

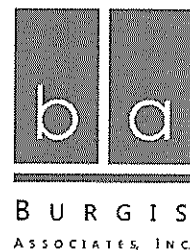


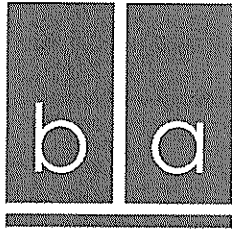
Master Plan Element Section IV

Housing Element & Fair Share Plan

Adopted February 4, 2026

Township of West Windsor | Mercer County, New Jersey





Community Planning
Land Development and Design
Landscape Architecture

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

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

Housing Element and Fair Share Plan Master Plan

Township of West Windsor
Mercer County, New Jersey

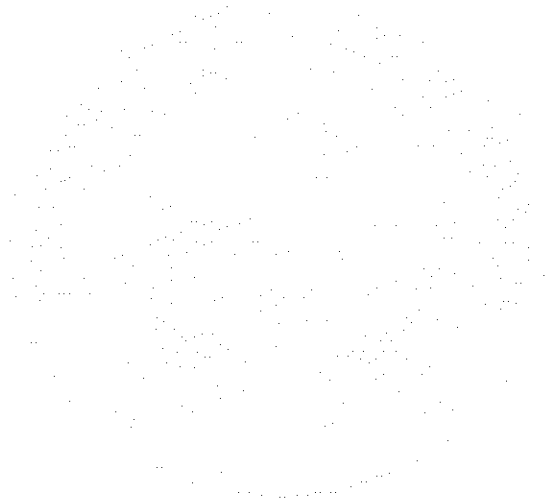
Prepared for the Township of West Windsor
Planning Board

BA# 4173.15

The original document was appropriately signed and sealed on February 4, 2026 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners

Joseph H. Burgis PP, AICP
Professional Planner #2450

David Novak, AICP, PP
Professional Planner #6269



Members of the Township of West Windsor Planning Board

Michael Karp, Class IV Chair
Curtis Hoberman, Class IV Vice Chair
Hemant Marathe, Class I Mayor
Sue Appelget, Class IV
Anis Ahmad Baig, Class IV
Jyotika Bahree, Class II
Linda Geevers, Class III
Allen Schectel, Class IV
Simon Pankove, Class IV
Robert Loverro, Alternate #1
Pankaj Patel, Alternate #2

Planning Board Attorney

Gerald Muller, Esq.

Administrative Secretary

Lisa Komjati

Recording Secretary

Patricia Van Clef

Manager, Division of Land Use

Samuel J. Surtees

Township Engineer

Francis Guzik, PE, CME

Township Planning Consultant

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

Contents

Executive Summary.....	8
Executive Summary.....	9
Prior Round Obligation.....	10
Third Round Obligation.....	11
Fourth Round Obligation.....	12
Section 1: Introduction and Overview.....	14
1.1: What is Affordable Housing?.....	15
1.2: History of Affordable Housing.....	16
1.3: The Township’s Historic Responses.....	19
1.4: Overview of a Master Plan.....	20
1.5: Overview of a HE&FSP.....	22
Section 2: Housing Element.....	24
2.1: Community Overview.....	26
2.2: Demographic Changes.....	29
Population Changes.....	29
Age Characteristics.....	30
Household Type and Size.....	31
Income and Poverty.....	32
2.3: Housing Demographics.....	34
Dwelling Units.....	34
Units in Structure.....	35
Occupancy and Vacancy Status.....	35
Value and Rent of Housing Stock.....	36
Condition of Housing Stock.....	38
Age of Housing Stock.....	39
2.4: Employment Demographics.....	40
Occupational Characteristics.....	40
Class of Worker.....	40
Employment Status by Occupation.....	41
Covered Employment Trends.....	42
Employment Projections.....	44
2.5: Projection of Housing Stock.....	47
Section 3: Fair Share Obligation.....	50
3.1: Fair Share Obligation.....	51
3.2: Present Need Obligation and Structural Conditions Survey.....	52
Present Need Obligation.....	52
Structural Conditions Survey.....	52
Section 4: Fair Share Plan.....	54

4.1: Overview of Obligations 55

 Present Need (Rehabilitation) Obligation 55

 Prior Round Obligation 55

 Third Round Obligation 55

 Fourth Round Obligation 56

4.2: Present Need Obligation..... 57

4.3: Prior Round Components 59

 Avalon Watch (formerly Steward’s Watch) 61

 Windsor Haven 61

 Windsor Ponds (formerly known as Copperfield) 61

 Meadow Lane Apartments (Windsor Woods)..... 61

 Bear Creek 62

 The Estates at Princeton Junction (Toll)..... 62

 The Gables (formerly known as Presbyterian Homes) 62

 Walden Woods (formerly known as Bootstraps) 63

 Enable (formerly Cerebral Palsy Group Home)..... 63

 SERV Group Home..... 63

 Eden – Village Road West 63

 Eden – Wood Hollow Road..... 64

 Nassau Park Pavilion, Nassau Park Expansion, Renaissance (the Elements at West Windsor) 64

4.4 Third Round Components 65

 The Estates at Princeton Junction (Toll)..... 67

 The Elements at West Windsor (formerly the Renaissance)..... 67

 Princeton Terrace 1 (formerly Akselrad/West Windsor Gardens)..... 67

 Princeton Terrace 2 (formerly DeMeglio/West Windsor Gardens) 68

 Artis Senior Living 68

 Avalon Watch (formerly Steward’s Watch) 68

 Windsor Haven 69

 Community Options..... 69

 Maneely/Toll..... 69

 Project Freedom 70

 Ellsworth Center..... 71

 W Squared (formerly Avalon Bay Redevelopment)..... 73

 Woodmont Way (formerly known as PTS/Woodstone) 74

 400 Steps 74

 The Townes at West Windsor (formerly Heritage Village/American Properties) 76

 Princeton Ascend 76

 Meridian Walk (formerly Duck Pond/Garden Homes) 76

 The Lofts at Princeton (formerly Princeton Executive Park, Roseland/Mack Cali)..... 77

VCC Princeton Junction (formerly Sun Bank).....	77
Dr. Mian Property.....	78
Bear Creek Senior Living.....	79
Bear Brook Homes.....	80
PTS Phase 2.....	80
HomeFront.....	81
Regency at West Windsor (formerly The Reserve at West Windsor).....	81
Bear Creek – The Hamlet.....	81
Special Needs Units/Market to Affordable.....	82
4.5 Fourth Round Components.....	83
BMS Site.....	85
Woodmont Commercial Site.....	88
Obals/LaPlaca Site.....	91
BXP: Carnegie Center – 400 Series.....	94
BXP: Carnegie Center – 901 Series.....	97
K. Hovnanian (renamed from Ellsworth Center).....	100
ALR (Tractor Supply) Site.....	104
Eden – Oak Lane.....	107
4.6: Other Provisions.....	108
4.7: Consistency with State Initiatives.....	109
Multigenerational Family Housing Continuity Commission.....	109
State Development and Redevelopment Plan.....	109
4.8: Denied Requests.....	111
81 Clarksville Road.....	111
353 Princeton Hightstown Road.....	111

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 2026 Township of West Windsor Housing Element and Fair Share Plan (HE&FSP).

Executive Summary

The following 2026 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
Bear Creek – 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 1,500 affordable credits.

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 and Assisted Living	Rental and Sale	Mixed	144	100	244
Woodmont Way (PTS/Woodstone)	Inclusionary	Rental	No	89	50	140
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				1,125	375	1,500

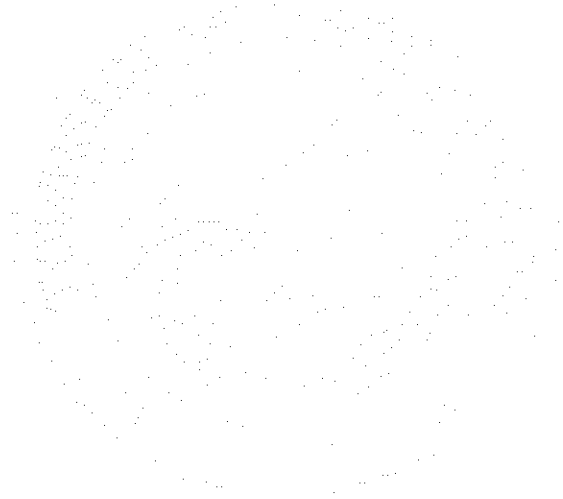
Fourth Round Obligation

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

Pursuant to a Settlement Agreement with FSHC, the Township plans to satisfy this obligation through a variety of existing and proposed components. These components are summarized in the following table and are discussed in greater detail in Section 4.5. As shown, 411 affordable units are anticipated which generate 96 bonus credits, thus comprising a total of 507 affordable credits.

Table 4: Fourth Round Components

Component	Credit Type	Restricted	Credit	Bonus	Total
BMS Site	Inclusionary	No	163	81	244
Woodmont Commercial Site	Inclusionary	No	9	0	9
Obals/LaPlaca	Inclusionary	No	20	10	30
BXP: Carnegie Center – 400 Series	Inclusionary	No	82	0	82
BXP: Carnegie Center – 901 Series	Inclusionary	Potential	69	0	69
K. Hovanian (fka Ellsworth Center)	Inclusionary	No	10	5	15
ALR (Tractor Supply) Site	Inclusionary	No	54	0	54
Eden – Oak Lane	Alternative Living	No	4	0	4
Total			411	96	507

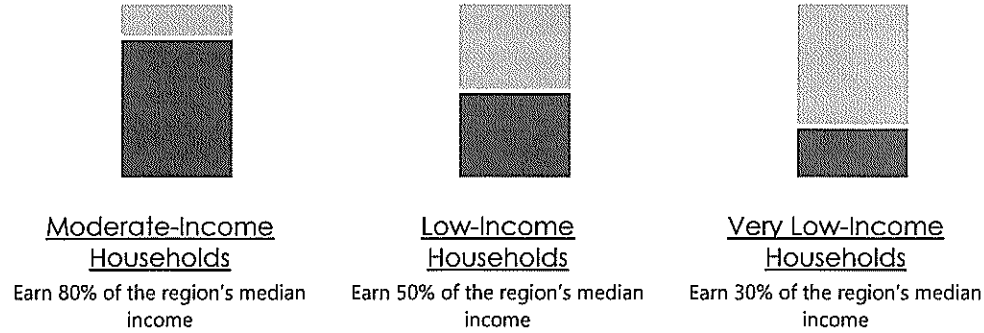


Section 1: Introduction and Overview

The following section offers an introduction to Township of West Windsor 2026 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.



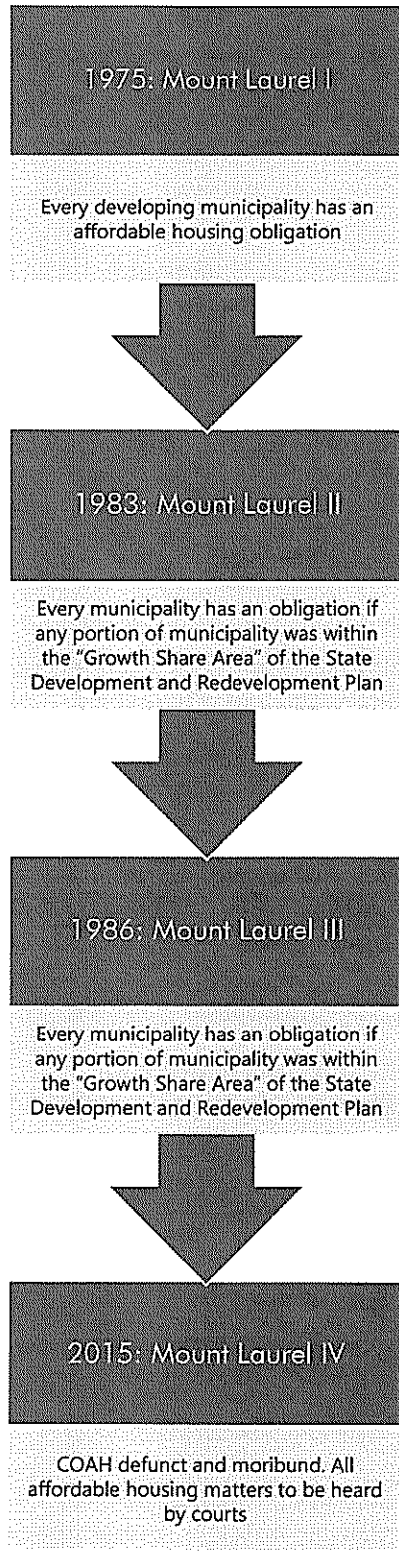
Regional income limitations are updated every year, with different categories established for varying household sizes. The table below identifies the 2024 regional income limits by household size for Region 4. As shown, a three-person family with a total household income of no greater than \$93,639 could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



The history of affordable housing in New Jersey can be traced back to 1975, when the Supreme Court first decided in *So. Burlington Cty. NAACP v. Township of Mount Laurel* (known as Mount Laurel I) that every developing municipality throughout New Jersey had an affirmative obligation to provide for its fair share of affordable housing. In a subsequent decision in 1983 (known as Mount Laurel II), the Court acknowledged that the vast majority of municipalities had ignored their constitutional obligation to provide affordable housing.

Accordingly, the Court refined this obligation to establish that every municipality had an obligation, although those within the growth area of the State Development and Redevelopment Plan (SDRP) had a greater obligation. The Court also called for the state legislature to enact legislation that would save municipalities from the burden of having the courts determine their affordable housing needs. The result of this decision was the adoption of the Fair Housing Act in 1985 as well as the creation of the New Jersey Council on Affordable Housing (COAH), which became the state agency responsible for overseeing the manner in which New Jersey's municipalities address their low and moderate income housing needs.

COAH proceeded to adopt regulations for the First Round obligation, which covered the years 1987 to 1993. It also established the Second Round housing-need numbers that cumulatively covered the years 1987 through 1999. Under both the First and Second Rounds, COAH utilized what is commonly referred to as the "Fair Share" methodology.

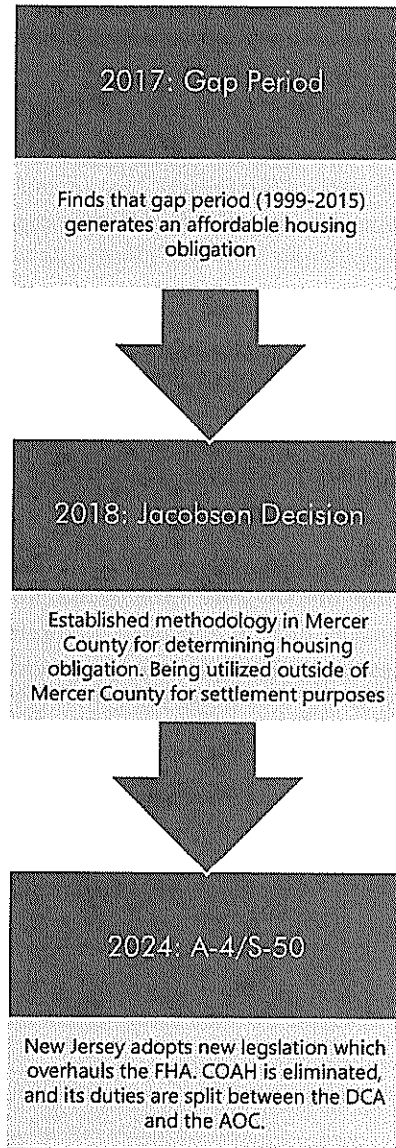
COAH utilized a different methodology, known as "Growth Share," beginning with its efforts to prepare Third Round housing-need numbers. The Third Round substantive and procedural rules were adopted in 2004.

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 adjustments 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.

Following the adoption of a HE&FSP on June 26, 2025, the Township received several challenges from FSHC as well as from several developers. Ultimately, the Township entered into a Settlement Agreement with FSHC which serves as the foundation for the Fourth Round Plan. See Appendix D 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 below identifies the elements incorporated into the Township of West Windsor’s Master Plan as of the date of the adoption of this **2026 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	<u>Introduction</u>	Adopted	2002	Optional
II	<u>Goals/Policies Summary</u>	Adopted	2002	Required
III	<u>Land Use Plan</u>	Adopted	February 12, 2020	Required
III	<u>Land Use Plan Appendix: Dutch Neck Planning and Zoning Study</u>	Adopted	January 18, 2024	Optional
III	<u>RP-9 Land Use Plan Amendment</u>	Adopted	April 2, 2025	Optional
IV	<u>Housing Element & Fair Share Plan</u>	Adopted	June 18, 2025	Required
V	<u>Circulation Plan</u>	Adopted	December 15, 2021	Optional
VI	<u>Utilities Plan</u>	Adopted	December 15, 2021	Optional
VII	<u>Community Facilities</u>	Adopted	October 26, 2022	Optional
VIII	<u>Open Space and Recreation Plan</u>	Adopted	November 28, 2018	Optional
IX	<u>Conservation Plan</u>	Adopted	November 8, 2023	Optional
X	<u>Farmland Preservation Plan</u>	Adopted	March 1, 2023	Optional
XI	<u>Relationship to Other Plans</u>	Adopted	February 12, 2020	Required
XII	<u>Stormwater Management Plan</u>	Adopted	March 2005	Optional
XIII	<u>Sustainability Plan</u>	Adopted	October 14, 2009	Optional
XIV	<u>Historic Preservation</u>	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 NJS 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

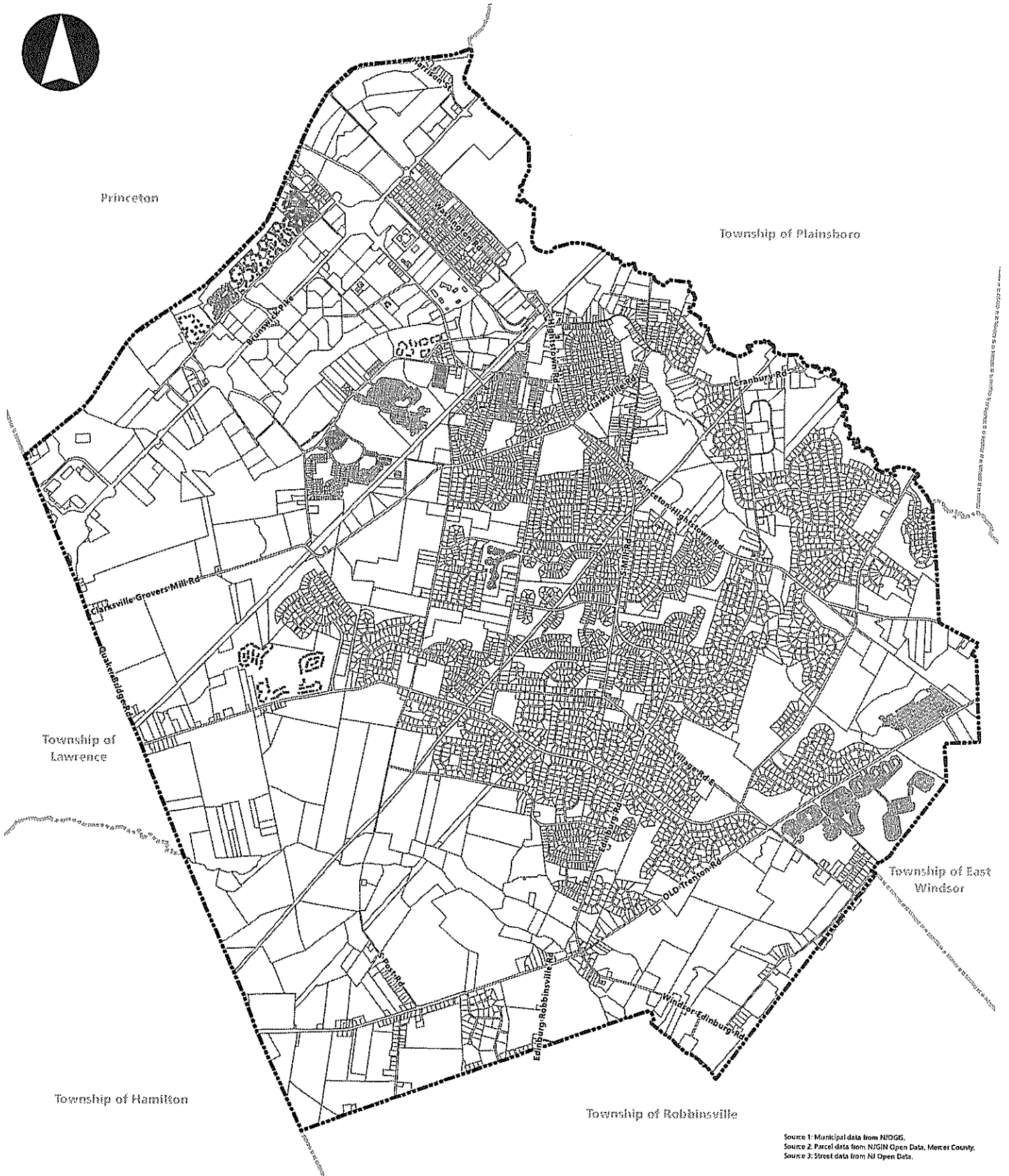
The Township of West Windsor is located within the northeasterly portion of Mercer County. It is bounded by the Municipality of Princeton and the Township of Plainsboro to the north, the Township of East Windsor to the east, the Township of Robbinsville to the south, the Township of Hamilton to the southwest,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

