

Master Plan Element Section III

# Land Use Plan Element of the Master Plan

Adopted February 12, 2020

Township of West Windsor | Mercer County, New Jersey







Community Planning  
Land Development and Design  
Landscape Architecture

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## Land Use Plan Element of the Master Plan

Township of West Windsor  
Mercer County, New Jersey

Prepared for the Township of West Windsor  
Planning Board

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# Section 1: Introduction

The following section provides an introduction to the 2020 Township of West Windsor Land Use Plan Element of the Master Plan.



# 1.1: Introduction to the Plan

The Township of West Windsor has a longstanding and proactive tradition of comprehensive planning.

This tradition began nearly seventy-five years ago, when the Township adopted its first zoning ordinance on September 19, 1944. Within that same year, the community formed its first Zoning Board of Adjustment; it would go on to establish its first Planning Board eight years later in 1952. Less than one decade later, the Township adopted its “first phase” Master Plan in 1961, while its first comprehensive Master Plan was later adopted on October 28, 1964.

Since that time, the Township’s Master Plan has been updated throughout the years and revised on a regular basis to address ever-evolving development patterns, changing socioeconomic trends, on-going development pressures, and various judicial, legislative, and administrative actions affecting the Township’s land use goals. The Planning Board adopted its most recent Master Plan in 2002 and has subsequently amended it several times since then, including in 2003, 2004, 2005, 2008, 2009, 2010, and 2019. Furthermore, a reexamination of the Master Plan was most recently completed in 2018, which ultimately concluded that the Township could benefit from a new comprehensive master plan.

Thus, the following 2020 Land Use Plan Element of the Master Plan is the realization of that conclusion. This Land Use Plan represents a continuing effort to ensure that the Township’s planning policies and land use goals remain relevant and up-to-date. While this Land Use Plan does not radically depart from the policies and land use goals set forth in previous plans, it nevertheless offers a number of land use recommendations to more effectively and more successfully guide development throughout the community.

West Windsor was initially established in 1682 as Windsor, and officially incorporated in 1797 when it split into West Windsor and East Windsor. Since then, West Windsor has grown from its rural beginnings consisting of seven hamlets and a population of less than 2,000 people to a bustling, robust, and diverse community with a population that is approaching 30,000 residents, which is due in part to the potential development of several sites throughout the Township for multifamily uses. This Land Use Plan is designed to reflect upon and offer guidance regarding the continuing evolving development character of the Township. It acknowledges that this process necessitates a balanced planning approach which focuses on maintaining the existing and valued established character of the community while also encouraging development and redevelopment in appropriate locations.

The following Land Use Plan Element of the Master Plan is divided into the following sections:

❖ [Section 1: Introduction](#)

The remainder of this introductory section discusses what a master plan is. It identifies the statutory requirements for master plans and land use plan elements in particular, and also summarizes the previous master plan efforts undertaken by the Township.

❖ [Section 2: Goals and Policies](#)

The subsequent section outlines the goals and policies of the Township of West Windsor as they relate to land use.

❖ [Section 3: Land Use Plan](#)

Section 3 contains the land use plan. It identifies the proposed location, extent, and intensity of development of land to be used in the future for residential, nonresidential, redevelopment, institutional, and public uses.

❖ [Section 4: Statement of Strategy](#)

Next, pursuant to a 2018 update to the Municipal Land Use Law (MLUL), Section 4 provides a statement of strategy concerning: smart growth; storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure; and environmental sustainability.

❖ [Section 5: Background Information](#)

Finally, Section 5 contains background information which helps form the basis for the goals, policies, and recommendations set forth throughout this Land Use Plan.

## 1.2: 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:

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*"...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)."*

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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 essentially a roadmap 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 ultimately links a municipality's land use vision to its existing and proposed zoning regulations.

Therefore, master plans ultimately provide municipalities with the legal basis to control development through the adoption of development ordinances which are designed to implement its goals, policies, and recommendations.

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;
- ❖ A recycling plan, and;
- ❖ A housing plan.

In addition, the MLUL identifies a number of other optional plan elements which may be incorporated into a comprehensive master plan. These optional elements include:

Economic development	Circulation	Open space
Recreation	Community facilities	Historic preservation
Downtown development	Farmland preservation	

## 1.3: Requirements of a Land Use Plan

Furthermore, the MLUL also identifies several required components of a land use plan. Specifically, a land use plan must:

- ❖ Take into account the physical features of a community, including but not limited to topography, soil conditions, water supply, drainage, flood plain areas, marshes, and woodlands;
- ❖ Identify the existing and proposed location, extent, and intensity of development for residential, commercial, industrial, agricultural, recreational, open space, education, and other public or private purposes;
- ❖ State the relationship of the plan to any proposed zone plan and zoning ordinance;
- ❖ Take into account the objectives, principles, assumptions, policies, and standards upon which the constituent proposals for the physical, economic, and social development of the municipality are based.

Recently, the MLUL was amended to additionally require land use plan elements to include a statement of strategy concerning: smart growth which, in part, shall consider potential locations for the installation of electric vehicle charging stations; storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure; and environmental sustainability.

## 1.4: Previous Master Planning Efforts

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 Municipal Land Use Law (MLUL) legislation adopted by the State in 1975, which superseded the preceding legislation enacted in 1954. Since then, the Township has prepared and adopted a number of Master Plan and Master Plan amendments. Its most recent Master Plan, which included a Land Use Plan, which was adopted in 2002. This Land Use Plan was most recently amended on February 27, 2019 to ensure consistency with the Township's Housing Element and Fair Share Plan.

# Section 2: Goals and Policies

The following section outlines the goals and policies of the Township of West Windsor as they relate to land use. It reiterates the purposes of zoning as established by the Municipal Land Use Law (MLUL), as well as those goals and policies which are specific to the community.





## 2.1: General Objectives

The Municipal Land Use Law (MLUL) requires that all municipal master plans set forth a statement of objectives, principles, assumptions, policies, and standards upon which the master plan recommendations are based. Accordingly, this section of the Township of West Windsor Land Use Plan Element of the Master Plan sets forth the general objectives which are consistent with the purposes of zoning as defined in the MLUL.

Specifically, this Land Use Plan is predicated on the following general principles.

- a. To encourage municipal action to guide the appropriate use or development of all lands in the State, in a manner which will promote the public health, safety, morals, and general welfare;
- b. To secure safety from fire, flood, panic, and other natural and man-made disasters.
- c. To provide adequate light, air, and open space;
- d. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county, and the state as a whole;
- e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities, and regions, and preservation of the environment;
- f. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;
- h. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;
- i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
- j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
- k. To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site;
- l. To encourage senior citizen community housing construction;

- m. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
- n. To promote utilization of renewable energy resources;
- o. To promote the maximum practicable recover and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs;
- p. To enable municipalities the flexibility to offer alternatives to traditional development, through the use of equitable and effective planning tools including clustering, transferring development rights, and lot-size averaging in order to concentrate development in areas where growth can best be accommodated and maximized while preserving agricultural lands, open space, and historic sites; and
- q. To ensure that the development of individual municipalities does not unnecessarily encroach upon military facilities or negatively impact the operation of military facilities, and to those ends, to encouraging municipalities to collaborate with military facilities commanders in planning and implementing appropriate land use controls, thereby improving the vitality of military facilities and protecting against their loss through the Base Realignment and Closure process or mission loss.

## 2.2: Township Land Use Goals and Policies

In addition to the aforementioned general principles, the following land use goals and associated policies are hereby established for the Township of West Windsor.

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### Goal A:

*Achieve a desirable balance of nonresidential, residential, open space, recreational, cultural, civic and agricultural uses.*

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**Policy 1:** Pursue an aggressive policy of open space and farmland protection, particularly in those areas of the Township where large tracts of farm-assessed land remain and where open space and farmland of regional importance are located, such as the Millstone River Corridor and the Old Trenton Road Corridor. To the extent possible, maintain the rural and open space character of these areas.

Preserve remaining open space, farmland and natural areas in the Township through all practical means, including, but not limited to: the fee simple acquisition of lands; development rights purchase; and dedication and greenbelt protection measures.

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**Policy 2:** Encourage the continuation of planned office and research parks in the vicinity of the Route 1 corridor north of the Amtrak line and at other specific locations elsewhere in the Township as established by this Land Use Plan.

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**Policy 3:** The use of the transfer of development rights (TDR) technique will be encouraged if it permits greater flexibility in development design so that lands can be preserved for recreation and conservation purposes, and if allowable development can be concentrated to facilitate potential mass transit service and pedestrian accessibility.

For reference, a TDR program is a tool that municipalities may use to protect agricultural, historic or environmental resources while accommodating the needs of development. It allows owners of preserved land to separate the development rights of their property from the property itself and sell them for use elsewhere. Developers who purchase these “development credits” may then develop areas deemed appropriate for growth at densities or intensities higher than otherwise permitted by traditional zoning.

**Policy 4:** Promote adequacy, variety, and convenience of shopping for local residents by providing for community scale neighborhood/village business centers and convenience service areas. Where practical, improve opportunities for local retail and services, particularly in the southeasterly portion of the Township, in existing centers or designated locations along arterial roadways.

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**Policy 5:** Concentrate large-scale regional retail use in comprehensively planned centers along US Route 1.

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**Policy 6:** Promote new and infill commercial development in the locations prescribed herein.

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**Policy 7:** Preserve and encourage improvement of existing commercial centers.

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**Policy 8:** Promote the continued redevelopment of the Princeton Junction Redevelopment Area.

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**Policy 9:** Increase community cohesiveness between disparate residential projects through the creation of pedestrian and bicycle linkages and community focal points such as the West Windsor Community Park, an improved Princeton Junction village center, and the creation of new meeting places within major shopping centers.

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**Policy 10:** In recognition of the limited resources available to all levels of government and in recognition of the growing demand for recreational opportunities and community services throughout the Township, provide opportunities for the provision of recreational, cultural, and civic opportunities and community services by private organizations and groups.

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**Policy 11:** Encourage the development of a campus for each educational district to foster and support educational, research, athletics, campus housing, and other uses customary to the operation of post-secondary educational institutions.

**Policy 12:** Ensure that any prospective development is responsive to the Township's natural environmental features and can be accommodated while preserving these physical characteristics to the greatest degree possible.

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**Policy 13:** Encourage new development and redevelopment to take into account the aesthetic character of the community, in an effort to enhance the visual and aesthetic appearance of the municipality.

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**Policy 14:** Promote the conservation of energy, green building practices, and the use of renewable energy sources whenever possible.

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## Goal B:

*Provide for a wide range of housing densities and housing types to meet the varied income and age level needs as well as to preserve established residential areas.*

---

- Policy 1:** Continue to develop land use strategies to encourage development of a range of residential densities and building types appropriate to local needs.
- 
- Policy 2:** Encourage residential development policies that provide a balanced residential character in the community, providing a range of life-cycle housing types.
- 
- Policy 3:** Maximize advantages afforded by existing regional access roads, utility infrastructure, and potential mass transit service in locating higher density residential land uses.
- 
- Policy 4:** Maintain lower residential densities in areas not planned for sewer or where environmental, open space, or rural qualities are to be preserved.
- 
- Policy 5:** Where needed, amend zoning to recognize well established and predominant residential development characteristics
- 
- Policy 6:** Continue support for planned residential development and clustering to increase opportunities for satisfactory housing at lower prices and to protect environmental resources as well as the overall quality of life in the Township.
- 
- Policy 7:** Include opportunities in the housing program for senior housing, including a variety of housing types such as small-lot single family dwellings, townhouses, assisted-living and congregate care facilities. Where possible, these should be closely related or integrated to provide stable housing opportunities allowing residents to age in place.

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## Goal C:

*Meet the Township's affordable housing obligation*

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- Policy 1:** Encourage the development of affordable housing units in inclusionary and mixed-use developments and for senior and special needs populations all-affordable housing developments in order to ensure that the Township continues to remain an inclusive community.
- 
- Policy 2:** Encourage the use of affordable housing trust fund monies to sponsor affordable housing programs.
- 
- Policy 3:** Identify opportunities to meet future affordable housing obligations.
- 
- Policy 4:** Provide affordable housing access and preferences where appropriate for veterans housing and services.



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## Goal D:

*Continue to maintain the high quality of existing housing stock and the character of existing residential areas.*

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- Policy 1:** Encourage the development of recreation as well as the preservation of open space and natural areas in close proximity to residential neighborhoods to preserve and promote an enhanced quality of life for all West Windsor residents. Continue to encourage the use of park-like suburban landscaping in connection with new development, particularly along major road frontages where this helps to maintain a landscape design theme and visually unite the community.
- 
- Policy 2:** Where possible, encourage appropriate improvements and in-fill development by relating land use standards to prevailing conditions in established residential neighborhoods. Through such standards, ensure that alterations to existing housing and new in-fill construction are compatible with surrounding housing. Maintain an appropriate scale of building in established residential neighborhoods, most particularly in the Township's earlier residential settlements.
- 
- Policy 3:** Encourage efficiencies in the design of new residential development that will minimize public service costs.

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## Goal E:

*Continue to support opportunities for nonresidential developments in appropriate locations throughout the community.*

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- Policy 1:** Maintain a high quality of development for office, retail, and other commercial uses in appropriate locations.
- 
- Policy 2:** Promote a wide variety of retail goods and services to meet the needs of local residents in areas convenient to the local population.
- 
- Policy 3:** Expand the potential for new nonresidential use in select areas of the Township.
- 
- Policy 4:** Encourage development types and controls that minimizes impacts on local roads and adjacent or nearby residential areas.
- 
- Policy 5:** Promote intensities of development through the use of the floor area ratio standard that are reasonable for the associated use, encourage development and redevelopment opportunities, do not unduly burden the existing roadway system or other infrastructure, do not cause substantial negative impacts to the environment, and ultimately provide a reasonable balance between development needs and the considerations of the Township.



# Section 3: Land Use Plan

The following section contains the Township's land use plan. It identifies the proposed location, extent, and intensity of development of land to be used in the future for residential, nonresidential, redevelopment, institutional, and public uses.



## 3.1: Introduction

The following Land Use Plan for the Township of West Windsor identifies the proposed location, extent, and intensity of development of land to be used in the future for residential, nonresidential, redevelopment, institutional, and public uses.

In accordance with the provisions of the Municipal Land Use Law (MLUL), this Land Use Plan is intended to guide the future development of the Township in a manner which protects the public health, safety, and general welfare. This plan is designed to serve as the basis of the Township’s land use ordinances including its zoning, subdivision, and site plan codes.

As detailed throughout the remainder of this section, the Township’s Land Use Plan is based upon a number of land use designations which are divided into four (4) general categories: residential; nonresidential; redevelopment; and institutional and public lands. These categories are summarized below. Please note that any new land use designations proposed by this Land Use Plan are *italicized and underlined*, while those land use categories with expanded or modified boundaries are **bolded**.

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**Note:**

*The following Land Use Plan is an interactive document.*

*Click the land use categories below to jump to their section within the Plan. Each land use category section also contains links to the Township’s existing zoning regulations.*

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### Residential Land Uses

#### Very Low Density

- ❖ Rural Residential/ Conservation (RR/C)
- ❖ Low Density Residential/ Conservation (R-1/C)
- ❖ Low Density Residential/ Conservation – B&B (R-1/CA)
- ❖ Low Density Residential (R-2)
- ❖ Low Density Residential – B&B (R-2A)

#### Medium Density

- ❖ Medium Density Residential (R-20, R-20A, R-20B)
- ❖ Medium density Residential – B&B (R-20C)
- ❖ Medium Density Residential (R-24)
- ❖ Medium Density Residential (R-30, R-30A, R-30B, R-30C, R-30D)
- ❖ Berrien City
- ❖ Dutch Neck

#### Medium to High Density

- ❖ Residential (R-3.5)
- ❖ Residential (R-3)
- ❖ Residential (R-3B)
- ❖ Residential (R-4)
- ❖ Residential (R-4A)
- ❖ Residential (R-4B)
- ❖ Residential (R-5A)
- ❖ Residential (R-5B)
- ❖ Residential (R-5C)
- ❖ Planned Residential Neighborhood (PRN-1)

#### Mixed Use

- ❖ Planned Mixed Use Neighborhood Center (PMN)
  - ❖ Residential (R-5D)
  - ❖ Residence/Business Planned Mixed Use Neighborhood/ Affordable Housing (PMN-1)
- Senior Living
- ❖ Elderly Housing (EH)
  - ❖ Planned Residential Retirement Community (PRRC)
  - ❖ Planned Residential Retirement Community (PRRC-1)
  - ❖ Residential Retirement Community (RRC)

---

## Nonresidential and Mixed Land Uses

### Research/Office

#### Manufacturing

- ❖ **Research/Office/Manufacturing (ROM-1)**
- ❖ Research/Office/Manufacturing (ROM-1A)
- ❖ **Research/Office/Manufacturing (ROM-2)**
- ❖ Research/Office/Manufacturing (ROM-3)
- ❖ Research/Office/Manufacturing (ROM-4)
- ❖ Research/Office/Manufacturing (ROM-6)
- ❖ Research/Office/Manufacturing (ROM-7)

### Research/Office

- ❖ Research/Office Recreation (ROR)
- ❖ Research and Development (R&D)
- ❖ Research Office (RO-1)

### Commercial Business

- ❖ Neighborhood Convenience Business (B-1)
- ❖ Edinburg Neighborhood Convenience Business (B-1A)
- ❖ Edinburg Neighborhood Commercial (B-1B)
- ❖ **Neighborhood Center Business (B-2)**
- ❖ Neighborhood Center Business (B-2A)
- ❖ Retail Business Node (B-3)
- ❖ Planned Village Retail Center (B-4)

### Professional Office

- ❖ Professional Office (P)
  - ❖ Planned Village Service District (P-1)
  - ❖ **Professional Service Zone (P-3)**
  - ❖ Professional Service Zone Overlay (P-4 Overlay)
  - ❖ Professional Service Zone (P-5)
  - ❖ Residential/Professional Office (R-1/O)
  - ❖ Princeton Hightstown Road Office Overlay (PHROO)
  - ❖ Village Road West Office Overlay (VRWOO)
- Planned Commercial District

---

## Redevelopment Land Use

### Princeton Junction

- |   |  |  |
|---|--|--|
| ❖ RP-1 Princeton Junction Redevelopment Plan Area | ❖ RP-6 Princeton Junction Redevelopment Plan Area  | ❖ RP-11 Princeton Junction Redevelopment Plan Area         |
| ❖ RP-2 Princeton Junction Redevelopment Plan Area | ❖ RP-7 Princeton Junction Redevelopment Plan Area  | ❖ RP-11 Princeton Junction Redevelopment Plan Area Overlay |
| ❖ RP-3 Princeton Junction Redevelopment Plan Area | ❖ RP-8 Princeton Junction Redevelopment Plan Area  | ❖ RP-12 Princeton Junction Redevelopment Plan Area         |
| ❖ RP-4 Princeton Junction Redevelopment Plan Area | ❖ RP-9 Princeton Junction Redevelopment Plan Area  |  |
| ❖ RP-5 Princeton Junction Redevelopment Plan Area | ❖ RP-10 Princeton Junction Redevelopment Plan Area |  |

### Route 1 Penns Neck Business Commercial Redevelopment Area

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## Public and Institutional

- ❖ Municipal Land Use Category
- ❖ Educational-1
- ❖ Educational-2

## 3.2: Residential Land Use

Historically, a basic intent of residential land use planning in the Township has been and continues to be to provide for a diversity of housing types while also maintaining a favorable balance of residential, commercial, and industrial uses. Over the past few decades, a wide variety of housing types have been produced and/or approved for development throughout the municipality. As a result, the Township's population has risen from 8,452 people in 1980 to an estimated 28,289 people as per the 2017 American Community Survey (ACS). This population growth is expected to continue over the next decade, which is due in part to the development of several sites throughout the Township for multifamily uses.

Presently, the Township contains a wide variety of housing types, including: single-family dwellings, zero-lot line and patio dwellings, townhouses, multifamily dwellings, and senior living residences, assisted living and congregate care facilities. As the Township's population continues to grow, it will become increasingly important to properly plan and manage its residential neighborhoods.

Accordingly, the following residential land use categories are offered:

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### **3.2.1: Low Density Single-Family Residential**

The Low Density Single-Family Residential land use categories consist of three (3) existing and three (3) proposed land use categories and corresponding zoning districts which are generally located in the vicinity of Mercer County Park, south of Old Trenton Road, and near the Millstone River Corridor. These areas largely lack public sewer and, in some instances, public water. Furthermore, these areas contain substantial portions of the Township's designated Greenbelt as well as significant environmentally sensitive features. The RR/C and the R-1/C Districts also contain large areas of the Township's remaining farmland.

The Low Density Single-Family Residential land use categories are identified as follows:

#### *RURAL RESIDENTIAL/CONSERVATION (RR/C)*

The Rural Residential/Conservation (RR/C) land use category is primarily located in the southernmost portion of the Township, as well as in smaller areas located near Village Road West and North Post Road.

The areas within this land use category contain the majority of West Windsor's remaining undeveloped and uncommitted open space and actively farmed agricultural land. Indeed, the majority of the lands within the RR/C land use category are also located in the Mercer County Agricultural Development Area (ADA), the intent of which is to preserve remaining viable agricultural lands and to enhance and protect the agricultural industry. The agricultural character of this land use category is particularly evident to the south of Old Trenton Road, where large and contiguous areas of farmland abut other active agricultural areas in the Township of Robbinsville and the Township of East Windsor. This area of West Windsor also contains significant areas of the Township's Greenbelt as well as sites identified for protection by the Open Space and Recreation Plan (OSRP).



Furthermore, portions of the RR/C land use category located along North Post Road and Village Road West also contain large tracts of actively farmed and/or preserved agricultural lands.

This land use category corresponds to the RR/C District, which was previously identified by the Township as the R-1 District. It was renamed years ago in recognition of the district's primary intent which is to preserve, to the greatest degree possible, open space, farmland, and environmentally sensitive areas. Where development is proposed, it should be at a rural residential density of not more than one (1) unit per three and one-third ( $3\frac{1}{3}$ ) acres.

In addition, this Land Use Plan continues to promote clustering on larger tracts of land in order to allow for more creative and desirable site designs which enable the preservation of open space and the conservation of environmentally sensitive areas. Under such a development scenario, lots may be reduced to fifty thousand (50,000) square feet or one-half ( $\frac{1}{2}$ ) acre in the presence of a Greenbelt, but only in those instances where a minimum tract area is provided, where public water and sewer is available and utilized, and where there results no increase in the total number of units that could otherwise be developed with a conventional subdivision. The remaining area after the lot reduction must also be permanently preserved as open space.

#### LOW DENSITY RESIDENTIAL/CONSERVATION (R-1/C)

The Low Density Residential/Conservation (R-1/C) land use category is primarily located within the vicinity of Mercer County Lake, Grover's Mill Pond, and along the Millstone River Corridor near the Township's easterly municipal border. It is generally comprised of larger vacant, farm assessed, and preserved properties. It also contains significant amounts of Greenbelt and proposed open space.

The general intent of this land use category and the corresponding R-1/C Residence District is to preserve environmentally sensitive lands and open space areas. Where development is proposed, a lower-density development pattern should be maintained. The R-1/C District establishes a minimum size of one and two-third ( $1\frac{2}{3}$ ) acre for conventional residential lots.

In addition, this Land Use Plan continues to promote clustering on larger tracts of land in order to allow for more creative and desirable site designs which enable the preservation of open space and the conservation of environmentally sensitive areas. Under such a development scenario, lot sizes may be reduced to three-quarters ( $\frac{3}{4}$ ) of an acre or one-half ( $\frac{1}{2}$ ) acre in the presence of a Greenbelt, but only in those instances where a minimum tract area is provided, where public water and sewer is available and utilized, and where there results no increase in the total number of units that could otherwise be developed with a conventional subdivision. The remaining area after the lot reduction must also be permanently preserved as open space.

LOW DENSITY RESIDENTIAL/CONSERVATION – B&B (R-1/C A)

A new Low Density Residential/Conservation – B&B (R-1/C A) land use category and corresponding zoning district is proposed for Block 12 Lots 3.02 and 12 as well as for Block 19 Lot 1.

These properties are generally developed with older, historic homes within the vicinity of Grovers Mill Pond. Similar to the R-1/C District, it is the intent of this land use category and corresponding district to preserve environmentally sensitive lands and open space areas. Where development is proposed, a lower-density development pattern should be maintained. The minimum lot size for conventional residential lots is one and two-thirds ( $1\frac{2}{3}$ ) acre.

