population and economic trends occurring in a community. Accordingly, the following subsection outlines the housing changes experienced by the Township of West Windsor over the past few decades.

Dwelling Units

The following table provides a brief historical overview of the number of dwelling units in West Windsor. The Township’s housing stock experienced its greatest rate of growth between 1980 and 2010, when it increased by approximately 264.0%. Between 1980 and 1990 alone, the Township’s housing stock increased by 116.3%. As of 2023, the ACS estimated a total of 11,563 dwelling units in the Township.

Table 14: Number of Dwelling Units

Year	Dwelling Units	Unit Change	Percent Change
1980	2,695	-	-
1990	5,829	3,134	116.3%
2000	7,450	1,621	27.8%
2010	9,810	2,360	31.7%
2020	10,654	844	8.6%
2023	11,563	909	8.5%

Source: US Census Bureau; 2020 and 2023 American Community Survey Five-Year Estimate

A total of 927 units within the Township are age-restricted, which represents approximately 8.0% of the Township’s estimated total number of dwelling units in 2023. An additional 220 age-restricted units at the Bear Creek Senior Living development as well as 88 age-restricted units as the Regency at West Windsor have been approved by the Township’s Planning Board but have yet to be constructed. Once these units are completed, the Township will have a total of 1,235 age-restricted units.

Table 15: Age-Restricted Developments

Development	Units	Status
Villages at Bear Creek	540	Completed
Hamlet	61	Completed
Bear Creek Assisted Living	86 (including 10 Medicaid beds)	Completed
Presbyterian Homes (the Tables)	84	Completed
Elements at West Windsor	156	Completed
Bear Creek Senior Living	220	Approved
Regency at West Windsor (formerly the Reserve)	88	Approved

Source: Township of West Windsor

Units in Structure

Information regarding the number of units in housing structures provides additional insight as to the types of units existing and being constructed throughout the Township. Table 16 offers an overview of the Township's unit structure composition since 2000. Historically, the majority of units throughout the Township have consisted of single-family detached dwellings. However, this percentage has decreased from approximately 71.6% of the Township's total housing stock in 2000 to an estimated 56.6% in 2023. Sites containing 50 or more units increased approximately 521.1% during that same time period. This is indicative of the significant increase in multifamily developments throughout the Township over the past several decades.

Table 16: Units in Structure, 2000-2023

Units in Structure	2000		2010		2023	
	Number	Percent	Number	Percent	Number	Percent
Single Family, Detached	5,333	71.6%	6,000	64.4%	6,543	56.6%
Single Family, Attached	468	6.3%	1,035	11.1%	1,022	8.8%
2 Units	139	1.9%	64	0.7%	76	0.7%
3 to 4 Units	55	0.7%	121	1.3%	425	3.7%
5 to 9 Units	348	4.6%	400	4.3%	508	4.4%
10 to 19 Units	870	11.7%	953	10.2%	1,708	14.8%
20 to 49 Units	128	1.7%	463	5.0%	604	5.2%
50 or More	109	1.5%	275	3.0%	677	5.8%
Other	0	0.0%	0	0.0%	0	0.0%
Total	7,450	100.0%	9,311	100.0%	11,563	100.0%

Source: US Census Bureau; 2017 and 2023 American Community Survey 5-Year Estimates.

Occupancy and Vacancy Status

Table 17 indicates that the estimated number of owner-occupied and renter-occupied units have increased by approximately 22.6% and 170.8% over the past twenty-three years, respectively. While the Township's renter-occupied housing stock increased at a higher estimated rate than its owner-occupied housing stock, the latter category still represents approximately 63.4% of all housing units in West Windsor.

Furthermore, Table 18 notes that the slightly less than two-thirds (62.1%) of the Township's vacant housing stock falls under the "seasonal, recreational, or occasional use" category, while approximately one-fifth (20.7%) falls under the "other vacant" category. According to the Census Bureau, this latter category includes those vacant units that do not fall under any of the classifications; for example, this category may include units held for occupancy by a caretaker or janitor as well as units held for personal reasons of the owner.

Table 17: Occupancy Status, 2000-2023

Characteristic	2000		2010		2023	
	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied	5,899	79.2%	7,127	72.6%	7,407	64.1%
Renter-Occupied	1,383	18.5%	2,322	23.7%	3,876	33.5%
Vacant	168	2.3%	361	3.7%	280	2.4%
Total	7,450	100.0%	9,810	100.0%	11,563	100.0%

Source: US Census Bureau; 2017 and 2023 American Community Survey 5-Year Estimates.

Table 18: Vacancy Status, 2023

Income Type	Number	Percent
For rent	48	17.2%
Rented, not occupied	0	0.0%
For sale only	0	0.0%
Sold, not occupied	0	0.0%
For seasonal, recreational, or occasional use	174	62.1%
For migrant workers	0	0.0%
Other vacant	58	20.7%
Total	280	100.0%

Source: 2023 American Community Survey 5-Year Estimates.

Value and Rent of Housing Stock

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

The purchase values of West Windsor's owner-occupied housing stock have steadily increased since 2000. This is particularly evident in the percentage of units which have a value of \$500,000 or more, which increased from an estimated 11.1% of the Township's housing stock in 2000 to an estimated 79.4% in 2023. Overall, the median purchase value increased by an estimated 117.4% between 2000 and 2023, from \$333,800 to \$725,800.