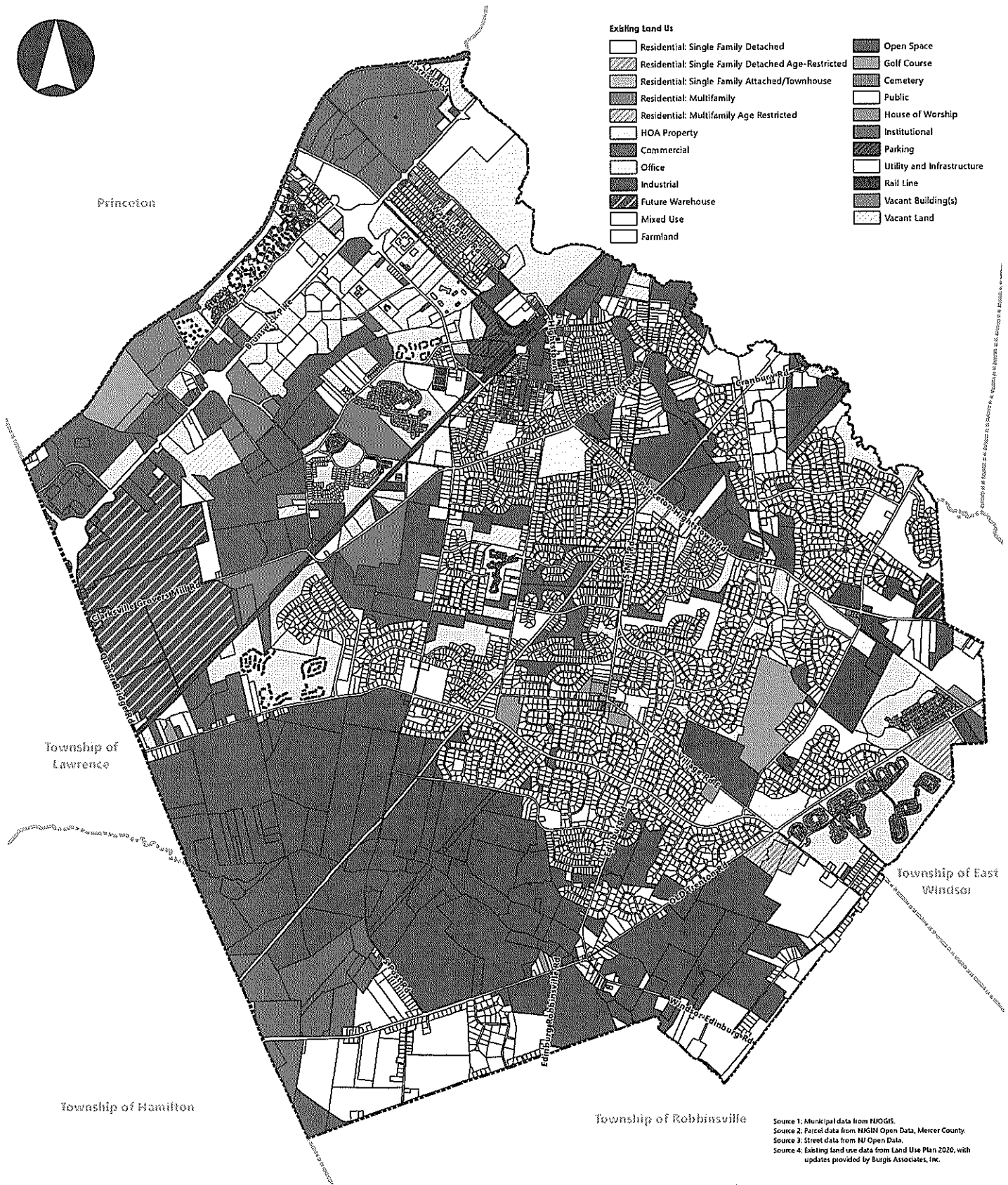
ELU	Acres	% Acres	Parcels	% Parcels
Residential: Single Family Detached	4,290.50	27.40%	5,775	62.90%
Residential: Single Family Detached Age-Restricted	102	0.60%	697	7.60%
Residential: Single Family Attached/Townhouse	55.5	0.30%	1,018	11.10%
Residential: Multifamily	358	2.30%	677	7.40%
Residential: Multifamily 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 NIOGS.
 Source 2: Parcel data from NJIN Open Data, Mercer County.
 Source 3: Street data from NJ Open Data.

Dwg Title Map 1: Community Overview		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 1



- Existing Land Us**
- Residential: Single Family Detached
 - Residential: Single Family Detached Age-Restricted
 - Residential: Single Family Attached/Townhouse
 - Residential: Multifamily
 - Residential: Multifamily Age Restricted
 - HOA Property
 - Commercial
 - Office
 - Industrial
 - Future Warehouse
 - Mixed Use
 - Farmland
 - Open Space
 - Golf Course
 - Cemetery
 - Public
 - House of Worship
 - Institutional
 - Parking
 - Utility and Infrastructure
 - Rail Line
 - Vacant Building(s)
 - Vacant Land

Source 1: Municipal data from HUGGS.
 Source 2: Parcel data from NJGIN Open Data, Mercer County.
 Source 3: Street data from NJ Open Data.
 Source 4: Existing land use data from Land Use Plan 2020, with updates provided by Burgis Associates, Inc.

Map 2: Existing Land Use		Project No. 4173.15	Date 06.18.25	Drawn By DN
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'
				Draw No. map 2

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 at 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 Gables)	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

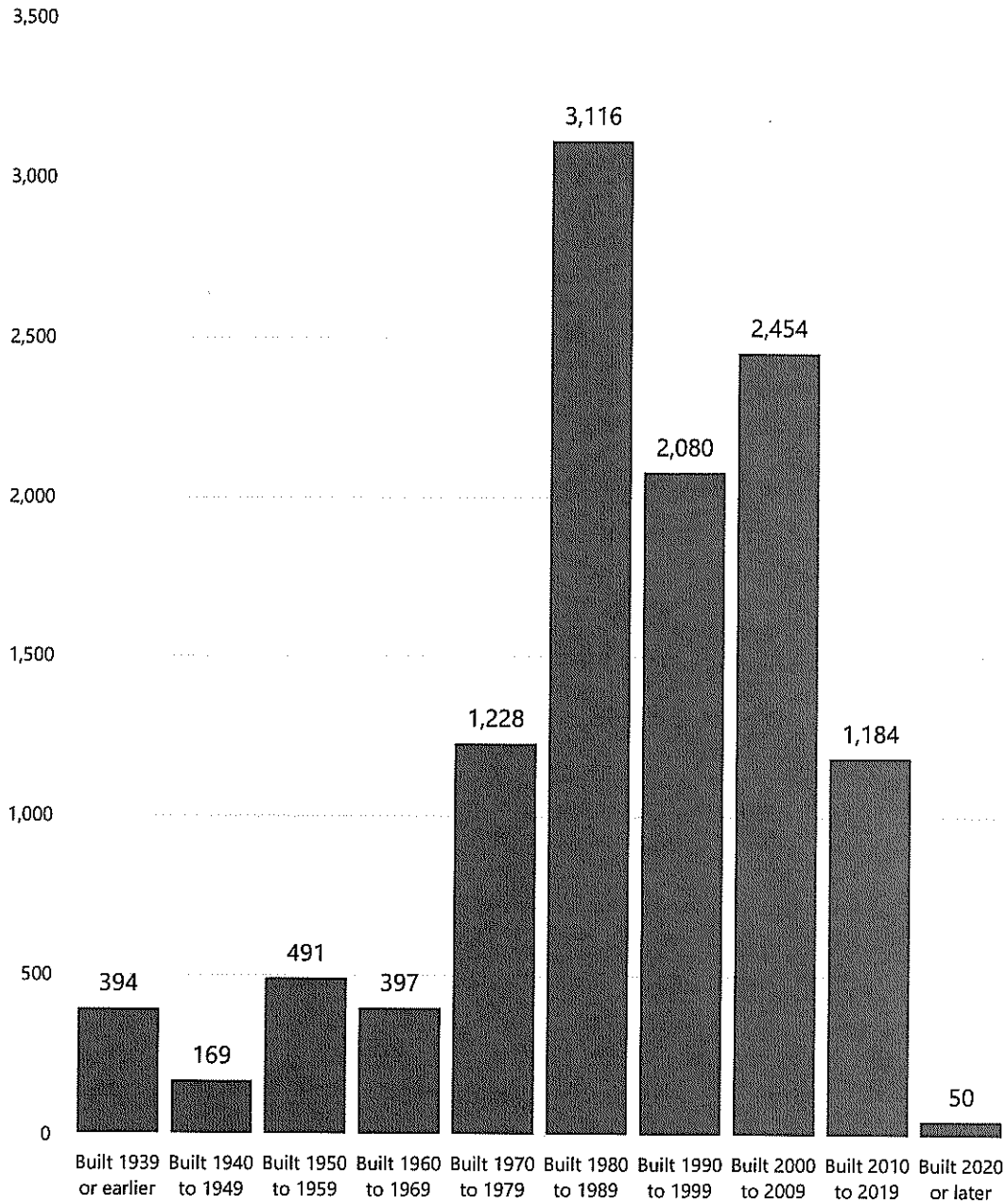
Facilities	2000		2000		2023	
	Units	Percent	Units	Percent	Units	Percent
Kitchen:						
With Complete Facilities	7,431	99.7%	9,227	99.1%	11,260	99.8%
Lacking Complete Facilities	19	0.3%	84	0.9%	23	0.2%
Plumbing:						
With Complete Facilities	7,434	99.8%	9,277	99.6%	11,283	100.0%
Lacking Complete Facilities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

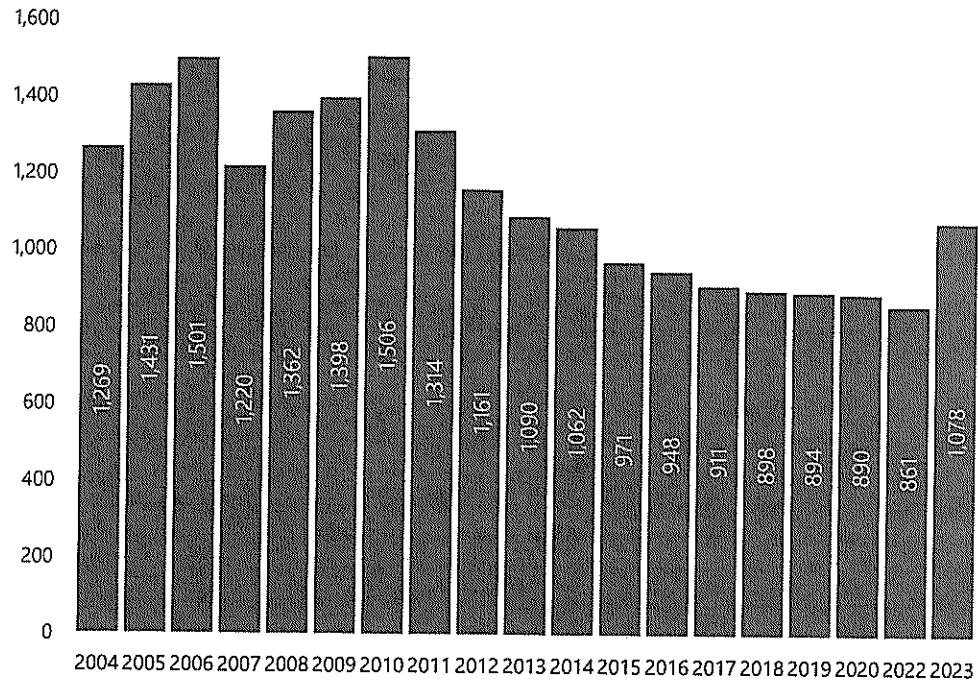
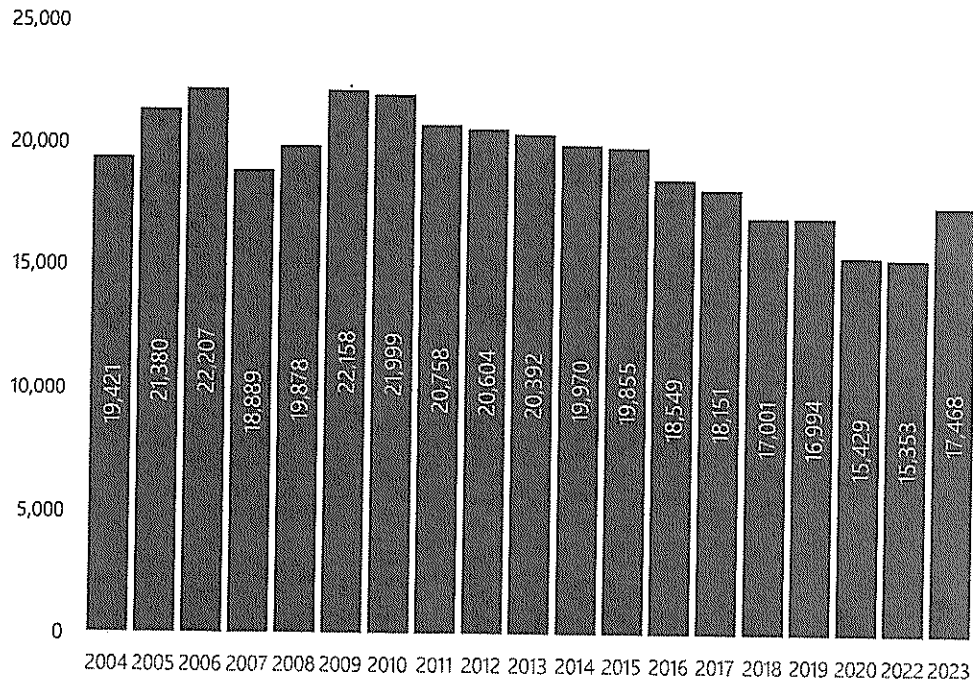


Figure 3: Average Covered Employment, 2004-2023



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.

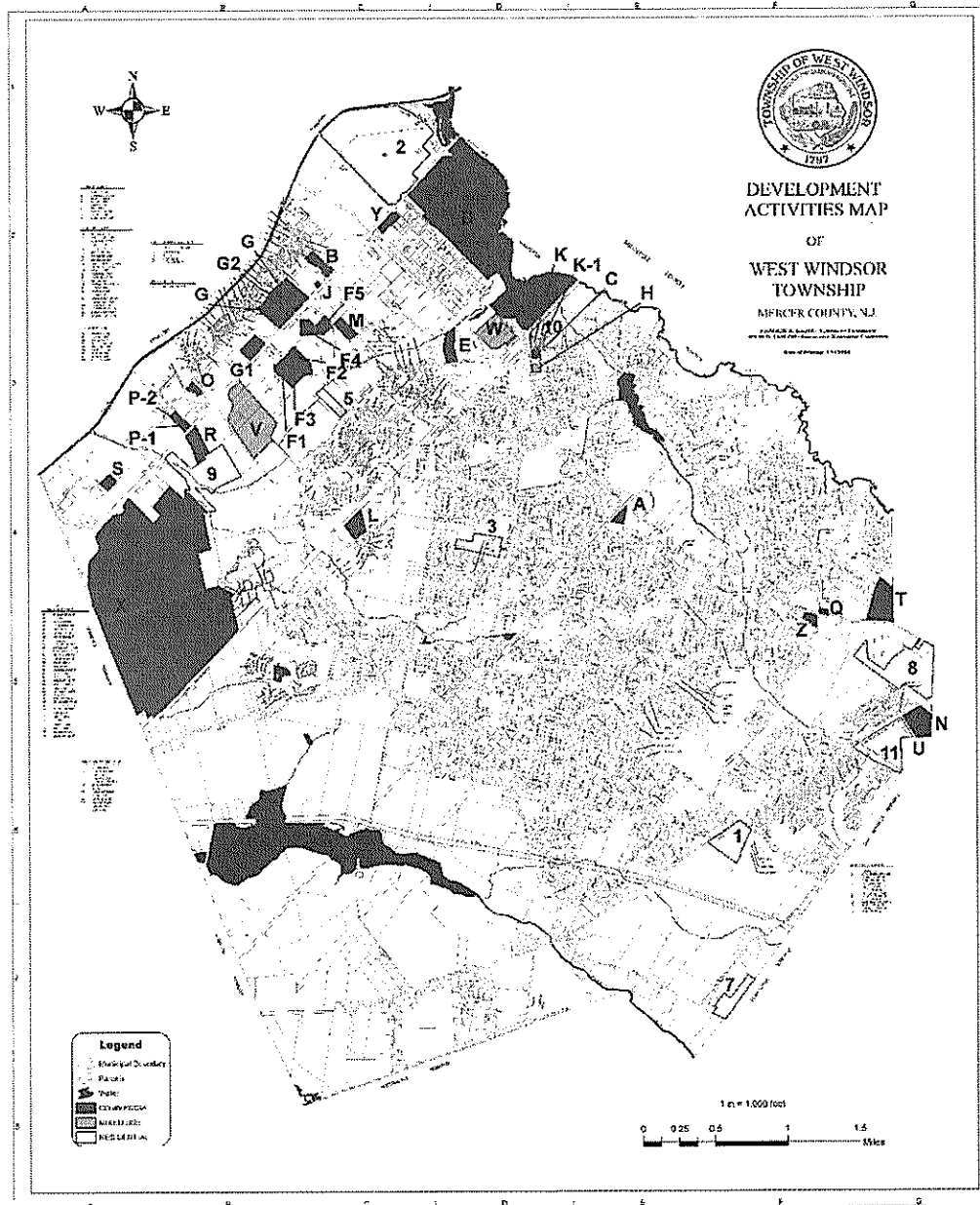
The following table summarizes these approvals.

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 4,200 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
Ellsworth Center	Apartments	26
Senior Living at Bear Creek	Senior Apartments	220
Avalon @ Princeton Junction	Apartments	563
	Atria	135
	Townhouses	50
	Condos	48
Total		2,399

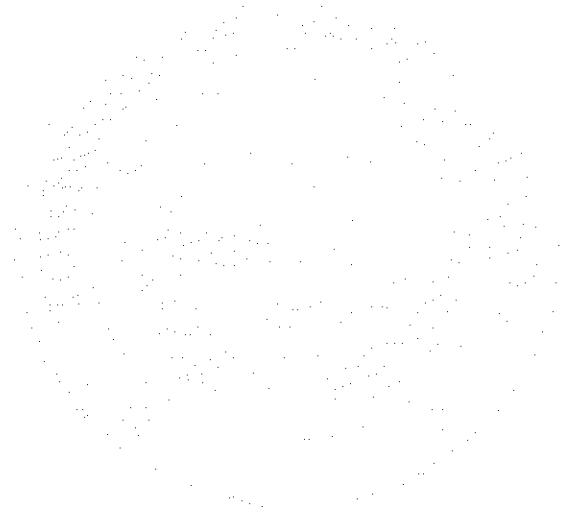
Table 29: Residential Developments Approved (Not Under Construction)

Development	Housing Type	Units
Windsor Oaks	Single-Family	2
400 Steps	Apartments	180
Total		182

Table 30: Fourth Round Housing Components

Development	Housing Type	Units
BMS Site	Multifamily	650
Woodmont Commercial Site	Multifamily	35
Obals/LaPlaca Site	Multifamily	80
BXP: Carnegie Center – 400 Series	Multifamily	326
BXP: Carnegie Center – 901 Series	Multifamily	275
K. Hovanian (formerly Ellsworth Center)	Multifamily	37
ALR (Tractor Supply)	Multifamily	216
Total		1,619

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.