Furthermore, it is recommended that the Township establish bed and breakfasts (B&B's) as a permitted conditional use within this district. The intent of this additional use is to provide an economic incentive to maintain the historic dwellings on these properties. As such, it is envisioned that B&B's would only be permitted in existing dwellings. Conditional use standards should ensure that these uses are unobtrusive to the surrounding residential neighborhoods and are not a nuisance to the community.

Map 1: Proposed Low Density Residential/Conservation - B&B (R-1/C A)



### LOW DENSITY RESIDENTIAL (R-2)

The Low Density Residential (R-2) land use category is primarily located in smaller pockets along Village Road West, Penn Lyle Road, Mercerville-Edinburg Road, Mill Road, South Lane, Quaker Road, Lower Harrison Street, and Alexander Road.

This land use category corresponds to the R-2 Residence District, the intent of which is to recognize and maintain the character of its residential neighborhoods which are typified by conventional single-family lots of one (1) acre in size.

### LOW DENSITY RESIDENTIAL – B&B (R-2A)

A new Low Density Residential – B&B (R-2A) land use category and corresponding zoning district is proposed for several properties which are presently located in the R-2 District along Quaker Road, Alexander Road, and Lower Harrison Street. These properties are identified by municipal tax records as:

1. Block 1 Lots 1, 2, 3, 4, 6, 7, 8, 10, and 11
2. Block 7 Lots 9.01, 19, 20, 31, 57, 63, and 64

These properties are generally developed with older, historic homes within the vicinity of the Delaware and Raritan (D&R) Canal. Similar to the R-2 District, it is the primary intent of the R-2A District to recognize and maintain the character of these residential neighborhoods which are typified by conventional single-family lots of one (1) acre in size.

In addition, it is recommended that the Township establish bed and breakfasts (B&B's) as a permitted conditional use within this proposed district. The intent of this additional use is to provide an economic incentive to maintain the historic dwellings in these areas. As such, it is envisioned that B&B's would only be permitted in existing dwellings. Conditional use standards should ensure that these uses are unobtrusive to the surrounding residential neighborhoods and are not a nuisance to the community.

Map 2: Proposed Low Density Residential - B&B (R-2A) along Quakerbridge Road



Scale: 1" = 600'

Map 3: Proposed Low Density Residential - B&B (R-2A) along Alexander Road/Lower Harrison Street



Scale: 1" = 1,500'



Princeton

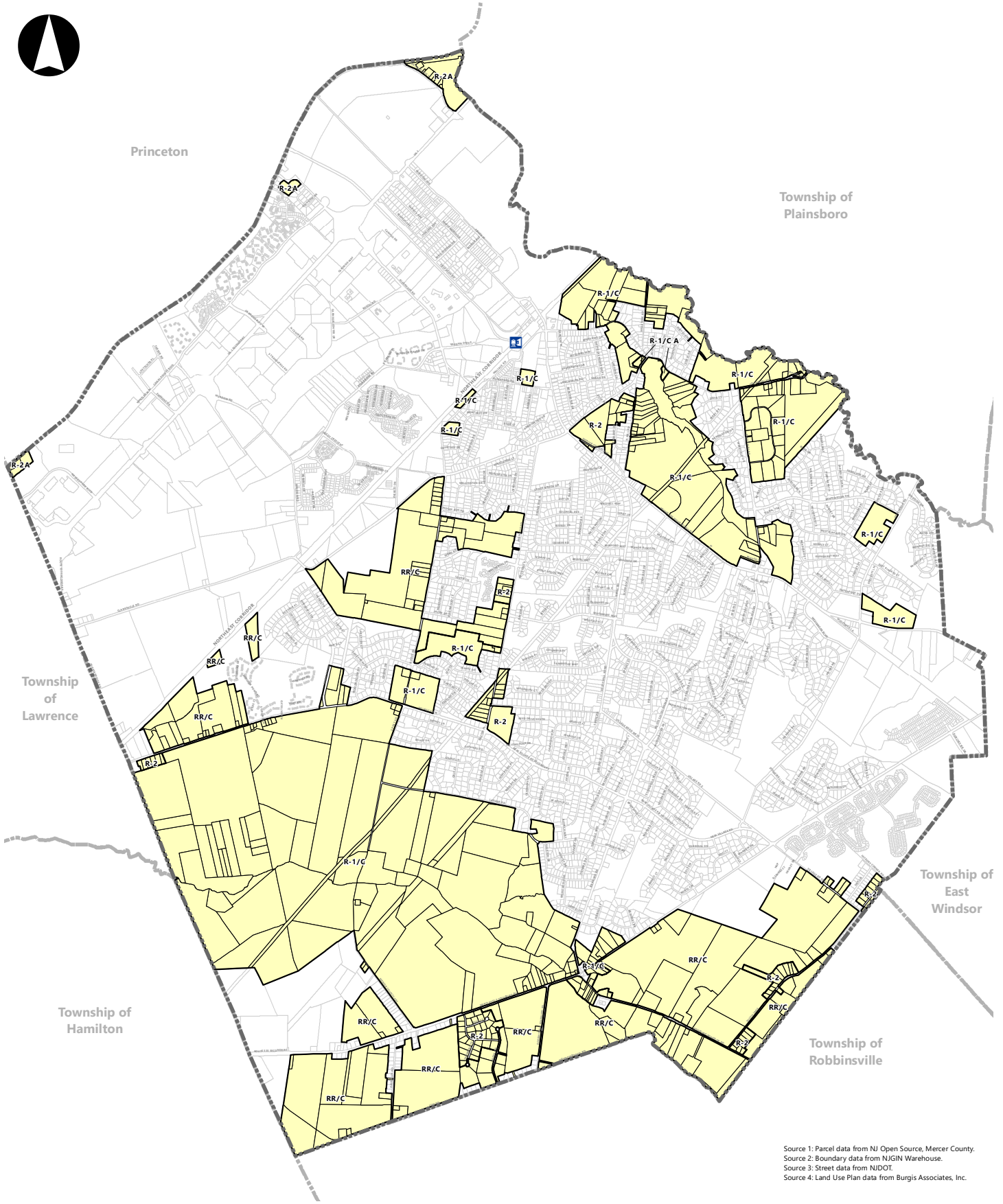
Township of  
Plainsboro

Township of  
Lawrence

Township of  
Hamilton

Township of  
East Windsor

Township of  
Robbinsville



Source 1: Parcel data from NJ Open Source, Mercer County.  
 Source 2: Boundary data from NJGIN Warehouse.  
 Source 3: Street data from NJDOT.  
 Source 4: Land Use Plan data from Burgis Associates, Inc.

Dwg. Title  
**Map 04: Low Density Single-Family Residential Land Use Categories**

Project No. 3442.22	Date 12.23.19	Drawn By DN
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**BURGIS ASSOCIATES, INC.**  
 COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE  
 25 Westwood Avenue p: 201.666.1811  
 Westwood, New Jersey 07675 f: 201.666.2599

Project Title  
**2020 Land Use Plan Element**  
 Township of West Windsor | Mercer County, New Jersey

Scale 1" = 4,400'	Dwg. No. map 04
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### **3.2.2: Medium Density Single-Family Residential**

The Medium Density Single-Family Residential land use categories consist of six (6) separate land use category and ten (10) corresponding zoning districts which cover the majority of the community's single-family residential core. Historically, these areas of the Township were largely formed through cluster development options, and as such typically feature parcel sizes ranging from 20,000 to 30,000 square feet as well as various parcels preserved as open space. The majority of these neighborhoods are entirely developed.

The Medium Density Single-Family Residential land use categories are identified as follows:

#### MEDIUM DENSITY RESIDENTIAL (R-20, R-20A, AND R-20B)

The Medium Density Residential (R-20, R-20A, and R-20B) land use category is primarily located in the central and northerly portions of the Township. Smaller portions are also located to the south of Old Trenton Road.

This land use category comprises a number of established neighborhoods which are located within three (3) zoning districts: the R-20, R-20A, and R-20B Districts. These neighborhoods are identified below. For the most part, these areas of the Township are entirely developed with single-family dwellings with typical lot sizes of twenty thousand (20,000) square feet. While their minimum lot size requirements are the same, the different R-20 Districts were originally designed to reflect the specific setback conditions found in these existing areas, all of which were largely developed during different periods. Please see the Site Location Map in Appendix D of this Plan for the locations of these neighborhoods.

R-20: Jefferson Park; Golfview Manor; LeParc 1 and 2; Charter Club; Stonybrook; Wellington Estates; Portion of Wellington Estates West; Benford Estates; Windsor Estates; Sunrise 1 and 2; Windsor Chase; Mill View Manor; Johill Estates; Portion of Princeton Ivy Estates; Battista Estates; Brookside; Grover's Mill Estates; Penns Neck; Glen Acres East; Portion of Princeton Ivy East

R-20A: Hunters Run

R-20B: Sherbrook Estates

It is the main intent of this land use category is to recognize and preserve the established character of these neighborhoods and to reinforce the prevailing minimum lot size of 20,000 square feet.

In addition, it is recommended that the Township study the current development pattern and the existing land uses along the Washington Road corridor, and how this area relates to the existing R-20 District zoning standards. Specifically, the Township should examine those portions of this district which are in close proximity to the Princeton Junction Redevelopment Area, as this area may be appropriate for transitional uses between the envisioned village center and the adjoining Penns Neck residential neighborhood.

### MEDIUM DENSITY RESIDENTIAL – B&B (R-20C)

A new Medium Density Residential – B&B (R-20C) land use category and corresponding zoning district is proposed for properties located in the existing R-20 District near Alexander Road's intersection with Canal Road, as well as to the north of Grover's Mill Pond. These properties are identified by municipal tax records as:

- ❖ Block 7 Lots 1.01, 5, 7, and 24;
- ❖ Block 14 Lots 10 and 13

Similar to the Medium Density Residential (R-20, R-20A, and R-20B) land use category, the main intent of this proposed land use category and corresponding zoning district is to recognize and preserve the established character of the area and to reinforce the prevailing minimum lot size of 20,000 square feet.

Furthermore, in recognition of these properties' close proximity to the D&R Canal and Grover's Mill Pond, as well as to the Princeton Junction Train Station, it is recommended that the Township also establish bed and breakfasts (B&B's) as a permitted conditional use within this district. Conditional use standards should ensure that these uses are unobtrusive to the surrounding residential neighborhoods and are not a nuisance to the community.

Finally, in recognition of the existing non-conforming mixed-use barn building on Block 14 Lot 13 (located to the north of Grover's Mill Pond), it is recommended that this proposed land use category and corresponding zoning district also permit any pre-existing mixed-use development. Any future improvements to this site should be done so in a manner that will protect the adjoining residential neighborhoods. Sufficient buffer and landscaping should be provided, and parking and signage should be designed so as to be non-intrusive for the surrounding properties.

Map 5: Proposed Medium Density Residential – B&B (R-20C) near Alexander Road



Scale: 1" = 300'

Map 6: Proposed Medium Density Residential – B&B (R-20C) near Grover’s Mill Pond



Scale: 1" = 300'

#### MEDIUM DENSITY RESIDENTIAL (R-24)

The Medium Density Residential (R-24) land use category is located in the central portion of the Township, along the easterly side of Penn Lyle Road and to the south of Clarksville Road.

This land use category corresponds to the R-24 Residence District which encompasses the Colonial Park neighborhood. This area is entirely developed with a single-family community with a prevailing lot size of 24,000 square feet and a typical lot width of 125 feet. The intent of this land use category is to recognize and preserve the established character of the area and to reinforce the prevailing minimum lot size of 24,000 square feet.



MEDIUM DENSITY RESIDENTIAL R-30, R-30A, R-30B, R-30C, AND R-30D

The Medium Density Residential (R-30, R-30A, R-30B, R-30C, and R-30D) land use category is primarily located in the central portion of the Township.

This land use category comprises several established neighborhoods which are located in five (5) zoning districts: the R-30, R-30A, R-30B, R-30C, and R-30D Districts. These neighborhoods are identified below. For the most part, these areas of the Township are entirely developed with clusters of single-family dwellings with typical lot sizes of thirty thousand (30,000) square feet. While their minimum lot size requirements are the same, the different R-30 Districts were originally designed to reflect the specific setback conditions found in these existing areas, all of which were largely developed during different periods. Please see the Site Location Map in Appendix D of this Plan for the locations of these neighborhoods.

R-30: Dutch Neck Estates; Windsor Hunt; Windsor Park Estates; Heatherfield West; Windsor Crossing; Crown Pointe; Millbrook; Brookshyre 1 and 2; Kings Pointe; Princeton View; West Windsor Estates 1 and 2; Heatherfield; Windsor Ridge; Glen Acres West

R-30A: Woodhollow; Princeton Manor; Windsor Green; Forest Lane; Portion of Princeton Ivy East; Heatherly Estates; Portion of Princeton Ivy Estates; Portion of Birchwood Estates

R-30B: Portion of Wellington Estates West; portion of Birchwood Estates

R-30C: Princeton Chase

R-30D Old Mill Farms; Joanne Street; Stobbe Lane

It is the main intent of this land use category to recognize and preserve the established character of these neighborhoods and to reinforce the prevailing minimum lot size of 30,000 square feet. Furthermore, this Land Use Plan encourages the additional preservation of open space, where existing, to maintain the quality of life in these neighborhoods.

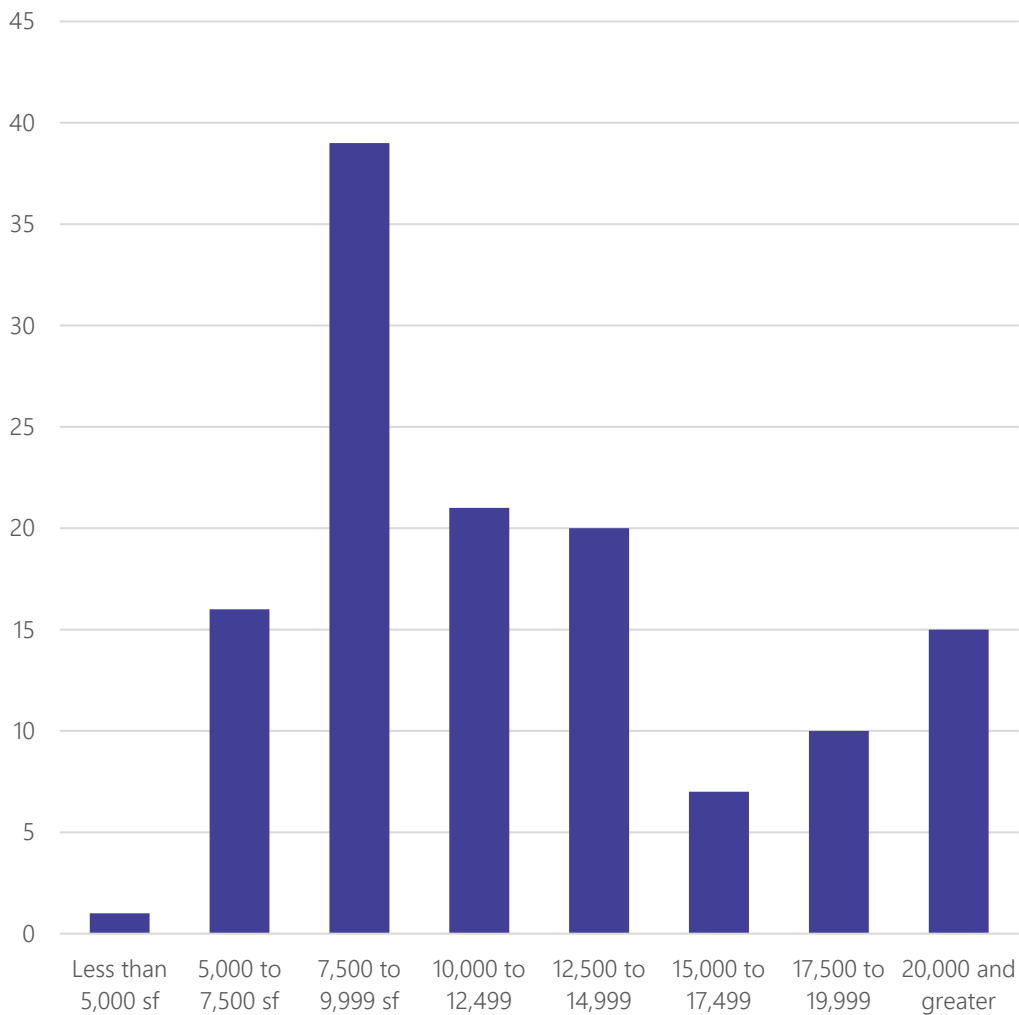
BERRIEN CITY

The Berrien City land use category, which was formerly identified as the Traditional Residential Density (R-7.5) land use category by the Township’s previous Land Use Plan, is located within the north-central portion of the Township.

This land use category has been modified slightly in recognition of the unique development patterns of the Berrien City area of Princeton Junction. Throughout the 1920s and 1930s, this neighborhood was subdivided into multiple lots, some of which were as small as 5,000 square feet. As was the custom during those times, families would purchase multiple lots depending on their budget and their anticipated household size.

As a result, the lot sizes throughout the neighborhood vary greatly in size and shape. Typically, residential lot sizes in Berrien City are approximately 10,000 square feet in size; however, nearly thirteen percent (13%) of all residential properties in this community have lot sizes of less than 7,500 square feet. This diverse distribution of lot sizes in Berrien City can be seen on the accompanying figure.

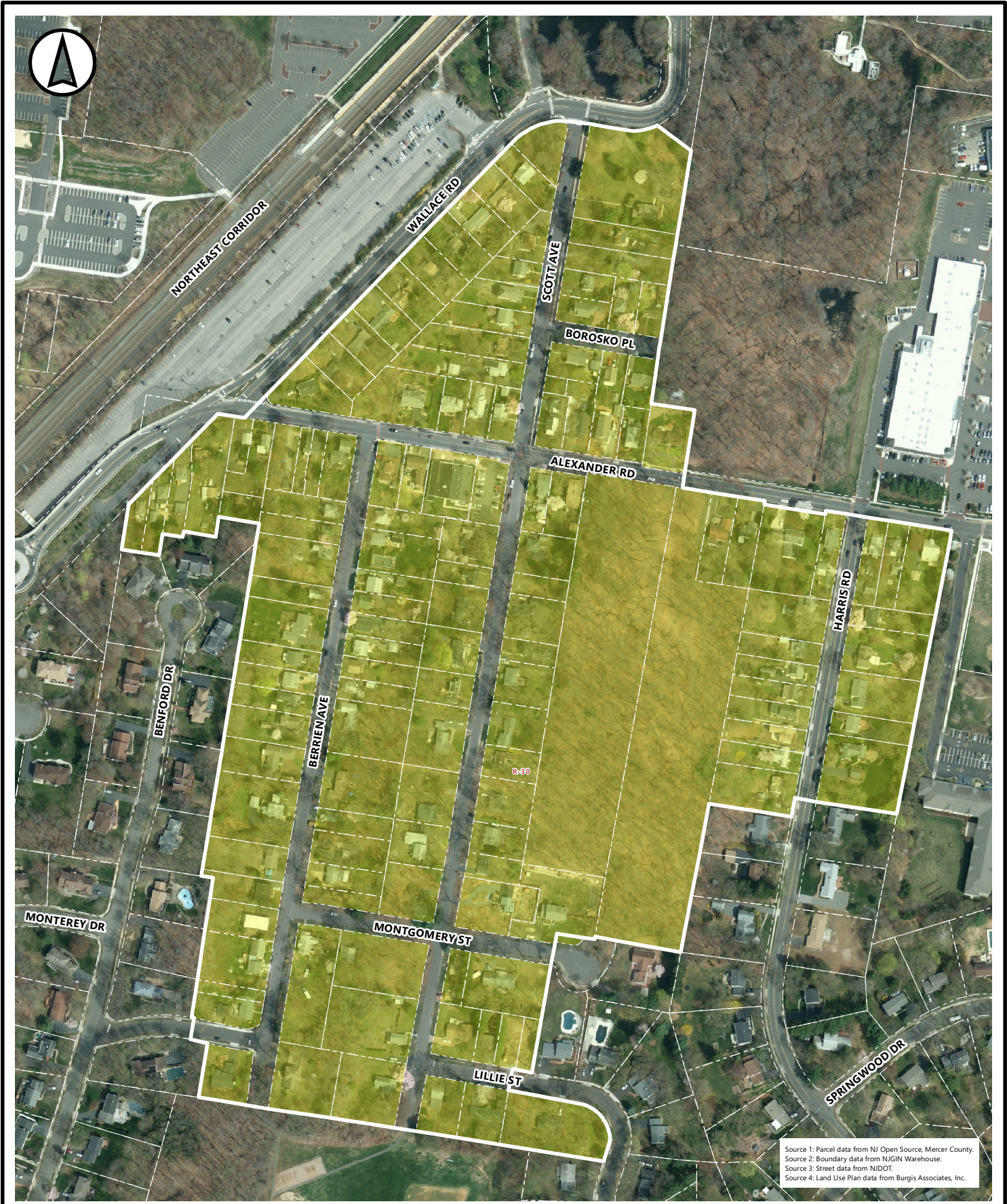
Figure 1: Distribution of Single-Family Lot Sizes in Berrien City




Berrien City is presently located in the R-1A District, which refers to the use, bulk, and area regulations of the R-1/C District. As previously noted, the R-1/C District establishes a minimum lot size of one and two-thirds ( $1\frac{2}{3}$ ) acre for conventional residential developments. Nevertheless, no residential lot within Berrien City actually meets this area requirement.

Therefore, the main intent of this land use category is two-fold: to recognize and preserve the existing, historic, and unique development pattern of the Berrien City community while also adequately addressing the reasonable expectations of homeowners in regard to modern home improvements.

It is recommended that the Township review the existing development patterns in this community in order to develop new and responsive zoning standards which are more reflective of the area's existing development patterns. These standards should address the potential of tear-downs of the existing housing stock with significantly larger dwellings which may be out of character with the surrounding neighborhood. It is envisioned that all new residences constructed in Berrien City be developed at a scale that is relatively similar to the existing housing in the area. As such, the Township may wish to investigate the propriety of a form-based code which would allow homeowners to upgrade their properties while still maintaining the established character of the area.



Source 1: Parcel data from NJ Open Source, Mercer County.  
 Source 2: Boundary data from NJGIN Warehouse.  
 Source 3: Street data from NJDOT.  
 Source 4: Land Use Plan data from Burgis Associates, Inc.

Dwg. Title <b>Map 07: Berrien City Aerial</b>		Project No. 3442.22	Date 12.23.19	Drawn By DN
 <b>BURGIS ASSOCIATES, INC.</b> 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 <b>2020 Land Use Plan Element</b> Township of West Windsor   Mercer County, New Jersey		Dwg. No. map 07
		Scale 1" = 300'		2015 COPYRIGHT BA - NOT TO BE REPRODUCED

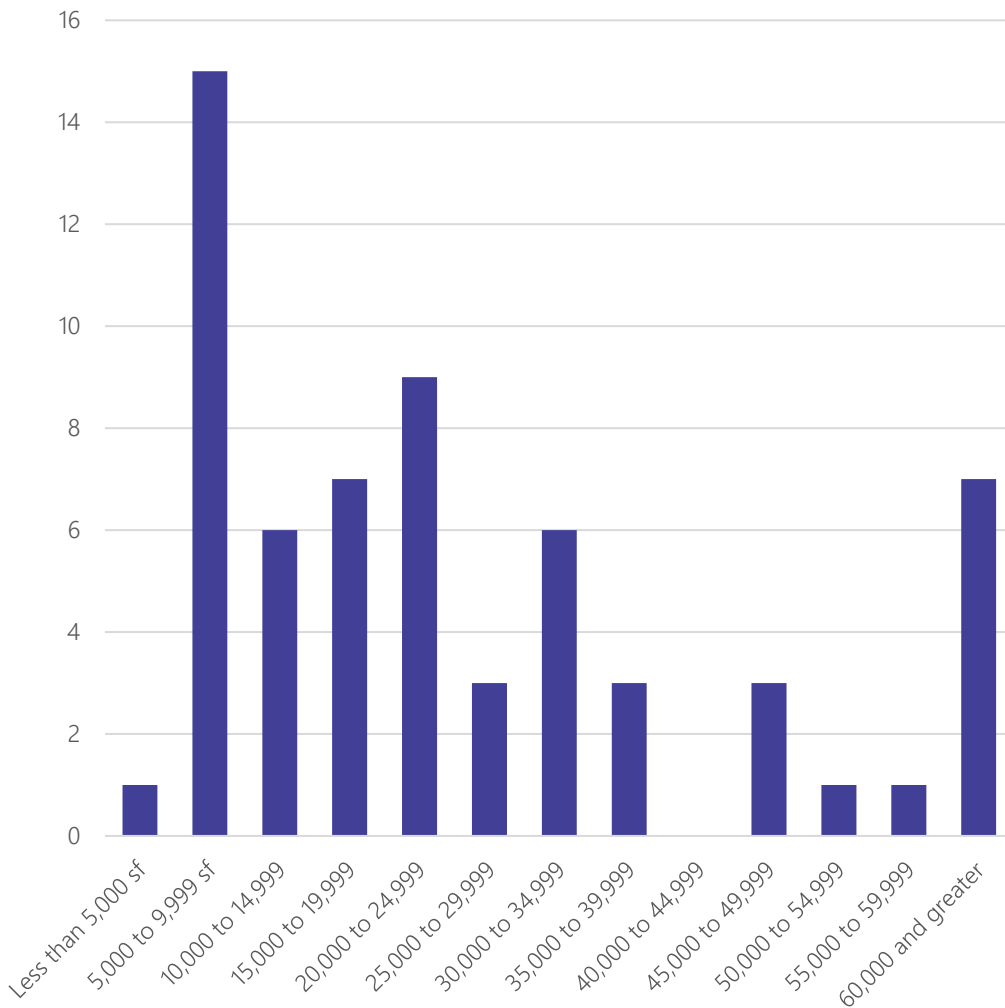
DUTCH NECK

A new Dutch Neck land use category is proposed within the central portion of the Township, near the intersection of Village Road and South Mill Road.