Much like purchase values, the rental values of the Township's renter-occupied units have steadily increased over the past several years. In 2000, less than one-third of the Township's renter-occupied units had rents that were over \$1,500 a month; by 2023, more than two-thirds (68.7%) of the Township's renter-occupied units had rents that were over this amount.

Overall, the Township's median rent increased by approximately 83.6% between 2000 and 2023, from an estimated \$1,198 a month to an estimated \$2,200 a month. The Township's median rents have consistently been higher than the median rents for both the County and the State as a whole.

Table 19: Value of Owner-Occupied Housing Stock, 2000-2023

Value Range	2000		2010		2023	
	Number	Percent	Number	Percent	Number	Percent
Less than \$50,000	26	0.5%	99	1.5%	89	1.2%
\$50,000 to \$99,999	42	0.8%	120	1.8%	36	0.5%
\$100,000 to \$149,999	108	2.0%	46	0.7%	151	2.0%
\$150,000 to \$199,999	384	7.2%	56	0.8%	159	2.2%
\$200,000 to \$299,999	1530	28.9%	350	5.1%	77	1.0%
\$300,000 to \$499,999	2,619	49.5%	1,628	23.9%	1,015	13.7%
\$500,000 to \$999,999	577	10.9%	4,199	61.7%	4,826	65.2%
\$1,000,000 or More	8	0.2%	309	4.5%	1,054	14.2%
Total	5,294	100.0%	6,807	100.0%	7,407	100.0%
Township Median Value	\$333,800		\$601,400		\$725,800	
Mercer County Median Value	\$147,400		\$309,300		\$390,900	
New Jersey Median Value	\$170,800		\$357,000		\$461,000	

Source: US Census Bureau; 2022 American Community Survey 1-Year and 5-Year Estimates.

Table 20: Specified Renter-Occupied Housing Units by Rent, 2000-2023

Rent Range	2000		2010		2023	
	Number	Percent	Number	Percent	Number	Percent
Less than \$200	0	0.0%	18	0.9%	0	0.0%
\$200 to \$299	0	0.0%	32	1.6%	73	1.9%
\$300 to \$499	163	11.6%	24	1.2%	56	1.4%
\$500 to \$749	200	14.2%	211	10.6%	323	8.3%
\$750 to \$999	111	7.9%	203	10.2%	40	1.0%
\$1,000 to \$1,499	481	34.1%	379	19.1%	651	16.8%
\$1,500 to \$1,999	291	20.6%	654	32.9%	514	13.3%
\$2,000 or more	124	8.8%	423	21.3%	2,149	55.4%
No Cash Rent	41	2.9%	46	2.3%	70	1.8%
Total	1,411	100.0%	1,990	100.0%	3,876	100.0%
Median Gross Rent	\$1,198		\$1,580		\$2,200	
Mercer County	\$727		\$1,046		\$1,354	
New Jersey	\$751		\$1,092		\$1,498	

Source: US Census Bureau; 2023 American Community Survey 1-Year and 5-Year Estimates.

Condition of Housing Stock

Neither the Census nor the ACS classify housing units as deficient. However, the Fair Housing Act defines a “deficient housing unit” as housing which: is over fifty years old and overcrowded; lacks complete plumbing, or; lacks complete kitchen facilities.

Accordingly, the following tables are intended to provide insights into the extent to which the Township has deficient housing units. Table 21 examines the extent to which there is overcrowding in the Township’s housing stock. Overcrowding is typically associated with housing units with more than one occupant per room. As shown, the estimated number of occupied housing units considered to be overcrowded is negligible.

Similarly, the number of homes lacking complete plumbing and kitchen facilities has also been estimated to be historically negligible. In 2023, over 99% of all housing units contained complete kitchen facilities while all housing units contained complete plumbing facilities.

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

Table 21: Occupants Per Room, 2000-2023

Occupants Per Room	2000		2010		2023	
	Number	Percent	Number	Percent	Number	Percent
1.00 or less	7,150	98.2%	8,665	98.5%	10,881	96.4%
1.01 to 1.50	66	0.9%	91	1.0%	357	3.2%
1.51 or more	66	0.9%	41	0.5%	45	0.3%
Total	7,282	100.0%	8,797	100.0%	10,982	100.0%