Section 4: Fair Share Plan

The following section details the manner in which the Township will address its Present Need, Prior Round, Third Round, and Fourth Round Obligations.

4.1: Overview of Obligations

The following Fair Share Plan outlines the components the Township will utilize to address its affordable housing obligations. These obligations, which are summarized below and discussed in greater detail herein, consist of four different parts: the Present Need (Rehabilitation) Obligation; the Prior Round Obligation; the Third Round Obligation; and the Fourth Round Obligation.

Present Need (Rehabilitation) Obligation

The DCA originally allocated West Windsor a Present Need (Rehabilitation) Obligation of 61 affordable units. However, pursuant to NJAC 5:93-5.2(a), the Township was permitted to perform a structural conditions survey which ultimately reduced its Present Need Obligation to 4 units. See Appendix B for a copy of this survey.

Prior Round Obligation

West Windsor was assigned a Prior Round Obligation of 899 affordable units. As established by the Second Round regulations, there are minimum and maximum requirements regarding the development of rental and age-restricted units for the Prior Round Obligation. These requirements are noted below:

1. Age-Restricted Units. A maximum of 25% of the Township's Prior Round Obligation may be reserved as age-restricted units. Accordingly, West Windsor was permitted to take credit for a maximum of 224 age-restricted affordable units in the Prior Round.
2. Rental Units. In addition, at least 25% of the Township's Prior Round Obligation must be comprised of rental units. Accordingly, West Windsor was required to provide at least 225 rental affordable units in the Prior Round. Furthermore, NJAC 5:93-5.15(d)3 limits the number of rental bonuses to the minimum required rental obligation. As such, West Windsor was permitted to receive a maximum of 225 rental bonuses for the Prior Round.

Third Round Obligation

The Township was assigned a Third Round Obligation of 1,500 affordable units. Similar minimum and maximum unit requirements as described above apply to this obligation:

1. Age-Restricted Units. The Township was permitted to age-restrict a maximum of 375 affordable units in the Third Round.
2. Rental Units. The Township was required to provide at least 375 rental affordable units. In addition, pursuant to NJAC 5:93-5.15(d)3, the Township was permitted to receive a maximum of 375 rental bonuses for the Third Round.

Fourth Round Obligation

The Township was assigned a Prospective Need Obligation of **480 affordable units**. The following minimum and maximum unit requirements are summarized:

1. Age-Restricted Units. A maximum of 30% of the Township's adjusted Fourth Round Obligation may be reserved as age-restricted units. Accordingly, West Windsor may age-restrict a maximum of 144 affordable units.
2. Rental Units. At least 25% of the Township's adjusted Fourth Round Obligation must be comprised of rental units. Accordingly, West Windsor must provide at least 120 rental affordable units. Unlike the Prior Round and Third Round Obligations, the Township may no longer receive rental bonus credits under the Fourth Round.
3. Bonus Credits. No more than 25% of the Township's adjusted Fourth Round Obligation may be satisfied with bonus credits. Accordingly, West Windsor may only apply a maximum of 120 bonus credits.

4.2: Present Need Obligation

The DCA originally allocated the Township a Present Need (Rehabilitation) Obligation of 61 affordable units. However, pursuant to NJAC 5:93-5.2(a), the Township was permitted to perform a structural conditions survey which ultimately reduced its Present Need Obligation to 4 units. See Appendix B for a copy of the Structural Conditions Survey form.

The purpose of a rehabilitation program is to rehabilitate substandard housing units occupied by very-low, low-, and moderate-income households. A deficient housing unit is defined as a unit that is over five years old and is overcrowded, lacks complete plumbing, or lacks complete kitchen facilities.

Upon rehabilitation, housing deficiencies must be corrected and the house must be brought up to code standard. The standard for evaluating rehabilitation activity shall be the local property maintenance code or, if none is available, the Building Officials and Code Administrators (BOCA) Property Maintenance Code in effect at the time of evaluation. The rehabilitation activity shall not include luxury improvements, the purchase of appliances (with the exception of stoves), or improvements that are strictly cosmetic. A rehabilitated unit is considered complete at the date of final inspection.

West Windsor has prepared a manual to assist in the administration of its owner-occupied housing rehabilitation program (see Appendix F-1). The Township has also designated an experienced entity to review applications and determine eligibility for the program. Program funds are available to address quality of life housing issues, correct existing and incipient code violations, minimize the risk of poisoning from lead-based paint, and correct weatherization deficiencies. Housing rehabilitation funds may be used only for repairs or system replacements necessary to bring substandard units into compliance with municipal health, safety and building codes, correct applicable code violations, as well as any other work that is reasonable and deemed necessary or is related to the necessary repairs.

COAH'S Second Round Substantive Rules outline the funding requirements for rehabilitation programs: "Municipalities shall provide sufficient dollars to fund one-third of the municipal rehabilitation component within one year of substantive certification. In each subsequent year of the substantive certification period, the municipality shall provide sufficient dollars to fund one-sixth of the municipal rehabilitation component."

In addition to the above, the Township proposes a closing cost program, a homeowners association fees program, and a veterans ownership maintenance program. Additional information on these programs as well as draft manuals can be found in Appendix F.

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

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

4.3: Prior Round Components

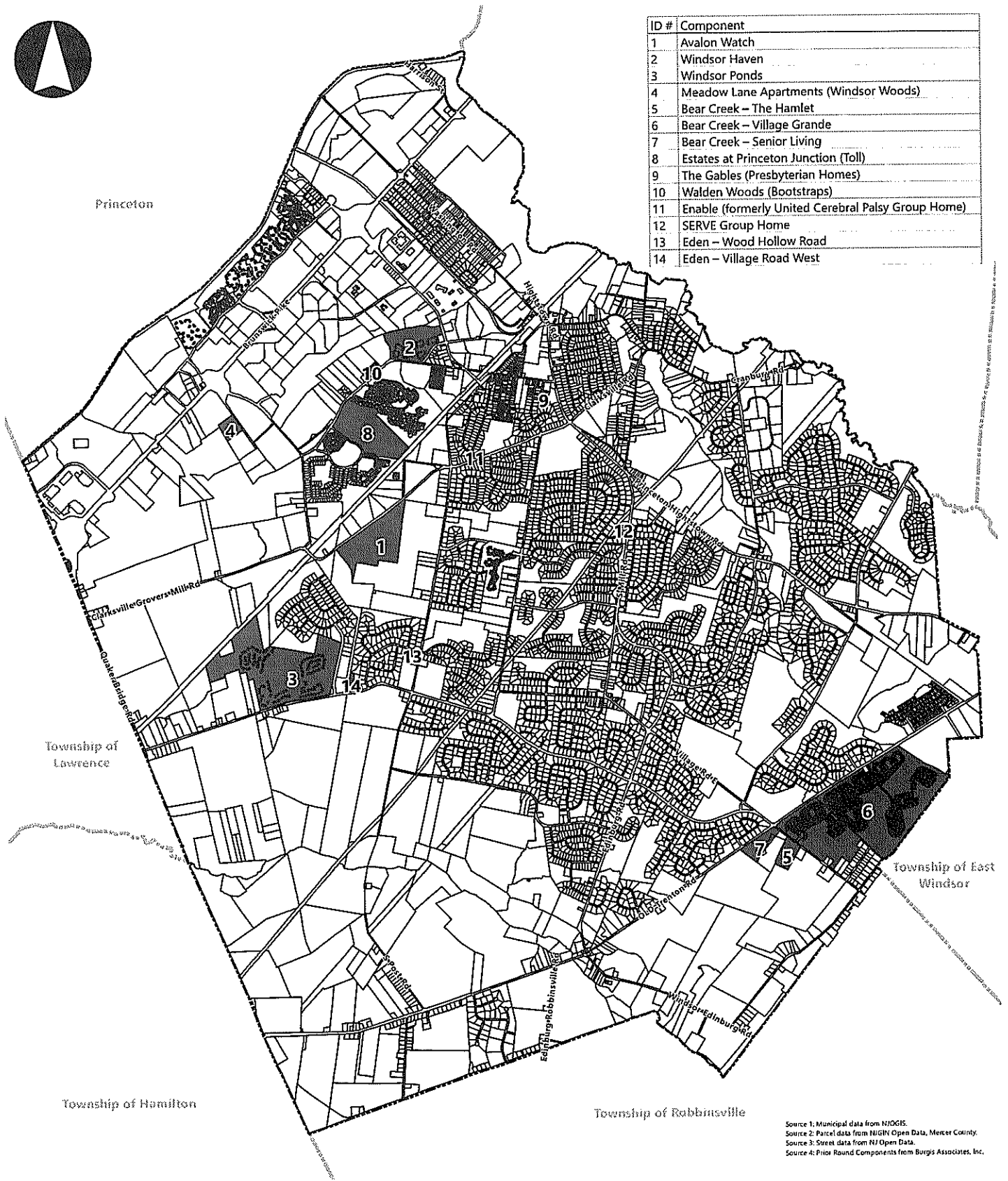
As previously noted, the Township has a Prior Round Obligation of 899 affordable units. The Township satisfied the entirety of this obligation through the components summarized in the table below. As shown, these components produce 674 credits and 225 bonuses for a total of 899 credits. These components are discussed in greater detail on the following pages.

Table 31: Prior Round Components

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
Bear Creak – The Hamlet	Inclusionary	Rental	Yes	61		61
Bear Creek – Village Grande	Inclusionary	Sale	Yes	14		14
Bear Creek Senior Living	Assisted Living	Rental	Yes	10		10
Estates at Princeton Junction	Inclusionary	Rental	No	136	122	258
The Gables	100% Affordable	Rental	Yes	84		84
Walden Woods	100% Affordable	Sale	No	16		16
Enable	Alternative Living	Rental	No	3		3
SERV	Alternative Living	Rental	No	3		3
Eden – Village Road West	Alternative Living	Rental	No	7		7
Eden – Wood Hollow Road	Alternative Living	Rental	No	5		5
Windsor Ponds RCA	RCA			20		20
Nassau Pavilion	RCA			80		80
Renaissance	RCA			21		21
Total				674	225	899



ID #	Component
1	Avalon Watch
2	Windsor Haven
3	Windsor Ponds
4	Meadow Lane Apartments (Windsor Woods)
5	Bear Creek – The Hamlet
6	Bear Creek – Village Grande
7	Bear Creek – Senior Living
8	Estates at Princeton Junction (Toll)
9	The Gables (Presbyterian Homes)
10	Walden Woods (Bootstraps)
11	Enable (formerly United Cerebral Palsy Group Home)
12	SERVE Group Home
13	Eden – Wood Hollow Road
14	Eden – Village Road West



Source 1: Municipal data from NJGIS.
 Source 2: Parcel data from NGIN Open Data, Mercer County.
 Source 3: Street data from N7 Open Data.
 Source 4: Prior Round Components from Burgis Associates, Inc.

Map Title

Map 4: Prior Round Components

Project No.	Date	Drawn by
4173.15	12.17.25	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:
Housing Element and Fair Share Plan
 Township of West Windsor | Mercer County

Scale	Map No.
1" = 4,400'	map 4

Avalon Watch (formerly Steward's Watch)

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

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

Windsor Haven

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

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

Windsor Ponds (formerly known as Copperfield)

Windsor Ponds is an inclusionary townhouse development located on the northerly side of Village Road West, to the immediate north of the Mercer Oaks Golf Course. The 165-acre site consists of 370 townhouse units of which 39 are on-site affordable for-sale townhouses. In addition, 20 off-site units were transferred through a Regional Contribution Agreement (RCA) to the City of Trenton. COAH approved this RCA on April 14, 2001. The deed restrictions for the affordable units were put in place between 2001 and 2003.

The development is eligible for crediting under N.J.A.C. 5:93-5.6 (inclusionary housing) and N.J.A.C. 5:93-6.1 (RCAs). Based on the above information, Windsor Ponds is eligible for **39 credits on-site and 20 off-site RCA credits**.

Meadow Lane Apartments (Windsor Woods)

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

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

Bear Creek

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

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

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

The Estates at Princeton Junction (Toll)

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

While the Estates at Princeton Junction was completed in the Prior Round, the credits for the project have been split between both the Prior Round and Third Round Obligations. Thus, 136 credits and 122 bonus credits are accounted for in the Prior Round, while thirty-39 credits and 39 bonuses are accounted for in the Third Round.

This development is eligible for crediting under N.J.A.C. 5:93-5.6 (inclusionary housing) and for bonus credits under N.J.A.C. 5:93-5.15(d) for rental units available to the general public. Based on the above information, Estates at Princeton Junction is eligible for **136 credits** and **122 bonuses** in the Prior Round.

The Gables (formerly known as Presbyterian Homes)

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

Presbyterian Homes received funding from the U.S. Department of Housing and Urban Development. All 84 units were constructed in 2000 and are rented exclusively to very low-income persons in one-bedroom units.

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

Walden Woods (formerly known as Bootstraps)

Formerly known as Bootstraps, Walden Woods is a 100% affordable housing development consisting of 16 affordable zero lot line for-sale single family homes, which were completed in 1999. The site, which is identified by municipal tax records as Block 9 Lots 14.01 through 14.16, is located on Bear Brook Road to the north of the Estates at Princeton Junction. The affordability controls for Walden Woods became effective in 1998.

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

Enable (formerly Cerebral Palsy Group Home)

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

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

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

SERV Group Home

The SERV (Social, Educational, Residential and Vocational Service) facility is a psychiatric group home which contains 3 bedrooms. The site, which is identified by municipal tax records as Block 17.08 Lot 139, is located at 38 South Mill Road. SERV Group Home received a Certificate of Occupancy in 1995.

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

Eden – Village Road West

The Eden Institute, which is a not-for-profit corporation serving the autistic population, opened Dempsey House in 1997. This group home consists of 5 bedrooms serving very-low income residents, as well as a single two-bedroom apartment for low- and moderate-income individuals. The group home is licensed by the Department of Human Services Office of Licensing, which also licenses the apartment as a "supervised apartment." The site, which is identified by municipal tax records as Block 15, Lot 157 is located at 694 Village Road West.

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

Eden – Wood Hollow Road

In addition to the above component, Eden purchased a second facility which is licensed as a group home for the developmentally disabled by the Department of Human Services Office of Licensing. This home serves 5 very-low income individuals. The lot was purchased by Eden in December of 2008.

This facility has 30-year controls as evidenced by the Supportive and Special Needs Housing Survey Form and Deed. The property also has a Declaration of Covenants, Conditions, and Restrictions. The development is eligible for crediting under N.J.A.C. 5:93-5.8 as an alternative living arrangement. The site, which is identified by municipal tax records as Block15.03 Lot 154, is located on 3 Wood Hollow Road.

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

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

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

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

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

4.4 Third Round Components

The Township had a Third Round Obligation of 1,500 affordable units. The Township addressed a portion of this obligation through the components identified in the below table. As shown, these components comprise 1,125 credits and 375 bonuses, for a total of 1,500 credits.

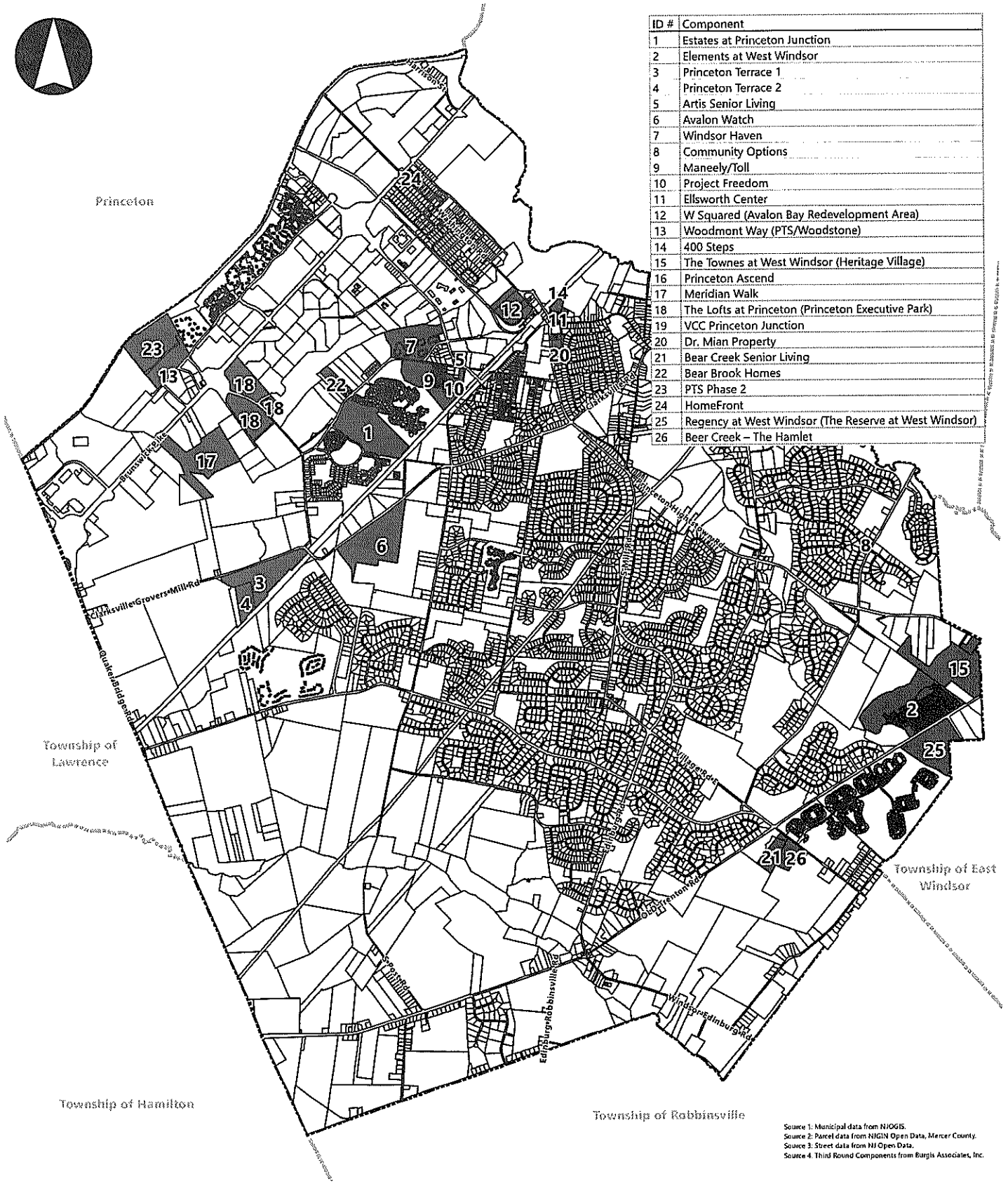
These components are discussed in greater detail on the following pages.

Table 32: 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/Age-Restricted	Rental and Sale	Mixed	144	100	244
Woodmont Way (PTS/Woodstone)	Inclusionary	Rental	No	89	50	140
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 Creak – The Hamlet	Ext. of Controls	Rental	Yes	61		61
Total				1,125	375	1,500



ID #	Component
1	Estates at Princeton Junction
2	Elements at West Windsor
3	Princeton Terrace 1
4	Princeton Terrace 2
5	Artis Senior Living
6	Avalon Watch
7	Windsor Haven
8	Community Options
9	Maneely/Toll
10	Project Freedom
11	Ellsworth Center
12	W Squared (Avalon Bay Redevelopment Area)
13	Woodmont Way (PTS/Woodstone)
14	400 Steps
15	The Townes at West Windsor (Heritage Village)
16	Princeton Ascend
17	Meridian Walk
18	The Lofts at Princeton (Princeton Executive Park)
19	VCC Princeton Junction
20	Dr. Mian Property
21	Bear Creek Senior Living
22	Bear Brook Homes
23	PTS Phase 2
24	HomeFront
25	Regency at West Windsor (The Reserve at West Windsor)
26	Bear Creek – The Hamlet



Source 1: Municipal data from NJGIS.
 Source 2: Parcel data from NJGIS Open Data, Mercer County.
 Source 3: Street data from NJ Open Data.
 Source 4: Third Round Components from Burgis Associates, Inc.