This land use category has been created in recognition of the unique and varied development pattern of the Dutch Neck community. Presently, this portion of the Township is primarily developed with single-family dwellings on lot sizes which range from 4,800 square feet to 90,000 square feet. The First Presbyterian Church of Dutch Neck, Windsor Chapel, a West Windsor Board of Education building, Dutch Neck School, the West Windsor Volunteer Fire Department, and Veterans Memorial Park are all also located in this area.

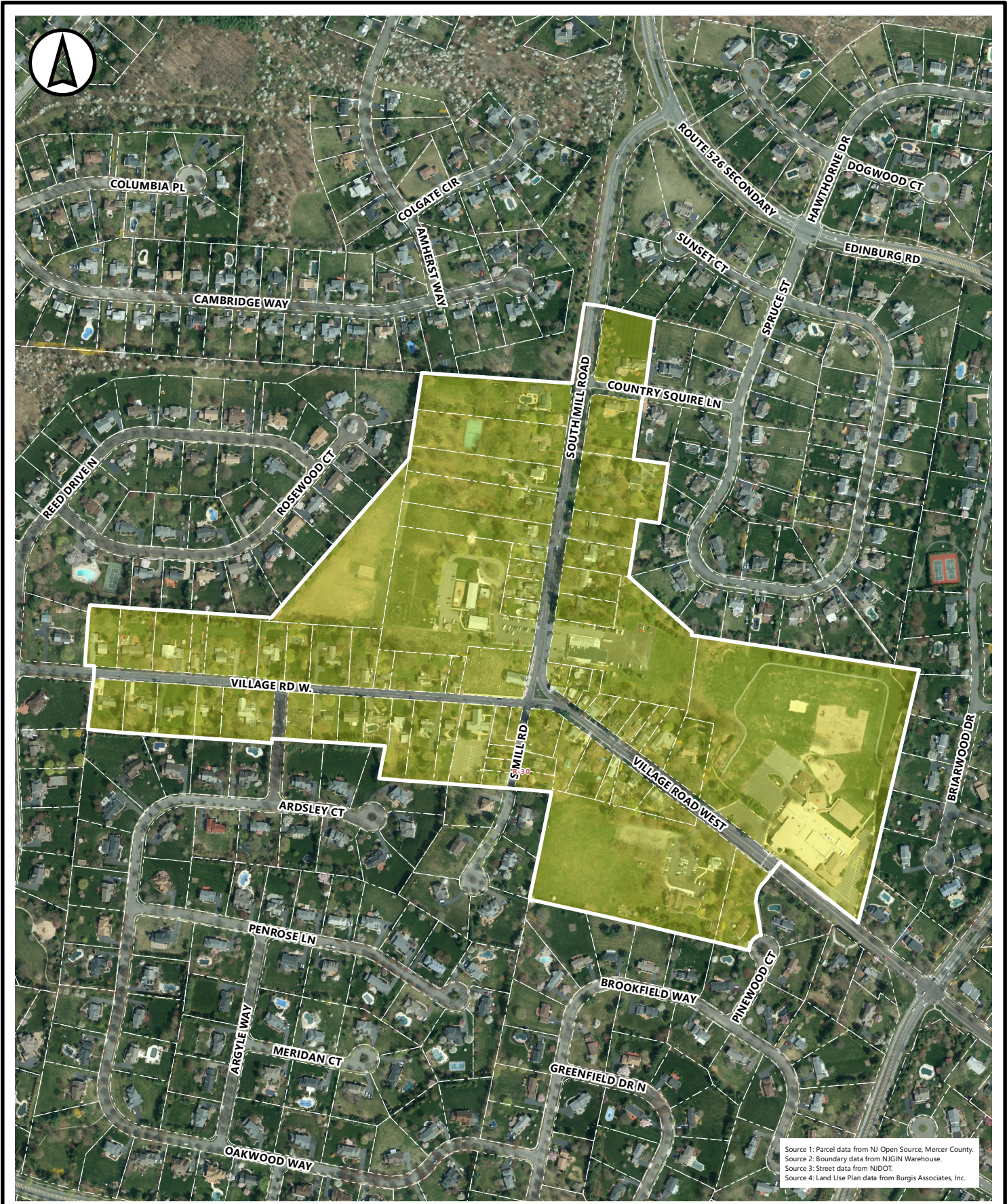
The diverse distribution of lot sizes in Dutch Neck can be seen on the accompanying figure.

Figure 2: Distribution of Lot Sizes in Dutch Neck




Presently, the properties within this enclave are located in either the R-2 District or the R-20 District, both of which principally permit single-family residential dwellings on lot sizes of one (1) acre and twenty-thousand (20,000) square feet, respectively. The Township's 2008 Reexamination Report had previously recommended that the zoning of the older core of the Dutch Neck neighborhood be examined to determine how those existing zoning regulations relate to the actual conditions of the area.

This recommendation is reiterated by this Land Use Plan. Specifically, it is recommended that the Township review the existing development patterns in the community in order to determine whether any new zoning standards or zoning districts are required to be more reflective of this area's existing development pattern. The main intent of this proposed land use category is two-fold: to recognize and preserve the existing, historic, and unique development pattern of Dutch Neck while also adequately addressing the reasonable expectations of homeowners in regard to modern home improvements.



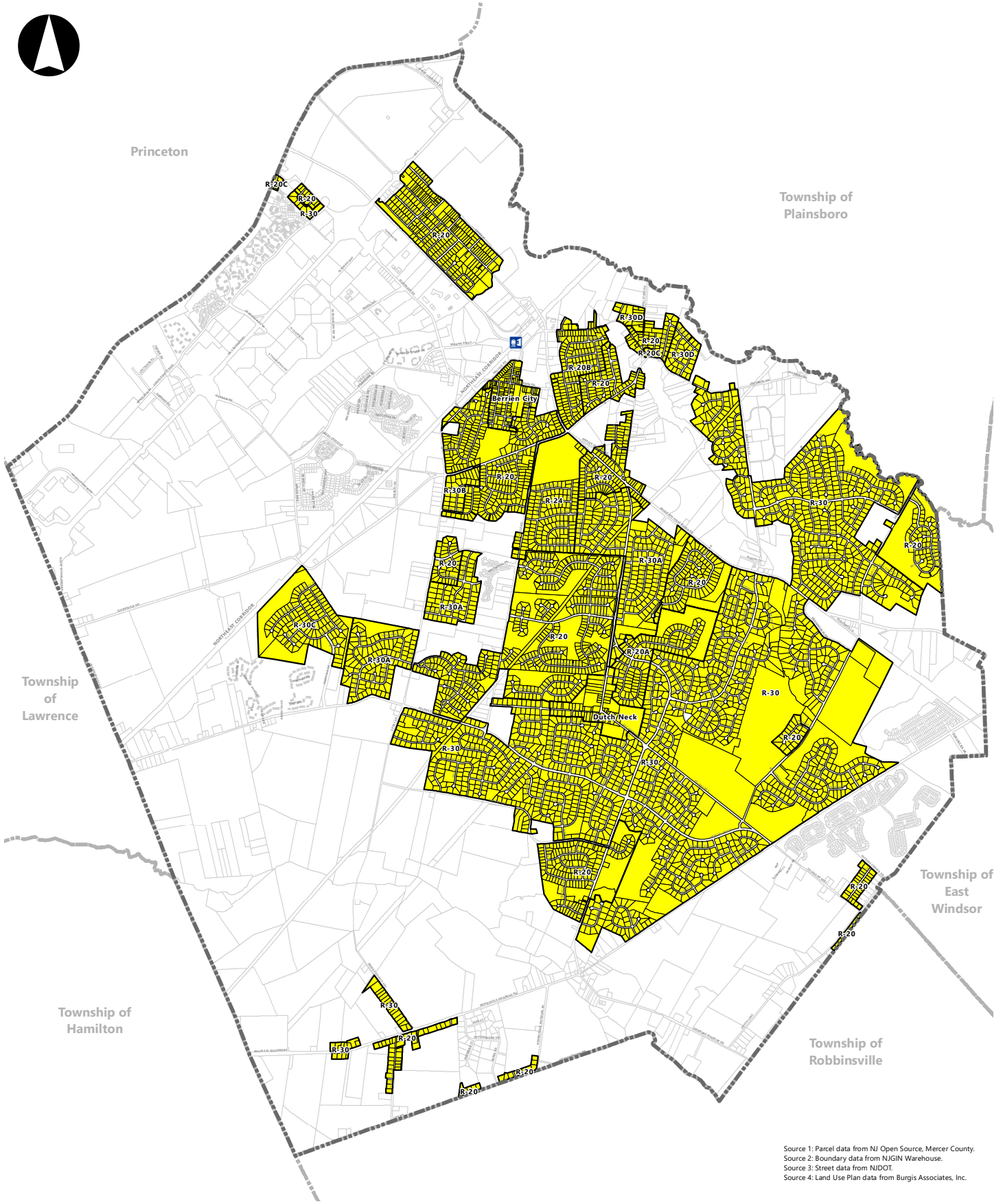
Source 1: Parcel data from NJ Open Source, Mercer County.  
 Source 2: Boundary data from NJGIN Warehouse.  
 Source 3: Street data from NJDOT.  
 Source 4: Land Use Plan data from Burgis Associates, Inc.

Dwg. Title <b>Map 08: Dutch Neck Aerial</b>		Project No. 3442.22	Date 12.23.19	Drawn By DN
 <b>BURGIS ASSOCIATES, INC.</b> 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 <b>2020 Land Use Plan Element</b> Township of West Windsor   Mercer County, New Jersey		Dwg. No. map 08
		Scale 1" = 500'		2015 COPYRIGHT BA - NOT TO BE REPRODUCED



Princeton

Township of  
Plainsboro



Source 1: Parcel data from NJ Open Source, Mercer County.  
Source 2: Boundary data from NJGIN Warehouse.  
Source 3: Street data from NJDOT.  
Source 4: Land Use Plan data from Burgis Associates, Inc.

Dwg. Title  
**Map 09: Medium Density Single-Family Residential Land Use Categories**

Project No. 3442.22	Date 12.23.19	Drawn By DN
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**BURGIS ASSOCIATES, INC.**  
 COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE  
 25 Westwood Avenue p: 201.666.1811  
 Westwood, New Jersey 07675 f: 201.666.2599

Project Title:  
**2020 Land Use Plan Element**  
 Township of West Windsor | Mercer County, New Jersey

Scale 1" = 4,400'	Dwg. No. map 09
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### **3.2.3: Medium to High Density Residential/Planned Residential Development**

The Medium to High Density Residential/Planned Residential Development land use categories consist of eleven (11) separate existing and proposed land use categories and corresponding zoning districts which are generally located in the central and northwesterly portion of the Township, to the north of Village Road West.

These land use categories generally permit opportunities for a wide variety of housing types, including single-family dwellings, patio zero lot line dwellings, two-family dwellings, maisonette units, and garden apartments. They also provide for much of the Township's low- and moderate-income housing.

The Medium to High Density Residential/Planned Residential Development land use categories are identified as follows:

#### RESIDENTIAL (R-3.5)

The Residential (R-3.5) land use category is located in the central portion of the Township, along the westerly side of Penn Lyle Road.

This land use category corresponds to the R-3.5 Residence District which primarily permits single-family dwellings. The district establishes a minimum lot size of 3,500 square feet for individual lots, as well as a floor area ratio of sixty percent (60%) and a maximum impervious coverage of eighty percent (80%).

Presently, this area is developed with the "Westwinds" neighborhood which is comprised of a mixture of single-family detached and attached dwelling units situated in an open space setting. It is the intent of this land use category to recognize and preserve the existing development pattern of this district.

#### RESIDENTIAL (R-3)

The Residential (R-3) land use category is located in the northerly portion of the Township, between the D&R Canal and Canal Pointe Boulevard.

This land use category corresponds to the R-3 District which permits single-family dwellings in accordance with the requirements set forth in the R-2 District, as well as planned developments consisting of detached single-family dwellings on smaller lots, townhouses, patio homes, and/or single-family zero lot line detached dwellings at a gross density of three (3) or in certain instances five (5) units per acre.

This area is completely developed. As such, it is the intent of this land use category to recognize and preserve the existing development pattern of the district.

### RESIDENTIAL (R-3A)

The R-3A land use category is located in the northwesterly portion of the Township, along the northerly side of Bear Brook Road and to the south of the Carnegie Center office development.

This land use category corresponds to the R-3A Residence District which permits single-family dwellings in accordance with the requirements set forth in the RR/C District, as well as planned developments consisting of patio/zero lot line dwellings, townhouses, and garden apartments up to a gross density of four (4) dwelling units per acre, provided twenty percent (20%) of the total units are reserved for low- and moderate-income households.

Presently, the R-3A land use category is partially developed with the Windsor Haven and the Walden Woods residential developments. The former is comprised of one hundred and eighty-four (184) multifamily units of which thirty-seven (37) are reserved for low- and moderate-income households, while the latter is comprised of sixteen (16) affordable zero lot line for-sale single family homes.

The intent of this land use category is to recognize and preserve the existing development pattern of the district. Where future development is proposed, it should be in accordance to those standards set forth either for the RR/C District or for planned developments.

### RESIDENTIAL (R-3B)

A new Residential (R-3B) land use category and corresponding zoning district is proposed for properties which are presently located in the R-3A District along the northerly side of Bear Brook Road, to the south of the Carnegie Center office development. These properties are identified by municipal tax records as Block 9 Lots 15, 16, 27, and 66.

Similar to the R-3A District, it is recommended that this land use category and corresponding district permit single-family dwellings in accordance with the requirements set forth in the RR/C District, as well as planned developments consisting of patio/zero lot line dwellings, townhouses, and garden apartments up to a gross density of four (4) dwelling units per acre.

In addition to the above, it is further recommended that this new land use category and corresponding district permit an ecovillage, which is generally defined as a sustainable, small-scale community designed to integrate a supportive social environment with low impacts to the environment. Ecovillages typically incorporate various aspects of ecological design, cohousing, green building, alternative energy, and other sustainable and environmentally friendly practices. Examples of shared facilities may include kitchen and dining areas, entertainment and fitness rooms, yurts, libraries, and greenhouses.

A density of one and one-half (1 ½) units per acre is proposed, provided that there shall be no more than twenty (20) dwellings in an ecovillage. Rather than requiring an affordable housing set-aside, an affordable housing fee of one and one-half percent (1.5%) shall be paid for each unit built, based upon the value of the land and improvements.

## Map 10: Proposed Residential (R-3B)



### RESIDENTIAL (R-4)

The Residential (R-4) land use category is located in the northerly portion of the Township, along the northerly side of Canal Pointe Boulevard and to the south of the D&R Canal.

This land use category corresponds to the R-4 Residence District which permits single-family dwellings in accordance with the requirements of the R-2 District, as well as planned developments consisting of single-family patio/zero lot line detached dwellings, townhouses, garden apartments, and mid-rise apartments at a gross density of between five (5) and eight (8) units per acre.

Presently, this land use category is entirely developed with the Canal Pointe neighborhood which is comprised of approximately six hundred and twenty (620) units, consisting of multifamily units, townhouses, single-family dwellings. It is the intent of this land use category to recognize and preserve the existing development pattern of the district.

### RESIDENTIAL (R-4A)

The Residential R-4A land use category is located in the westerly portion of the Township, along the northerly side of Village Road West and to the south of the railroad line.

This land use category corresponds to the R-4A Residence District which permits single-family dwellings in accordance with the requirements of the R/RC District, as well as planned developments consisting of single-family patio/zero lot line dwellings, two-family dwellings, townhomes, and garden apartments with a gross density of up to six (6) units per acre, provided twenty percent (20%) of the total units are reserved for low- and moderate-income households.

Presently, the R-4A residential land use category is presently developed with the Windsor Ponds multifamily development which is comprised of three hundred and seventy (370) townhouse units, including thirty-nine (39) units reserved for low- and moderate-income households. .

It is the intent of this land use category to recognize and preserve the existing development pattern of the district.

#### RESIDENTIAL (R-4B)

The Residential (R-4B) land use category is generally located near the westerly-central portion of the Township, along the southerly side of Clarksville Road.

This land use category corresponds to the R-4B Residence District which permits single-family dwellings in accordance with the requirements of the RR/C District, as well as planned developments consisting of patio/zero lot line detached dwellings, two-family and semidetached dwellings, townhouses, and garden apartments at a gross density of up to eight (8) units per acre, provided twenty percent (20%) of the total units are reserved for low- and moderate-income households.

Presently, this land use category is entirely developed with three (3) multifamily communities:

- ❖ Avalon Princeton Junction. Formerly known as Steward’s Watch, Avalon Princeton Junction is an inclusionary rental apartment complex located on Clarksville Road. It is comprised of five hundred and twelve (512) total multifamily units, of which one hundred and three (103) are reserved for low- and moderate-income households.
- ❖ West Windsor Gardens (Princeton Terrace 1). Formerly referred to as “Akselrad,” West Windsor Gardens (Princeton Terrace 1) is an inclusionary development located along the southerly side of Clarksville Road and to the north of the railroad line. It is comprised of three hundred and forty-two (342) total multifamily units, of which sixty-nine (69) are reserved for low- and moderate-income households.
- ❖ West Windsor Gardens (Princeton Terrace 2). Formerly known as “DeMeglio,” West Windsor Gardens (Princeton Terrace 2) is an inclusionary development located immediately adjacent to West Windsor Gardens (Princeton Terrace 1). It is comprised of one hundred and twenty (120) total multifamily units, of which twenty-four (24) are reserved for low-and moderate-income households.

It is the intent of this land use category to recognize and preserve the existing development pattern of the district.

### RESIDENTIAL (R-5A)

The Residential (R-5A) land use category is located near the northwesterly portion of the Township, along the northerly side of Wheeler Way and to the south of the D&R Canal.

This land use category corresponds to the R-5A Residence District which permits single-family dwellings in accordance with the requirements of the RR/C District, as well as planned developments consisting of garden apartments, townhouses, and maisonette dwellings at a maximum gross density of ten (10) units per acre, provided at least twenty percent (20%) of the total number of units are reserved for low- and moderate-income households.

Presently, this area is developed with the Mercer County Golf Course as well as three (3) multifamily communities:

- ❖ Colonnade Pointe. Colonnade Pointe is located along the northerly side of Canal Pointe Boulevard, to the south of the D&R Canal. It is comprised of two hundred and fifty-two (252) townhouse units. Because it predates the Mt. Laurel litigation, this community does not contain any affordable units.
- ❖ Woodstone. Located along the northerly side of Canal Pointe Boulevard and to the south of the existing Princeton Theological Seminary (PTS) student apartments, Woodstone received preliminary and final major subdivision approval as well as final site plan approval for the development of four hundred and forty-three (443) multifamily residential units, of which eighty-nine (89) units are to be reserved for low- and moderate-income households.
- ❖ Princeton Theological Seminary. Presently, the Princeton Theological Seminary (PTS) owns a student apartment complex which is located to the rear of the aforementioned approved Woodstone inclusionary development. This complex presently contains a total of two hundred and forty (240) units. As a component of its master planning process, PTS is expected to sell its campus in West Windsor Township. Ultimately, it is expected that this development will be sold, or a ground lease will be entered into with a developer. Based upon the total number of existing units, West Windsor anticipates a total of forty-eight (48) affordable units would be produced by this transaction.

It is the intent of this land use category to recognize and preserve the existing development pattern of the district. Should the PTS student apartment complex be sold or a ground lease entered into, the Township will ensure that twenty-percent (20%) of its units be reserved for low- and moderate-income households.

### RESIDENTIAL (R-5B)

The Residential (R-5B) land use category is located near the westerly portion of the Township, along the westerly side of Meadow Road and to the south of US Route 1.

This land use category corresponds to the R-5B Residence District which permits single-family dwellings in accordance with the requirements of the RR/C District, as well as planned developments consisting of townhouses, garden apartments, and maisonette dwellings at a maximum gross density of ten (10) units per acre, provided at least twenty percent (20%) of the total number of units are reserved for low- and moderate-income households. An increased maximum gross density of fifteen (15) dwelling units per acre is permitted, provided that forty percent (40%) of the additional units generated by this bonus density are reserved for low- and moderate-income households, and further provided that at least thirty percent (30%) of the total number of units on-site are reserved for low- and moderate-income households.

Presently, this land use category is entirely developed with two (2) multifamily communities:

- ❖ Meadow Lane Apartments. The Meadow Lane Apartments is comprised of sixty (60) multifamily apartment units.
- ❖ Meadow Lane Apartments (Windsor Woods). The Meadow Lane Apartments (Windsor Woods) development is an expansion of the aforementioned Window Lane Apartments. It is comprised of one hundred and forty (140) units, of which thirty-five (35) units are reserved for low- and moderate-income households.

It is the intent of this land use category to recognize and preserve the existing development pattern of the district.

### RESIDENTIAL (R-5C)

The Residential (R-5C) land use category is located near the westerly portion of the Township, to the south of Route 1 and immediately adjacent to the R-5B District.

This land use category corresponds to the R-5C Residence District which is designed to permit an inclusionary multi-family development consisting of mid-rise apartments and garden apartments with an affordable housing set-aside of twenty-five percent (25%). The average gross density is not to exceed ten (10) dwelling units per acre, and the net density is not to exceed forty (40) dwelling units per acre. Where feasible, the Residential R-5C Land Use Category envisions vehicular and pedestrian connections to its adjoining residential and commercial properties.

PLANNED RESIDENTIAL NEIGHBORHOOD (PRN-1)

The Planned Residential Neighborhood (PRN-1) land use category is located near the west-central portion of the Township, along the southerly side of Bear Brook Road and to the east of Meadow Road.

This land use category corresponds to the PRN-1 District which permits single-family dwellings in accordance with the requirements of the RR/C District, as well as planned developments consisting of single-family semi-detached dwellings, townhouses, maisonette dwellings, garden apartments, and senior housing at a maximum gross density of eight and one-half (8.5) units per acre, provided at least twenty percent (20%) of the total number of units are reserved for low- and moderate-income households.