Source: U.S. Census; 2010 and 2023 American Community Survey 5-Year Survey

Table 22: Kitchen and Plumbing Facilities

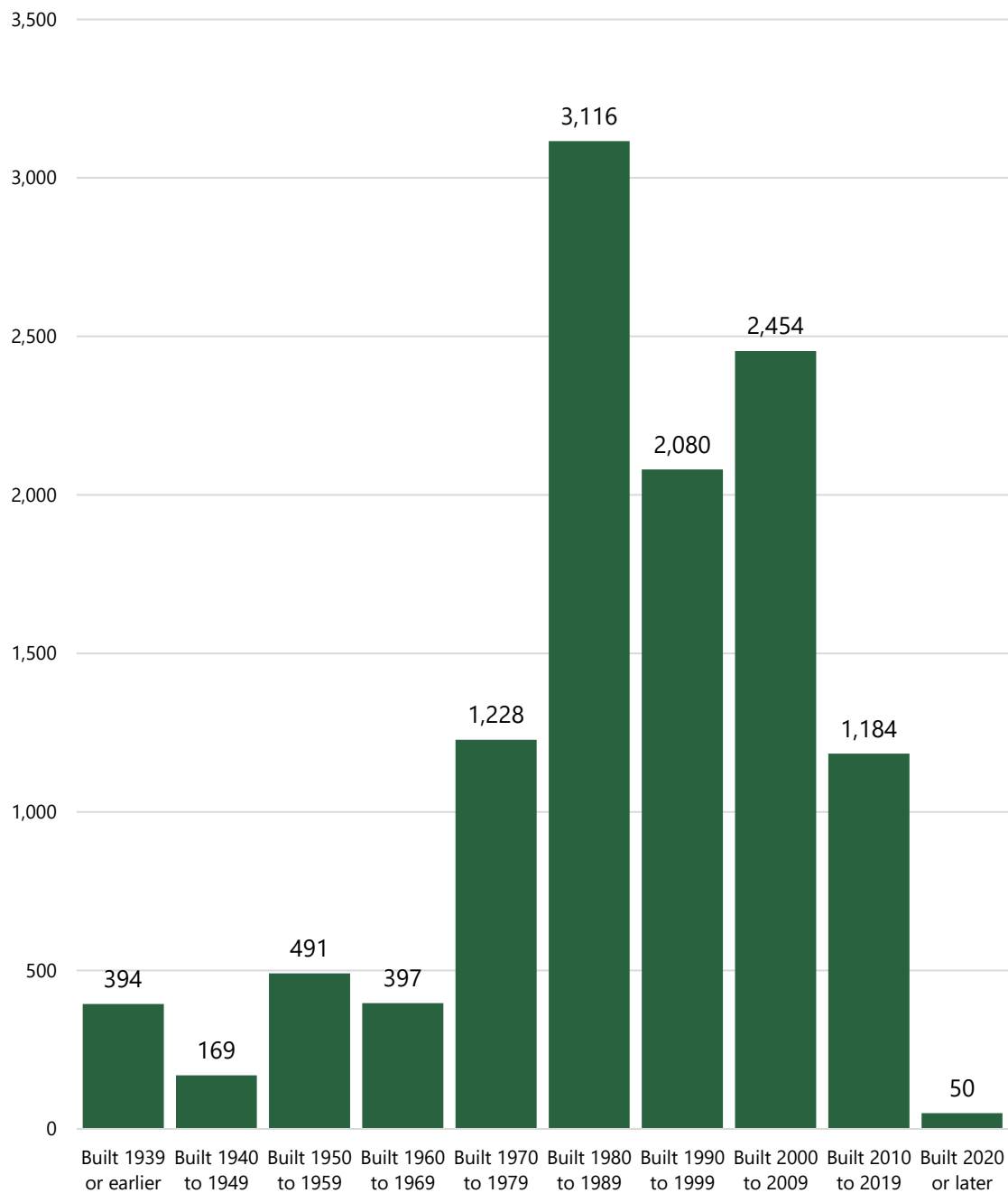
Facilities	2000		2000		2023	
	Units	Percent	Units	Percent	Units	Percent
Kitchen:						
With Complete Facilities	7,431	99.7%	9,227	99.1%	11,260	99.8%
Lacking Complete Facilities	19	0.3%	84	0.9%	23	0.2%
Plumbing:						
With Complete Facilities	7,434	99.8%	9,277	99.6%	11,283	100.0%
Lacking Complete Facilities	16	0.2%	34	0.4%	0	0.0%

Source: U.S. Census; 2010 and 2023 American Community Survey 5-Year Survey

Age of Housing Stock

The following figure identifies the years in which the Township’s structures were built. The Township’s housing stock is relatively new, with an estimated 76.8% having been constructed since 1980. This largely coincides with Table 14, which outlined the Township’s significant housing growth over the past several decades.

Figure 1: Year Structure Built



Source: 2023 American Community Survey 5-Year Estimates.

2.4: Employment Demographics

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

Occupational Characteristics

The estimated number of Township residents within the labor force has increased approximately 44.5% between 2000 and 2023. Furthermore, the overall percentage of the Township’s population in the labor force remained relatively stable during that same time period. The estimated percentage of those not in the labor force increased slightly from 28.2% to 30.8%.

Table 23: Employment Status of Residents Ages 16 and Over, 2000-2023

Employment Status	2000		2010		2023	
	Number	Percent	Number	Percent	Number	Percent
In labor force	11,228	71.8%	13,600	68.8%	16,222	69.2%
Civilian labor force	11,228	71.8%	12,939	68.7%	16,182	69.1%
Employed	10,887	69.6%	12,532	63.5%	15,549	66.4%
Unemployed	341	2.2%	1,061	5.2%	633	2.7%
Armed Forces	0	0.0%	7	0.1%	40	0.2%
Not in labor force	4,412	28.2%	6,035	31.2%	7,208	30.8%
Total Population 16 and Over	15,640	100.0%	19,635	100.0%	23,430	100.0%

Source: US Census Bureau; 2010 and 2023 American Community Survey 5-Year Estimates.

Class of Worker

Of those Township residents aged 16 and over in the workforce, nearly three-quarters (71.8%) are estimated to be employed by a private company. The second largest worker class group is estimated to consist of private not-for-profit workers.

Table 24: Class of Worker, 2023

Class of Worker	Number	Percent
Employee of private company	11,166	71.8%
Self-employed in own incorporated business	731	4.7%
Private not-for-profit wage and salary	1,577	10.1%
Local government	764	4.9%
State government	501	3.2%
Federal government	150	1.0%
Self-employed in own not incorporated business	660	4.2%
Total	15,549	100.0%

2023 American Community Survey 5-Year Estimates

Employment Status by Occupation

The majority of the Township's residents have historically been employed in management, professional, and related occupations. The estimated number of those employed within this occupational category increased approximately 61.6% between 2000 and 2023, from 7,731 people to 12,492. Overall, those employed within management, professional, and related occupations represent approximately 80.3% of the total workforce.