Dwg Title Map 5: Third Round Components		Project No. 4173.15	Date 12.17.25	Drawn By DN
Project Title Housing Element and Fair Share Plan Township of West Windsor Mercer County		Scale 1" = 4,400'	Dwg No. map 5	

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

The Estates at Princeton Junction (Toll)

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

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

The Elements at West Windsor (formerly the Renaissance)

Formerly known as the Renaissance, the Elements at West Windsor is an inclusionary development located on the northeasterly side of Old Trenton Road at its intersection with Dorchester Drive. Approved in August of 2004, it is an age-restricted development with 6 on-site for-sale affordable units. These affordable units received their Certificates of Occupancy between July of 2009 and March of 2010, and have deed restrictions for 30 years and thereafter.

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

Princeton Terrace 1 (formerly Akselrad/West Windsor Gardens)

Princeton Terrace 1 was formerly referred to as Akselrad and West Windsor Gardens. This site was originally included in the Township's First and Second Round Plans as a result of consent orders entered in a 1985 action, Affordable Living Corp. v. Township of West Windsor. The litigation was settled through an Infrastructure Agreement that was approved by the Planning Board and Township Council in late November and early December 2004. The agreement became effective when it was fully executed on December 28, 2004.

The site is located on the southerly side of Clarksville Road, and is identified by municipal tax records as Block 94, Lot 1.01. The developer (Atlantic Realty) received approvals to construct 273 market-rate units and 69 family rental affordable units on this approximately 42-acre site. The affordable units consist of two- and three-bedroom units. Construction began in 2009 and the last affordable Certificates of Occupancy were issued in September of 2015.

This development is eligible for crediting as inclusionary housing and for bonus credits for rental units available to the general public. Based on the above information, Princeton Terrace 1 is eligible for **69 credits** and **69 bonuses**.

Princeton Terrace 2 (formerly DeMeglio/West Windsor Gardens)

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

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

This development is eligible for crediting as inclusionary housing and for bonus credits for rental units available to the general public. Based on the above information, Princeton Terrace 2 is eligible for **24 credits** and **24 bonuses**.

Artis Senior Living

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

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

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

Avalon Watch (formerly Steward's Watch)

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

Accordingly, by Ordinance 2013-13 which was adopted September 30, 2013 (see Appendix D-1), the West Windsor Township Council extended the controls indefinitely until terminated by future action of the Council, provided that such termination could not occur prior to October 14, 2048. This development is eligible for crediting under N.J.A.C. 5:97-6.14 (extension of expiring controls).

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

Windsor Haven

As detailed in the Prior Round Section, Windsor Haven is a Prior Round inclusionary development which contains 37 for-sale affordable housing units. The original 30-year deed restrictions were placed on these units in 1990. At the time of the 2019 HE&FSP, the Township had recorded new deed restrictions for 13 units. It also prepared an ordinance and resolution on the remaining 24 units. Subsequently, the ordinance and resolution have been adopted (see Appendix D-2 and Appendix D-3).

This development is eligible for crediting under N.J.A.C. 5:97-6.14 (extension of expiring controls). Based on the above information, Windsor Haven is eligible for **37 credits**.

Community Options

In 2017, Community Options, Inc. purchased a house on 4 West Kincaid Drive, which is identified by municipal tax records as Block 20.07 Lot 41. This house has since been renovated and has been licensed by the State. It contains 3 bedrooms. A certificate of occupancy was issued in October of 2018. The development is eligible for crediting as an alternative living arrangement and for rental bonuses.

Based on the above information, Community Options is eligible for **3 credits** and **3 bonuses**.

Maneely/Toll

The Maneely/Toll development is located on the south side of Bear Brook Road on a portion of Block 10 Lot 8.01. The site received preliminary and final major subdivision approval as well as site plan approval in 2015.

As established by Condition 7 of that resolution of approval, the Board's and the applicant's attorneys were required to determine the number of affordable units to be located on the Maneely portion of the development. The attorneys ultimately determined that six (6) on-site rental units were necessary to satisfy the 20% set-aside obligation which was otherwise not satisfied by in-lieu payments that the Township received and subsequently used in part to purchase the 10-acre Project Freedom portion of the site. This portion was conveyed to the Township in 2017, which then subsequently conveyed it to Project Freedom in April of 2018.

The Maneely/Toll development consists of a mixed-use center consisting of retail, residential units above commercial spaces, townhomes, corporate suites, and a 10-acre site reserved for a municipally-sponsored affordable housing development (see Project Freedom). Construction began in July 27, 2017 and the last affordable Certificates of Occupancy were issued in October 17, 2019..

Maneely/Toll is eligible for crediting as it will provide inclusionary housing and for bonus credits for rental units available to the general public. Based on the above information, Maneely is eligible for **6 credits** and **6 bonuses**.

Project Freedom

The Project Freedom site is a 10-acre portion of the greater Maneely/Toll site. It is located on Old Bear Brook Road and is identified by municipal tax records as Block 10 Lot 108.01.

The development was approved by the Township Planning Board in 2017. The approval permitted the construction of 72 units of affordable housing for individuals with disabilities, as well as for other affordable households. As per the resolution of approval, one-quarter of these units (18) are to be rented by the Department of Human Services for disabled individuals. The bedroom distribution of these eighteen units is as follows:

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

The remaining 54 units are open to affordable households that may or may not house individuals with disabilities. Furthermore, the resolution specified that 13% of affordable units are to be reserved for very-low income households.

The Township conveyed the property to Project Freedom on April 5, 2018. Construction began in May of 2018 and the last affordable Certificates of Occupancy were issued in December of 2019.

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

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

Ellsworth Center

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

In 2013, Ellsworth Realty Associates, LLC applied to the Zoning Board of Adjustment for preliminary and final major site plan approval as well as use and bulk variance relief to redevelop the Ellsworth Center. The Zoning Board ultimately approved the application on December 5, 2013 for approximately 52,250 square feet of non-residential space and 20 second-story apartments. The resolution of approval required the applicant to deed restrict 4 of the 20 units for affordable housing.

In January of 2019, the applicant received preliminary and final site plan approval from the Planning Board to add two new buildings, relocate existing retail space, construction additional parking areas, and to add an additional 10 residential units including 2 affordable units. This increased the total number of units from 20 to thirty 30, of which 6 are to be reserved as affordable units. See Appendix D-20 for a copy of the most recent resolution.

The Ellsworth Center has only been partially constructed. Pursuant to the new legislation, a municipal shall "demonstrate how any sites that were not built in the prior rounds continue to present a realistic opportunity, which may include proposing changes to the zoning on the site to make its development more likely, and which may also include the dedication of municipal affordable housing trust fund dollars or other monetary or in-kind resources."

The Ellsworth Center continues to represent a viable location for the construction of affordable housing, as it continues to meet the Four-Prong Test as discussed below.

1. Approvable Site

The Township approved the site for mixed-use development in 2013 and again in 2019. The site has been partially constructed.

2. Available Site

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

3. Developable Site

The Township is unaware of any title or easement issues and construction has commenced for inclusionary development on the property. The applicant has also prepared a revised concept plan which shows the construction of 26 total units including 6 affordable units. This development is to be located on Lots 20 and

20.01 through 20.04. Lots 62 and 76 to be developed by K. Hovanian as a Fourth Round component. See Section 4.5 for this information.

4. Suitable

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

While the site still continues to meet the Four-Prong Test, the Township has nevertheless prepared a draft ordinance which would establish a new RP-7A District encapsulating Block 5 Lots 20 as well as 20.01 through 20.04. This ordinance will allow for, in part, greater design flexibility and increased densities to encourage the production of affordable housing. As noted above, the Ellsworth Center has submitted a revised concept plan for these properties which shows the construction of 26 total units including 6 affordable units. These 6 units, as well as their associated bonus credits, will continue to be applied to the Third Round.

As discussed in greater detail in Section 4.5, Block 5 Lots 62 and 76 will be rezoned to a new RP-7B District and developed separately by K. Hovanian.

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

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

W Squared (formerly Avalon Bay Redevelopment)

W Squared (formerly known as Avalon Bay Redevelopment) is identified by municipal tax records as Block 6 Lots 54, 55.01, and 76. The site is located in the RP-1 Princeton Junction Redevelopment Plan District. This district serves as the core of the Princeton Junction Redevelopment Area, the objective of which is to create a vibrant, mixed-use village environment for the community.

The Township initially approved the Princeton Junction Redevelopment Plan in 2009, with several amendments subsequently adopted over the following years. Ordinance 2018-28 was adopted in December of 2018 (see Appendix D-4) which expanded the list of permitted uses in the district. Ordinance 2018-28 also permitted a maximum of 800 dwelling units, of which a minimum of 95 units are to be age-restricted. A 16.5% set-aside was established for the total number of units, which resulted in 132 affordable units. This represented an increase from the 98 affordable units as previously envisioned in the Redevelopment Plan.

Subsequently, the Township adopted Ordinance 2021-02 which permitted an additional 68 units should a hotel on the site not be constructed, provided that 25% of such additional dwelling units be reserved as affordable. These ordinances were both adopted in February of 2021 (See Appendix D-5).

The site ultimately received preliminary and final site plan approval in October of 2021 for a mixed-use development consisting of 868 total units, including 146 affordable units. A copy of the approving resolution can be found in Appendix D-6.

Construction began in 2022 and is anticipated to be finished by 2026. Following the commencement of construction, the developer stated that it could not find a partner to handle the Atria component with 27 affordable beds. As a result, the age-restricted portion of the development has been reduced to 10% of 165 beds.

This development is eligible for crediting as it will provide inclusionary housing and for bonus credits for rental units available to the general public. Based on the above information, W Squared is eligible for **144 credits** and **100 bonuses**.

Woodmont Way (formerly known as PTS/Woodstone)

The Woodmont Way development (formerly known as PTS/Woodstone), which is identified by municipal tax records as Block 7 Lot 61.022, is located near the intersection of Canal Pointe Boulevard and Wheeler Way.

In June of 2018, the site received preliminary and final major subdivision approval as well as final major site plan approval for the development of 443 multifamily residential units including 89 affordable units. A copy of the approving resolution can be found in Appendix D-7. Construction began in July 14, 2020 and the last affordable Certificates of Occupancy were issued in September 12, 2023.

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

400 Steps

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

The site is located in the RP-12 Princeton Junction Redevelopment Plan District. This district is part of the Princeton Junction Redevelopment Area, the objective of which is to create a vibrant, mixed-use village environment for the community. The Township initially adopted the Princeton Junction Redevelopment Plan in 2009. Several amendments to that redevelopment plan were subsequently adopted. In regard to the subject site, the Township adopted Ordinances 2019-07r in April of 2019 which permitted an inclusionary development on the site which was to consist of 180 units (see Appendix D-8).

The site ultimately received preliminary and final site plan approval in October of 2023 for the development of 180 units, of which 36 are affordable. A copy of the approving resolution can be found in Appendix D-9.

400 Steps has not yet been constructed. Pursuant to the new legislation, a municipal shall "demonstrate how any sites that were not built in the prior rounds continue to present a realistic opportunity, which may include proposing changes to the zoning on the site to make its development more likely, and which may also include the dedication of municipal affordable housing trust fund dollars or other monetary or in-kind resources."

400 Steps continues to represent a viable location for the construction of affordable housing, as it continues to meet the Four-Prong Test as discussed below.

1. Approvable Site

The Township approved the site for a multifamily inclusionary development in 2023.

2. Available Site

The Township is unaware of any title or easement issues that would preclude the construction of inclusionary housing. The Township previously condemned the property and conveyed it to 400 Steps pursuant to a Redevelopers Agreement.

3. Developable Site

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

4. Suitable

The site is located adjacent to the Ellsworth Center which also contains affordable housing units. Furthermore, it is within walking distance of shops and services along the Princeton Hightstown Road corridor as well as the Princeton Junction Train Station. While the site does not have street frontage, it does have an agreement with the adjacent Ellsworth Center for access to Cranbury Road. It is also free of any substantial environmental constraints.

This development is eligible for crediting as it will provide inclusionary housing and for bonus credits for rental units available to the general public. Based on the above information, 400 Steps is eligible for **36 credits**.

The Townes at West Windsor (formerly Heritage Village/American Properties)

The Townes at West Windsor, which is identified by municipal tax records as Block 28 Lots 15 and 21, is located near the intersection of Old Trenton Road and Princeton-Hightstown Road in the southeasterly corner of the Township.

In October of 2020, the site received preliminary and final site plan and subdivision approval for the development of 258 multifamily residential units including 60 affordable units. A group home with 4 bedrooms was also approved. A copy of the approving resolution can be found in Appendix D-10. Construction began in 2024 and is anticipated to be completed by 2026.

This development is eligible for crediting as it will provide inclusionary housing and an alternative living arrangement. Based on the above information, The Townes at West Windsor is eligible for **64 credits**.

Princeton Ascend

Princeton Ascend, which is identified by municipal tax records as Block 12.04 Lot 25, is located at 43 Princeton-Hightstown Road. The site has an area of 1.69 acres and is in the Princeton Junction Redevelopment Area, the goal of which is to create a mixed-use village environment.

In January of 2017, the site received preliminary and final site plan approval for a mixed-use development consisting of 24 multifamily residential units including five 5 affordable units. A copy of the approving resolution can be found in Appendix D-11. Construction began in June of 2019 and the last affordable Certificates of Occupancy were issued in May of 2021.

Princeton Ascend is eligible for crediting as it provides inclusionary housing and for bonus credits for rental units available to the general public. Based on the above information, Princeton Ascend is eligible for **5 credits**.

Meridian Walk (formerly Duck Pond/Garden Homes)

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

In November of 2020, the site received preliminary and final site plan approval for the development of three hundred and sixty (360) multifamily residential units including one hundred (100) affordable units. A copy of the approving resolution can be found in Appendix D-12. Construction began in 2023 and is anticipated to be completed by 2026.

This development is eligible for crediting under N.J.A.C. 5:93-5.6 (inclusionary housing). Based on the above information, Meridian Walk is eligible for **100 credits**.

The Lofts at Princeton (formerly Princeton Executive Park, Roseland/Mack Cali)

The Lofts at Princeton, which is identified by municipal tax records as Block 9 Lot 12.01 and 12.03, and Block 9.03 Lot 12.02, is located on the east side of Route 1 to the south of Carnegie Center Drive and to the north of Meadow Road.

In August of 2020, the site received preliminary and final major site plan approval (for Phases 1 and 2) as well as preliminary site plan approval (for Phases 3 and 4) for a mixed-use development consisting of 656 multifamily residential units including 164 affordable units. The development was approved in four phases:

1. Phase 2 contains 356 multifamily residential units, including 89 affordable units.
2. Phases 4 contains 300 multifamily residential units, including 75 affordable units.

A copy of the approving resolution can be found in Appendix D-13. Construction of Phase 2 began in 2023 and Phase 2 is anticipated to be completed by 2026. Pursuant to the Township's Settlement Agreement with the FSHC, Roseland/Mack Cali may not proceed with the construction of the second portion of the development until January 1, 2025.

This development is eligible for crediting as it will provide inclusionary housing. Based on the above information, The Lofts at Princeton is eligible for **164 credits**.

VCC Princeton Junction (formerly Sun Bank)

VCC Princeton Junction, which is identified by municipal tax records as Block 12.04 Lot 18, is located at 47 Princeton Hightstown Road. The site has an area of 1.69 acres and is located in the Princeton Junction Redevelopment Area, the goal of which is to create a mixed-use village environment.

In January of 2019, the site received preliminary and final site plan approval for a mixed-use development consisting of 12 multifamily residential units including 3 affordable units. A copy of the approving resolution can be found in Appendix D-14. Construction began in August of 2021 and is expected to be completed by 2026.

This development is eligible for crediting under N.J.A.C. 5:93-5.6 (inclusionary housing). Based on the above information, Sun Bank Property is eligible for **3 credits**.

Dr. Mian Property

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

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

This component has not yet been constructed. Pursuant to the new legislation, a municipality shall "demonstrate how any sites that were not built in the prior rounds continue to present a realistic opportunity, which may include proposing changes to the zoning on the site to make its development more likely, and which may also include the dedication of municipal affordable housing trust fund dollars or other monetary or in-kind resources."

The Dr. Mian Property continues to represent a viable location for the construction of affordable housing, as it continues to meet the Four-Prong Test as discussed below.

1. Approvable Site

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

2. Available Site

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

3. Developable Site

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

4. Suitable

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

This development is eligible for crediting under N.J.A.C. 5:93-5.6 (inclusionary housing). Based on the above information, the Dr. Mian Property is eligible for **2 credits**.

Bear Creek Senior Living

As discussed in Section 4.3, Bear Creek Senior Living was initially granted GDP approval for an age-restricted planned residential retirement community to be located on Old Trenton Road. The approval consisted of 901 units with a 15% set-aside. Since that initial approval, three portions of the development have been constructed:

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

In 2005, the site received amended approval for various adjustments to the site plan. The Planning Board approved this amended plan on March 23, 2005. Pursuant to that approval, two independent living buildings were required to produce a total of 51 affordable units.

Subsequently, the property has been divided into two separate lots: Block 33 Lots 1.021 and 1.022. Lot 1.021 contains the aforementioned Bear Creek Senior Living assisted living facility, and Lot 1.022 is vacant. In 2020, the site received preliminary and final site plan approval as well as "c" variance relief to develop Lot 1.022 with an independent living facility consisting of 220 units, including 51 affordable units which were to be reserved as affordable units. Amended final site plan approvals were subsequently granted in 2022 and 2025 for additional modifications. A copy of the most recent approving resolution can be found in Appendix D-15.

This component has not yet been constructed. Pursuant to the new legislation, a municipal shall "demonstrate how any sites that were not built in the prior rounds continue to present a realistic opportunity, which may include proposing changes to the zoning on the site to make its development more likely, and which may also include the dedication of municipal affordable housing trust fund dollars or other monetary or in-kind resources."

Bear Creek Senior Living continues to represent a viable location for the construction of affordable housing, as it continues to meet the Four-Prong Test as discussed below.

1. Approvable Site

The site has received multiple approvals for the development of 220 residential units, including 51 affordable units.

2. Available Site

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

3. Developable Site

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

4. Suitable

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

This development is eligible for crediting under N.J.A.C. 5:93-5.6 (inclusionary housing) and N.J.A.C. 5:93-5.14 (age-restricted housing). Based on the above information, the Bear Creek Senior Housing development is eligible for **51 credits**.

Bear Brook Homes

Bear Brook Homes is located in the northwesterly portion of the Township, near the intersection of Bear Brook Road and Greylynne Drive.

On April 4, 2018, the site received preliminary and final subdivision approval to construct a right-of-way cul-de-sac and to subdivide the southeasterly portion of the site into 10 new residential lots, of which 7 will be occupied with zero lot line single-family dwellings and 3 will be occupied by a three-unit townhouse building. Two affordable units are located in the townhouse building.

A copy of the approving resolution can be found in Appendix D-16. Construction began in December 2, 2020, and is anticipated to be completed by the end of 2025.

This development is eligible for crediting under N.J.A.C. 5:93-5.6 (inclusionary housing). Based on the above information, Bear Brook Homes is eligible for **2 credits**.

PTS Phase 2

The Princeton Theological Seminary (PTS) owns a student apartment complex which is located to the rear of the aforementioned Woodmont Way development. This student apartment complex presently contains a total of 240 units.

It was noted by the prior HE&FSP that, as a component of its master planning process, PTS had decided to sell (or alternatively enter into a ground lease) its campus in West Windsor Township. The site is located in the R-5A Zone which requires a 20% affordable housing set-aside. Based upon the total number of existing units, West Windsor anticipated that a total of 48 affordable units would be produced by this development.

However, the 2019 HE&FSP noted that if the sale and/or ground lease was not accomplished by January 1, 2025, the Township would find another component to address the shortfall, provided that the development or developments proposed are otherwise in conformance with the terms of the Township's Settlement Agreement.