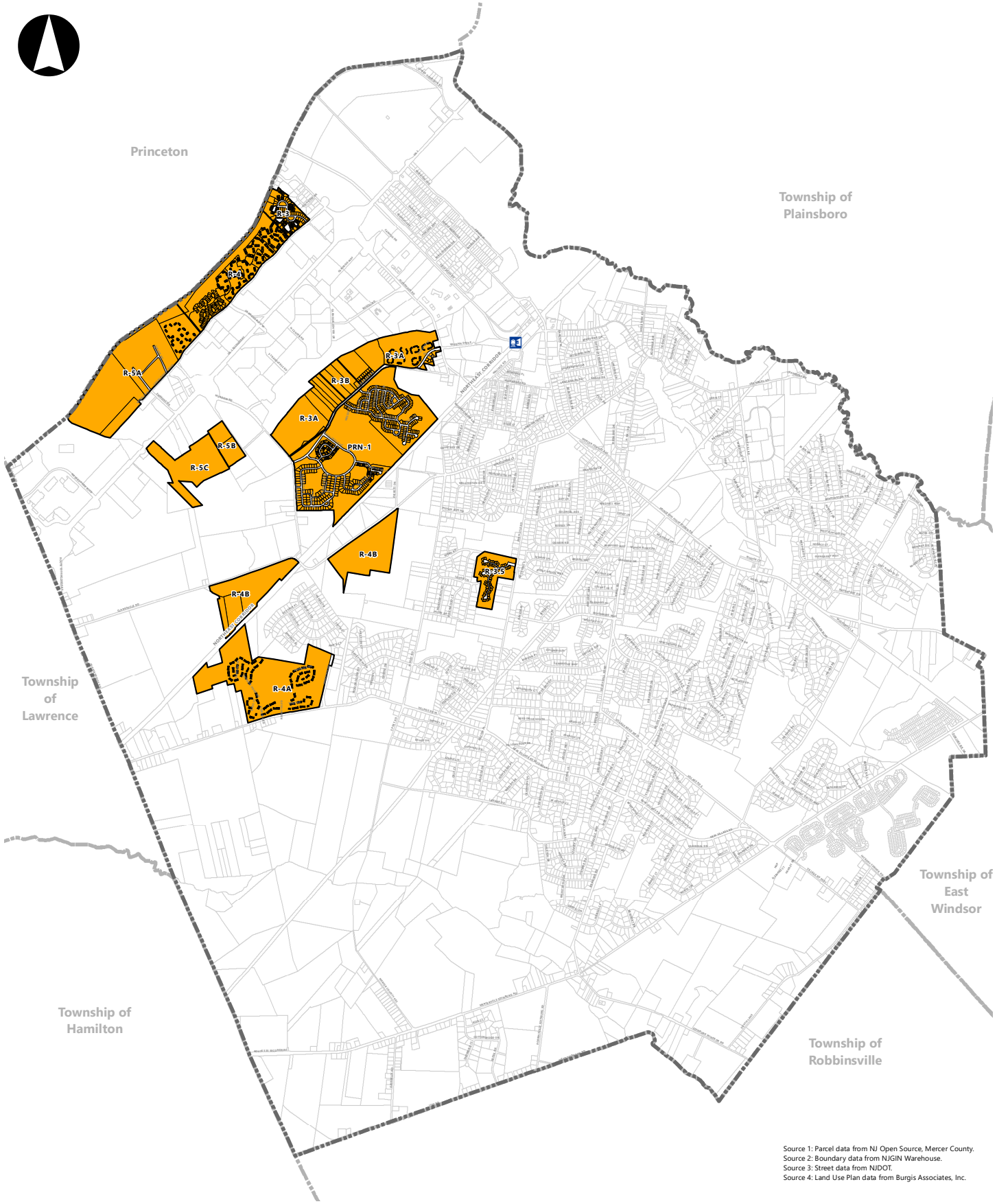
Presently, this land use category is entirely developed with the Estates at Princeton Junction. This community consists of four hundred (400) single-family dwellings, one hundred and twenty-nine (129) townhouses, and six hundred and thirty-six (636) apartments, of which one hundred and seventy-five (175) are reserved for low- and moderate-income households.

It is the intent of this land use category to recognize and preserve the existing development pattern of the district.



Princeton

Township of  
Plainsboro



Source 1: Parcel data from NJ Open Source, Mercer County.  
Source 2: Boundary data from NJGIN Warehouse.  
Source 3: Street data from NJDOT.  
Source 4: Land Use Plan data from Burgis Associates, Inc.

Dwg. Title  
**Map 11: Medium to High Density Residential Land Use Categories**

Project No. 3442.22	Date 12.23.19	Drawn By DN
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**BURGIS ASSOCIATES, INC.**  
COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE  
25 Westwood Avenue p: 201.666.1811  
Westwood, New Jersey 07675 f: 201.666.2599

Project Title:  
**2020 Land Use Plan Element**  
Township of West Windsor | Mercer County, New Jersey

Scale 1" = 4,400'	Dwg. No. map 11
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### **3.2.4: Mixed Use Residential**

The Mixed Use Residential land use categories consist of three (3) land use categories and corresponding zoning districts which are located in the northwesterly, central, and easterly portions of the Townships. These land use categories are identified as follows:

#### PLANNED MIXED USE NEIGHBORHOOD CENTER (PMN)

The Planned Mixed Use Neighborhood Center (PMN) land use category is located in the north-central portion of the Township, near the intersection of Bear Brook Road and Alexander Road.

This land use category corresponds to the PMN District, which is designed to provide a pedestrian and bicycle-friendly village-style center which is comprised of a compact mix of modest-sized stores, personal and professional services, corporate suites, market-rate dwelling units, and plazas. The PMN District is also intended to provide a compatible setting for affordable housing close to mass transit services and employment opportunities. A maximum of one hundred (100) dwelling units are permitted, which may include townhouses, single-family attached duplexes, multi-family units, and live-work dwelling units.

Presently, the entirety of this land use category is under construction with the Maneely/Toll Brothers development, which received preliminary and final major subdivision approval as well as site plan approval in 2015. Once completed, this community will consist of a mixed-use center comprised of retail, residential units above commercial spaces, townhomes, corporate suites, and a ten (10) acre site reserved for a municipally-sponsored affordable housing development (Project Freedom).

#### RESIDENTIAL (R-5D)

The Residential (R-5D) land use category is located in the easterly portion of the Township, near the intersection of Old Trenton Road and Princeton Hightstown Road.

This land use category corresponds to the R-5D Residence Affordable Housing District. It is designed to permit an inclusionary multi-family development consisting of stacked flats and apartments, townhomes, and group homes with an affordable housing set-aside of twenty-five percent (25%). The net density of the stacked flats, apartments, and townhomes is not to exceed twenty-five (25) dwelling units per acre.

In addition, the R-5D Land Use Category is also designed to permit a commercial building (or buildings) not to exceed 10,000 square feet in gross floor area. Those uses which are presently permitted in the P-3 District are also permitted in this commercial building(s).

RESIDENCE/BUSINESS PLANNED MIXED USE NEIGHBORHOOD/AFFORDABLE HOUSING (PMN-1)

The Residence/Business Planned Mixed Use Neighborhood/Affordable Housing (PMN-1) land use category is located within the northwesterly portion of the Township, near the intersection of US Route 1 and Meadow Road.

This land use category corresponds with the PMN-1 Residence/Business Planned Mixed Use Neighborhood/Affordable Housing District. It is intended to encourage a mix of residential development in conjunction with appropriately scaled and compatible commercial development consisting of retail sales and services, a hotel, corporate suites, general and administrative offices, fitness and instructional studios, and similar uses with convenient access to Route 1 as well as the to the Princeton Junction Train Station and the surrounding employment centers.

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

Furthermore, a minimum of 15,000 square feet and a maximum of 30,000 square feet of neighborhood retail uses are to be provided, as well as a limited service hotel with one hundred and twenty (120) rooms.



Princeton

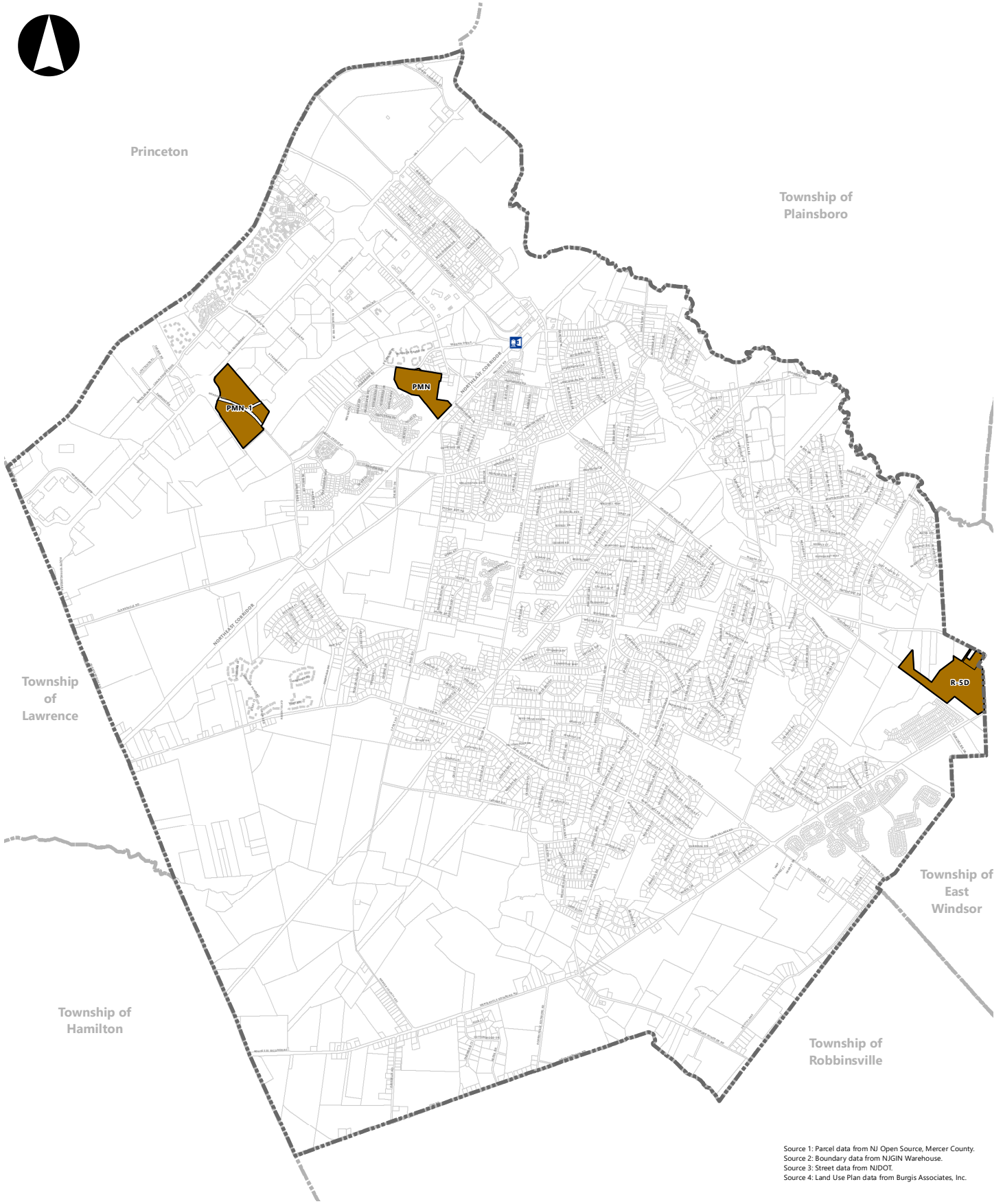
Township of  
Plainsboro

Township of  
Lawrence

Township of  
Hamilton

Township of  
East  
Windsor

Township of  
Robbinsville



Source 1: Parcel data from NJ Open Source, Mercer County.  
Source 2: Boundary data from NJGIN Warehouse.  
Source 3: Street data from NJDOT.  
Source 4: Land Use Plan data from Burgis Associates, Inc.

Dwg. Title  
**Map 12: Mixed Use Residential Land Use Categories**

Project No. 3442.22	Date 12.23.19	Drawn By DN
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**BURGIS ASSOCIATES, INC.**  
 COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE  
 25 Westwood Avenue p: 201.666.1811  
 Westwood, New Jersey 07675 f: 201.666.2599

Project Title:  
**2020 Land Use Plan Element**  
 Township of West Windsor | Mercer County, New Jersey

Scale 1" = 4,400'	Dwg. No. map 12
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### 3.2.5: Senior Living

The Senior Living land use categories consist of four (4) separate existing and proposed land use categories and corresponding zoning districts: the EH Elderly Housing District, the PRRC Planned Residential Retirement Community District, the PRRC-1 Planned Residential Retirement Community-1 District, and the RRC Residential Retirement Community District. The PRRC, PRRC-1, and RRC Districts are located within the easterly portion of the Township, while the EH District is located near Princeton Junction.

All four districts permit a variety of housing types, including single-family dwellings, townhouses, apartments, and specialized assisted living units. These districts also require the construction of low- and moderate-income senior units as part of any residential development.

As further discussed in Section 5.4 of this Land Use Plan, the percentage of the Township's population aged sixty-five (65) and older has increased noticeably since 2000. This trend is expected to continue over the next few decades as the "Baby Boomer" generation continues to age. West Windsor recognizes the importance of its senior living land use categories, particular for the community's aging residents who may wish to downsize and still remain within the Township.

The Senior Living land use categories are identified as follows:

#### ELDERLY HOUSING (EH)

The Elderly Housing (EH) land use category is located in the north-central portion of the Township, along the westerly side of Princeton Hightstown Road within Princeton Junction.

This land use category corresponds to the EH Residence District which permits single-family dwellings in accordance with the requirements of the RR/C District as well as planned developments consisting of garden apartments, townhouses, and maisonette dwellings at a maximum average gross density of twenty (20) units per acre, provided that such dwellings are for senior citizen low- and moderate-income households and developed by a non-profit or limited dividend owner or sponsor. In addition, the EH Residence District also permits a mixed-use development which may include both offices and senior-citizen housing.

Presently, the entirety of this land use category is developed with a municipal park, a gas station, and the Gables. Formerly known as Presbyterian Homes, the Gables is a senior citizen development which was built by Presbyterian Homes (a not-for-profit organization) for senior citizen low- and moderate-income housing. It is comprised of eighty-four (84) units.

It is the intent of this land use category to recognize and preserve the existing development pattern of the district.

PLANNED RESIDENTIAL RETIREMENT COMMUNITY (PRRC)

The Planned Residential Retirement Community (PRRC) land use category is located within the easterly portion of the Township, along the easterly side of Old Trenton Road.

This land use category corresponds to the PRRC District which permits single-family dwellings in accordance with the requirements of the RR/C District. However, the primary intended use of the PRRC District is to provide a variety of dwelling units and services for the elderly population, which has increased both locally and regionally throughout the past several decades. A gross density of 1.45 dwelling units per acre is permitted, provided that at least 15% of the total units in the PRRC District are reserved for low- and moderate-income households. Congregate care beds and units are not included in the calculation of density.

In 1996, an initial general development plan (GDP) was granted for an age-restricted planned residential retirement community. Known as Bear Creek, the approval was ultimately approved to include nine hundred and seven (907) units with a 15% set-aside for low- and moderate-income households. Thus far, six hundred and eighty-seven (687) units in three (3) developments have been constructed. These developments include the following:

- ❖ Village Grande at Bear Creek. Village Grande at Bear Creek is a single-family development located along the easterly side of Old Trenton Road, to the north of Village Road East. It is comprised of five hundred and forty (540) dwellings, of which fourteen (14) are reserved for low- and moderate-income senior households.
- ❖ Bear Creek Senior Living. Bear Creek Senior Living is an assisted living facility located at the corner of Old Trenton Road and Village Road East. It is comprised of eighty-six (86) beds, of which ten (10) are reserved as affordable.
- ❖ The Hamlet. The Hamlet is an age-restricted multifamily development located along the southerly side of Village Road East. It is comprised of sixty-one (61) units, all of which are reserved for low- and moderate-income senior households.

In addition to the above, an additional two hundred and twenty (220) age-restricted units at the Bear Creek Senior Living development have been approved by the Township's Planning Board but have yet to be constructed.

It is the intent of this land use category to recognize and preserve the existing development pattern of the district. Where future development is proposed, it should support the Township's overarching goal of providing a variety of housing types and opportunities to its aging residents who wish to remain in the community.

### PLANNED RESIDENTIAL RETIREMENT COMMUNITY (PRRC-1)

The Planned Residential Retirement Community (PRRC-1) land use category is located within the easterly portion of the Township, along the westerly side of Old Trenton Road.

This land use category corresponds to the PRRC-1 District which permits single-family dwellings in accordance with the requirements of the RR/C District. However, the primary intended use of the PRRC-1 District is to provide congenial dwelling opportunities for the elderly population, which has increased both locally and regionally throughout the past several decades. A gross density of 0.955 dwelling units per acre is permitted, provided that at least fifteen percent (15%) of the total units in the PRRC-1 District are reserved for low- and moderate-income households.

Presently, this land use category is predominantly developed with the Elements, which is located at the intersection of Old Trenton Road and Dorchester Drive. The Elements is an age-restricted inclusionary development consisting of one hundred and fifty-six (156) single-family age restricted dwellings, of which six (6) are reserved for low- and moderate-income households. In addition to these six (6) units, a thirty-three (33) unit regional contribution agreement (RCA) with the City of Long Hill was approved by the Council on Affordable Housing (COAH) in April of 2005. The remainder of this land use category consists of open space.

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#### *RCAs*

*A regional contribution agreement (RCA) is a mechanism previously allowed by COAH which permitted "sending" municipalities to transfer a portion of their affordable housing obligation to a "receiving" municipality. In 2008, an amendment to the Fair Housing Act was adopted which barred future RCAs.*

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It is the intent of this land use category to recognize and preserve the existing development pattern of the district.

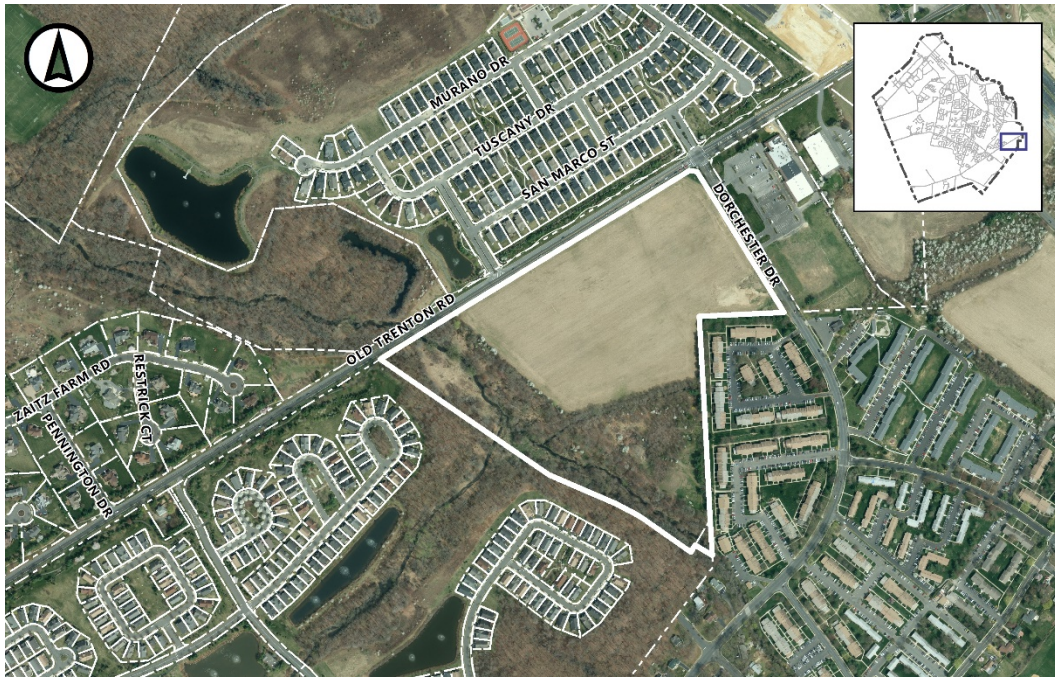
### RESIDENTIAL RETIREMENT COMMUNITY (RRC)

A new Residential Retirement Community (RRC) land use category and corresponding zoning district is proposed for a portion of the existing P Professional Office District. This property is identified by municipal tax records as Block 37 Lot 7. The Village Grande community is located to the southwest, while the Elements is located to the north. As such, this area is particularly appropriate for age-restricted housing.

Similar to the EH, PRRC, and PRRC-1 Districts, the purpose of this proposed land use category and corresponding zoning district is to provide additional housing opportunities for the elderly population, which has increased both locally and regionally throughout the past several decades. It is recommended that this district permit townhouses and stacked townhouses at a density of two (2) units per acre for a maximum of eight-eight (88) units, provided that at least twenty-five percent (25%) of the total units in the RRC District be reserved for low- and moderate-income households.

Furthermore, in order to balance the needs of the Township's aging population as well as West Windsor's long-standing tradition of environmental protection and open space preservation, it is recommended that there be no permitted disturbance to the Greenbelt areas located within the RRC District. At least fifty percent (50%) of the RRC District should also be set-aside as common open space.

Map 13: Proposed RRC



Scale: 1" = 1,000'



Princeton

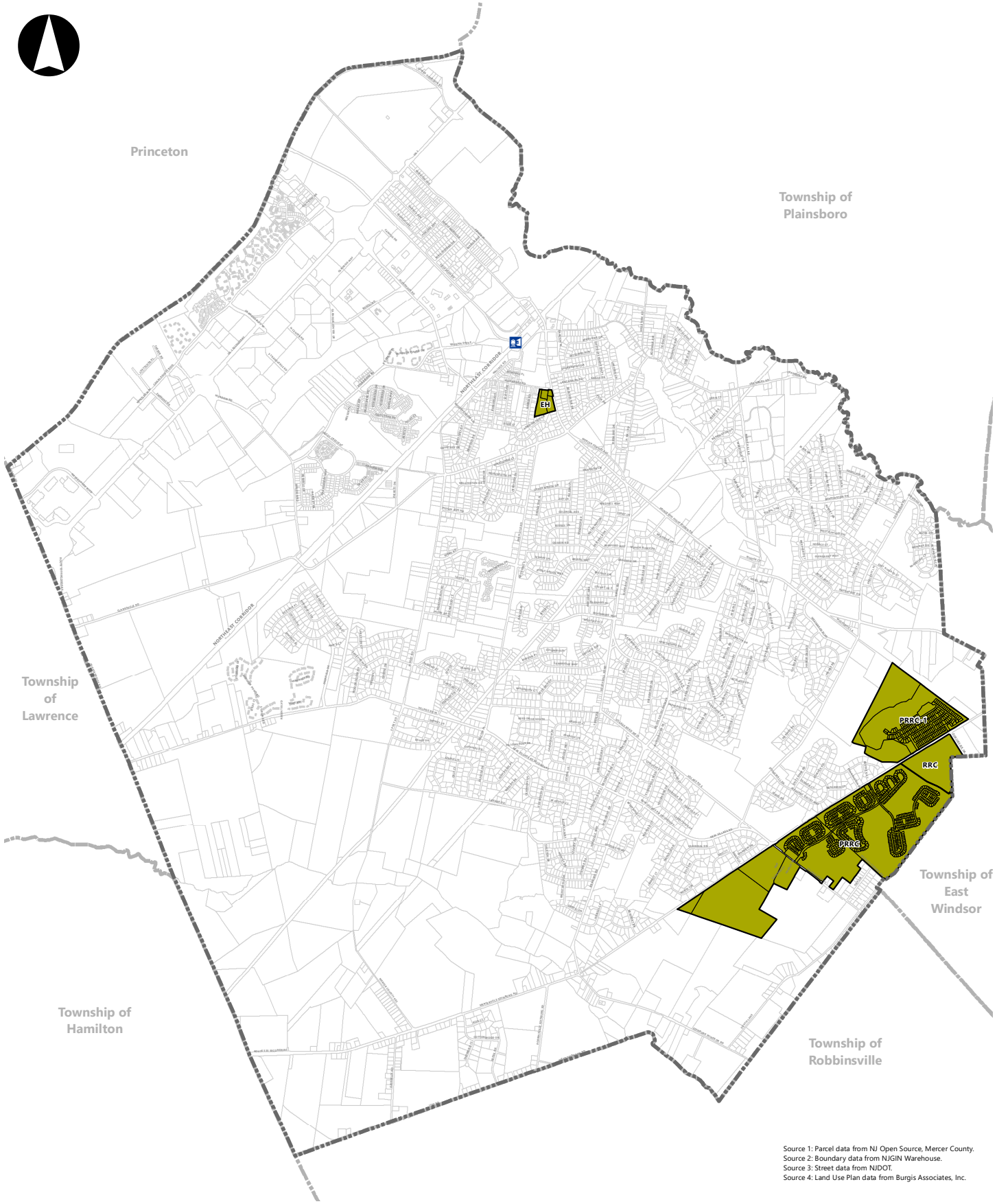
Township of  
Plainsboro

Township of  
Lawrence

Township of  
Hamilton

Township of  
East  
Windsor

Township of  
Robbinsville



Source 1: Parcel data from NJ Open Source, Mercer County.  
Source 2: Boundary data from NJGIN Warehouse.  
Source 3: Street data from NJDOT.  
Source 4: Land Use Plan data from Burgis Associates, Inc.

Dwg. Title  
**Map 14: Senior Living Land Use Categories**

Project No.  
3442.22

Date  
12.23.19

Drawn By  
DN

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

Project Title:  
**2020 Land Use Plan Element**  
Township of West Windsor | Mercer County, New Jersey

Scale  
1" = 4,400'

Dwg. No.  
map 14

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## 3.3: Nonresidential and Mixed Land Use

The Township's nonresidential and mixed land use categories and corresponding zoning districts vary greatly in size, scope, and function. Indeed, these districts range from smaller neighborhood shops and offices serving the local community to large-scale, regional shopping centers and office parks. As such, these nonresidential and mixed land use categories are designed to recognize and promote the viability of these diverse districts, while also providing opportunities for future economic growth in specific areas of the Township.