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

Table 25: Occupation Characteristics, 2000-2023

Occupation	2000		2010		2023	
	Number	Percent	Number	Percent	Number	Percent
Management, professional, and related occupations	7,731	71.0%	8,510	67.9%	12,492	80.3%
Service occupations	487	4.5%	638	5.1%	639	4.1%
Sales and office occupations	2,230	20.5%	2,863	22.8%	1,872	12.0%
Farming, fishing, and forestry occupations*	0	0.0%	--	--	--	--
Natural resources, construction, and maintenance occupations**	175	1.6%	212	1.7%	141	0.9%
Production, transportation, and material moving occupations	264	2.4%	309	2.5%	405	2.6%
Total	10,887	100.0%	12,532	100.0%	15,549	100.0%

Source: 2000 US Census Bureau; 2010 and 2022 5-Year American Community Survey

*Category was later combined with Natural resources, construction, and maintenance occupations

** Formerly called "Construction, extraction, and maintenance occupations"

Covered Employment Trends

Figure 2 and Figure 3 provide data on the Township's covered employment trends between 2004 and 2023, as reported by the New Jersey Department of Labor and Workforce Development. "Covered employment" refers to any employment covered under the Unemployment and Temporary Disability Benefits Law. Generally, nearly all employment in the state is considered to be "covered employment."

Figure 2 depicts the number of reported "employment units" within the Township. An "employment unit" is defined as an individual or organization which employs one or more workers. As shown, the Township gained 232 employment units between 2004 and 2006, which represents an increase of 18.3%. This trend reversed during the following year, in which the Township reportedly lost 281 employment units, representing a decrease of 18.7%. This loss could likely be attributed to the onset of the Great Recession. However, the Township recovered its losses over the following years, and between 2007 and 2010 gained 286 employment units, representing an increase of 23.44%.

Between 2010 and 2022, the number of covered employment units decreased by 645 units which represents a loss of approximately 42.8%. Nevertheless, the Township gained 217 employment units by the following year, representing an increase of approximately 25.2%.

Figure 3 depicts the average number of covered employees by year within the Township. It generally reflects those trends identified in Figure 2. Between 2004 and 2006, the Township's covered employment increased by 2,786 employees, before decreasing nearly 15.0% by 2007. Similar to the total number of employment units, the Township's covered employment subsequently recovered its losses between 2007 and 2009, and by 2009 the Township had an estimated 22,158 covered employment positions.

Between 2009 and 2022, the Township covered employment decreased by 6,805 employees. This represents a decrease of approximately 30.7%. Nevertheless, the Township's covered employment increased by an estimated 2,115 employees the following year, representing an increase of approximately 13.8%.

Figure 2: Covered Employment Units, 2004-2023

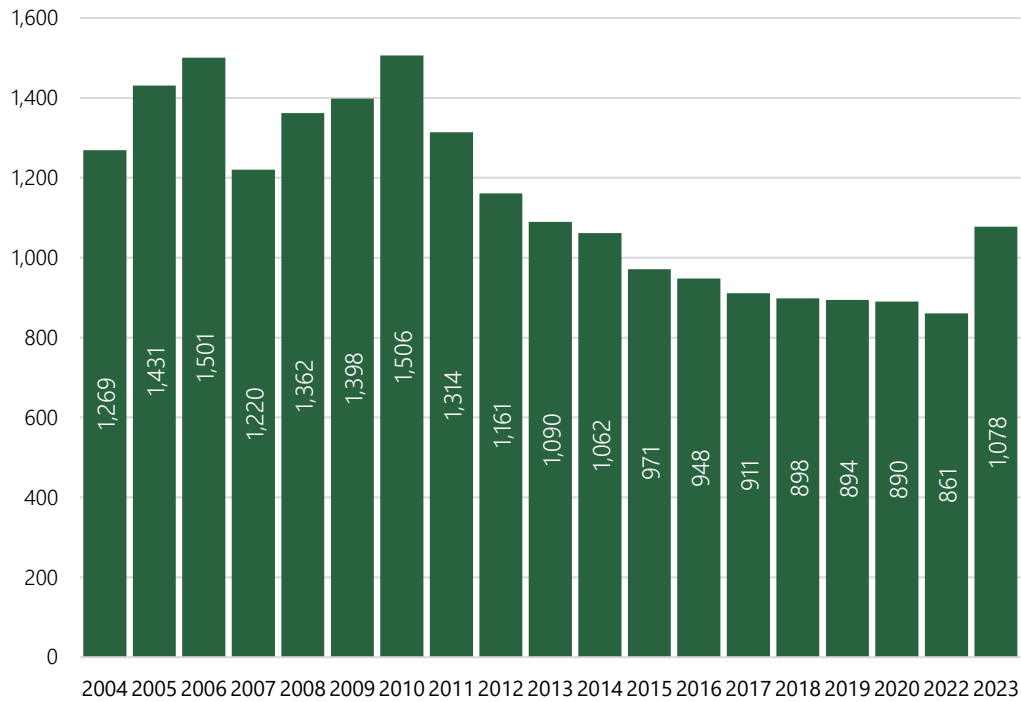
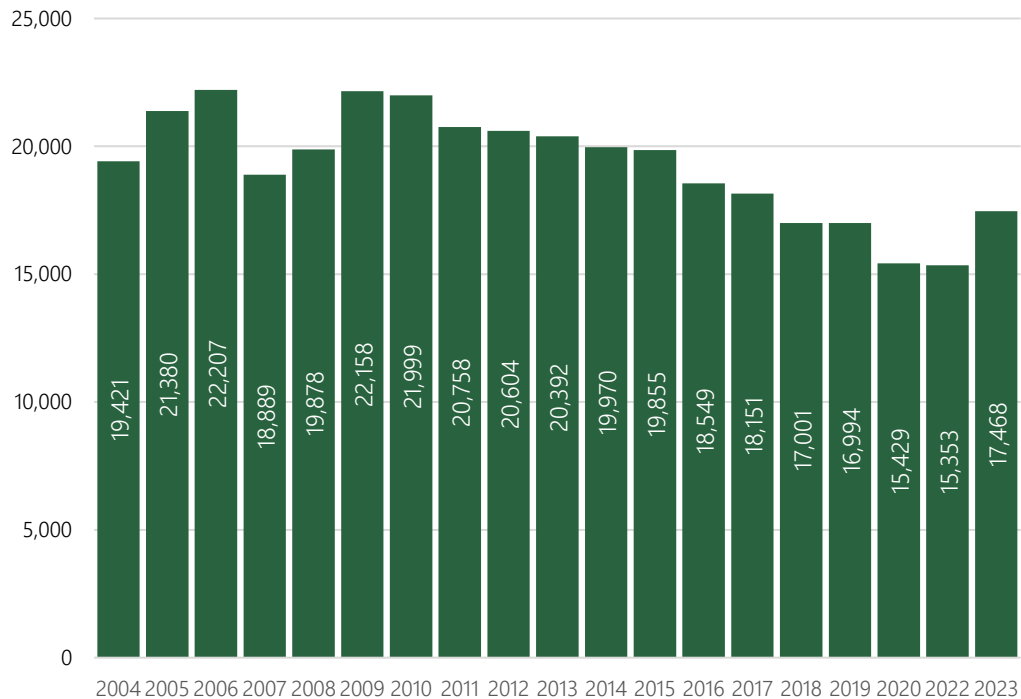