Subsequently, neither a sale nor a ground lease was accomplished by the aforementioned January 1, 2025 deadline. While the R-5A Zone remains in place which permits multifamily inclusionary developments, the Township addressed these unproduced 48 affordable units through other components which were not originally contemplated in the 2019 HE&FSP.

HomeFront

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

The Township has thus far dedicated \$295,000 for renovations to 2 dwelling units which will contain a total of 5 bedrooms. The Church will lease the units to HomeFront, which will operate the facility for low income individuals with qualifying disabilities.

Based on the above information, HomeFront/Haven House is eligible for **5 credits**.

Regency at West Windsor (formerly The Reserve at West Windsor)

The Regency at West Windsor (formerly The Reserve at West Windsor), which is identified by municipal tax records as Block 37 Lots 6 and 7, is located in the easterly portion of the Township at the intersection of Dorchester Road and Old Trenton Road. This component was not included in the 2019 HE&FSP.

In December of 2021, the site received preliminary and final site plan approval for an age-restricted development consisting of 88 multifamily residential units including 22 affordable units. A copy of the approving resolution can be found in Appendix D-17. Construction began in 2024 and is anticipated to be completed by 2026.

This development is eligible for crediting under N.J.A.C. 5:93-5.6 (inclusionary housing). Based on the above information, The Regency at West Windsor is eligible for **22 credits**.

Bear Creek – The Hamlet

As noted in the prior section, a GDP was granted for Bear Creek, an age-restricted planned retirement community located along Old Trenton Road. A component of that GDP is the Hamlet, which consists of 61 affordable senior rentals.

The West Windsor Township Council has prepared an agreement with the developer which will extend the controls of the Hamlet until 2055. A copy of this agreement can be found in D-18. This development is eligible through crediting under N.J.A.C. 5:97-6.14 (extension of expiring controls).

Based on the above information, Bear Creek – The Hamlet is eligible for **61 credits**.

Special Needs Units/Market to Affordable

The 2019 HE&FSP had proposed to satisfy the Township's remaining affordable housing need through group homes and other special needs housing, as well as through a market to affordable program. It was noted that over the years, several affordable housing providers and non-profit organizations have reached out to the Township to construct housing within the community. Thus, the 2019 HE&FSP offered that such a program would give the Township flexibility to solicit partners to build affordable housing throughout the community.

This component was also intended to be phased in over the compliance period. West Windsor reserved the right until July 1, 2021 to substitute a site or sites that provide a realistic opportunity through inclusionary zoning in place of some or all of these 32 credits, provided that the development or developments proposed are otherwise in conformance with the terms of the Settlement Agreement.

Subsequently, the Township did not generate 32 credits through a market to affordable program. However, it did address the majority of these unproduced 32 affordable units through other components not originally contemplated in the 2019 HE&FSP. The 2 remaining credits will be addressed elsewhere in the Fourth Round.

4.5 Fourth Round Components

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

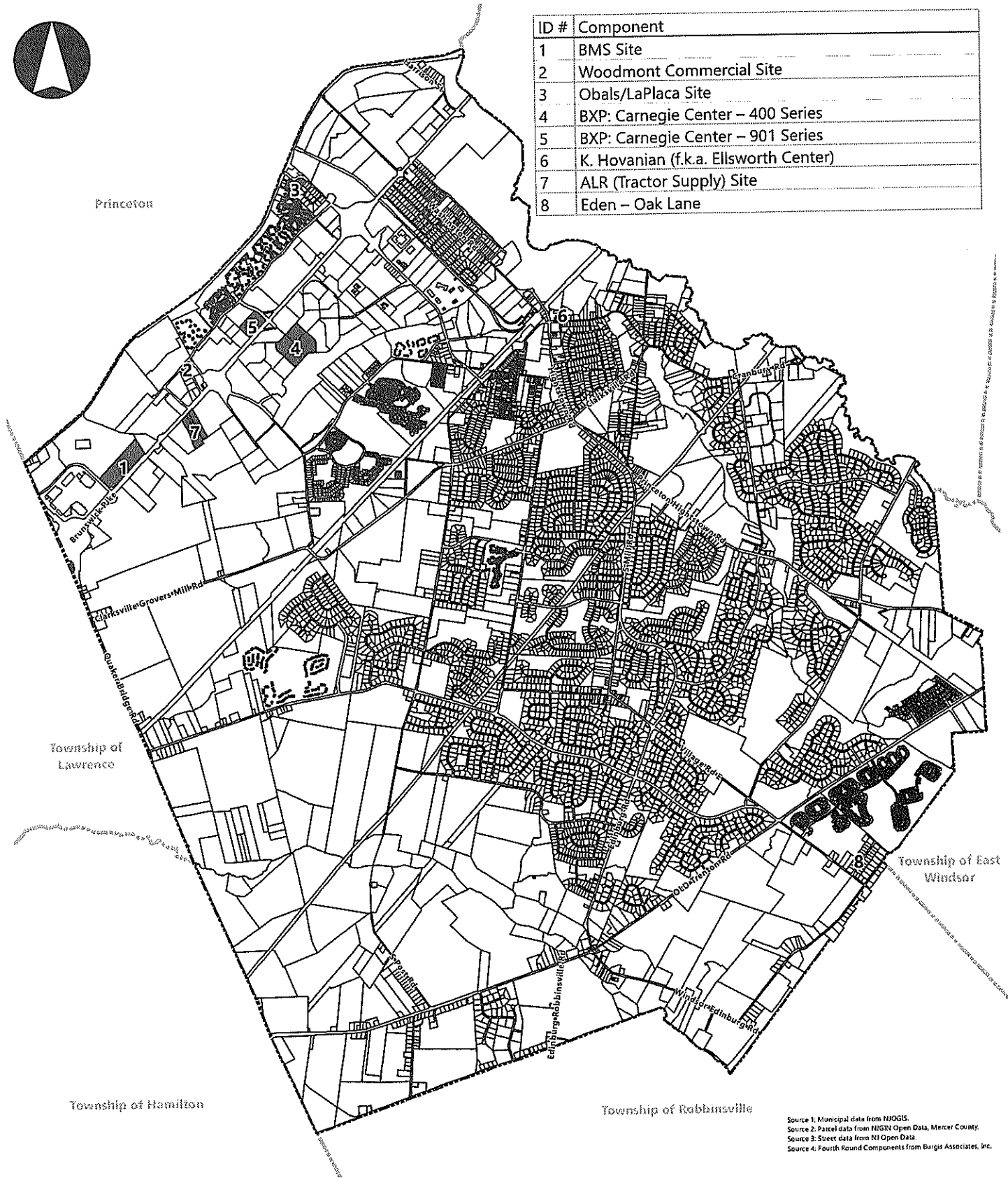
Pursuant to a Settlement Agreement with FSHC, the Township plans to satisfy this obligation through a variety of existing and proposed components. These components are summarized in the following table and are discussed in greater detail herein. As shown, 411 affordable units are anticipated which generate 96 bonus credits, thus comprising a total of 507 affordable credits.

Table 34: Fourth Round Components

Component	Credit Type	Restricted	Credit	Bonus	Total
BMS Site	Inclusionary	No	163	81	244
Woodmont Commercial Site	Inclusionary	No	9	0	9
Obals/LaPlaca	Inclusionary	No	20	10	30
BXP: Carnegie Center – 400 Series	Inclusionary	No	82	0	82
BXP: Carnegie Center – 901 Series	Inclusionary	Potential	69	0	69
K. Hovanian (fka Ellsworth Center)	Inclusionary	No	10	5	15
ALR (Tractor Supply) Site	Inclusionary	No	54	0	54
Eden – Oak Lane	Alternative Living	No	4	0	4
Total			411	96	507



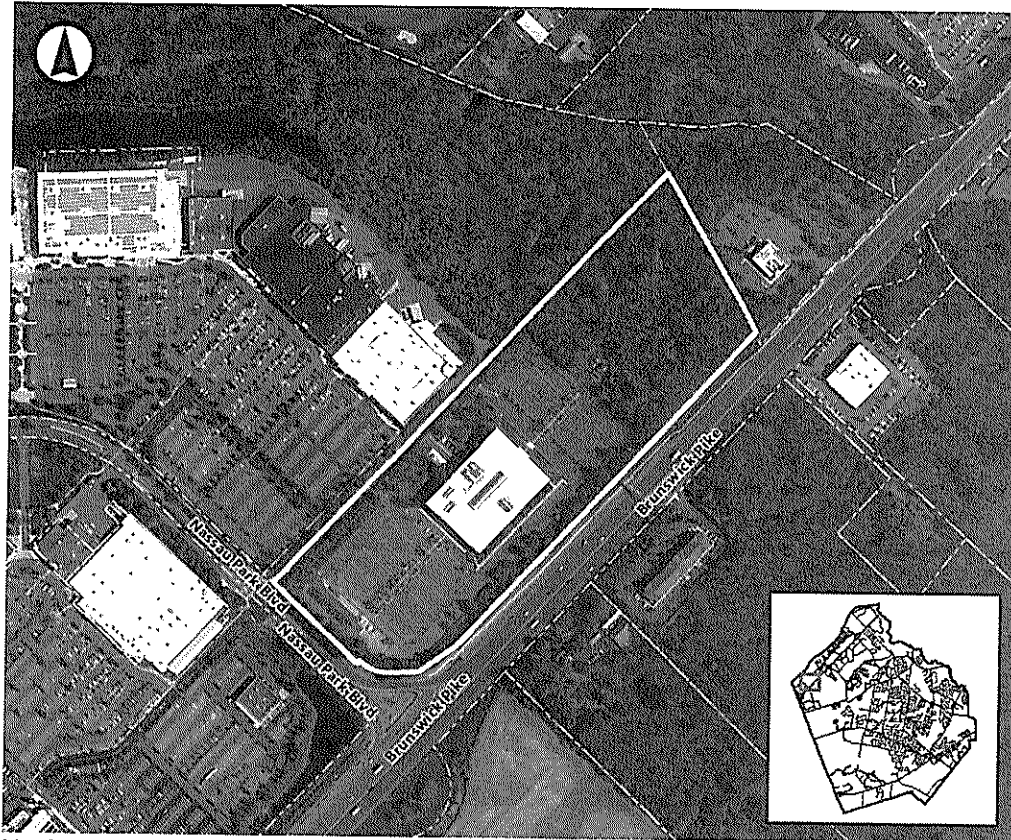
ID #	Component
1	BMS Site
2	Woodmont Commercial Site
3	Obals/LaPlaca Site
4	BXP: Carnegie Center – 400 Series
5	BXP: Carnegie Center – 901 Series
6	K. Hovanian (f.k.a. Ellsworth Center)
7	ALR (Tractor Supply) Site
8	Eden – Oak Lane



Source 1: Municipal data from NJGIS.
 Source 2: Parcel data from NJGIS Open Data, Mercer County.
 Source 3: Street data from NJ Open Data.
 Source 4: Fourth Round Components from Burgis Associates, Inc.

Map 6: Fourth Round Components

<p>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</p>	Project Title: Housing Element and Fair Share Plan Township of West Windsor Mercer County		Project No. 4173.15	Date 12.16.25	Drawn By DN
	Scale 1" = 4,400'			Draw No. map 6	

BMS Site

Map 7: BMS Site (scale: 1" = 600')

The BMS Site, which is identified by municipal tax records as Block 7.04 Lot 1, is located in the westerly portion of the Township at the intersection of US Route 1 and Nassau Park Boulevard. The site has an area of approximately 22.276 acres and is somewhat rectangular in shape. It is presently developed with a three-story office building with associated parking areas located along its southwesterly and northeasterly sides.

The Township intends to rezone the property to a new R-5E Residence District which is designed to encourage an inclusionary multifamily development to replace the existing office building. A draft ordinance has been prepared (see Appendix E-1) which permits a density of 29.2 units per acre and a minimum affordable housing set-aside of 25%. The draft ordinance also establishes a maximum height of 6 stories and 70 feet.

The Township anticipates that the site can accommodate a total of 650 residential units, including 163 affordable units. Furthermore, in accordance with NJAC 52:27D-311.k.(6), the Township is eligible to receive one-half bonus credit for affordable units constructed on land that is or was previously developed and utilized for retail, office, or commercial space. Thus, the site can receive 81 bonus credits.

This site represents appropriate location for an inclusionary multifamily development. As encouraged by the State Development and Redevelopment Plan (SDRP) as well as the amended Fair Housing Act (FHA), this component encourages the redevelopment of a property formerly used for commercial purposes. It is also located immediately adjacent to the Nassau Park and Nassau Pavilion shopping centers and thus represents a complementary use which will assist in the viability of those centers by adding an increased customer-base within walking distance thereof. The site is also located in close proximity to other commercial centers and employment opportunities along the US Route 1 corridor. Finally, several bus stops are located along Nassau Park Boulevard.

Accordingly, the BMS Site represents an appropriate location for affordable housing and meets the Four-Prong Test as follows:

1. Approvable Site

The Township has already prepared a draft zoning ordinance which would permit an inclusionary housing development at the site. This ordinance was prepared in concert with a concept plan prepared by the property owner and thus represents a realistic opportunity for development. Note that the ordinance is in draft form and may be modified or adjusted following the adoption of the HE&FSP.

The site contains wetland areas and a flood hazard area within its northeasterly portion. However, no buildings or parking areas are proposed to be located within this constrained area. The redevelopment of the site will predominantly occur within those areas already disturbed.

2. Available Site

The Township is unaware of any title or easement issues on the site which would interfere with the proposed development.

3. Developable Site

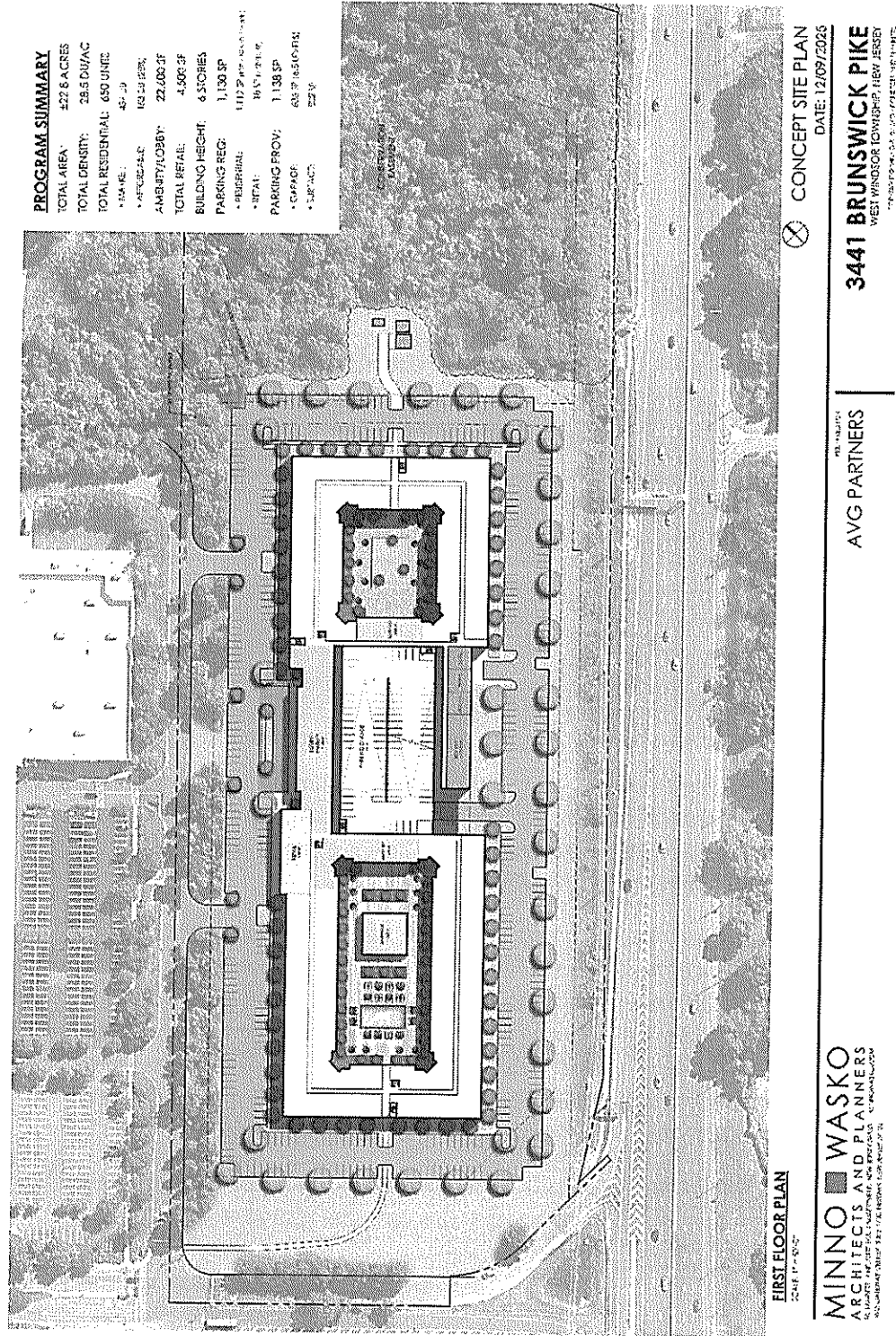
The subject site is located in water and sewer service areas.

4. Suitable Site

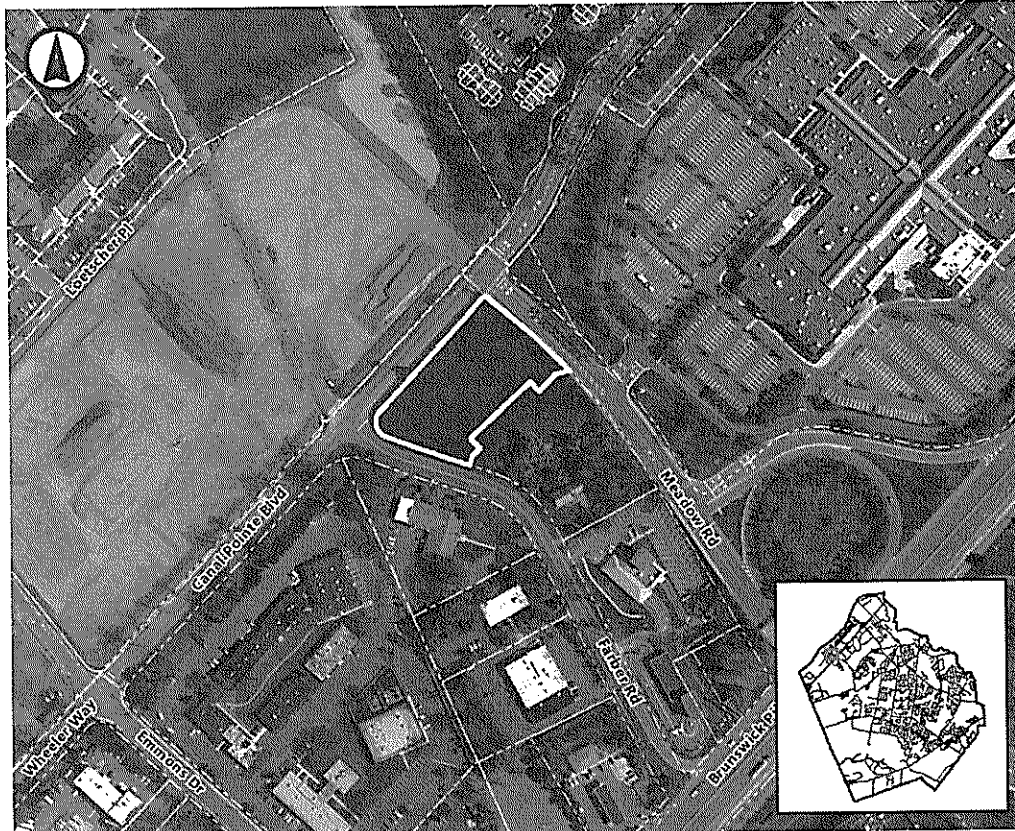
The site is surrounded by complementary land uses. Most notable are the Nassau Park and Nassau Pavilion shopping centers which are located immediately adjacent to the subject site. Other commercial shopping centers are also located in close proximity to the site, including but not limited to the Quakerbridge Mall, the Mercer Mall, Windsor Green, and the Square at West Windsor. In addition, the BMS Site is located within close proximity to nearby employment centers including the Carnegie Center Office development. Finally, it is within close proximity to several bus stops as well as other nearby existing multifamily developments, including Meridian Walk and Princeton Executive Park. The proposed inclusionary multifamily development at this site is therefore supportive of the SDRP, the amended FHA, and Smart Growth principles.