Accordingly, the following non-residential and mixed land use categories are offered:

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### **3.3.1: Research/Office/Manufacturing**

The Research/Office/Manufacturing land use categories consist of four (4) existing and three (3) proposed separate land use categories and corresponding zoning districts which are generally located along the US Route 1 and Alexander Road corridors, to the north of the railroad.

The Township's Research/Office/Manufacturing land use districts have historically been designed to reflect established development patterns as well as areas where substantial development has been approved but not yet been constructed. These areas continue to remain viable and attractive locations for new research and development uses due to their central New Jersey location, immediate access to a major regional corridor, and their proximity to educational and research facilities located in Princeton.

The Research/Office/Manufacturing land use categories are identified as follows:

#### RESEARCH/OFFICE/MANUFACTURING (ROM-1)

The Research/Office/Manufacturing (ROM-1) land use category is primarily located in the vicinity of the US Route 1 Corridor as well as along portions of Clarksville Road and Alexander Road.

This land use category corresponds to the ROM-1 District, which generally permits research office and limited manufacturing parks. The district requires a minimum lot size of seven (7) acres, or alternatively twenty (20) acres for a mixed use planned development.

Presently, a significant portion of the ROM-1 District is developed with the Carnegie Center office development. Therefore, it is the intent of this land use category to recognize the existing development pattern of this district. Where additional development is proposed, it should be done so in a manner which promotes the attractive unified design of the area while also promoting a high quality level of investment.

In addition, it is recognized that several properties in the Carnegie Center office development are split zoned between the ROM-1 and ROM-2 Districts. These properties are identified by municipal tax records as Block 9 Lots 77, 78, and 82. To eliminate this irregular condition, it is recommended that the district line be redrawn so that Block 9 Lots 77 and 78 are located entirely in the ROM-1 District and that Block 9 Lot 82 is located entirely in the ROM-2 District.

Furthermore, it is recommended that the Township permit the conversion of existing hotels into assisted living facilities as a permitted use, provided that fifteen percent (15%) of beds be set-aside for low-and moderate income households.

Map 15: ROM-1 and ROM-2 Zoning Adjustment



### RESEARCH/OFFICE/MANUFACTURING (ROM-1A)

A new Research/Office/Manufacturing (ROM-1A) land use category and corresponding zoning district is proposed for a portion of the existing ROM-1 District as well as for a portion of the existing E Education District. These properties are identified by municipal tax records as Block 3 Lot 1.01 and 14.02.

This area received approval from the Zoning Board of Adjustment for the expansion of a PSE&G substation. As such, it is the intent of this land use category and corresponding zoning district to recognize this substation as a permitted use.

Map 16: Proposed ROM-1A



Scale: 1" = 350'

### RESEARCH/OFFICE/MANUFACTURING (ROM-2)

The Research/Office/Manufacturing (ROM-2) land use category is located in the northerly portion of the Township, primarily along the southerly side of the US Route 1 Corridor as well as along Roszel Road and Alexander Road.

This land use category corresponds to the ROM-2 District, which generally permits research office and limited manufacturing parks. The district requires a minimum lot size of five (5) acres, or alternatively six (6) acres for a research office and limited manufacturing park.

Presently, a significant portion of the ROM-2 District is developed with the Carnegie Center office development. Therefore, it is the primary intent of this land use category to recognize the existing development pattern of this district. Where additional development and redevelopment is proposed, it should be done so in a manner which promotes the attractive unified design of the area while also promoting a high quality level of investment.

Furthermore, and as discussed in regard to the Research/Office/Manufacturing (ROM-1) land use category, it is recognized that several properties in the Carnegie Center office development are split zoned between the ROM-1 and ROM-2 Districts. These properties are identified by municipal tax records as Block 9 Lots 77, 78, and 82. To eliminate this irregular condition, it is recommended that the district line be redrawn so that Block 9 Lot 82 is located entirely in the ROM-2 District and that Block 9 Lots 77 and 78 are located entirely in the ROM-1 District.

In addition to the above, this Land Use Plan recognizes that several properties located near the southerly extent of the ROM-2 District within the vicinity of Alexander Road and Bear Brook Road are presently developed with single-family residential dwellings. These properties are identified by municipal tax records as:

- ❖ Block 9 Lots 41 and 53;
- ❖ Block 902 Lots 2, 44, 46, 47, 48, 50, 51, and 54;
- ❖ Block 10 Lots 22, 25, 32, and 35.

While the ROM-2 District permits the conversion of existing single family dwellings into office uses, it does not specifically permit single-family dwellings as a permitted use. This exclusion has the potential of discouraging any future improvements or investments to these dwellings, as any addition or increase in floor area would require a “d(3)” variance from the Zoning Board of Adjustment for the expansion of a nonconforming use.

As such, in order to reduce the potential burden on these homeowners, it is recommended that the use regulations of the ROM-2 District be revised to permit single-family residential dwellings which existed at the time of the zone’s creation. Alternatively, the Township may investigate developing a new zoning district for these properties.

#### RESEARCH/OFFICE/MANUFACTURING (ROM-3)

The Research/Office/Manufacturing (ROM-3) land use category is located near the easterly corner of the Township, along the northerly side of Princeton Hightstown Road.

This land use category corresponds to the ROM-3 District, which permits all those uses permitted in the ROM-2 District as well as limited manufacturing park developments. The district requires a minimum lot size of five (5) acres, or alternatively twelve (12) acres for a limited manufacturing park development.

It is recognized that this land use category serves as one of the main gateways to the Township. Presently, it is largely undeveloped yet nevertheless has excellent potential for future regionally-oriented economic development due to its access to Route 571 and the Hightstown Bypass (NJ Route 133). It is also recognized that this land use category is adjacent to well-established residential neighborhoods.

As such, it is the intent of this land use category to promote a high-quality level of development at a scale that will also provide substantial compatibility with the residential and agricultural nature of the surrounding area, as well as protect any associated existing or proposed areas of Township Greenbelt. Future development in this area should limit both environmental impacts and potential conflicts with surrounding neighborhoods to the greatest degree possible.

In addition to the above, it is recommended that the list of permitted uses within the ROM-3 District be expanded to include self-storage and warehousing. It is further recommended that a minimum lot size of twenty-five (25) acres be established for warehousing uses.

RESEARCH/OFFICE/MANUFACTURING (ROM-4)

The Research/Office/Manufacturing (ROM-4) land use category is located near the central portion of the Township, along the northerly side of Clarksville Road and to the south of the railroad.

This land use category corresponds to the ROM-4 District, which generally permits research office and limited manufacturing parks. It is the intent of this district to recognize the existing development character of the area and to continue to support research, office, and limited manufacturing uses. It is recommended that the list of permitted uses within the ROM-4 District be expanded to include self-storage and mini-warehousing.

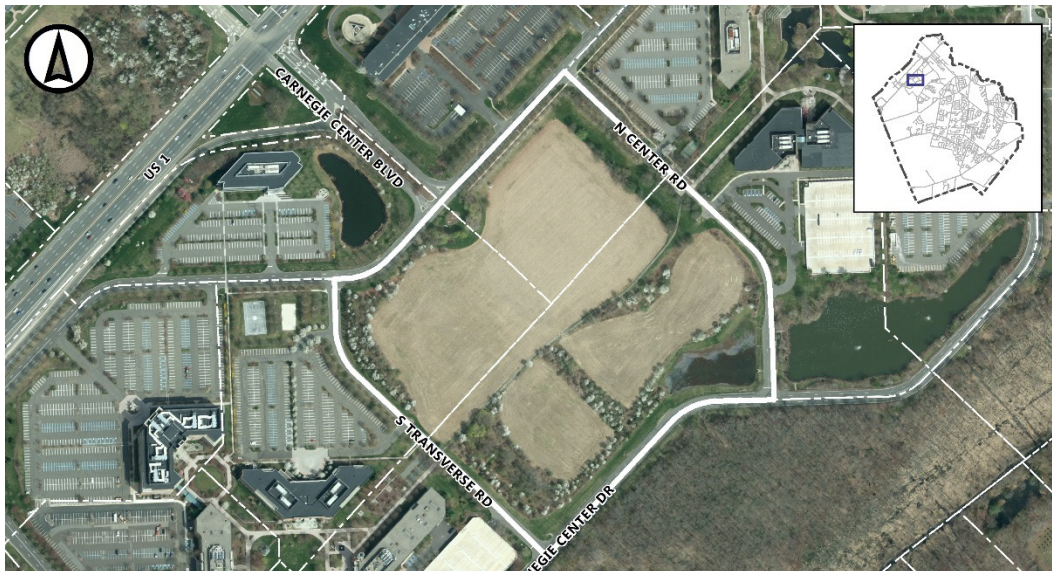
RESEARCH/OFFICE/MANUFACTURING (ROM-6)<sup>1</sup>

A new Research/Office/Manufacturing (ROM-6) land use category and corresponding zoning district is proposed for a portion of the existing ROM-1 District which is located at the terminus of Carnegie Center Boulevard. These properties are identified by municipal tax records as Block 9 Lots 83, 84, and 85.

Similar to the ROM-1 District, it is the intent of this land use category and corresponding district to encourage development and redevelopment which reinforces the attractive and unified design of the area while also promoting a high quality of investment. As such, those uses presently permitted in the ROM-1 District should also be permitted in this district.

Furthermore, in order to provide the opportunity to develop a “Village Hub” for the Carnegie Center development, it is recommended that this district also permit neighborhood retail, fitness uses, and eating and drinking establishments.

Map 17: Proposed ROM-6



Scale: 1" = 600'

<sup>1</sup> The ROM-5 District has been eliminated and replaced with the PMN-1 land use category. This Land Use Plan has not renumbered the ROM-4 or ROM-6 land use categories in order to maintain consistent naming of the areas in question.

RESEARCH/OFFICE/MANUFACTURING (ROM-7)

A new Research/Office/Manufacturing (ROM-7) land use category and corresponding zoning district is proposed for a portion of the existing ROM-4 District located within the westerly portion of the Township, near the intersection of Village Road West and Quakerbridge Road. These properties are identified by municipal tax records as:

- ❖ Block 15.14 Lots 24, 70, 82, and 83
- ❖ Block 23 Lot 91

Similar to the ROM-4 District, it is the intent of this land use category and corresponding district to continue to support research, office, and limited manufacturing uses. As such, those uses presently permitted in the ROM-4 District should also be permitted in this district.

Furthermore, in order to encourage lot consolidation and promote a more unified and integrated development, it is recommended that this district also permit banks, drug stores, medical offices, rehab facilities, urgent care facilities, out-patient surgical facilities, and convenience stores without gasoline sales on a minimum lot size of six (6) acres.

Map 18: Proposed ROM-7

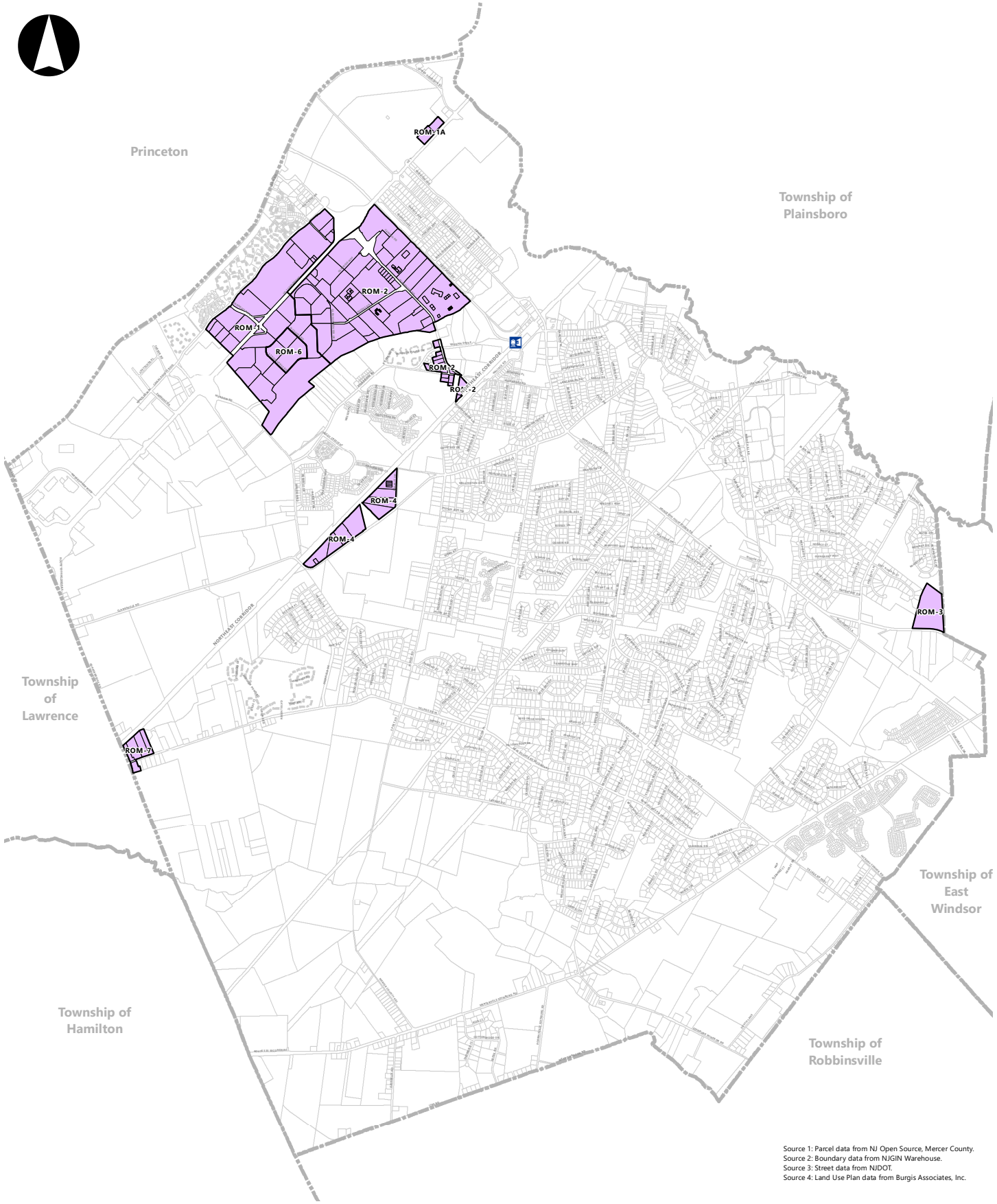


Source: 1" = 600'



Princeton

Township of  
Plainsboro



Source 1: Parcel data from NJ Open Source, Mercer County.  
Source 2: Boundary data from NJGIN Warehouse.  
Source 3: Street data from NJDOT.  
Source 4: Land Use Plan data from Burgis Associates, Inc.

Dwg. Title  
**Map 19: Research/Office/Manufacturing Land Use Categories**

Project No. 3442.22	Date 12.23.19	Drawn By DN
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 25 Westwood Avenue p: 201.666.1811  
 Westwood, New Jersey 07675 f: 201.666.2599

Project Title:  
**2020 Land Use Plan Element**  
 Township of West Windsor | Mercer County, New Jersey

Scale 1" = 4,400'	Dwg. No. map 19
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### **3.3.2: Research Office**

The Research Office land use categories consist of three (3) separate land use categories and corresponding zoning districts. These districts typically allow for many of the same uses permitted in the ROM Districts, with the general exception of manufacturing. The standards which have been established for these districts recognize the unique characteristics of these enclaves.

The Research Office land use categories are identified as follows:

#### RESEARCH/OFFICE RECREATION (ROR)

The Research/Office Recreation (ROR) land use category is located in the northwesterly portion of the Township, near the intersection of Clarksville Road and Meadow Road.

This land use category corresponds to the Research/Office Recreation ROR District, which permits all those uses established for the ROM-1 District except for limited manufacturing and warehousing as a principal use. Furthermore, this district permits private and municipal cultural and social community campuses which may include: gymnasiums; indoor and outdoor swimming pools; fitness centers; athletic fields; indoor and outdoor tennis courts; playgrounds; year-round sports programs; summer day campuses; early childhood centers; primary and/or secondary schools; auditoriums; conference and meeting facilities; classrooms; senior citizen centers; youth centers; places of worship associated with parish houses and religious school buildings; houses of worship; and supportive general and professional offices.

In consideration of the above, it is the intent of this land use category and corresponding zoning district to continue to support research and office uses. This district is also intended to recognize the importance of and support for recreational, cultural, civic, and community services provided by both governmental and nongovernmental organizations.

#### RESEARCH AND DEVELOPMENT (R&D)

The Research and Development (R&D) land use category is located in the northeasterly portion of the Township and comprises a portion of the SRI site.

This land use category corresponds to the R&D Research and Development District, which permits mixed use planned developments as set forth in the ROM-1 District, provided that no less than thirty percent (30%) of the floor area be low-traffic generating uses. Outdoor athletic facilities open to the general public at no charge are also identified as a permitted use.

It is the intent of this land use category and corresponding zoning district to discourage the possible development and redevelopment of this area with traditional manufacturing uses, but rather to preserve it for high quality research, testing, analytical, and product development, with only very limited manufacturing or fabrication incidental to the research and development function.



In addition, it is the further intent of this land use category and corresponding zoning district to reduce the potential amount of development that can occur on this site, and thereby reduce environmental impacts to these largely undisturbed areas and significantly lessen peak hour traffic.

#### RESEARCH OFFICE (RO-1)

The Research Office (RO-1) land use category is located near the easterly corner of the Township, along the southerly side of Princeton Hightstown Road.

This land use category corresponds to the RO-1 District, which generally permits office and research uses, as well as commercial recreation, planned research and office parks, and business incubator facilities providing flexible designed spaces that could accommodate shared administrative, laboratory, computer, and related research support services. It is recommended that the list of permitted uses within the RO-1 District be expanded to include self-storage, warehousing, and indoor and outdoor recreation facilities. It is further recommended that a minimum lot size of twelve (12) acres be required for warehousing uses.

It is recognized that this land use category serves as one of the main gateways to the Township. Presently, it is largely undeveloped yet nevertheless has excellent potential for future regionally-oriented economic development due to its access to Route 571 and the Hightstown Bypass (NJ Route 133). It is also recognized that this land use category is adjacent to well-established residential neighborhoods.

As such, it is the intent of this land use category to promote a high-quality level of development at a scale that will also provide substantial compatibility with the residential and agricultural nature of the surrounding area, as well as protect any associated existing or proposed areas of Township Greenbelt. Future development in this area should limit both environmental impacts and potential conflicts with surrounding neighborhoods to the greatest degree possible.



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R&D

ROR

RO-1

RO-1

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Source 1: Parcel data from NJ Open Source, Mercer County.  
Source 2: Boundary data from NJGIN Warehouse.  
Source 3: Street data from NJDOT.  
Source 4: Land Use Plan data from Burgis Associates, Inc.

Dwg. Title

Map 20: Research Office Land Use Categories

Project No.

3442.22

Date

12.23.19

Drawn By

DN



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### 3.3.3: Commercial Business

The Commercial Business land use categories consist of seven (7) existing and proposed separate land use categories and corresponding zoning districts which are predominantly located in the northwesterly portion of the Township, but with some in the easterly portion of the Township.

These land use categories establish a wide range of local, neighborhood, and regional business opportunities which offer a variety of retail and service uses. An underlying principle of this Land Use Plan is to locate these commercial uses in consideration of their activity needs, market trade areas, and land use requirements. This Plan continues to advocate for the concentration of commercial uses in compact areas in order to protect established residential neighborhoods and to reduce the potential for traffic conflicts on major streets.

The Commercial Business land use categories are identified as follows:

#### NEIGHBORHOOD CONVENIENCE BUSINESS (B-1)

The Neighborhood Convenience Business (B-1) land use category is located in the central portion of the Township, along the northerly side of Clarksville Road and immediately across from the Avalon Watch multifamily development.

This land use category corresponds to the B-1 District, which generally permits small-scale stores and shops, offices, and eating and drinking establishments. Presently, this land use category is entirely developed with Village Square commercial center. As such, it is the intent of this land use category to recognize and preserve the existing development pattern of this district.

#### EDINBURG NEIGHBORHOOD CONVENIENCE BUSINESS (B-1A)

A new Edinburg Neighborhood Convenience Business (B-1A) land use category and accompanying district is proposed for an existing portion of the R-1/C District located at the intersection of Edinburg Road and Old Trenton Road. These properties are identified by municipal tax records as:

- ❖ Block 27 Lots 12 and 13
- ❖ Block 33 Lots 15, 16, 17, and 19

While this area is located in a residential zone, it is presently developed with a small-scale retail and office enclave with second-story apartments. As such, the current residential zoning of this area has the potential of discouraging future improvements and investments to these businesses, as any addition or increase in floor area would require a "d(3)" variance from the Zoning Board of Adjustment for an expansion of a nonconforming use.

Therefore, in recognition of this area’s existing development pattern of and to reduce the potential burden of these small business owners, it is recommended that this new land use category and corresponding zoning district permit small-scale stores and shops, offices, and eating and drinking establishments. Apartments may be permitted on the second story above nonresidential uses. Rather than requiring an affordable housing set-aside, an affordable housing fee of one and one-half percent (1.5%) shall be paid for each unit built, based upon the value of the land and improvements.

Ultimately, the intent of this land use category and corresponding zoning district to provide for and encourage reasonable redevelopment and reinvestment options for the area while also protecting the adjoining residential neighborhoods. Any future development and redevelopment in this area should provide sufficient buffering and landscaping. Parking and signage should also be designed so as to be non-intrusive for the surrounding properties. It is also envisioned that Block 33 Lot 19 would be developed as an ancillary parking area for the businesses located on Block 33 Lots 15 and 16.

Map 21: Proposed B-1A



EDINBURG NEIGHBORHOOD COMMERCIAL (B-1B)

A new Edinburg Neighborhood Commercial (B-1B) land use category and corresponding zoning district is proposed for an existing portion of the R-1/C District located along the southerly side of Edinburg Road. These properties are identified by municipal tax records as Block 32 Lots 17 and 21.

While these properties are located in a residential zoning district, they are presently developed with a mix of non-residential uses. Therefore, in order to encourage future redevelopment and reinvestment in these properties, it is recommended that this new land use category and corresponding zoning district permit small-scale stores and shops, offices, eating and drinking establishments, commercial storage, and houses of worship.

Ultimately, the intent of this land use category and corresponding district is to provide for and encourage reasonable redevelopment and reinvestment options for the area while also protecting the adjoining residential neighborhoods. Any future development and redevelopment in this area should provide sufficient buffering and landscaping. Parking and signage should also be designed to mitigate vehicular and light intrusion into surrounding properties.

Map 22: Proposed B-1B



Scale: 1" = 250'

### NEIGHBORHOOD CENTER BUSINESS (B-2)

Presently, the Neighborhood Center Business (B-2) land use category is primarily located near the northwesterly section of the Township, along the US Route 1 corridor. It also currently encompasses a smaller area of the Township located near the intersection of Old Trenton Road and Dorchester Drive.

This land use category corresponds to the B-2 District, which generally permits retail stores and shops, personal service establishments, offices, eating and drinking establishments, and planned commercial developments. The areas which are currently located in this district are generally developed with larger commercial centers that include locally oriented goods and services, as well as goods and services which attract a more regional clientele. Both Market Fair and the Windsor Green Shopping Center are located in this district, as well as smaller, individual commercial uses located in the vicinity of Emmons Drive and Farber Road. The district is also located in close proximity to some of the Township's inclusionary and mixed-use housing developments as well as the Carnegie Center office development.

It is recommended that this land use category and corresponding zoning district be expanded to include two (2) additional areas in the Township:

- ❖ The first area encompasses a portion of the exiting ROM-1 District which is located at the intersection of US Route 1 and Meadow Road. These properties are identified by municipal tax records as Block 8 Lots 10.03, 17, 18, 24, and 30. While these properties are presently located in the ROM-1 District, they are nevertheless predominantly developed with retail shops and services as well as offices. In addition, Block 8 Lot 10.03 is presently split zoned between the ROM-1 and the B-2 Districts. These properties are also within immediate proximity to two (2) existing multifamily developments, as well as two (2) tracts which have recently been rezoned to permit multifamily housing. As such, these lots are more appropriate for retail and commercial development.
- ❖ The second area encompasses a small portion of the existing ROM-1 District and R-2 District located near the intersection of US Route 1 and Lower Harrison Street. These properties are identified by municipal tax records as Block 2 Lots 1 and 5, and are presently developed with a gas station and a commercial building, respectively. Due to their location along the US Route 1 corridor, this area is more appropriate for retail and commercial development.