Figure 3: Average Covered Employment, 2004-2023



Source: Department of Labor and Workforce Development

Note: 2021 data did not meet publishing standards

Employment Projections

Approximately 6,119,413 square feet of nonresidential space has been granted approval by the Township but has not yet been constructed. The SRI International (formerly Sarnoff) General Development Plan (GDP) comprises nearly 3,000,000 square feet of this approved space. An additional 2,111,304 square feet of office space has also been approved, as well as nearly 750,000 square feet of mixed use.

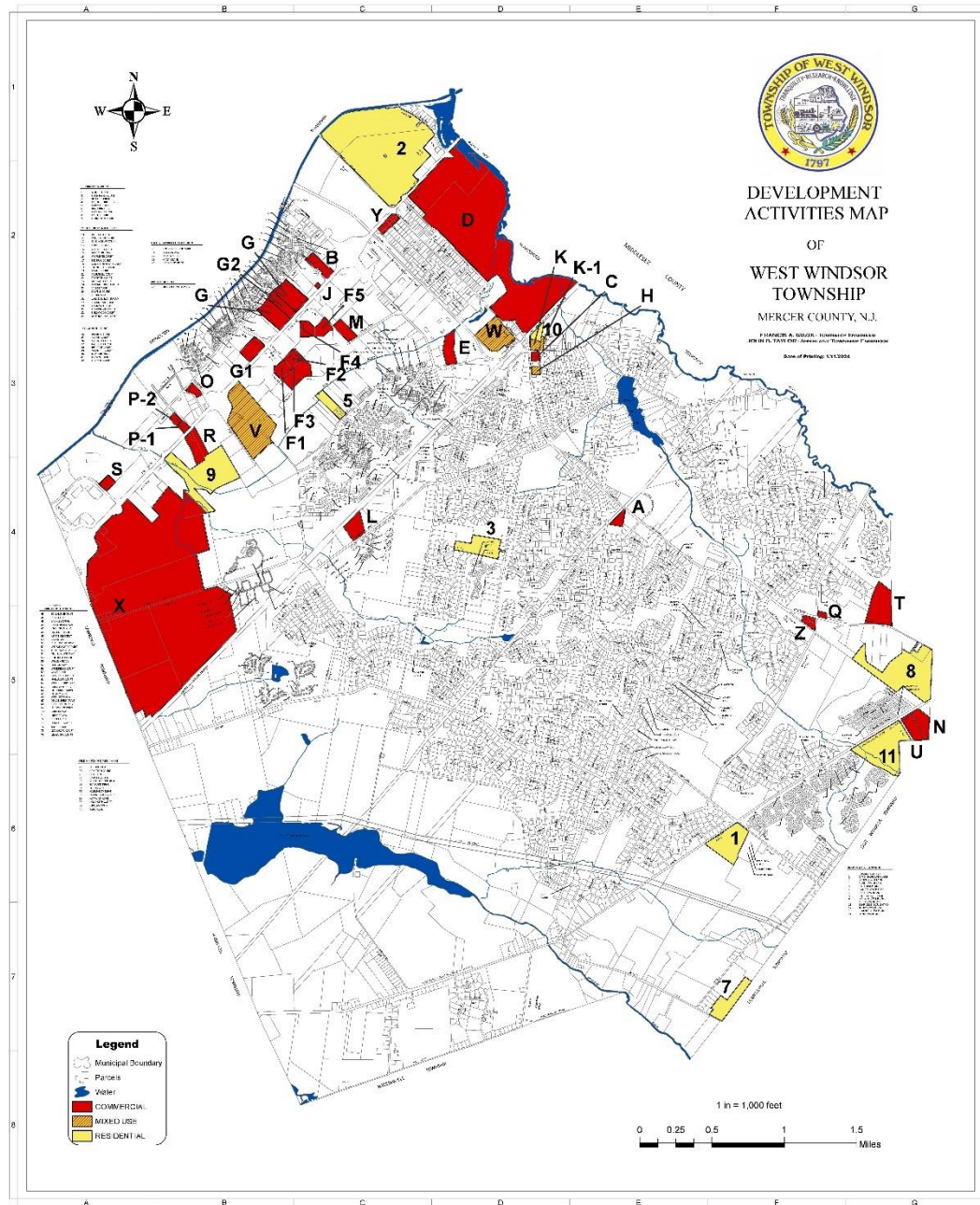
The following table summarizes these approvals.