Based on the above information, the BMS Site is eligible for **163 credits and 81 bonuses which equate to 244 total credits.**

Figure 4: BMS Site Concept Plan



Woodmont Commercial Site



Map 8: Woodmont Commercial Site (scale: 1" = 400') (note: condo line is approximate)

The Woodmont Commercial Site, which is identified by municipal tax records as Block 86 Lot 58.02, is located in the northwesterly portion of the Township near the intersection of Meadow Road and Canal Pointe Boulevard. The site has a condo lease area of approximately 1.54 acres and is irregular in shape.

In July of 2024, the site received preliminary and final site plan approval for the development of a day care center and an office building. The Township intends to rezone the portion of the site approved for the office building to a new R-5F Residence District. This new district is designed to encourage an inclusionary multifamily development. A draft ordinance has been prepared (see Appendix E-2) which permits a maximum density of 24 units per acre and a minimum affordable housing set-aside of 25%. The draft ordinance also establishes a maximum height of 4 stories and 60 feet.

The Township anticipates that the site can accommodate a total of 35 residential units, including 9 affordable units.

This site represents appropriate location for an inclusionary multifamily development. It is located within walking distance of the MarketFair shopping center and thus represents a complementary use which will assist in the viability of that center by adding an increased local customer base. The site is also located in close proximity to other commercial centers and employment opportunities along the US Route 1 corridor. Finally, several bus stops are located within walking distance of the property.

Accordingly, the Woodmont Commercial Site represents an appropriate location for affordable housing and meets the Four-Prong Test as follows:

1. Approvable Site

The Township has already prepared a draft zoning ordinance which would permit an inclusionary housing development at the site. This ordinance was prepared in concert with a concept plan prepared by the site's prospective developer and thus represents a realistic opportunity for development. Note that the ordinance is in draft form and may be modified or adjusted following the adoption of the HE&FSP.

Furthermore, the site does not contain any significant environmental constraints.

2. Available Site

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

3. Developable Site

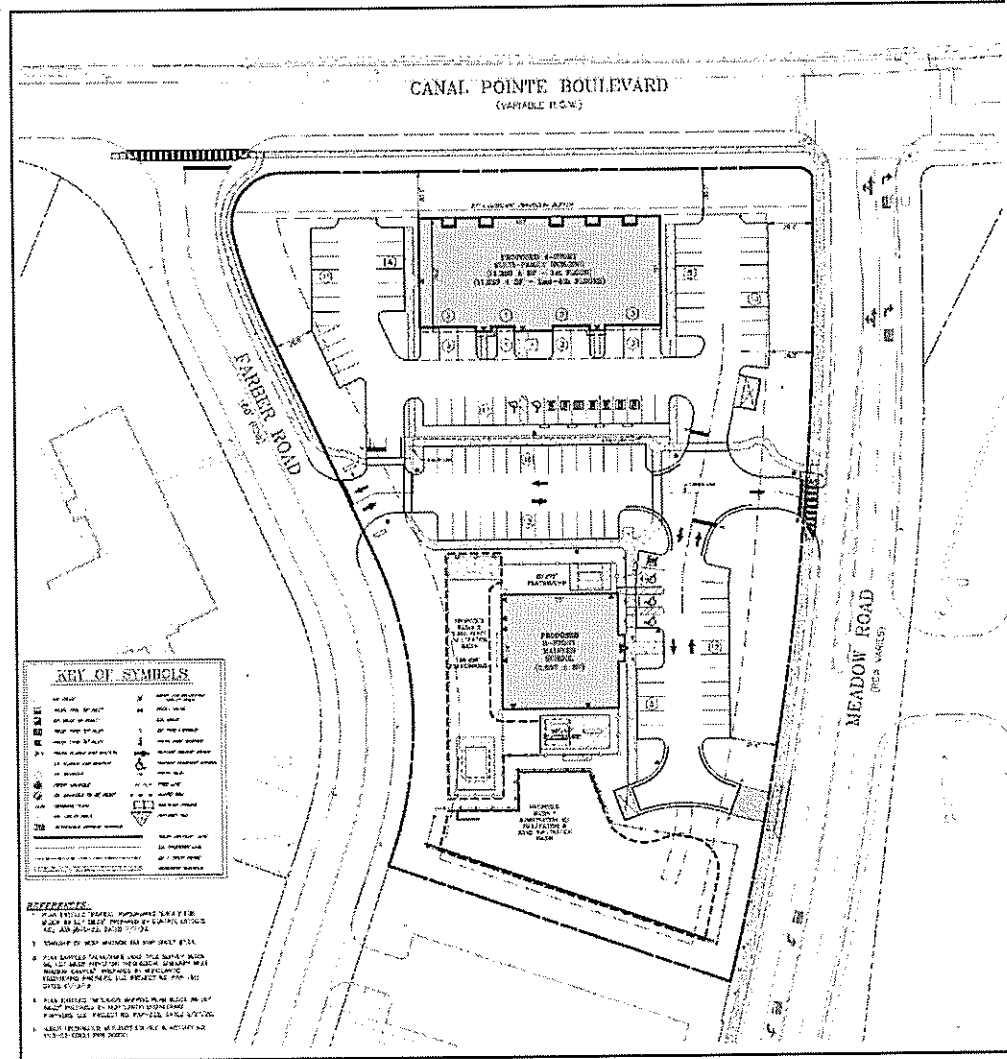
The subject site is located in water and sewer service areas.

4. Suitable Site

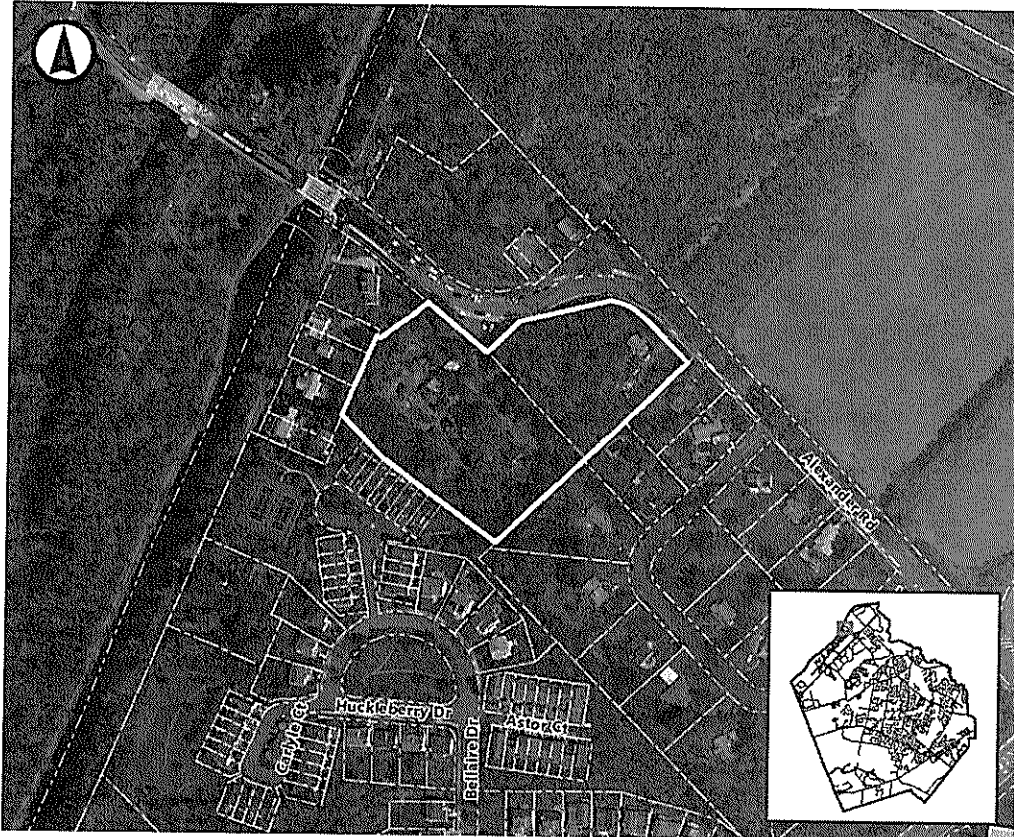
The site is surrounded by several complementary land uses. Several shopping centers are located in close proximity to the site, including but not limited to MarketFair, Windsor Green, and the Square at West Windsor. Employment centers, including the Carnegie Center office development, are also located in close proximity to the site. In addition, the site is situated near other existing multifamily developments including Woodmont Way, Princeton Executive Park, and Meridian Walk. The proposed inclusionary multifamily development at this site is therefore a complementary use and is supportive of the SDRP and Smart Growth principles.

Based on the above information, the Woodmont Commercial Site is eligible for **9 credits**.

Figure 5: Woodmont Commercial Site Concept Plan



Obals/LaPlaca Site



Map 9: Obals/LaPlaca

The Obals/LaPlaca Site, which is identified by municipal tax records as Block 7 Lots 9.01 and 31, is located near the northerly corner of the Township. The site has a collective area of approximately 5.18 acres and is irregular in shape. Lot 9.01 is presently developed with a boarding house, while Lot 31 is developed with a former commercial nursery.

The Township intends to rezone the property to a new R-5G Residence District which is designed to encourage an inclusionary multifamily development. A draft ordinance has been prepared (see Appendix E-3) which permits a maximum density of 15.6 units per acre and a minimum affordable housing set-aside of 25%. The draft ordinance also establishes a maximum height of 4 stories and 50 feet.

The Township anticipates that the site can accommodate a total of 80 residential units, including 20 affordable units. Furthermore, in accordance with NJAC 52:27D-311.k.(6), the Township is eligible to receive one-half bonus credit for affordable units constructed on land that is or was previously developed and utilized for retail, office, or commercial space. Thus, the site can receive 10 bonus credits.

This site represents appropriate location for an inclusionary multifamily development. As encouraged by the State Development and Redevelopment Plan (SDRP) as well as the amended Fair Housing Act (FHA), this component encourages the redevelopment of a property formerly used for commercial purposes. It is located immediately adjacent to another multifamily development and thus represents a complementary land use. The site is also located in close proximity to other commercial centers and employment opportunities along the US Route 1 corridor.

Accordingly, the Obals/LaPlaca Site represents an appropriate location for affordable housing and meets the Four-Prong Test as follows:

1. Approvable Site

The Township has already prepared a draft zoning ordinance for the site which would permit an inclusionary housing development. This ordinance was prepared in concert with a concept plan prepared by the site's contract purchaser and thus represents a realistic opportunity for development. Note that the ordinance is in draft form and may be modified or adjusted following the adoption of the HE&FSP.

Furthermore, the site does not contain any significant environmental constraints.

2. Available Site

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

3. Developable Site

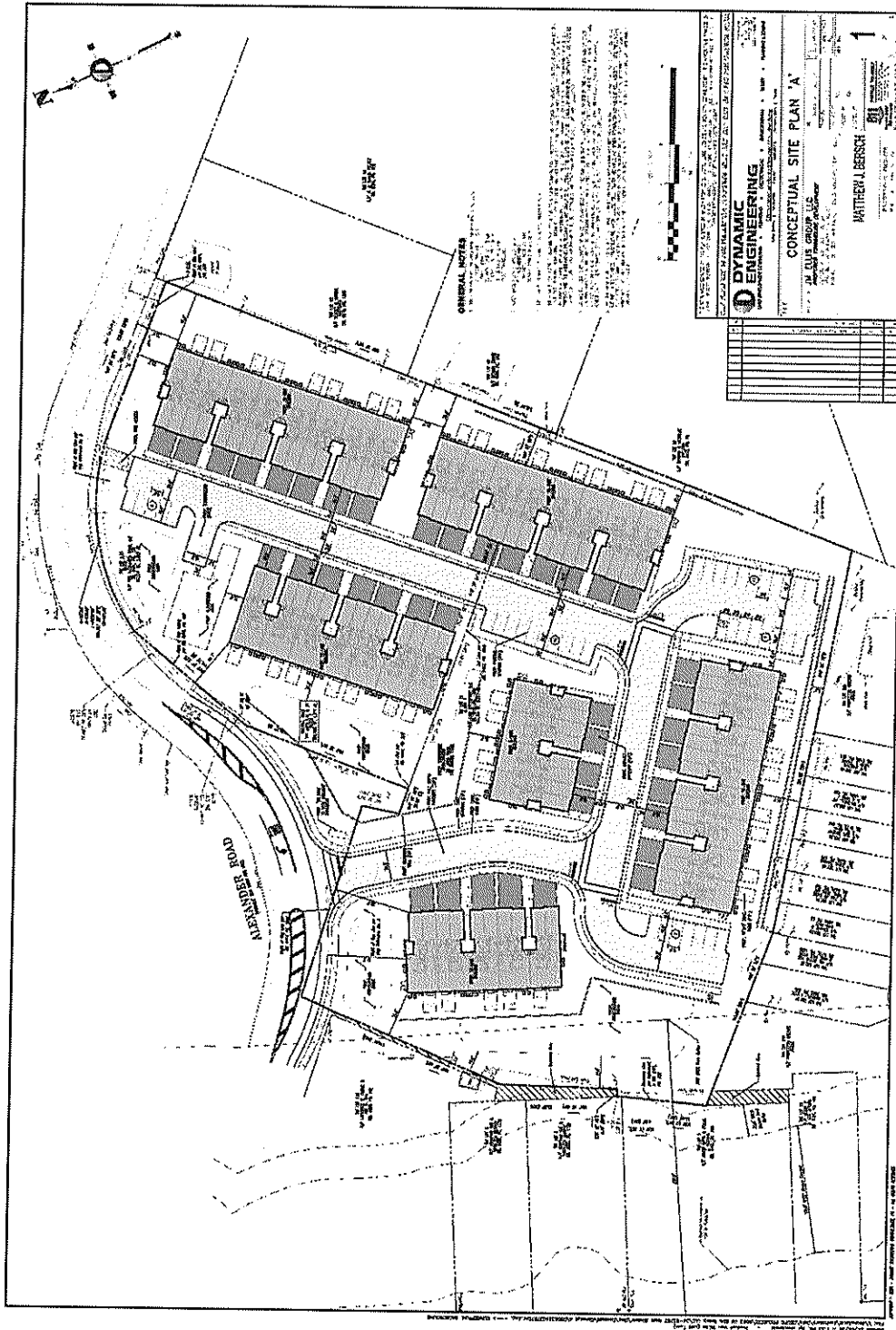
The subject site is located in water and sewer service areas.

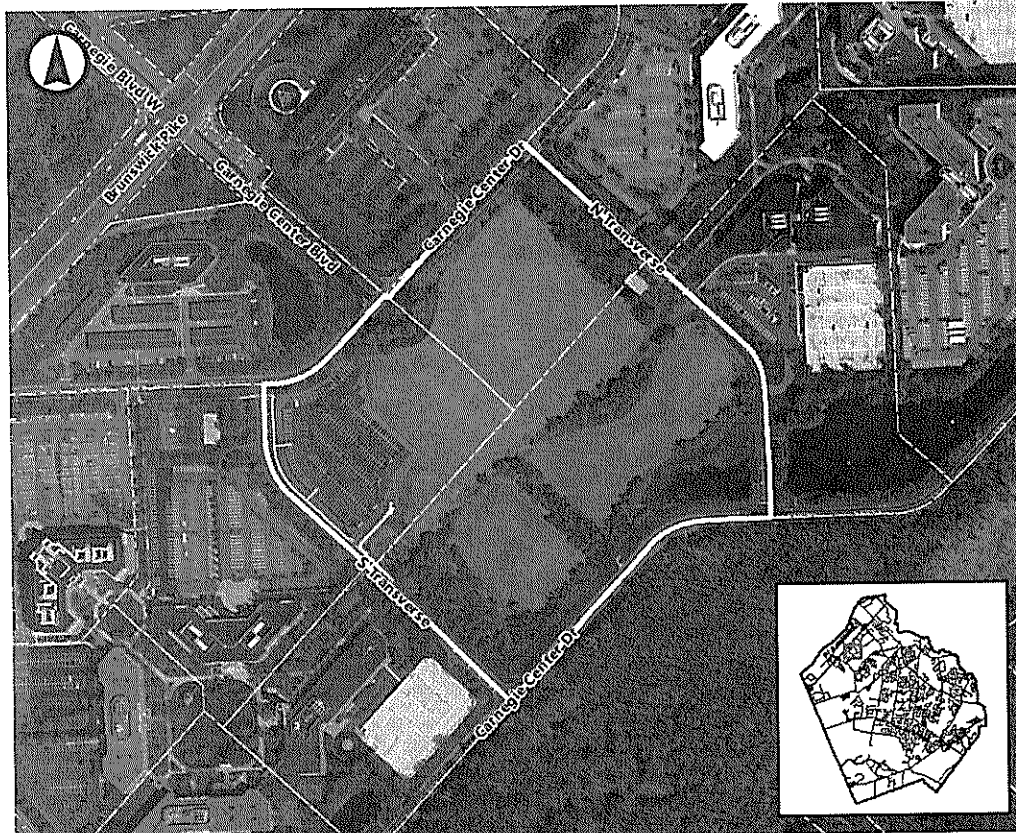
4. Suitable Site

The site is surrounded by several complementary land uses. The Princeton Greens multifamily development is located to the immediate southwest of the subject site. Furthermore, it is located in close proximity to the US Route 1 corridor and therefore has access to several shopping and employment centers. The proposed inclusionary multifamily development at this site is therefore a complementary use and is supportive of the SDRP, the amended FHA, and Smart Growth principles.

Based on the above information, the Obals/LaPlaca Site is eligible for **30 credits**.

Figure 6: Obals/LaPlaca Site Concept Plan



BXP: Carnegie Center – 400 Series

Map 10: BXP: Carnegie Center – 400 Steps (scale: 1" = 500')

The BXP: Carnegie Center – 400 Series Site, which is identified by municipal tax records as Block 9 Lots 83, 84, and 85, is located in the northwesterly portion of the Township near the intersection of Carnegie Center Boulevard and Carnegie Center Drive. The site has a collective area of approximately 27.5 acres and is irregular in shape. While it received site plan approval for an office development, it remains undeveloped except for a parking lot located in its northwesterly corner.

The Township intends to rezone the property to a new R-5H Residence District which is designed to encourage an inclusionary multifamily development. A draft ordinance has been prepared (see Appendix E-4) which permits a maximum density of 11.8 units per acre and a minimum affordable housing set-aside of 25%. The draft ordinance also establishes a maximum height of 4 stories and 65 feet.

The Township anticipates that the site can accommodate a total of 326 residential units, including 82 affordable units.

This site represents appropriate location for an inclusionary multifamily development. It is located within the Carnegie Center office development and thus has immediate access to an employment center located within walking distance. The site is also located in close proximity to other commercial centers and employment opportunities along the US Route 1 corridor. Finally, several bus stops are located in close proximity to the site.

Accordingly, the BXP: Carnegie Center – 400 Series Site represents an appropriate location for affordable housing and meets the Four-Prong Test as follows:

1. Approvable Site

The Township has already prepared a draft zoning ordinance which would permit an inclusionary housing development at the site. This ordinance was prepared in concert with a concept plan prepared by the property owner as well as the site's contract purchaser and thus represents a realistic opportunity for development. Note that the ordinance is in draft form and may be modified or adjusted following the adoption of the HE&FSP.

The site contains isolated, non-connected wetlands which can be mitigated off-site through a wetlands mitigation bank.