It is the intent of this land use category to recognize and preserve the existing development pattern of this district. Where development and future development is proposed, it should be done so in a manner which promotes an attractive and unified design, meets the needs of both local residents and a regional clientele, and avoids negative impacts to the existing traffic patterns in the surrounding area. For those portions of the district along the US Route 1 corridor, access easements and driveways will be provided between properties to the greatest degree feasible in order to reduce the number of trips onto the highway. Buffering along the US Route 1 corridor is also strongly encouraged.

In addition to the above, it is recommended that the Township expand the list of permitted uses in the B-2 District to include: hotels; fitness and wellness centers; fast food restaurants and banks with drive-throughs; urgent care and out-patient surgical facilities; elder care facilities; freestanding mortuaries without crematoriums; and gasoline service stations with convenience stores.

Similar to the B-3 District, it is further recommended that the B-2 District permit fee-simple subdivided lots, even if those lots are not provided on a public street. Individual zoning standards should be applied to the entirety of the tract, and not to the individual fee-simple subdivided lots. The intent of this provision is to permit individual stores to exist as separate lots.

Map 23: Proposed B-2 Expansion (Block 8 Lots 10.03, 17, 18, 24, and 30)



Scale: 1" = 700'

Map 24: Proposed B-2 Expansion (Block 2 Lots 1 and 5)



Scale: 1" = 300'

### NEIGHBORHOOD CENTER BUSINESS (B-2A)

A new Neighborhood Center Business (B-2A) land use category and corresponding zoning district is proposed for property presently located in the R-1/C District and the P-1 District near the intersection of Princeton Hightstown Road and Southfield Road. These properties are identified by municipal tax records as:

- ❖ Block 22 Lot 3.02
- ❖ Block 47 Lots 1, 2, 3, 4, 5, and 6.

These properties are located at an intersection which predominantly features other commercial retail uses. In addition, while Block 22 Lot 3.02 is located in a residential zone, it is presently developed with a gasoline service station. Block 47 Lots 1, 2, 3, 4, 5, and 6 consist of smaller properties, several of which currently contain abandoned and dilapidated buildings.

In consideration of the above, these properties are more appropriate for retail and commercial development. Specifically, it is recommended that this land use category and corresponding district permit small-scale stores and shops, offices, eating and drinking establishments, banks and fast food establishments with drive-throughs, memory care establishments, gasoline service stations with a convenience store, medical and professional offices, and freestanding mortuaries without crematoriums. Car washes are also recommended to be an accessory use to a gasoline service station.

Ultimately, it is the intent of this land use category and corresponding district to encourage future development and redevelopment while also protecting the adjoining residential neighborhoods. Any future development and redevelopment in this area should provide sufficient buffering and landscaping. Parking and signage should also be designed so as to be non-intrusive for the surrounding properties. Lot consolidation is also strongly encouraged for Block 47 Lots 1, 2, 3, 4, 5, and 6 in order to accommodate a more useable area and to promote a more cohesively designed environment.



Map 25: Proposed B-2A



Scale: 1" = 400'

### RETAIL BUSINESS NODE (B-3)

The Retail Business Node (B-3) land use category is located in the westerly corner of the Township, along either side of Nassau Park Boulevard to the north of the US Route 1 corridor.

This land use category corresponds to the B-3 District which permits planned commercial developments consisting of retail goods and services, restaurants and lounges, banks, hotels, theaters, indoor health clubs, farmers markets, recreation facilities, public uses, and offices.

Presently, this area is developed with the Nassau Park and Nassau Pavilion Shopping Centers. Accordingly, it is the intent of this land use category to support regional retail uses which are integrated into a supportive and cohesive environment, one which provides a public amenity as well as a strong visual identity in accordance with a single design theme. This land use category also continues to support the reservation of large areas of greenbelt and open space along the D&R Canal and along the Duck Pond Run.

### PLANNED RETAIL VILLAGE CENTER DISTRICT (B-4)

The Planned Retail Village Center District (B-4) land use category is located in the easterly corner of the Township, near the intersection of Princeton Hightstown Road and McGetrick Lane.

This land use category corresponds to the B-4 District, which is primarily designed to permit a retail village center consisting of retail shops and stores, personal service establishments, offices, banks, and restaurants.

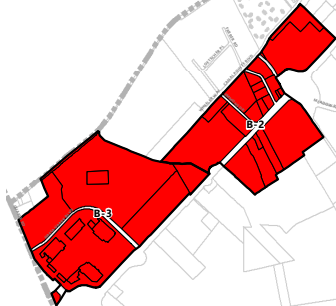
The B-4 District was originally created to encourage lot assemblage for the development of a village-scaled center comprised of neighborhood convenience retail uses no larger than 11,000 square feet, as well as business and professional offices. For sites consisting of thirteen (13) acres or more, one "anchor" type retail store, professional office, or daycare center consisting of twenty thousand (20,000) square feet is permitted, provided that the architecture employed by that anchor tenant resembles two or more smaller scale stores or uses with projected/recessed sections, façade and roofline breaks, and other acceptable architectural techniques. It was envisioned that the B-4 District would be designed comprehensively with a uniform architecture consistent with a small-scale traditional village with discreet signage.

Thus far, a small commercial center has been constructed within the westerly portion of the B-4 District. Future development and redevelopment in the area should complement this existing commercial center while also meeting the district's overarching commercial and design goals.



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Source 1: Parcel data from NJ Open Source, Mercer County.  
Source 2: Boundary data from NJGIN Warehouse.  
Source 3: Street data from NJDOT.  
Source 4: Land Use Plan data from Burgis Associates, Inc.

Dwg. Title  
**Map 26: Commercial Business Land Use Categories**

Project No. 3442.22	Date 12.26.19	Drawn By DN
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Scale 1" = 4,400'	Dwg. No. map 26
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### **3.3.4: Professional Office**

The Professional Office land use categories consist of seven (7) existing and proposed separate land use categories and corresponding zoning districts which are generally located in the western, central, and eastern portions of the Township.

These land use categories recognize the existence of several existing professional office areas, and also provides additional opportunities for future office development.

The Professional Office land use categories are identified as follows:

#### PROFESSIONAL OFFICE (P)

The Professional Office (P) land use category comprises two (2) small portions of the Township which are located near the intersection of Old Trenton Road and Dorchester Drive, as well as near the intersection of Princeton Hightstown Road and Slayback Drive.

This land use category corresponds to the P Professional Office District which permits offices for professional, financial, and administrative activities, as well as the sale of products which are customarily incidental to those uses.

The intent of this land use category is to recognize existing professional and medical office locations. Any future development and redevelopment should be done so on a scale that is compatible with the surrounding area, and particularly with residential neighborhoods. Adequate buffer planting and landscape treatments are encouraged.

#### PLANNED VILLAGE SERVICE DISTRICT (P-1)

The Planned Village Service District (P-1) land use category is located in the easterly portion of the Township. It is bounded by McGetrick Lane and Princeton Hightstown Road to the north, Southfield Road to the east, and Westbrook Boulevard to the south.

This land use category corresponds to the P-1 District which primarily permits planned village centers consisting of offices for professional services, personal service establishments, restaurants, stores, and shops, and branch banks. It is the intent of this land use category to promote a village-style, low-profile neighborhood center consisting of offices and personal service retail uses. The P-1 District encourages a consistent architectural character, pitched roofs, and other residentially scaled features. Adequate buffer planting and landscape treatments are also encouraged, particularly along areas facing toward residential dwellings.

PROFESSIONAL SERVICE ZONE (P-3)<sup>2</sup>

The Professional Service Zone (P-3) land use category is located near the intersection of Princeton Hightstown Road and Rabbit Hill Road.

This land use category corresponds to the P-3 District which permits a variety of uses including: single-family residences in existence as of January 1, 2005; child-care centers, day camps, kindergartens, and preschools; home occupations; new construction or conversion of existing residential structures to professional, medical, or dental uses; and mixed-use buildings.

It is the intent of this land use category to provide reasonable redevelopment options in the district while protecting the adjoining residential neighborhoods. Any future development and redevelopment in this district should provide sufficient buffering and landscaping. Parking and signage should also be designed so as to be non-intrusive for the surrounding properties.

In addition, it is recommended that this land use category and corresponding zoning district be expanded to include additional properties which are presently located in the R-1/C District. These properties, which are identified by municipal tax records as Block 19 Lots 24.01, 78.01, 78.02, 78.03, and 78.04, are located to the immediate west of the existing P-3 District. These lots are already presently developed with a day care center as well as an office building.

Map 27: Proposed P-3 Expansion



<sup>2</sup> The P-2 District was previously eliminated. This Land Use Plan has not renumbered the subsequent P land use categories in order to maintain consistent naming of the areas in question.

PROFESSIONAL SERVICE ZONE OVERLAY (P-4 OVERLAY)

A new Professional Service Zone Overlay (P-4 Overlay) land use category and corresponding zoning district is proposed for a portion of the existing R-20 and R-30A Districts. These properties are identified by municipal tax records as Block 21.06 Lots 35, 59, 60, and 64.

While this small enclave is presently developed with single-family dwellings, the properties therein are located in close proximity to two (2) office developments. As such, it is recommended that the Township develop an overlay zone which would preserve the underlying residential zoning while also providing opportunities for lot consolidation, reinvestment, and redevelopment.

It is envisioned that this land use category and corresponding overlay district would permit home occupations, new construction or conversion of existing residential structures to professional, medical, or dental uses, and mixed-use buildings. In order to encourage lot consideration as well as a more cohesive and integrated design, a minimum lot size of two and one-half (2.5) acres is recommended.

Similar to the P-3 District, it is the intent of this land use category and corresponding district to provide reasonable redevelopment options for the area while protecting the adjoining residential neighborhoods. Any future development and redevelopment in this area should provide sufficient buffering and landscaping, particularly along areas facing toward residential dwellings. Parking and signage should also be designed so as to be non-intrusive for the surrounding properties.

Map 28: Proposed P-4 Overlay



### PROFESSIONAL SERVICE ZONE (P-5)

A new Professional Service Zone (P-5) land use category and corresponding zoning district is proposed for a portion of the ROM-1 District located near the intersection of Quakerbridge Road and the rail line. These properties are identified by municipal tax records as Block 15.14 Lots 21, 22, and 79.

Due to their relatively smaller size, these properties are not capable of supporting the type of development envisioned by the ROM-1 District, which typically requires a minimum lot size of seven (7) acres. As such, it is the intent of this land use category and corresponding zoning district is to permit smaller-scale offices for professional, financial, and administrative activities, as well as the sale of products which are customarily incidental to those uses. Where feasible, lot consolidation is encouraged in order to promote a more cohesive and integrated design.

Map 29: Proposed P-5



Source: 1" = 300'

### RESIDENTIAL/PROFESSIONAL OFFICE (R-1/O)

The Residential/Professional Office (R-1/O) land use category is located near the intersection of Meadow Road and Clarksville Road.

This land use category corresponds to the R-1/O District, which permits single-family dwellings in accordance with the requirements set forth in the RR/C District, as well as offices for professional, financial, administrative, and service activities in accordance with the requirements set forth in the P-District. It is recognized that this nonresidential option provides an appropriate transitional use between the ROM-1 and PRN-1 Districts.

PRINCETON HIGHTSTOWN ROAD OFFICE OVERLAY (PHROO)

A new Princeton Hightstown Road Office Overlay (PHROO) land use category and corresponding overlay zoning district is proposed for residential properties located along either side of Princeton Hightstown Road, between Sherbrook Drive and Clarksville Road. These properties are identified by municipal tax records as:

- ❖ Block 11.03 Lots 23, 24, 25, 26, 27, 28, and 29;
- ❖ Block 12.01 Lots 1, 24, 28, 29, 37, 48, 51, 60, 61, 64, 65, 66, 67, 69, 72, 73, 78, and 79.

This corridor represents an important transitional area into the Princeton Junction Redevelopment Area. Therefore, it is recommended that the Township develop an overlay zoning district along this corridor which would preserve the underlying residential zoning while also allowing opportunities for lot consolidation and economic development which would be complementary of both Princeton Junction and the existing residential neighborhoods. Specifically, it is recommended that this overlay zone permit home occupations, as well as the conversion of existing residential structures to professional, medical, or dental uses. Conversions are to be limited to the existing floor area of these residential structures, and additions and/or expansions to those existing structures is to be prohibited. To reduce the number of trips onto Princeton Hightstown Road, it is recommended that the Township require easements along the rears of properties which would connect the parking areas for such nonresidential uses.

Ultimately, it is the intent of this overlay land use category and corresponding overlay zoning district to encourage future development and redevelopment while also protecting the adjoining residential neighborhoods. Any future development and redevelopment in this area should provide for sufficient buffering, particularly along areas facing toward residential dwellings.

Map 30: Proposed PHROO



Scale: 1" = 650'



VILLAGE ROAD WEST OFFICE OVERLAY (VRWOO)

A new Village Road West Overlay (VRWOO) overlay land use category and corresponding overlay zoning district is proposed for properties presently located in the R-2 District near the intersection of Village Road West and Quakerbridge Road. These properties are identified by municipal tax records as Block 23 Lots 83, 93, 94, 95, 96, and 97.

It is the intent of this overlay land use category and corresponding overlay zoning district to preserve the underlying residential zoning while also providing homeowners the opportunity to convert their existing dwellings into professional office uses, provided that easements be provided within the rear yards of their properties in order to connect any future parking lots. Conversions are to be limited to the existing floor area of these residential structures, and additions and/or expansions to those existing structures is to be prohibited.

Any future development and redevelopment in this area should recognize and minimize any potential impacts on adjoining residential properties. Sufficient buffering and landscaping should be provided, and parking and signage should be designed so as to be non-intrusive for the surrounding properties.

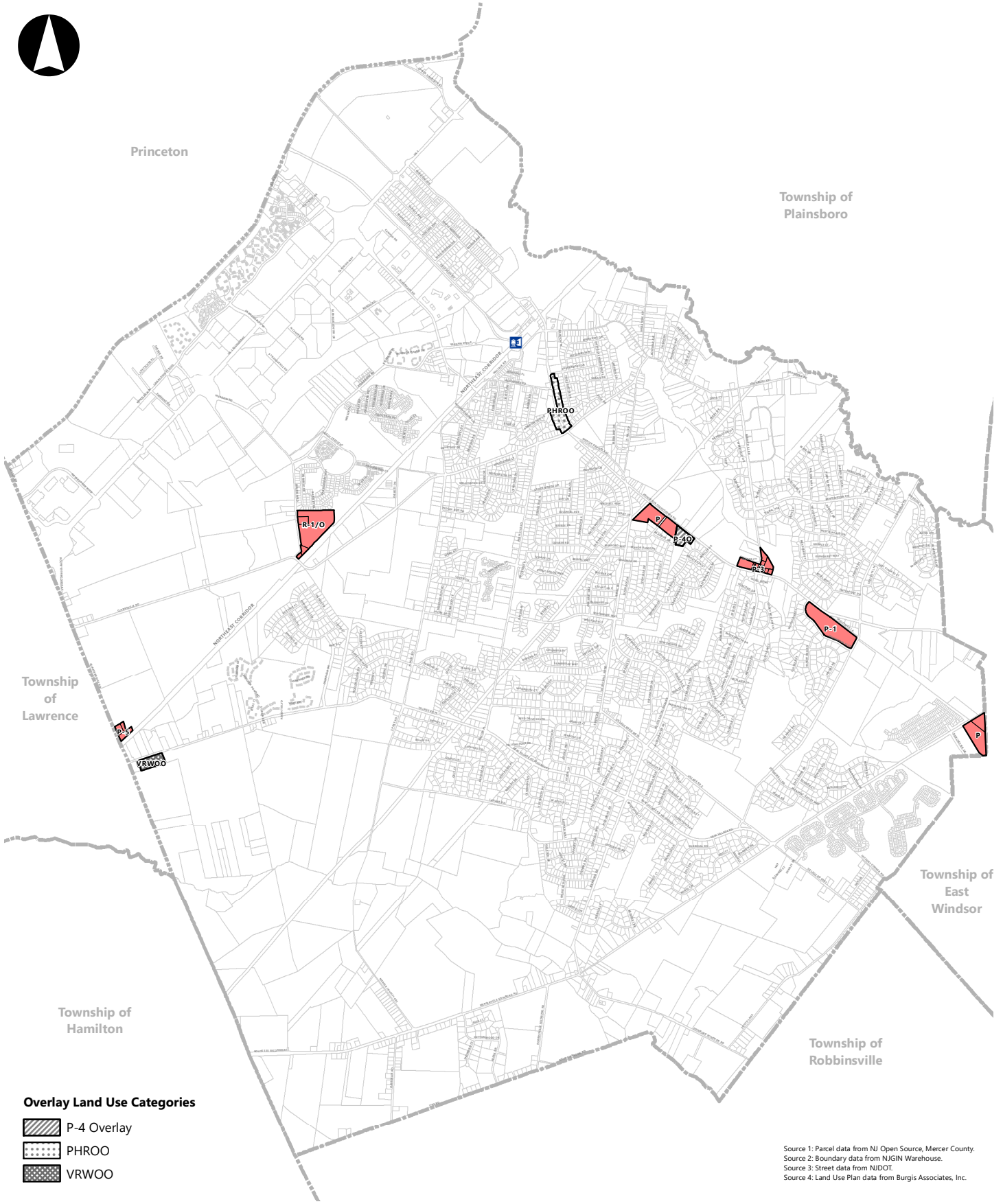
Map 31: Proposed Low Density Residential - Office Conversion (R-2B Overlay)





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**Overlay Land Use Categories**

-  P-4 Overlay
-  PHROO
-  VRWOO

Source 1: Parcel data from NJ Open Source, Mercer County.  
 Source 2: Boundary data from NJGIN Warehouse.  
 Source 3: Street data from NJDOT.  
 Source 4: Land Use Plan data from Burgis Associates, Inc.

Dwg. Title  
**Map 32: Professional Office Land Use Categories**

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Project Title:  
**2020 Land Use Plan Element**  
 Township of West Windsor | Mercer County, New Jersey

Scale 1" = 4,400'	Dwg. No. map 32
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### 3.3.5: Planned Commercial District (PCD)

A new Planned Commercial District (PCD) land use category and corresponding zoning district is proposed for a significant portion of the existing ROM-1 District located within the westerly portion of the Township, encompassing what is commonly referred to as the Howard Hughes tract. These properties are identified by municipal tax records as:

- ❖ Block 8 Lots 1, 2, 3, 7, 16, 20, 26, 28, 29, 32.01, 33.01, 40, 41, 43, 45, 46, and 49
- ❖ Block 15.14 Lots 3, 18, 19, 20, and 75

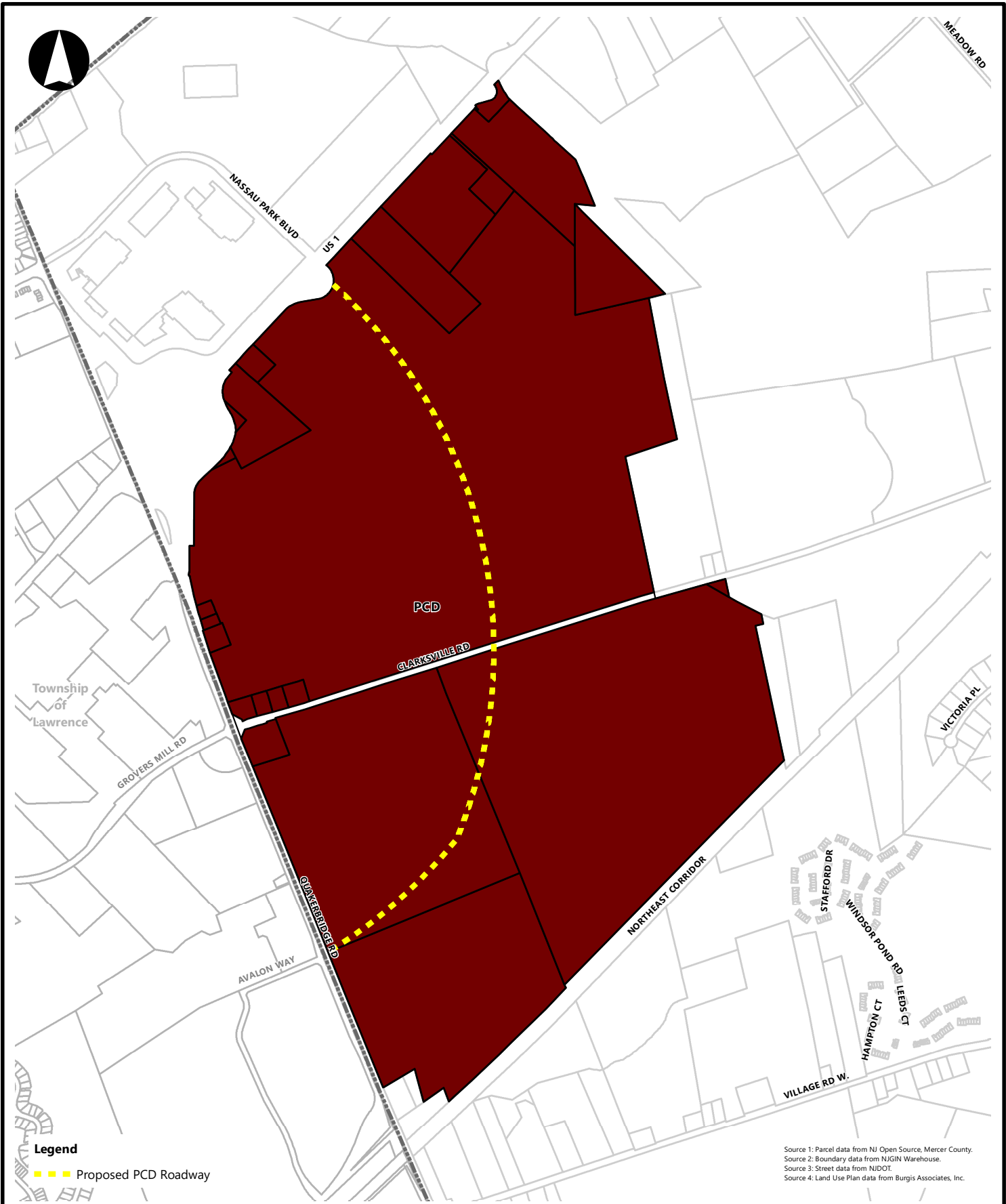
The intent of this land use category and corresponding zoning district is to support a wide variety of nonresidential uses to encourage the redevelopment of the tract, while also ensuring that any such development will be complementary to the surrounding area, protect existing environmental constraints, minimize undue strain on the Township's community facilities, and avoid any substantial impacts to the existing traffic and circulation patterns of Clarksville Road, Quakerbridge Road, and the US Route 1 corridor.

Accordingly, it is recommended that this district permit: research, testing, analytical, and product development laboratories and pilot plant facilities; general, corporate, administrative, and professional offices; data processing and computer centers; limited manufacturing; warehousing; distribution centers; conference centers; hotels; business support uses; banks with or without drive-throughs; limited retail establishments; health clubs, fitness centers, and indoor-outdoor recreation centers; veterinary offices; urgent care and out-patient surgical facilities; breweries, limited breweries, brew pubs, taverns, and wineries; and gas stations with convenience stores.

This land use category and corresponding district is also intended to promote an attractive unified design while also encouraging a high level of investment. It is recommended that warehousing and distribution uses be limited to the south of Clarksville Road. To clarify these terms, a warehouse should be defined as a building used primarily for the storage of goods and materials, while a distribution center should be defined as an establishment engaged in the receipt, storage, and distribution of goods, products, cargo, and materials.

Furthermore, it is recommended that no more than 150,000 square feet of retail space be permitted on the tract. Big-box retail and strip retail developments are strongly discouraged in this district.


Finally, the development of this tract should incorporate a public roadway which will extend from Quakerbridge Road at its intersection with Avalon Way to US Route 1 at its intersection with Nassau Park Boulevard. The development of this tract should also incorporate a bicycle and pedestrian path that could be part of a connector link between Mercer County Park to the south and the D&R Canal to the north.



**Legend**

- - - Proposed PCD Roadway

Source 1: Parcel data from NJ Open Source, Mercer County.  
 Source 2: Boundary data from NJGIN Warehouse.  
 Source 3: Street data from NJDOT.  
 Source 4: Land Use Plan data from Burgis Associates, Inc.

Dwg. Title <b>Map 33: Planned Commercial District Land Use Category</b>		Project No. 3442.22	Date 12.26.19	Drawn By DN
 <b>BURGIS ASSOCIATES, INC.</b> 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 <b>2020 Land Use Plan Element</b> Township of West Windsor   Mercer County, New Jersey		Dwg. No. map 33
		Scale 1" = 1,200'		2015 COPYRIGHT BA - NOT TO BE REPRODUCED

## 3.4: Redevelopment Land Use Categories

In addition to the aforementioned residential, nonresidential, and mixed land use categories, the Township has also established several redevelopment districts.