Table 26: Nonresidential Space Approved but Not Constructed

Map #	Development	Use	Square Feet	Units	Status
A	Windsor Business Park West	Office	26,466	--	P/F SP Approval Granted
B	Princeton Overlook	Office	140,000	--	Phase II Final SP approval granted
C	Rite Aid Phase II	Retail	6,000	--	P/F SP Approval Granted
D	Sarnoff Corporation	Office, Research and Development, and Hotel Conference Center	3,000,000	---	GDP Approval Granted
E	PJ Metro Office Park, Phase II	Office	97,024	---	P/F SP Approval Granted
F	Carnegie Center II (East Side)	Office	656,700	---	Preliminary SP Approval Granted
G1	Carnegie Center West	Office	130,000	---	GDP Approval Granted
G2	Carnegie Center West – Korman Suites	Hotel	270 rooms	---	P/F SP Approval Granted
H	VCC Princeton Junction	Mixed Use	23,384	12	Under Construction
J	Princeton International Trading and Consulting	Office	5,236	---	P/F SP Approval Granted
K	Ellsworth Realty	Mixed Use	52,160	20	P/F SP Approval Granted
K-1	Ellsworth Realty	Mixed Use	11,000	10	P/F SP Approval Granted
L	Princeton Junction Commons	Self-Storage	78,700	---	Under Construction
M	19 Roszel Road Associates	Office	38,000	---	P/F SP Approval Granted
N	Eden Institute Foundation	Educational	15,590	---	P/F SP Approval Granted

Map #	Development	Use	Square Feet	Units	Status
O	Woodstone Commercial	Day Care and Office	16,805	---	P/F SP Approval Granted
P-2	Chick-Fil-A	Drive-Thru Restaurant	5,226	---	P/F SP Approval Granted
Q	Tri-State Petro	Gas Station/Convenience Store	5,585	---	Concept Plan
R	HSC West Windsor	Urgent Care, Retail, and Hotel	31,626 128 rooms	---	P/F SP Approval Granted
S	Nassau Park – Kohl's Outparcel	Retail	1,000	---	P/F SP Approval Granted
T	JDN Enterprises	Warehouse	324,667	---	P/F SP Approval Granted
U	Princeton Arms Center	Retail	37,600	---	P/F SP Approval Granted
V	The Lofts at Princeton (formerly Princeton Executive Park)	Mixed Use	21,000 123 rooms	656	Under Construction
W	Avalon @ Princeton Junction	Mixed Use	17,500	848	Under Construction
Y	Penns Neck Plaza	Retail	33,000	---	Concept Plan
Z	East Ridge Development	Retail	10,437	---	P/F SP Approval Granted

Map 3: Development Activities Map



2.5: Projection of Housing Stock

As noted in Section 1, one of the requirements of a HE&FSP is to contain a projection of a municipality's housing stock, including the probable future construction of very-low, low-, and moderate-income housing for the next ten years. This projection must take into account, but does not necessarily need to be limited to, construction permits issued, approvals of applications for development, and probable residential development of lands.

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

A total of 3,450 housing units were granted COs between 2000 and 2023. Many of these units were located in multi-family developments. During that same time period, 210 demolition permits were issued. This results in a difference of 3,240 units, which is shown on the accompanying table.

Table 27: Housing Units Certified and Demolished, 2000-2023

Year	Housing Units Certified	Demos	Net
2000	184	6	178
2001	179	7	172
2002	312	7	305
2003	185	2	183
2004	149	2	147
2005	226	3	223
2006	709	4	705
2007	107	2	105
2008	48	4	44
2009	14	1	13
2010	39	35	4
2011	76	0	76
2012	73	71	2
2013	255	9	246
2014	50	4	46
2015	42	3	39
2016	3	3	0
2017	42	5	37
2018	1	3	-2
2019	289	2	287
2020	37	1	36
2021	77	33	44
2022	271	2	269
2023	82	1	81
Total	3,450	210	3,240

Source: Department of Community Affairs

With respect to future development, the following tables identify those developments presently under construction, those that are approved but not yet under construction, and the Fourth Round components discussed in greater detail in Section 4.5. As shown, these developments are anticipated to generate an additional 3,529 residential units over the next several years.