2. Available Site

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

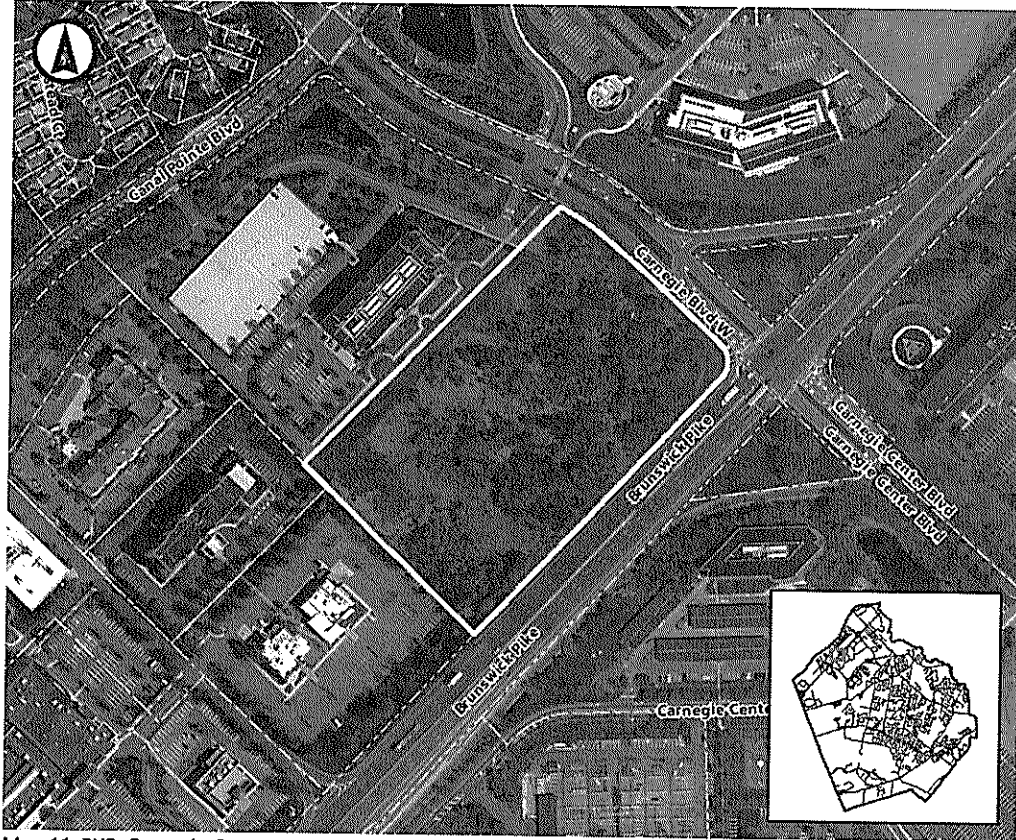
3. Developable Site

The subject site is located in water and sewer service areas.

4. Suitable Site

The site is surrounded by complementary land uses. Several shopping centers, including MarketFair, Windsor Green, and the Square at West Windsor, are located within close proximity to the subject site. Employment centers, including the Carnegie Center office development, are also located in close proximity to the site. In addition, the site is situated near other multifamily developments including Woodmont Way, Princeton Executive Park, and Meridian Walk. The proposed inclusionary multifamily development at this site is therefore a complementary use and is supportive of the SDRP and Smart Growth principles.

Based on the above information, the BXP: Carnegie Center – 400 Series Site is eligible for **82 credits**.

BXP: Carnegie Center – 901 Series

Map 11: BXP: Carnegie Center - 901 Series (scale: 1" = 400')

The BXP: Carnegie Center – 901 Series Site, which is identified by municipal tax records as Block 7.15 Lot 12.09, is located in the northwesterly portion of the Township near the intersection of US Route 1 and Carnegie Center Boulevard. The site has an area of approximately 10 acres and is mostly rectangular in shape. While it received site plan approval for an office development, it remains undeveloped.

The Township intends to rezone the property to a new R-5I Residence District. This new zone is designed to encourage an inclusionary multifamily development, with the option of an age-restricted inclusionary multifamily development. A draft ordinance has been prepared (see Appendix E-5) which permits a maximum density of 27.5 units per acre and a minimum affordable housing set-aside of 25%. The draft ordinance also establishes a maximum height of 4 stories and 65 feet.

The Township anticipates that the site can accommodate a total of 275 residential units, including 69 affordable units.

This site represents appropriate location for an inclusionary multifamily development. It is located immediately adjacent to the MarketFair shopping center and thus represents a complementary use which will assist in the viability of those centers by adding an increased customer-base within walking distance thereof. The site is also located in close proximity to other commercial centers and employment opportunities along the US Route 1 corridor. Finally, several bus stops are located along Nassau Park Boulevard.

The BXP: Carnegie Center – 400 Series Site represents an appropriate location for affordable housing and meets the Four-Prong Test as follows:

1. Approvable Site

The Township has already prepared a draft ordinance which would permit an inclusionary housing development at the site. This ordinance was prepared in concert with a concept plan prepared by the property owner as well as the site's contract purchaser and thus represents a realistic opportunity for development. Note that the ordinance is in draft form and may be modified or adjusted following the adoption of the HE&FSP.

Furthermore, the site does not contain any significant environmental constraints.

2. Available Site

The Township is unaware of any title issues on the site. While a site line easement exists on site, it is presently unenforced as evidenced by the property's existing vegetation and will be removed prior to construction.

3. Developable Site

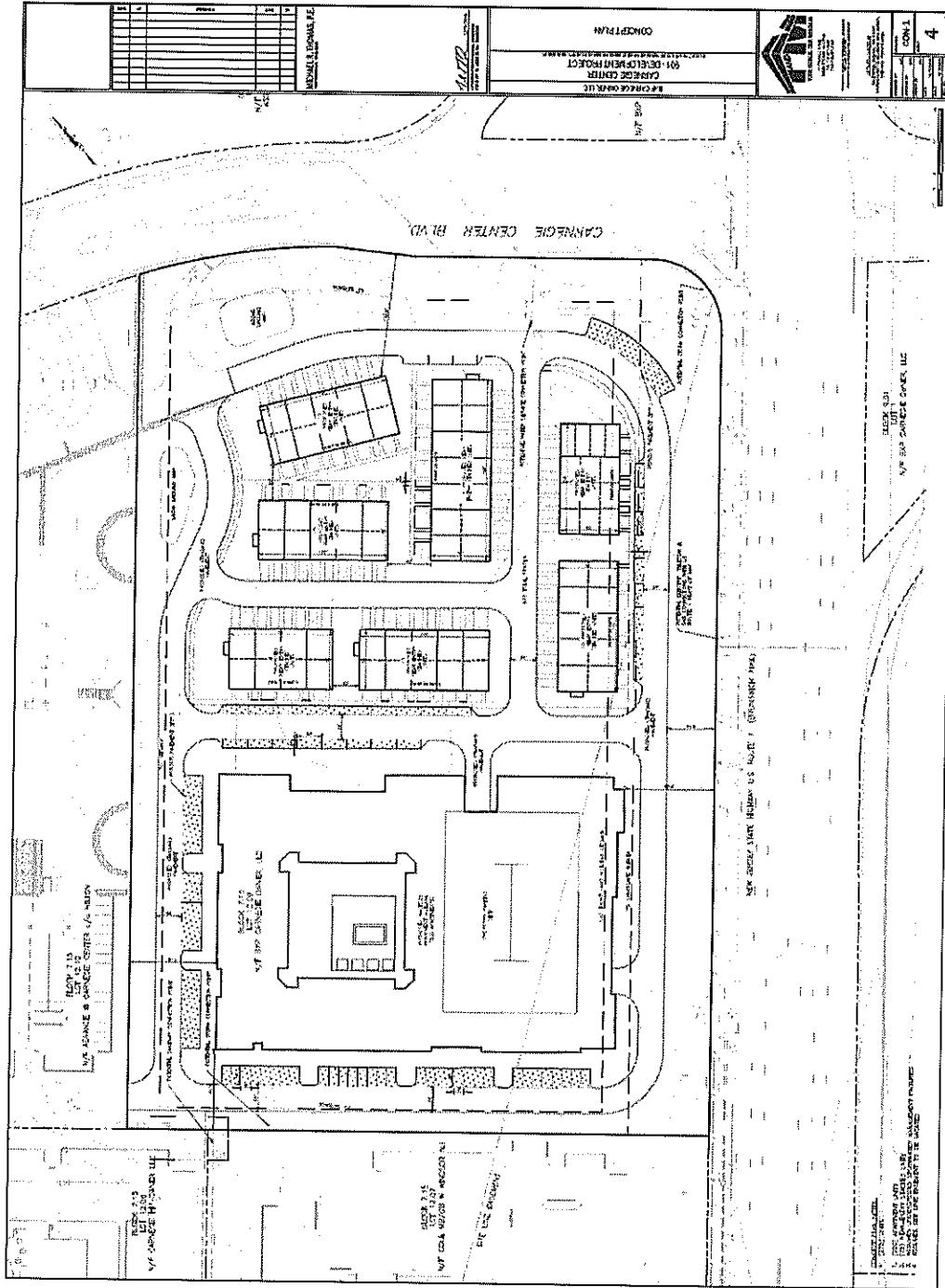
The subject site is located in water and sewer service areas.

4. Suitable Site

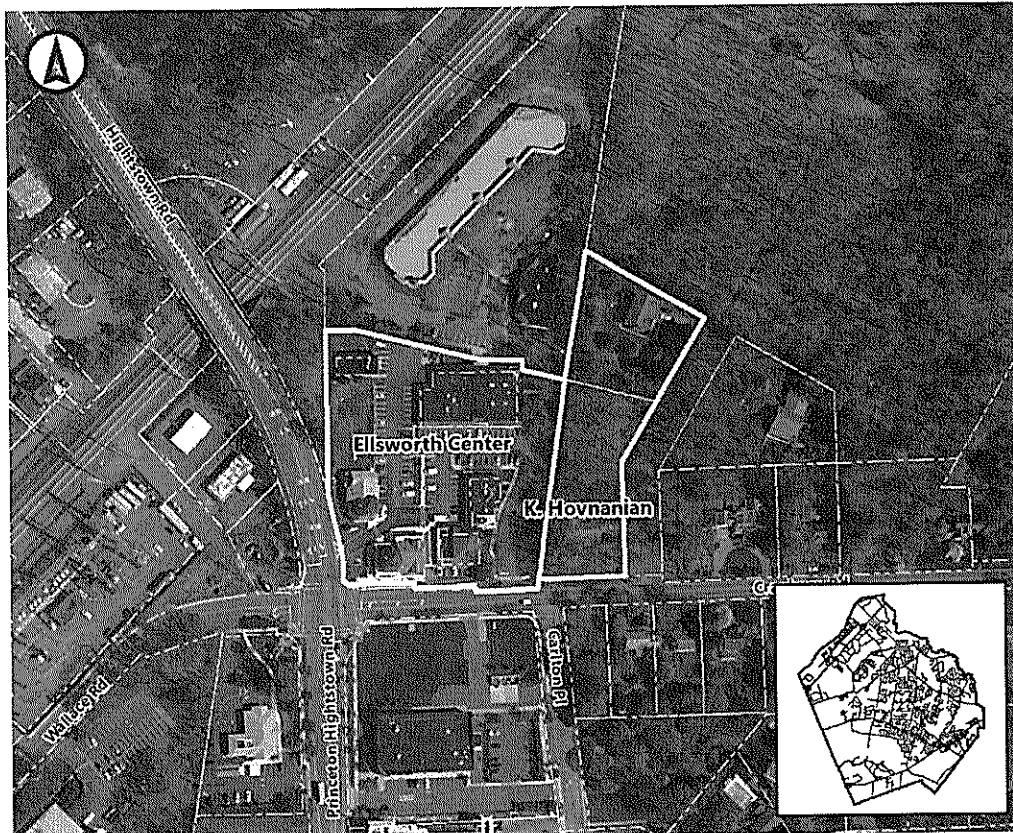
The site is surrounded by complementary land uses. The MarketFair shopping center is located immediately adjacent to the site, while Windsor Green and the Square at West Windsor are located in close proximity as well. Employment centers, including the Carnegie Center office development, are also located in close proximity to the site. In addition, the site is situated near other existing multifamily developments including Woodmont Way, Princeton Executive Park, and Meridian Walk. The proposed inclusionary multifamily development at this site is therefore a complementary use and is supportive of the SDRP and Smart Growth principles.

Based on the above information, the BXP: Carnegie Center – 901 Series Site is eligible for **69 credits**.

Figure 8: BXP: Carnegie Center – 901 Series Concept Plan



K. Hovnanian (renamed from Ellsworth Center)



Map 12: K. Hovnanian (renamed from The Ellsworth Site) (scale: 1" = 300')

The K. Hovnanian Site, which is identified by municipal tax records as Block 5 Lots 62 and 76, is located in the north-central portion of the Township at the intersection of Princeton Hightstown Road and Cranbury Road.

As noted in Section 4.4, the K. Hovnanian Site was formerly part of the Ellsworth Center which had received a series of approvals for a mixed use development permitting 30 total units of which 6 were to be affordable. Subsequently, the Ellsworth Center prepared a revised concept plan for Block 5 Lots 20 and 20.01 through 20.04 which is included herein. This concept plan reduces the total number of units from 30 to 26 and maintains the aforementioned 6 affordable units which will continue to be applied to the Third Round.

Block 5 Lots 62 and 76 are now to be developed separately by K. Hovnanian as a townhouse development. The developer has prepared a concept plan which shows 37 total units including 10 affordable units which are to be applied to the Fourth Round. Furthermore, in accordance with NJAC 52:27D-311.k.(3), the Township is eligible to receive one-half bonus credit for affordable units constructed on land that is within a one-half mile radius of a New Jersey Transit rail station. Thus, the site can receive 5 bonus credits.

The Township intends to rezone the K. Hovanian Site to a new RP-7B Princeton Junction Redevelopment Plan District. This district is designed to encourage an inclusionary multifamily development. A draft ordinance has been prepared (see Appendix E-6) which permits a density of 25 units per acre.

This site represents appropriate location for an inclusionary multifamily development. The site is located within the Princeton Junction Redevelopment Area, the goal of which is to create a mixed-use environment. It is also located within walking distance of the Princeton Junction Train Station as well as several commercial uses along Princeton-Hightstown Road.

The K. Hovanian Site represents an appropriate location for affordable housing and meets the Four-Prong Test as follows:

1. Approvable Site

The Township has already prepared a draft zoning ordinance which would permit a mixed use inclusionary housing development at the site. This ordinance was prepared in concert with concept plans prepared by the property owner as well as a contract purchaser and thus represents a realistic opportunity for development. Note that the ordinance is in draft form and may be modified or adjusted following the adoption of the HE&FSP.

2. Available Site

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

3. Developable Site

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

4. Suitable

The K. Hovanian Site is located in the Princeton Junction Redevelopment Area, the goal of which is to create a mixed-use village environment. It is adjacent to the approved 400 Steps inclusionary development and is within walking distance of the Princeton Junction Train Station as well as several commercial uses. The site also has frontage along Cranbury Road and Princeton-Hightstown Road. There are no known environmental features on the property. The proposed inclusionary multifamily development at this site is therefore a complementary use and is supportive of the SDRP and Smart Growth principles.

Based on the above information, the K. Hovnanian Site is eligible for **15 credits**.²

² Prior iterations of this plan incorrectly identified this component as generated 6 units with 3 bonus credits.

Figure 9: Ellsworth Center Concept Plan – Westerly Portion

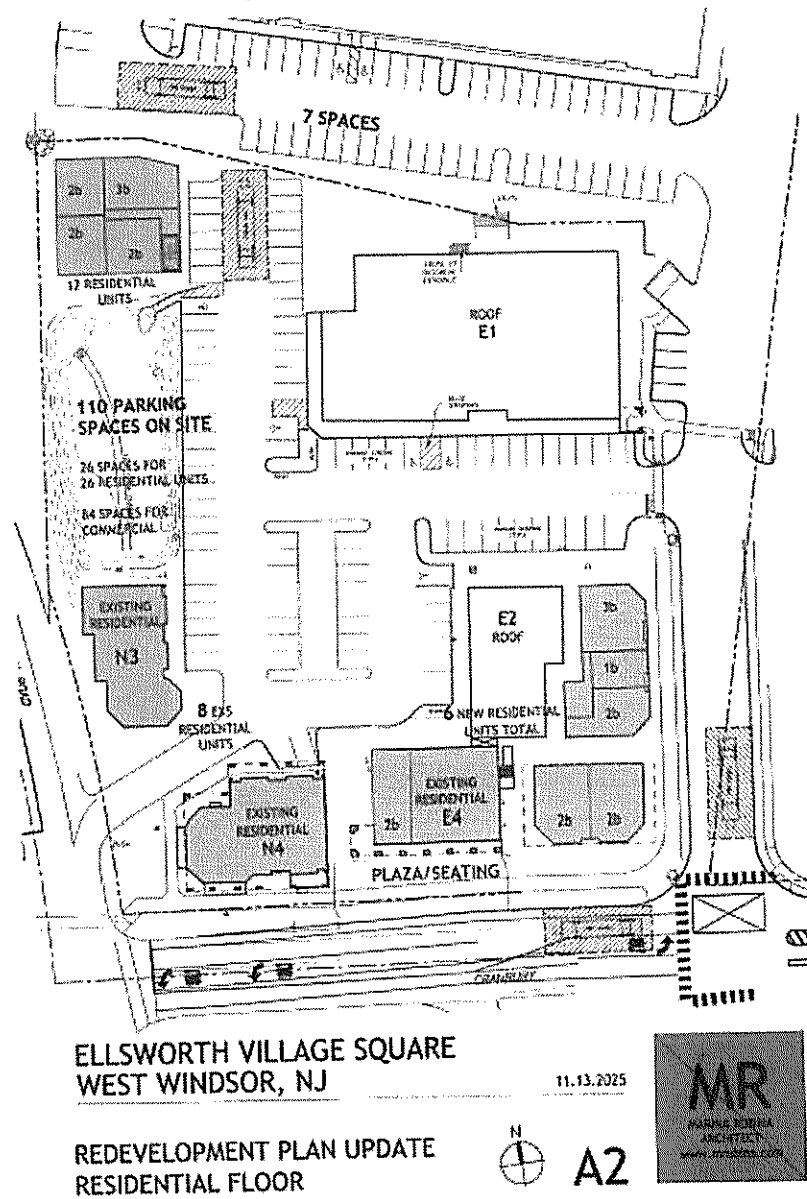
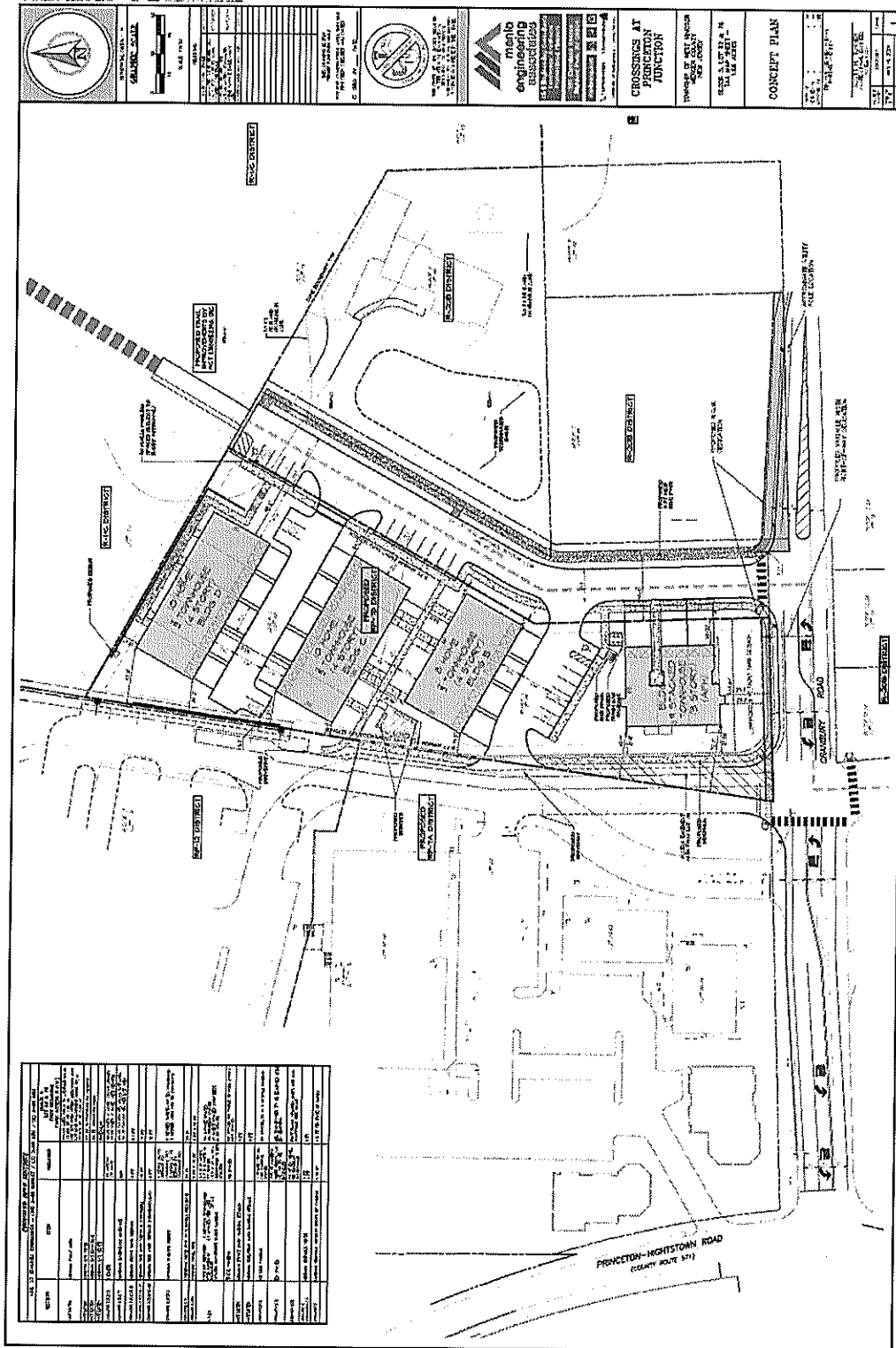
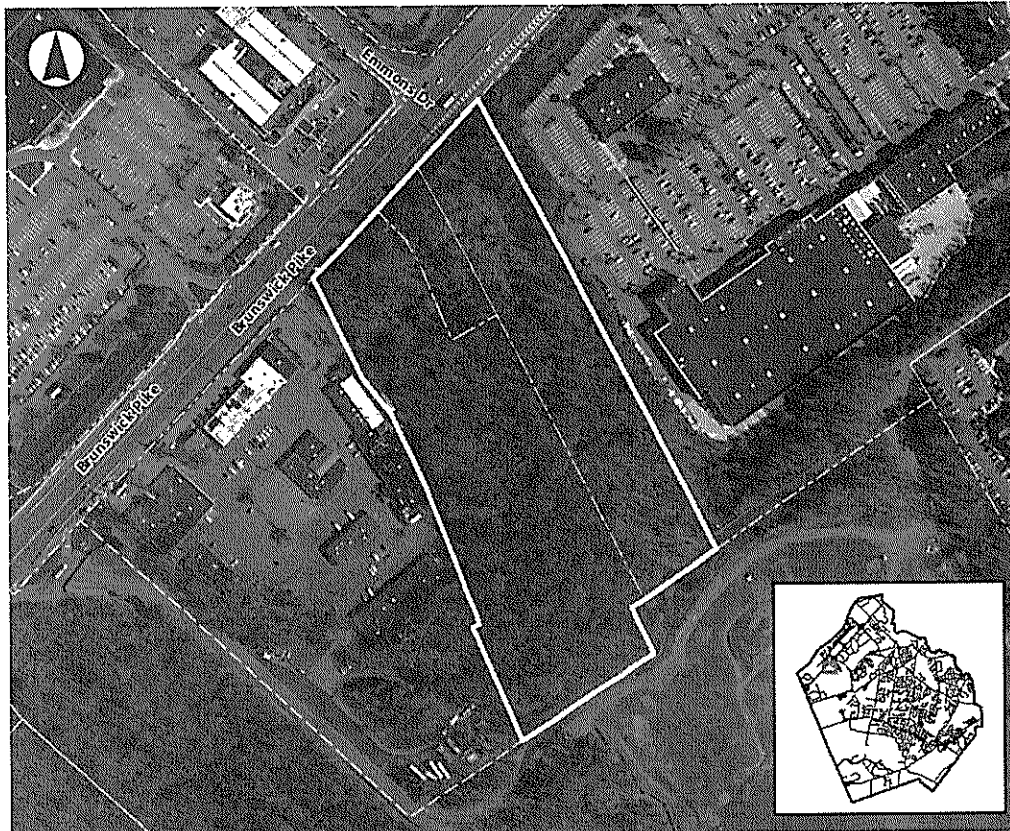