In 1992, the New Jersey Legislature enacted a new statute which revised and consolidated the State's various redevelopment statutes. Known as the Local Redevelopment and Housing Law (LRHL), this new statute established a single comprehensive statute governing local redevelopment activities throughout the State.

Ultimately, the LRHL was designed by the State Legislature to assist municipalities in the process of redevelopment and rehabilitation. As explained by the Legislature in the preamble to the LRHL:

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*"There exist, have existed and persist in various communities of this State conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, and improper, or lack of proper development which result from forces which are amenable to correction and amelioration by concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort."*

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In other words, redevelopment is the "process to rebuild or restore an area in a measurable state of decline, disinvestment, or abandonment."

The LRHL provides the statutory authority for municipalities to engage in a number of redevelopment activities, including: designating an "area in need of redevelopment"; preparing and adopting redevelopment plans; and implementing redevelopment projects. Essentially, the LRHL is a planning and financial tool that allows an area's zoning to be overlain with or replaced with specific zoning, conceptual planning, and other incentives to stimulate its redevelopment or rehabilitation.

Accordingly, the following redevelopment land use categories are established:

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### **3.4.1: Princeton Junction Redevelopment Areas**

Beginning with efforts that commenced in 2004, the Township has designated several areas generally located near the vicinity of the Princeton Junction Train Station as redevelopment areas. Ultimately, these redevelopment areas envision a compact mixed use community offering place-making civic features, improved circulation, increased commuter parking, expanded housing options for empty nesters and young professionals, additional retail goods and services fronting along vibrant pedestrian-friendly streetscapes, and high quality office uses drawn by a polished sense of place.

The Princeton Junction Redevelopment Areas are as follows:

#### **RP-1 PRINCETON JUNCTION REDEVELOPMENT PLAN DISTRICT**

The RP-1 Princeton Junction Redevelopment Plan District land use category is located to the north of the Princeton Junction Train Station.

This land use category corresponds to the RP-1 District. It is envisioned as the core of the Princeton Junction Redevelopment Area where a mix of residential, retail, office, and civic space can be designed as a distinctive walkable center with a sense of place for Princeton Junction.

Accordingly, the RP-1 District permits a variety of uses, including: multi-family dwellings; civic spaces and uses; a hotel; stores and shops; personal service establishments; offices for professional services, commercial offices, government offices, and accessory offices; restaurants, cafés, luncheonettes, and delicatessens; indoor recreation facilities; banks and similar financial institutions; attended laundry and retail dry-cleaning services; book, newspaper, periodical, and stationery stores; parcel package shipping stores or mailing centers; artisan studios, craftsman workshops, and art galleries; museums and other cultural and civic facilities; parks and plazas; and buildings and uses for municipal purposes. In regard to residential development, a total of eight hundred (800) units are to be permitted of which 16.5% are to be set-aside as affordable.

#### **RP-2 PRINCETON JUNCTION REDEVELOPMENT PLAN DISTRICT**

The RP-2 Princeton Junction Redevelopment Plan District land use category is located to the east of the Princeton Junction Train Station, along the southeasterly-side of Station Drive.

This land use category corresponds to the RP-2 District. It is envisioned as a place for public or private structured parking with retail and professional office services on the first floor.

Accordingly, the RP-2 District permits a variety of uses, including: public parking; retail stores and shops; personal service establishments; offices for professional services; restaurants, cafés, luncheonettes, and delicatessens; indoor recreation facilities; banks and similar financial institutions; attended laundry and retail dry-cleaning services; book, newspaper, periodical, and stationary stores and copy centers; parcel package shipping stores or mailing centers; parks and plazas; and buildings and uses for municipal purposes. It is the intent of this district that it be planned and developed in a comprehensive manner as a single entity.

### RP-3 PRINCETON JUNCTION REDEVELOPMENT PLAN DISTRICT

The RP-3 Princeton Junction Redevelopment Plan District land use category is located to the north of the Princeton Junction Train Station, along the northerly side of Washington Road and the southerly side of Princeton Hightstown Road.

This land use category corresponds to the RP-3 District which is intended to be developed with retail and office uses which would serve as a visual connection as well as a pedestrian and bicycle linkage between the retail developments envisioned in the RP-1 District and the RP-7 District. It is also intended to serve as a receiving area for development rights shifted from the RP-5 District in order to facilitate the demolition of the existing building in that district for the development of a public park.

Accordingly, the RP-3 District permits a variety of uses, including: public parking; retail stores and shops; personal service establishments; offices for professional services; restaurants, cafés, luncheonettes, and delicatessens; indoor recreation facilities; banks and similar financial institutions; attended laundry and retail dry-cleaning services; book, newspaper, periodical, and stationary stores and copy centers; parcel package shipping stores or mailing centers; museums, art galleries, and other cultural civic centers; buildings and uses for municipal purposes; and affordable housing to be located on the upper floors of mixed-use buildings.

### RP-4 PRINCETON JUNCTION REDEVELOPMENT PLAN DISTRICT

The RP-4 Princeton Junction Redevelopment Plan District land use category is located immediately adjacent to the Princeton Junction Train Station and encompasses the parking lots owned by NJ Transit.

This land use category corresponds to the RP-4 District which is intended to serve as a location for commuter parking with supplementary retail uses to maintain an active street life. Accordingly, the RP-4 permits a variety of uses, including: commuter parking and station transportation facilities; retail stores and shops; personal service establishments; offices for professional services; restaurants, cafés, luncheonettes, and delicatessens; indoor recreation facilities; banks and similar financial institutions; attended laundry and retail dry-cleaning services; book, newspaper, periodical, and stationary stores and copy centers; parcel package shipping stores or mailing centers; museums, art galleries, and other cultural civic centers; parks and plazas; and buildings and uses for municipal purposes. It is the intent of this district that it be planned and developed in a comprehensive manner as a single entity.

### RP-5 PRINCETON JUNCTION REDEVELOPMENT PLAN DISTRICT

The RP-5 Princeton Junction Redevelopment Plan District land use category is located to the northwest of the Princeton Junction Train Station, along the southerly side of Washington Road.

This land use category corresponds to the RP-5 District, which is intended to facilitate the planned development of uses that are harmonious with and complementary to the civic, retail, and residential uses in the RP-1 District, as well as reinforce the character of the RP-1 District as a pedestrian-oriented walkable community with a vibrant street life and active

civic space. As an alternative to a stand-alone development of the RP-5, the development intensity (which is represented by the floor area of the existing building on site, including a bonus increase in floor area as an inducement), may be utilized as part of a planned, non-contiguous cluster development that links the RP-3 District while reserving the entirety of the RP-5 District for public parkland, wetlands mitigation, and stormwater management.

Accordingly, the RP-5 District permits a planned commercial development containing one or more of the following uses: public parks uses, wetlands mitigation, and storm water management facilities serving a broader area; health and fitness centers; general, corporate, research, professional, and medical and dental offices and commercial offices; research, testing and analytical and product development laboratories and pilot plan facilities not involving the manufacturing, sale, processing, warehousing, distribution or fabrication of material, products or goods, except as incidental to the permitted principal uses; data processing and computer centers; indoor recreation facilities, which may include instructional studios and fitness centers; banks and similar financial institutions, including walk-up automated teller machines (ATM), provided that such are compatible with the design of the building and are appropriately located at the side or rear of a building; museums, art galleries and other cultural and civic facilities of a similar nature; buildings and uses for municipal purposes owned or operated by West Windsor Township or not-for-profits approved by the Township; and fast food operations, including drive-thrus, provided that it fronts on the road separating the RP-1 District and the RP-5 District.

Furthermore, subject to certain conditions, the RP-5 District permits the manufacture of specialty epoxies, film adhesives and other electronic materials for the semiconductor and electronics industry and of voting machines, software development, radio-frequency identification (RFID), safety and security monitoring systems, integrated electronic systems, and solution for different applications.

It is the intent of this district that it be planned and developed in a comprehensive manner as a single entity.

#### RP-6 PRINCETON JUNCTION REDEVELOPMENT PLAN DISTRICT

The RP-6 Princeton Junction Redevelopment Plan District land use category is located to the west of the Princeton Junction Train Station, along either side of Vaughn Drive.

This land use category corresponds to the RP-6 District, which is intended to accommodate existing office development in the Vaughn Drive and Alexander Road Area, to provide for office development to be used as a means of facilitating the development of public parking structures for commuters, to provide for retail and restaurant uses along Main Street and Vaughn Drive in order to create a more active street life, to accommodate a future bus rapid transit (BRT), to serve as the location for a hotel conference center, and to serve as a receiving area for transfer of development rights from the Sarnoff Woods portion of the RP-10 District.

Accordingly, the RP-6 District permits a variety of uses, including all uses permitted in the ROM-2 District, except for limited manufacturing, the conversion of existing residential structures, and home occupations. Other permitted uses include commercial and public



commuter parking; transportation facilities, including a BRT station and attendant improvements; a hotel conference center with at least one hundred (100) rooms; retail stores and shops; personal service establishments; offices for professional services, as well as small commercial offices, small governmental offices, and incidental offices; restaurants, cafés, luncheonettes, and delicatessens; indoor recreation facilities; banks and similar financial institutions; attended laundry and retail dry-cleaning services; book, newspaper, periodical and stationery stores and copy centers; parcel package shipping stores or mailing centers; museums, art galleries and other cultural and civic facilities; parks and plazas; buildings and uses owned or operated by the Township or not-for-profits designated by the Township for municipal purposes; and Township public safety facilities.

In regard to the minimum tract area, the RP-6 establishes that the ROM-2 bulk standards shall apply to all privately owned properties fronting on Alexander Road and Vaughn Drive. For other properties in the RP-6 District, it is envisioned that all land under common ownership will be planned and developed in a comprehensive manner as a single integrated entity.

#### RP-7 PRINCETON JUNCTION REDEVELOPMENT PLAN DISTRICT

The RP-7 Princeton Junction Redevelopment Plan District land use category is primarily located along the Princeton Hightstown Road corridor, to the north of Alexander Road.

This land use category corresponds to the RP-7 District, the goal of which is to create a “Main Street” on the eastern side of the rail line through small-scale, lot-by-lot incremental development so as to transform the existing strip retail and office corridor into a village form with buildings close to the street and bicycle access.

The objective of this land use category and corresponding district is to achieve a desirable mix of commercial, office, civic and residential land uses within a vibrant, pedestrian-friendly, village environment with an emphasis on uses that service local needs. The village is intended to encourage pedestrian flow throughout the area by generally permitting stores and shops, offices, and personal service establishments on the ground floor of buildings and promoting the use of upper floors for residential units, provided twenty percent (20%) of which shall be reserved as affordable. Residential units are not included in FAR calculations.

The mechanisms to achieve the objective of this district include sharing off-street parking and stormwater detention opportunities; having well-landscaped and appropriate building setbacks from surrounding roads; providing off-street parking that is well screened from public view; controlling means of vehicular access and coordinating internal pedestrian and vehicular traffic flows relating to existing and proposed development patterns; and ensuring design compatibility with existing development that considers building height, materials, colors, landscaping, and signage.

#### RP-8 PRINCETON JUNCTION REDEVELOPMENT PLAN DISTRICT

The RP-8 Princeton Junction Redevelopment Plan District land use category encompasses the Princeton Junction Train Station and is primarily located along the easterly side of the rail line.

This land use category corresponds to the RP-8 District, the intent of which is to recognize and maintain the existing uses in the area, which include the rail station, associated surface parking areas, the kiss & ride area, and the power station. It is also the intent of the RP-8 District to: improve traffic circulation, including at the kiss & ride area; improve pedestrian and bicycle circulation and safety by installing sidewalks and crossings along Wallace Road between Princeton Hightstown Road and Circle Drive; mitigate the visual impacts of surface parking and the power station; and to create public open space associated with the existing pond.

Accordingly, the permitted uses of the RP-8 District include: transportation related facilities; public and commercial surface parking, including both structured and surface parking, except that no structured parking is permitted south of Circle Drive; mechanisms intended to screen or enhance the visual attraction of the power station; and a public park.

#### RP-9 PRINCETON JUNCTION REDEVELOPMENT PLAN DISTRICT

The RP-9 Princeton Junction Redevelopment Plan District land use category encompasses an existing regional school bus depot located at the corner of Princeton Hightstown Road and Wallace Road.

This land use category corresponds to the RP-9 District, the intent of which is to convert the existing bus depot into an area that would better serve the public, which would consist of a public park mirroring the PNC corner park with land set aside for Wallace Road improvements as well as pedestrian and bicycle access to a crossing of the rail line at the Princeton Hightstown Road bridge.

#### RP-10 PRINCETON JUNCTION REDEVELOPMENT PLAN DISTRICT

The RP-10 Princeton Junction Redevelopment Plan District land use category encompasses the southeasterly portion of the SRI tract.

This land use category corresponds to the RP-10 District, the intent of which is two-fold: to recognize the existing R&D Zoning District and the general development plan which was previously approved for that district, while also encouraging a transfer of development potential from the RP-10 District to the RP-6 District in order to preserve the Sarnoff Woods. Accordingly, this district permits all those uses which are permitted in the R&D District, as well as affordable housing.

#### RP-11 PRINCETON JUNCTION REDEVELOPMENT PLAN DISTRICT

The RP-11 Princeton Junction Redevelopment Plan District land use category encompasses an approximately 10 acre-portion of what was commonly referred to as the Maneely tract, which is located near the intersection of Bear Brook Road and North Post Road.

This land use category corresponds to the RP-11 District, a goal of which is to develop the property with an attractive, high quality 100% municipally sponsored affordable housing project which shall help meet the Township's goal of providing a wide range of housing densities and housing types to meet the varied income level needs of the community.

For over a decade, the Township worked with Project Freedom, which is a not-for-profit organization which develops and operates barrier-free housing to enable individuals with disabilities to live independently. This partnership has resulted in Freedom Village at West Windsor, which was approved by the Township Planning Board in 2017. This approval permits the construction of seventy-two (72) units of affordable housing for individuals with disabilities, as well as for other affordable households. As per the resolution of approval, one-quarter of these units (18) will be rented by the Department of Human Services for disabled individuals. The remaining fifty-four (54) units will be open to affordable households that may house individuals with disabilities.

#### RP-11 PRINCETON JUNCTION REDEVELOPMENT PLAN OVERLAY DISTRICT

The RP-11 Princeton Junction Redevelopment Plan Overlay District land use category is located along the easterly boundary of the RP-11 District, near the intersection of Alexander Road and the train line.

This land use category corresponds to the RP-11 Overlay District, the goal of which is to provide an overlay zone to permit multifamily housing as a development alternative to those uses that are permitted in the lots' underlying ROM-2 zoning designation. Accordingly, the RP-11 Overlay District permits multifamily dwellings and townhouses, provided that twenty-five percent (25%) of such units are set-aside for low- and moderate-income households. Auto service centers, plumbing and heating supply uses, and those uses permitted in the ROM-2 District area also permitted. It is further recommended that the list of uses be expanded to include: micro-breweries, distilleries, and brew-pubs; medical office, urgent care, and out-patient surgical facilities; and commercial recreation facilities.

#### RP-12 PRINCETON JUNCTION REDEVELOPMENT PLAN DISTRICT

The RP-12 Princeton Junction Redevelopment Plan land use category is located within the northerly extent of the overall Princeton Junction Redevelopment Area, along the northerly boundary of the RP-7 District.

This land use category corresponds to the RP-12 District which is designed to encourage an attractive, multifamily development. Accordingly, the district permits multifamily dwelling units, provided that twenty percent (20%) are set-aside for low- and moderate-income households. It is the intent of the RP-12 District that it be developed comprehensively in accordance with one development application for the entire district. The architectural detail, style, color, proportion, and massing shall reflect the features of a traditional village center,

to the greatest extent possible. The building or buildings constructed there shall reflect a continuity of treatment through the district.

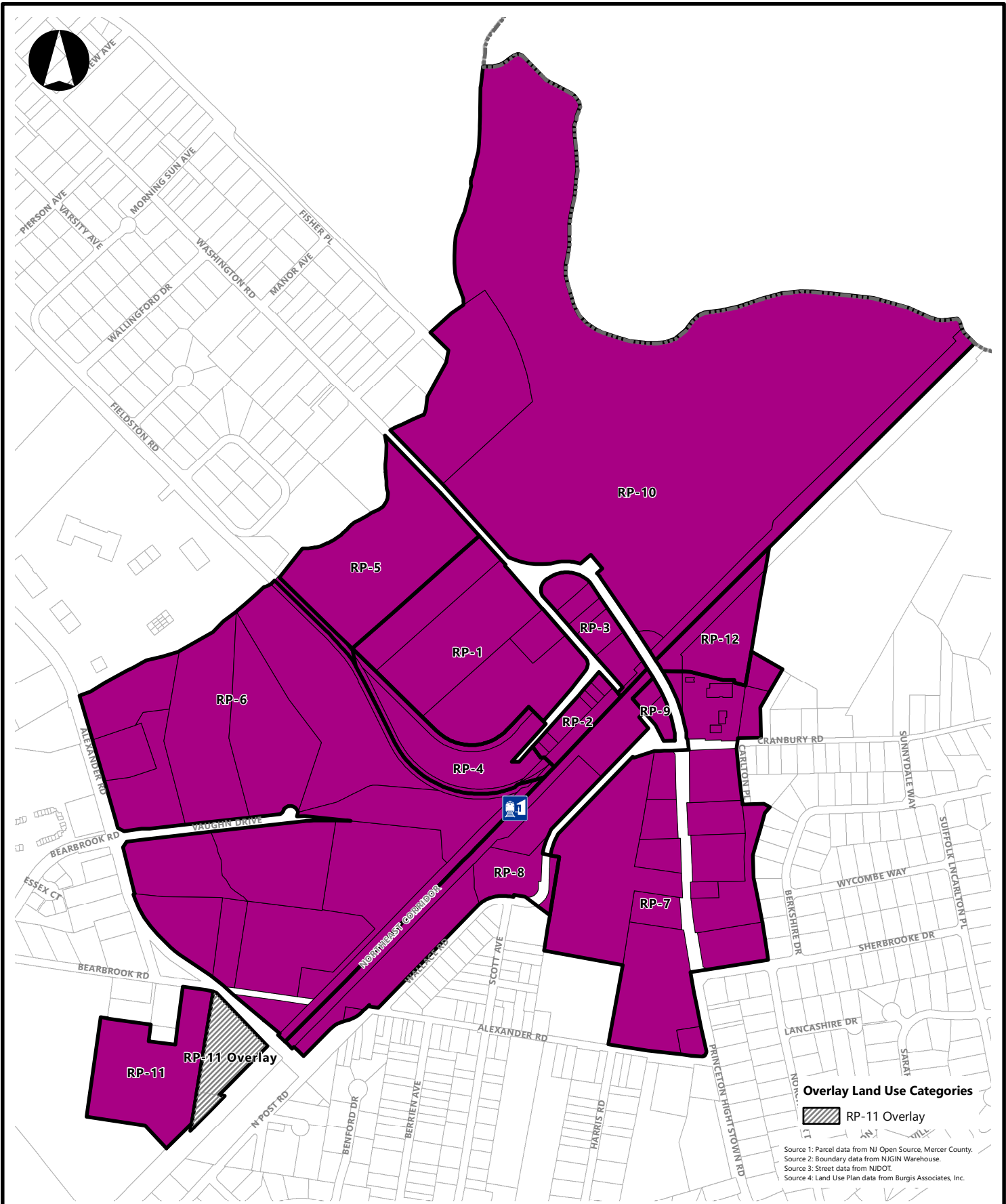
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### **3.4.2: Route 1 Penns Neck Business Commercial Redevelopment Area**

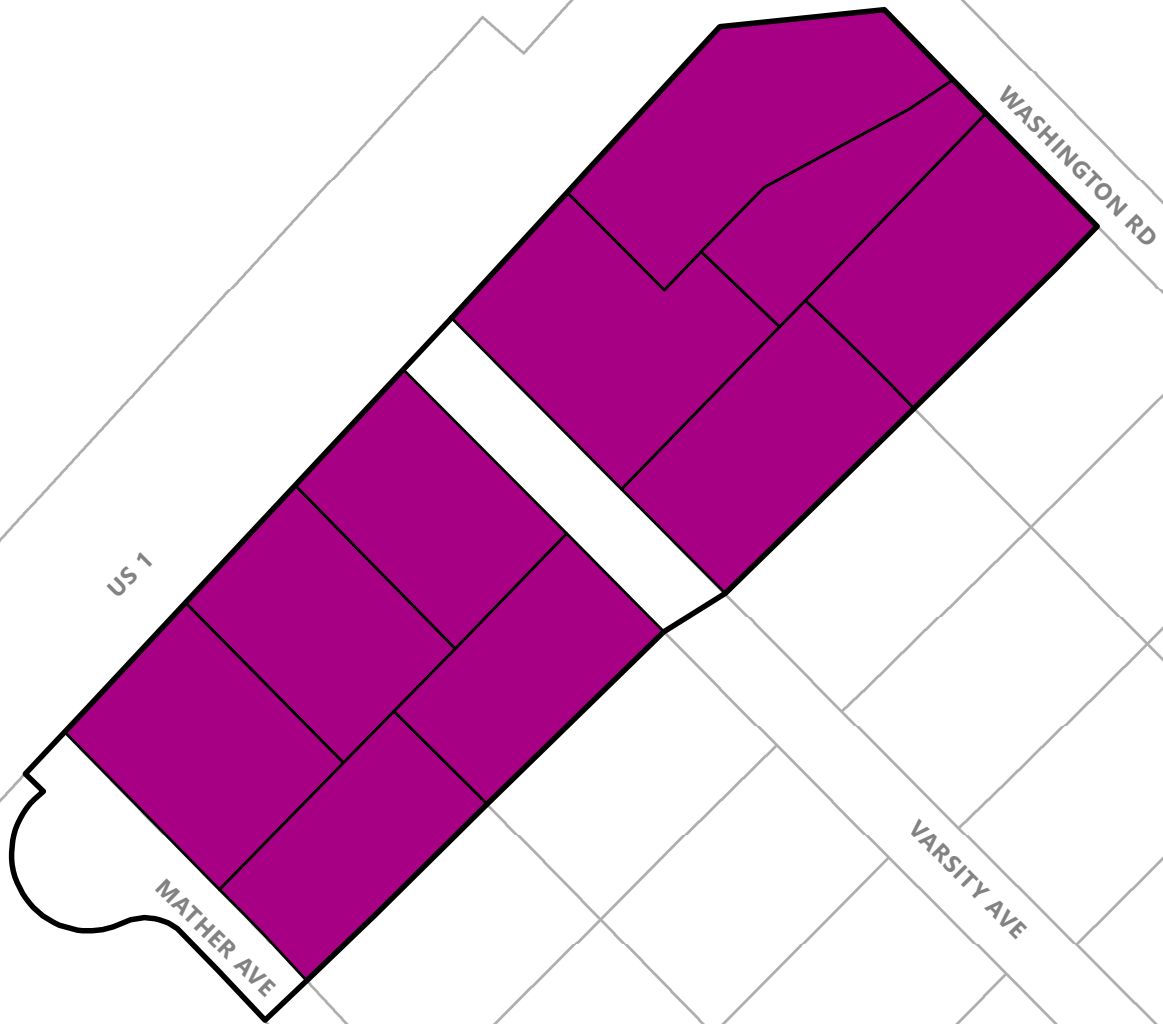
The Route 1 Penns Neck Business Commercial Redevelopment Area is located within the northerly portion of the Township, near the intersection of US Route 1 and Washington Road.

The intent of the Route 1 Penns Neck Business Commercial Redevelopment Area is to facilitate the development of a small-scale neighborhood commercial center which will serve the daily needs of both the local residents of the Penns Neck community as well as those traveling along the US Route 1 corridor. It is also this Plan's intent that the Redevelopment Area serve as an attractive gateway for those entering the Penns Neck area of the Township from both US Route 1 and Washington Road.


Accordingly, this district permits: a convenience store in conjunction with a gasoline service station with hours of operation limited to 5:00 am to midnight; banks and financial institutions, with or without drive-throughs; pharmacies, with or without drive-throughs; retail sales and services; urgent care services, including emergency outpatient services; personal services; medical and professional offices; cafés, with or without drive-throughs, provided that they are not in excess of 2,500 square feet; and senior day care.