Table 28: Residential Developments Under Construction

Development	Housing Type	Units
The Townes at West Windsor (formerly Heritage Village)	Townhouses	193
	Group Home	1
	Apartments	60
Meridian Walk (formerly Duck Pond)	Condos	347
Regency at West Windsor (formerly The Reserve)	Senior Townhouses	88
VCC Princeton Junction	Apartments	12
The Lofts at Princeton (formerly Princeton Executive Park)	Apartments	656
Avalon @ Princeton Junction	Apartments	563
	Senior Apartments	135
	Townhouses	50
	Condos	48
Total		2,153

Table 29: Residential Developments Approved (Not Under Construction)

Development	Housing Type	Units
Senior Living at Bear Creek	Senior Apartments	220
Cherry Grove	Single-Family	6
Windsor Oaks	Single-Family	2
400 Steps	Apartments	180
Ellsworth Center	Apartments	30
Total		438

Table 30: Fourth Round Housing Components

Development	Housing Type	Units
BMS Site	Multifamily	555
Woodmont Commercial Site	Multifamily	35
Obals/LaPlaca Site	Multifamily	80
Carnegie Center – 400 Series	Multifamily	200
Ellsworth Center	Multifamily	*68
Total		938

* In addition to the 30 units identified in Table 29

Note: Does not include Eden – Oak Lane as this is already in existence



Section 3: Fair Share Obligation

The following section provides an overview of the Township's fair share obligation. It includes a brief summary of the methodologies utilized to calculate affordable housing obligations throughout the state.

3.1: Fair Share Obligation

On March 20, 2024, the State of New Jersey adopted a package of affordable housing bills which overhauled the Fair Housing Act (FHA). This legislation eliminated the Council on Affordable Housing (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 as the entity responsible for calculating the state's regional needs. NJSA 52:27D-304.2 establishes the methodology to be utilized by the DCA to determine the state's regional prospective needs of low- and moderate-income housing for the ten-year period spanning from July 1, 2025 to June 30, 2035. In summary, the projected household change for this period is estimated by establishing the household change experienced in each region between the most recent federal decennial census and the second-most recent decennial census. This household change, if positive, is then to be divided by 2.5 to estimate the number of low- and moderate-income homes needed to address low- and moderate-income household change in the region for the next ten years. This methodology resulted in a statewide prospective need of 84,698 low- and moderate-income units.

Furthermore, the DCA was also designated as the entity responsible for calculating each municipality's present and prospective fair share obligations. However, the FHA makes clear that these calculations are advisory and that each municipality must set its own obligation number utilizing the same methodology. The AOC was tasked to establish the Affordable Housing Dispute Resolution Program (the "Program") which was responsible for handling any disputes regarding affordable housing numbers or plans.

On January 27, 2025, the Township adopted Resolution #R25-72 which established its affordable housing obligations for the Fourth Round. A copy of this resolution is located in Appendix A.

While the Township accepted the methodology utilized by the DCA in determining its Prospective Need Obligation, it offered several adjustments to ensure the data utilized by the DCA was correct in determining this need. Many of these corrections related to issues including, not limited to, sites being incorrectly identified as vacant when in fact they were developed, preserved open space properties or sites otherwise encumbered that were mistakenly identified as being available for development, slivers of sites that were the result of geo-spatial layers that were not properly lined up, and an incorrect equalization ratio for the Township's nonresidential valuations. These corrections altered the Township's Prospective Need Obligation from 661 to 392 affordable units.

The Township received three objections regarding its calculated Prospective Need from FSHC, the Builder's Association, and Tri-State Petro. Following the settlement conferences conducted by the Program, the Township settled with FSHC in establishing a Prospective Need Obligation of **480 affordable units**. See Appendix A for a copy of this agreement.

3.2: Present Need Obligation and Structural Conditions Survey

The following is noted regarding the Township's Present Need Obligation and Structural Conditions Survey.

Present Need Obligation

As per the adopted legislation, a municipality's Present Need Obligation is 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") notes that the Present Need calculations utilized 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 the DCA relied upon data from the Department of Housing and Urban Development's (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. Utilizing the methodology outlined in the Workbook, the DCA calculated a Present Need of 61 affordable units for the Township.

Structural Conditions Survey

However, 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."

Appendix C to COAH's Round 2 rules (5:93) sets forth the guidelines for the preparation of a Structural Conditions Survey. As set forth therein, the first step in this process is for the Construction Official (or their designee) to conduct an exterior survey to determine the number of substandard units in the municipality. The second step is to estimate the number of substandard units occupied by low- and moderate-income households. To calculate this estimate, Appendix C states that "the Council will rely on census information that is available from the Public Use Micro-Data Sample (PUMS)."

In regard to the first step, the Township's Building Inspector conducted a survey on December 11, 2024. As per that survey, the Building Inspector observed four (4) structures in need of repair. See Appendix B for a copy of this survey.

Typically, the next step would be to estimate the number of those surveyed substandard units where are occupied by low- and moderate-income households. However, for a more conservative approach, the Township has assumed that all four structures being found to be in need of repair are occupied by low- and moderate-income households.