Figure 10: Ellsworth Center Concept Plan – Easterly Portion



ALR (Tractor Supply) Site



Map 13: ALR (Tractor Supply) Site (scale: 1" = 400')

The ALR (Tractor Supply) Site, which is identified by municipal tax records as Block 8 Lots 17, 24, and 30, is located in the northwesterly portion of the Township along the US Route 1 corridor. The site has a collective area of approximately 12.4 acres and is irregular in shape. While it previously received site plan approval for an urgent care facility, a Tractor Supply retail store, and a hotel, it remains vacant.

The Township intends to rezone the property to a new R-5J Residence District. This new zone is designed to encourage an inclusionary multifamily development. A draft ordinance has been prepared (see Appendix E-7) which permits a maximum density of 17.4 units per acre and a minimum affordable housing set-aside of 25%. The draft ordinance also establishes a maximum height of 4 stories and 60 feet.

The Township anticipates that the site can accommodate a total of 216 residential units, including 54 affordable units.

This site represents appropriate location for an inclusionary multifamily development. It is located immediately adjacent to the Square at West Windsor shopping center and thus represents a complementary use which will assist in the viability of those centers by adding an increased customer-base within walking distance thereof. The site is also located in close proximity to other commercial centers and employment opportunities along the US Route 1 corridor. Finally, it is located in close proximity to a bus stop near the intersection of US Route 1 and Meadow Road.

Accordingly, the ALR (Tractor Supply) Site represents an appropriate location for affordable housing and meets the Four-Prong Test as follows:

1. Approvable Site

The Township has already prepared a draft zoning ordinance which would permit an inclusionary housing development at the site. This ordinance was prepared in concert with a concept plan prepared by the prospective developer and thus represents a realistic opportunity for development. Note that the ordinance is in draft form and may be modified or adjusted following the adoption of the HE&FSP.

While the site contains a wetland area as well as a floodplain in its southwesterly corner, the proposed improvements will be located outside of these constrained areas.

2. Available Site

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

3. Developable Site

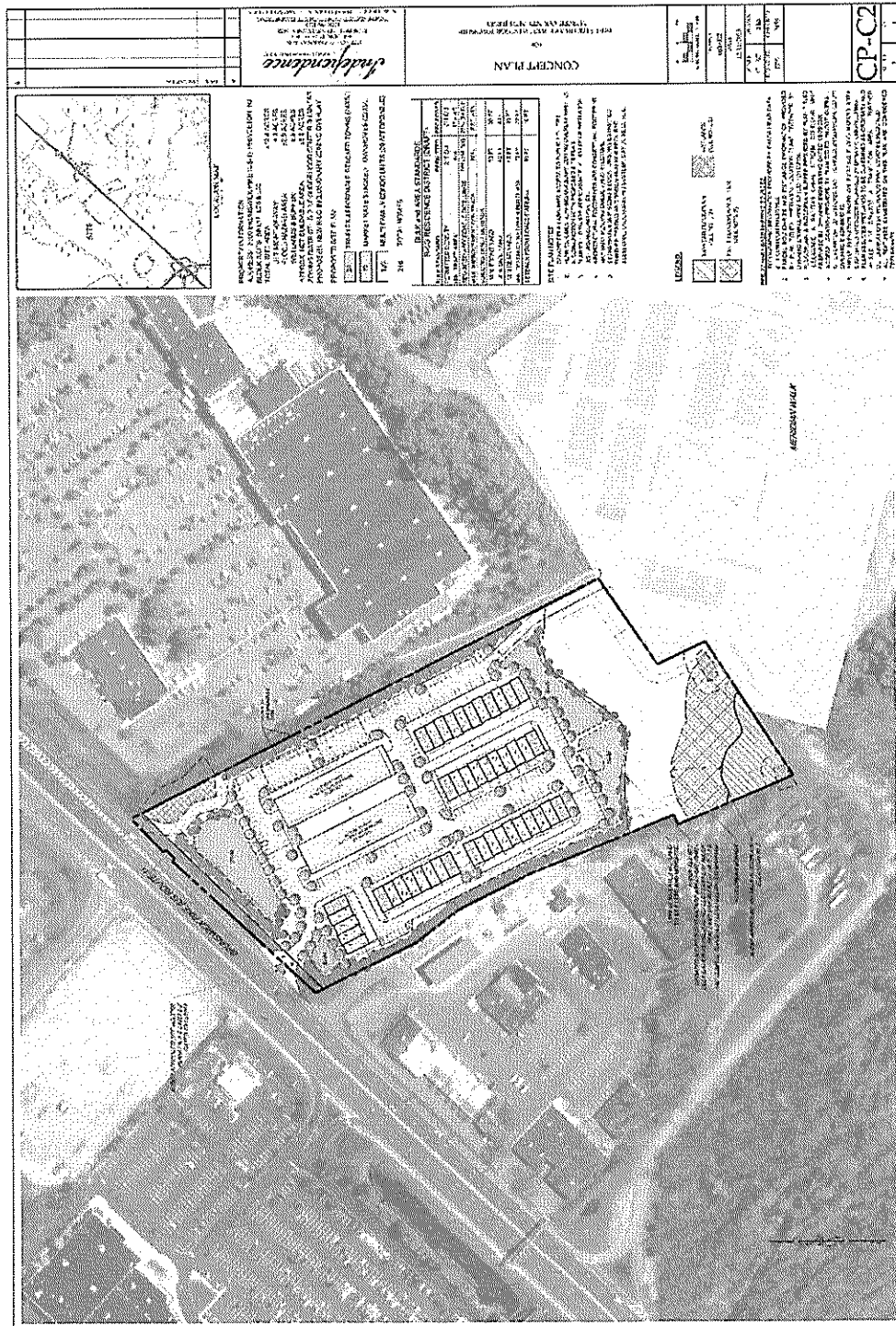
The subject site is located in water and sewer service areas.

4. Suitable Site

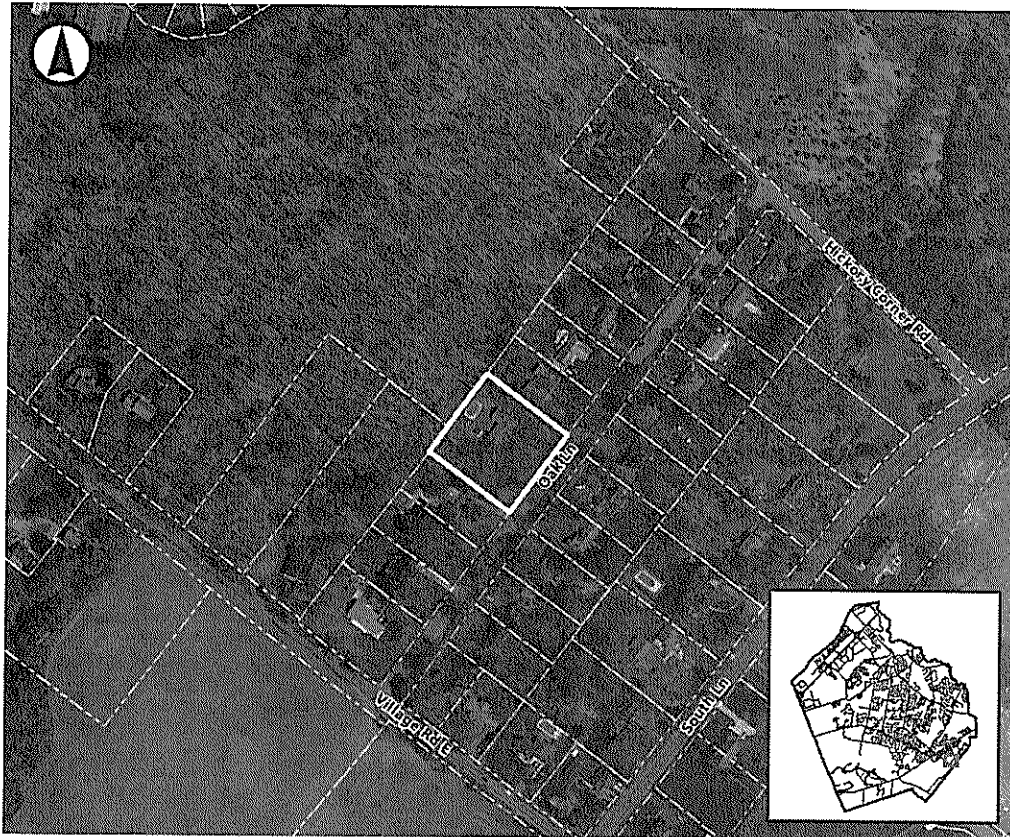
The site is surrounded by complementary land uses. The Square at West Windsor shopping center is located immediately adjacent to the site, while the Windsor Green and MarketFair shopping centers are also located in close proximity. Employment centers, including the Carnegie Center office development, are also located in close proximity to the site. In addition, the site is situated near other existing multifamily developments including Woodmont Way, Princeton Executive Park, and Meridian Walk. The proposed inclusionary multifamily development at this site is therefore a complementary use and is supportive of the SDRP and Smart Growth principles.

Based on the above information, the ALR (Tractor Supply) Site is eligible for **54 credits**.

Figure 11: ALR (Tractor Supply) Concept Plan



Eden – Oak Lane



Map 14: Eden - Oak Lane (scale: 1" = 400')

In addition to the two other components identified in Section 4.3, the Eden Institute operates a third facility located in the westerly portion of the Township. This facility is licensed as a group home for the developmentally disabled by the Department of Human Services of Licensing. The home serves 4 very-low income individuals.

This facility has 30-year controls as evidenced by the Supportive and Special Needs Housing Survey Form and Deed. The property also has a Declaration of Covenants, Conditions, and Restrictions. The development is eligible for crediting under N.J.A.C. 5:93-5.8 as an alternative living arrangement. The site, which is identified by municipal tax records as Block 35 Lot 17, is located at 313 Oak Lane.

Based on the above information, Eden – Oak Lane is eligible for **4 credits**.

4.6: Other Provisions

The following additional requirements are noted:

1. Fourth Round Bonuses. Fourth Round bonuses will be applied in accordance with NJAC 52:27d-311.k.
2. Very-Low Income and Low-Income Units. At least fifty percent (50%) of the units addressing the Fourth Round Prospective Need shall be affordable to very-low income and low-income households with the remainder affordable to moderate-income households. A minimum of thirteen percent (13%) of the affordable units will be made available to very low income households, defined as households earning thirty percent (30%) or less of the regional median income by household size.
3. Rental Component. At least twenty-five percent (25%) of the Fourth Round Obligation shall be met through rental units, including at least half in rental units available to families.
4. Families. At least half of the units addressing the Fourth Round must be available to families.
5. Age-Restricted Cap. The Township shall comply with the age-restricted cap of thirty percent (30%) and will not request a waiver of this requirement. This shall be understood to mean that in no circumstances may the municipality claim credit towards its fair share obligation for age-restricted units that exceed thirty percent (30%) of all units developed or planned to meet its cumulative Prior Round, Third Round, and Fourth Round fair share obligations.
6. Development Fees. The Township will continue to impose development fees as permitted by COAH's prior round rules. The funds generated by the collection of development fees will be applied directly towards any activity approved by State regulations for addressing the municipal fair share.
7. Existing Housing Trust Fund. The Township has prepared a Spending Plan which is contained in Appendix E of this HE&FSP. This Spending Plan outlines several programs and mechanisms which the Township has employed and proposes to employ to promote affordable housing.

4.7: Consistency with State Initiatives

As noted in Section 1, a HE&FSP must also include:

- ❖ 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, and;
- ❖ 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.

Accordingly, the following subsection analyzes the consistency of this HE&FSP to the above referenced state planning initiatives.

Multigenerational Family Housing Continuity Commission

The Multigenerational Family Housing Continuity Commission was established by the State of New Jersey in 2021. As noted in NJSA 52:27D-329.20, one of the primary duties of the Commission is to “prepare and adopt recommendations on how State government, local government, community organizations, private entities, and community members may most effectively advance the goal of enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity, through the modification of State and local laws and policies in the areas of housing, land use planning, parking and streetscape planning, and other relevant areas.”

As of the date of this HE&FSP, the Multigenerational Family Housing Continuity Commission has not yet adopted any recommendations.

State Development and Redevelopment Plan

As established by NJSA 52:18A-200(f), the purpose of the State Development and Redevelopment Plan (SDRP) is to “coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.”

As such, the SDRP establishes a number of goals and strategies related to a number of different topics, including economic redevelopment. One such goal is to revitalize existing urban centers by directing growth and development to those areas. Specifically, the SDRP seeks to revitalize the State’s cities and towns by protecting, preserving, and developing the valuable human and economic assets in cities, town, and other urban areas.

As indicated by the SDRP's Policy Map, the Fourth Round Obligation components identified herein are located in the PA-2 Suburban Planning Area, wherein development and redevelopment is intended to be directed. The intent of this Planning Area is to:

- ❖ Provide for much of the state's future redevelopment;
- ❖ Promote growth in Centers and other compact forms;
- ❖ Protect the character of existing stable communities;
- ❖ Protect natural resources;
- ❖ Redesign areas of sprawl;
- ❖ Reverse the current trend toward further sprawl; and
- ❖ Revitalize cities and towns.

Accordingly, this HE&FSP is consistent with the intents of the PA-2. Specifically, it is designed to encourage redevelopment and growth in a compact form, while also protecting the character of the existing community.

4.8: Denied Requests

Several developers and landowners previously sent letters to West Windsor requesting a rezoning of their respective properties to be rezoned to permit inclusionary development. These sites were subsequently prioritized by the Township to determine if they were appropriate for inclusion. Out of seven letters of interest sent to the Township regarding specific lands, five were selected and included in this plan. The following requests were denied.

81 Clarksville Road

On June 24, 2024 (and later November 15, 2024), Peter Flannery, Esq. of Bisgaier Hoff submitted a letter to the Township entitled "Proposed Inclusionary Development; 81 Clarksville Grovers Mill Road; Block 8 Lot 13; West Windsor Township, New Jersey." Mr. Flannery's firm represents Onyx Realty, the owner of 81 Clarksville Grovers Mill Road which is identified by municipal tax records Block 8 Lot 13. The letter requests the Township consider rezoning the property to permit an inclusionary development consisting of 128 residential units including 26 affordable units.

As per the NJDEP's NJ-GeoWeb mapping resource, the site contains wetlands within its westerly and northerly portions. Furthermore, the site is dependent on the extension of sewer service infrastructure associated with the construction of the adjoining Bridgepoint 8 warehouse development. Since construction has not started on this warehouse project and it is currently in litigation, any construction on the subject site could be significantly delayed. Finally, the project only proposed a 20% set-aside which conflicts with Section 200-243.2 of the Township code which stipulates that a mandatory affordable housing set-aside requirement of 25% shall be imposed on any multifamily development created through any action involving a rezoning. Accordingly, this site was given a lower priority than the other sites included in this HE&FSP and was not included because it was not necessary to satisfy the fair share obligation.

353 Princeton Hightstown Road

On July 25, 2024 (and later January 2, 2025), Kevin Moore, Esq. of Stevens & Lee submitted a letter to the Township entitled "Proposal for Inclusion in Housing Element and Fair Share Plan; Tri-State Petro, Inc."

Mr. Moore's firm represents Tri-State Petro, Inc. who owns 353 Princeton Hightstown road which is identified by municipal tax records as Block 22 Lot 3.01. As per the NJDEP's GeoWeb mapping resource, the site contains wetlands within its easterly portion. Furthermore, the sewer infrastructure was recently upgraded in this area at a substantial cost for development under the area's current zoning. This infrastructure would have to be replaced for the proposed project. As such, there would be a great infrastructural cost associated with its development. Accordingly, this site was given a lower priority than the other sites included in this HE&FSP and was not included because it was not necessary to satisfy the fair share obligation.