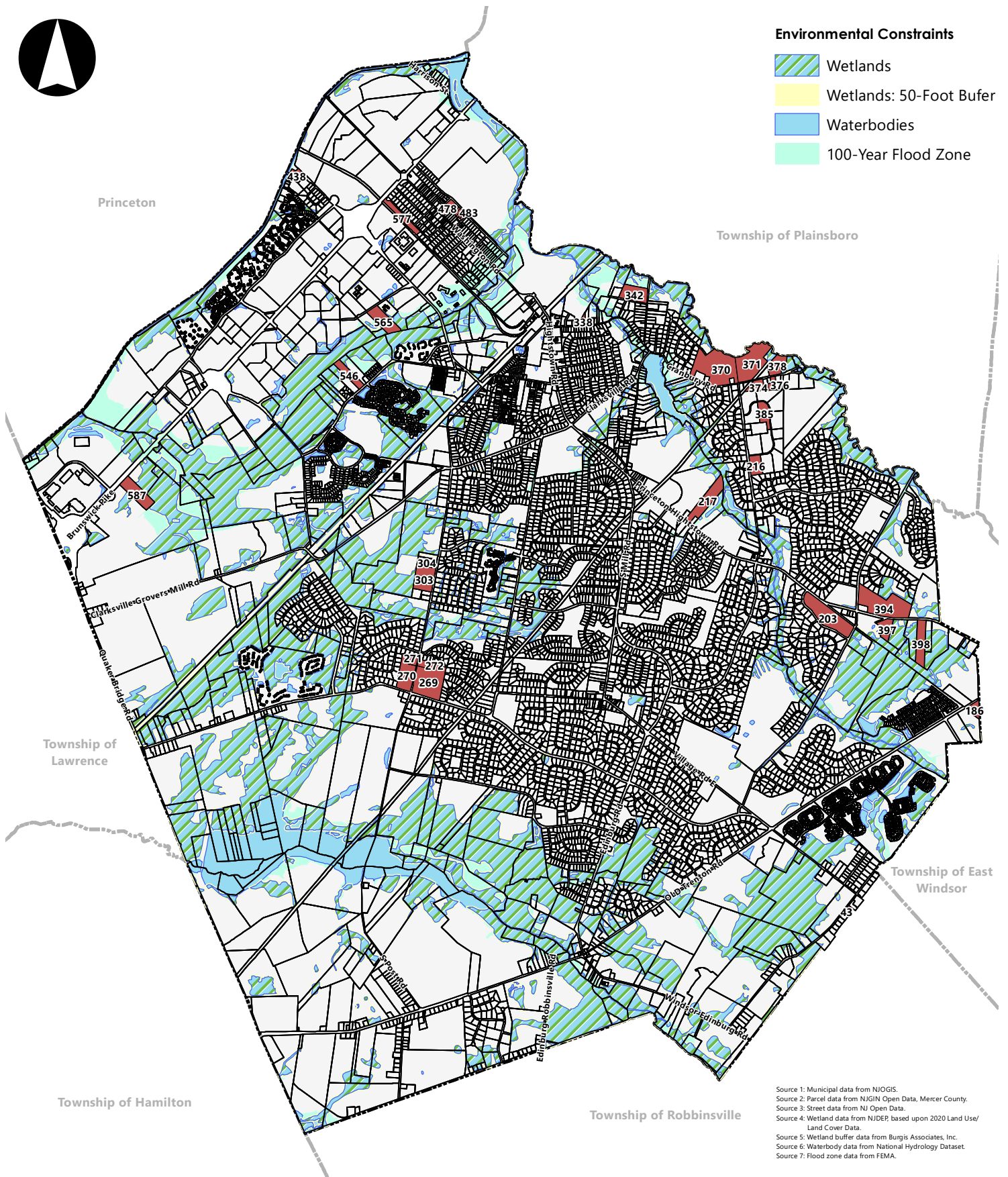
3.3: Realistic Development Potential

As a result of its historic responses to its affordable housing obligations as well as ongoing continued development pressure, West Windsor is fast becoming a fully developed community. It is therefore entitled to adjust its obligation in accordance with a procedure set forth in the FHA. Specifically, NJSA 52:27D-310.1 permits municipalities to perform a realistic development potential (RDP) analysis by seeking a vacant land adjustment (VLA).

A RDP analysis is intended to determine which sites in a municipality are most likely to develop for low- and moderate-income housing. Municipalities may present documentation that eliminates a site or part of a site from its inventory of vacant land. Such eliminating factors include: lands dedicated for public uses other than housing since 1997; park lands or open space; vacant contiguous parcels in private ownership of a size which would accommodate fewer than five housing units; historic and architecturally important sites listed on the State Register of Historic Places or the National Register of Historic Places; preserved architectural lands; sites designated for active recreation; and environmentally sensitive lands.

The analysis conducted for the Township revealed that there are 196.30 acres of vacant and developable land in the Township. Pursuant to the applicable regulations, a minimum presumptive density of 6 dwelling units per acre were imposed on those 196.30 acres. A 20% set-aside was then imposed on that calculation. This formula resulted in a RDP of **two hundred and thirty-six affordable units**.

See Map 4 on the following page for an overview of these sites. A copy of the Township's VLA can be found in Appendix C.



Dwg Title Map 4: Vacant Land Adjustment	Project No. 4173.15	Date 06.18.25	Drawn By DN
 BURGIS ASSOCIATES, INC. COMMUNITY PLANNING LAND DEVELOPMENT AND DESIGN LANDSCAPE ARCHITECTURE 25 Westwood Avenue Westwood, New Jersey 07675 p: 201.666.1811 f: 201.666.2599	Project Title Housing Element and Fair Share Plan Township of West Windsor Mercer County	Scale 1" = 4,400'	Dwg. No. map 4