Dwg. Title <b>Map 34: Princeton Junction Redevelopment Area Land Use Categories</b>		Project No. 3442.22	Date 09.04.19	Drawn By DN
<b>BURGIS ASSOCIATES, INC.</b> COMMUNITY PLANNING   LAND DEVELOPMENT AND DESIGN   LANDSCAPE ARCHITECTURE 25 Westwood Avenue p: 201.666.1811 Westwood, New Jersey 07675 f: 201.666.2599		Project Title <b>2020 Land Use Plan Element</b> Township of West Windsor   Mercer County, New Jersey		Dwg. No. map 34
		Scale 1" = 800'	2015 COPYRIGHT BA - NOT TO BE REPRODUCED	



Source 1: Parcel data from NJ Open Source, Mercer County.  
 Source 2: Boundary data from NJGIN Warehouse.  
 Source 3: Street data from NJDOT.  
 Source 4: Land Use Plan data from Burgis Associates, Inc.

Dwg. Title <b>Map 35: Penns Neck Redevelopment Area Land Use Category</b>		Project No. 3442.22	Date 12.26.19	Drawn By DN
 <b>BURGIS ASSOCIATES, INC.</b> 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 <b>2020 Land Use Plan Element</b> Township of West Windsor   Mercer County, New Jersey		Dwg. No. map 35
		Scale 1" = 150'		2015 COPYRIGHT BA - NOT TO BE REPRODUCED

## 3.5: Institutional and Public Land Use Categories

Several areas of the Township are devoted to institutional and public purposes. These include the Township's municipal complex, the lands owned by Princeton University, and Mercer County Community College.

Accordingly, the following institutional and public land use categories are established:

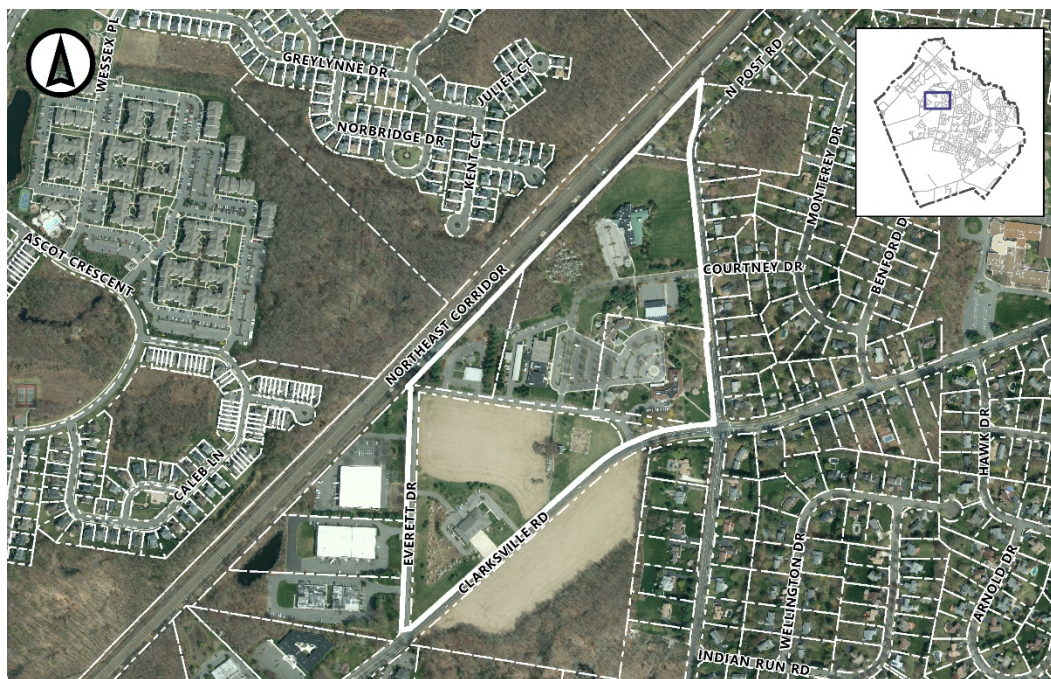
### 3.5.1: Municipal Land Use Category

A new Municipal (MU) land use category and corresponding zoning district is proposed for those municipally owned properties near the intersection of Clarksville Road and North Post Road. These properties are identified by municipal tax records as:

- ❖ Block 10 Lots 7, 11, 41, and 42
- ❖ Block 15 Lot 1
- ❖ Block 93 Lots 1 and 3

This land use category and corresponding zoning district are intended to identify the Township's main municipal complex, including its municipal building, the West Windsor Branch of the Mercer County Library, post office, senior citizen center, community garden and farmland, police station, the Princeton Junction Volunteer Fire Station, and emergency services. Accordingly, it is recommended that this proposed district identify public buildings and uses as well as nonprofit facilities as permitted uses.

Map 36: Proposed Municipal Land Use Category



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### **3.5.2: Educational**

The Educational (E) land use categories consist of two (2) existing and proposed land use categories and corresponding zoning districts which comprise two (2) distinct areas of the Township. The first is located along Washington Road and Alexander Road and comprises lands which are owned by Princeton University. The second area is located near the southwesterly portion of the Township and comprises lands owned by Mercer County Community College.

The Educational land use categories are as follows:

#### *EDUCATIONAL-1*

The Educational (E-1) land use category is located along Washington Road and Alexander Road and comprises lands which are owned by Princeton University. It is the intent of this land use category and corresponding zoning district to encourage the development of a comprehensive educational campus which may include a combination of educational, research, collaboration, office and other customary uses and facilities of a modern educational/research university.

A planned educational development is also established as a permitted use, which may consist of private educational facilities and residences exclusively for the faculty, students, and staff of a higher learning educational facility, including their families, as well as collaboration facilities to promote research and educational opportunities for the University and its faculty and students. At least twenty-five percent (25%) of all faculty and staff housing is required to be reserved for low- and moderate-income households; no affordable housing set-aside is required for undergraduate dormitories and multi-family post doctorate and graduate student housing.

Furthermore, two (2) modifications to the boundaries of the Educational District encompassing the lands owned by Princeton University are proposed:

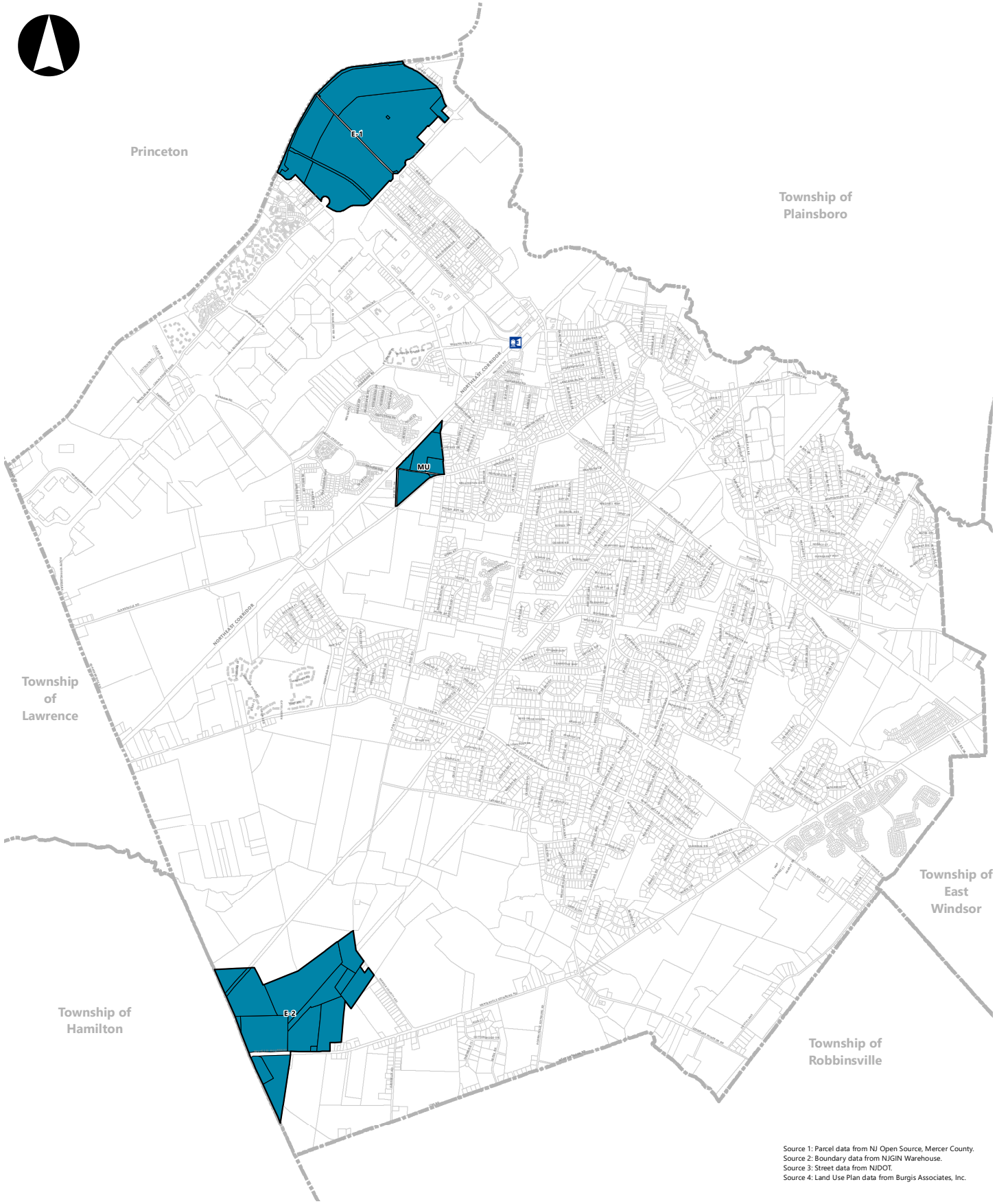
1. Previously, several lots which were owned by the University were separated from Block 3 Lot 1.011 due to Eden Way. These properties, which were formerly identified as Block 2 Lots 2, 3, 6, 7, 8, 9, 10, and 11, have been consolidated into one lot which is now identified as Block 2 Lot 2.01. This newly consolidated lot is presently located in both the R-2 District and ROM-2 District. Subsequently, by way of Ordinance #2019-21, the Township vacated Eden Way. As a result, the University plans on consolidating its properties into Block 3 Lot 1.011.
2. Furthermore, several other properties (formerly identified as Block 3 Lots 3.01, 4, 10, 11, 12, and 13) located along Harrison Street and the former Eden Way were also consolidated into Block 3 Lot 1.011. Nevertheless, these properties are still located in the R-2 District.




### EDUCATIONAL-2

A new Educational-2 (E-2) land use category and corresponding zoning district is proposed for those lands located in the southwesterly corner of the Township owned by Mercer County Community College. Similar to the proposed E-1 land use category and corresponding district, the intent of this new land use category and corresponding zoning district is to encourage a combination of educational, research, and associated uses.

A planned educational development is also established as a permitted use. It is envisioned that a planned educational development may consist of public educational facilities and residences exclusively for students. Furthermore, it is recommended that this district permit a campus town center which would consist of retail uses and dormitory spaces.



Source 1: Parcel data from NJ Open Source, Mercer County.  
 Source 2: Boundary data from NJGIN Warehouse.  
 Source 3: Street data from NJDOT.  
 Source 4: Land Use Plan data from Burgis Associates, Inc.

Dwg. Title <b>Map 37: Public and Institutional Land Use Categories</b>		Project No. 3442.22	Date 09.04.19	Drawn By DN
 <b>BURGIS ASSOCIATES, INC.</b> COMMUNITY PLANNING   LAND DEVELOPMENT AND DESIGN   LANDSCAPE ARCHITECTURE 25 Westwood Avenue p: 201.666.1811 Westwood, New Jersey 07675 f: 201.666.2599		Project Title <b>2020 Land Use Plan Element</b> Township of West Windsor   Mercer County, New Jersey		Dwg. No. map 37
		Scale 1" = 4,400'		2015 COPYRIGHT BA - NOT TO BE REPRODUCED



**Residential Land Use Plan Categories**

- Low Density Single-Family
- Medium Density Single-Family
- Medium to High Density/  
Planned Res. Development
- Mixed Use
- Senior Living

**Redevelopment Land Use Categories**

- Redevelopment Areas

**Nonresidential Land Use Plan Categories**

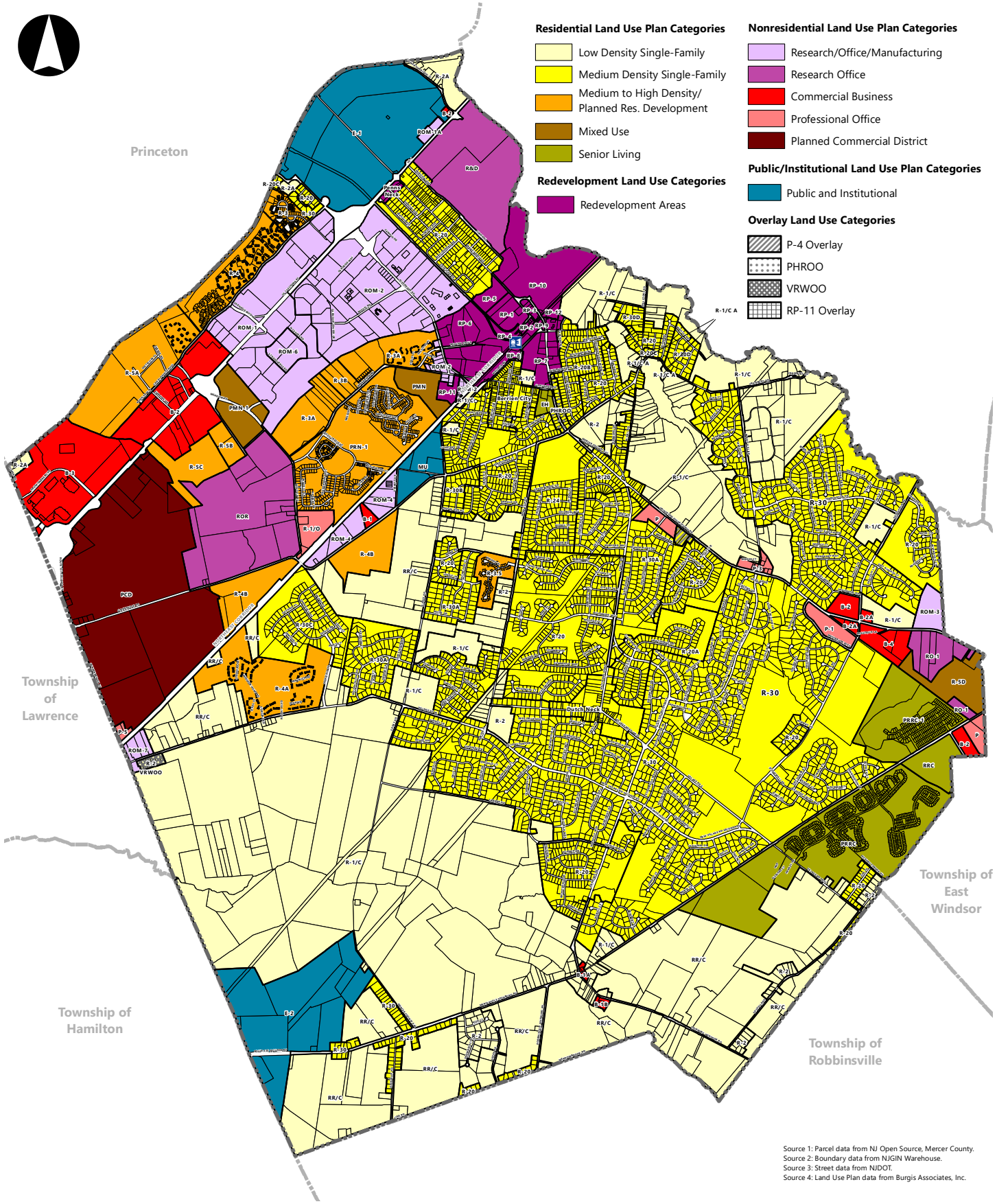
- Research/Office/Manufacturing
- Research Office
- Commercial Business
- Professional Office
- Planned Commercial District

**Public/Institutional Land Use Plan Categories**

- Public and Institutional

**Overlay Land Use Categories**

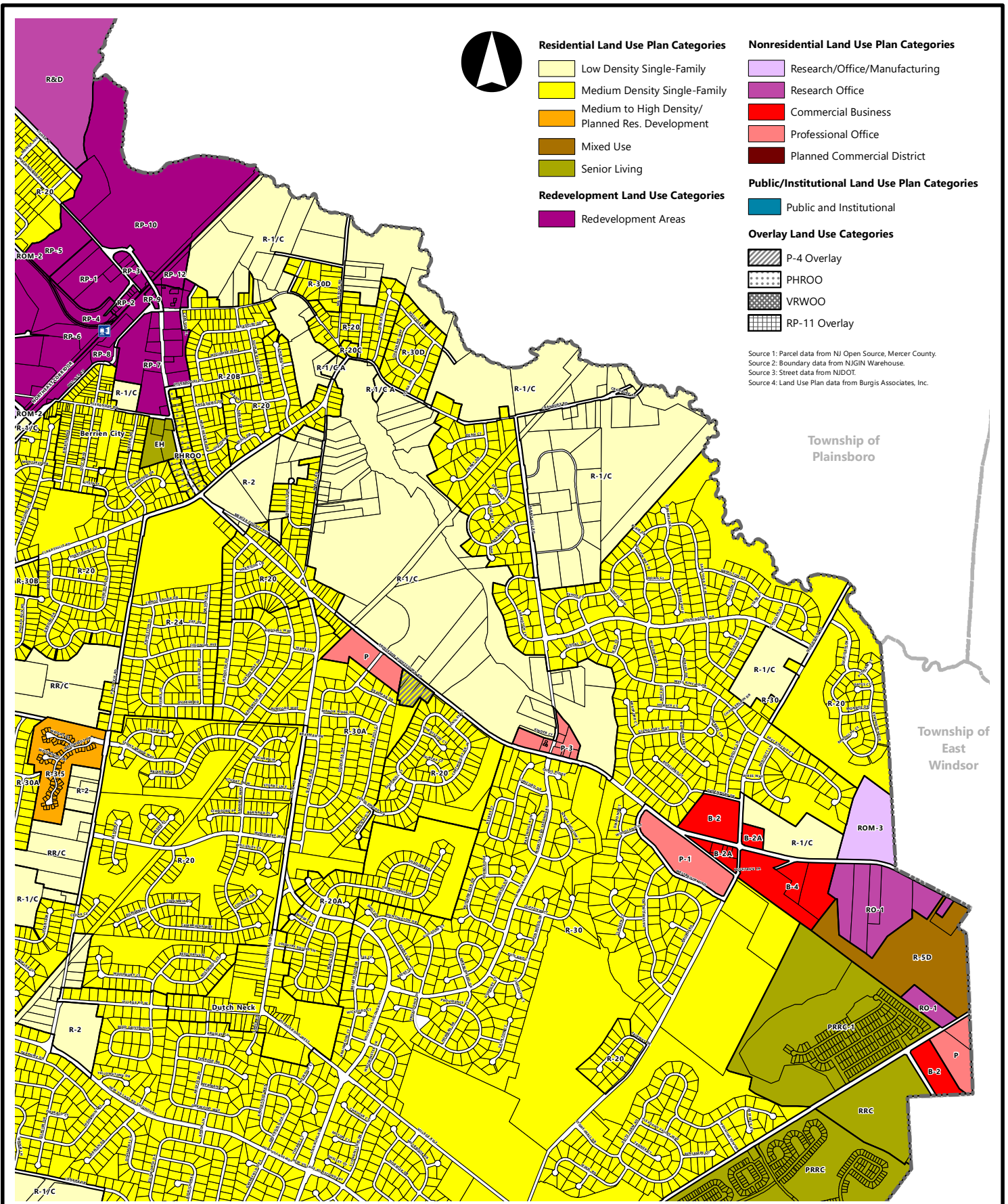
- P-4 Overlay
- PHROO
- VRWOO
- RP-11 Overlay




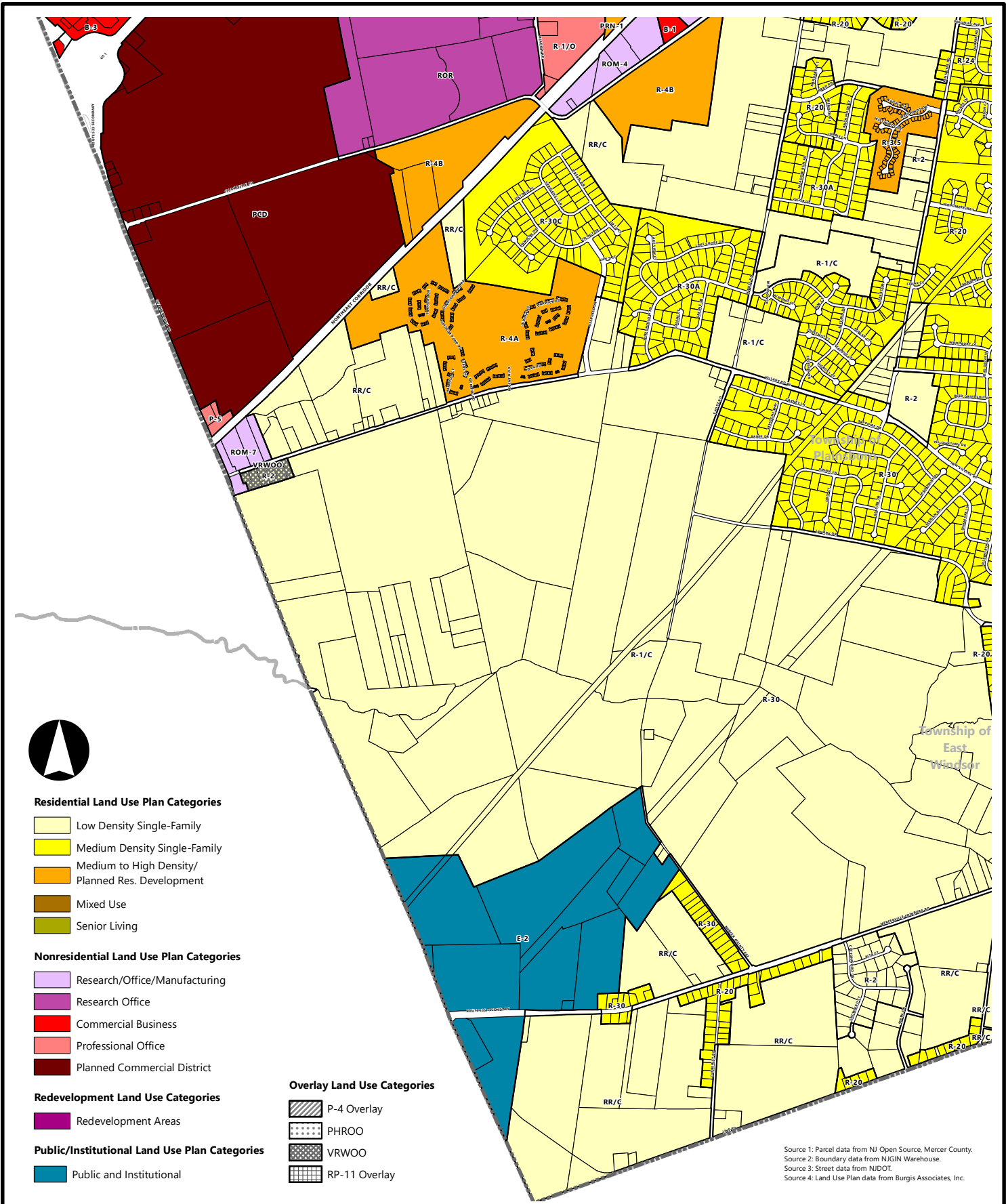
Source 1: Parcel data from NJ Open Source, Mercer County.  
 Source 2: Boundary data from NJGIN Warehouse.  
 Source 3: Street data from NJDOT.  
 Source 4: Land Use Plan data from Burgis Associates, Inc.

<p>Dwg. Title <b>Map 38: Total Land Use Plan</b></p>	<p>Project No. 3442.22</p>	<p>Date 12.27.19</p>	<p>Drawn By DN</p>
<p><b>BURGIS ASSOCIATES, INC.</b>        COMMUNITY PLANNING   LAND DEVELOPMENT AND DESIGN   LANDSCAPE ARCHITECTURE        25 Westwood Avenue Westwood, New Jersey 07675        p: 201.666.1811 f: 201.666.2599</p>	<p>Project Title <b>2020 Land Use Plan Element</b>        Township of West Windsor   Mercer County, New Jersey</p>		<p>Scale 1" = 4,400'</p>
			<p>Dwg. No. map 38</p>
2015 COPYRIGHT BA - NOT TO BE REPRODUCED			



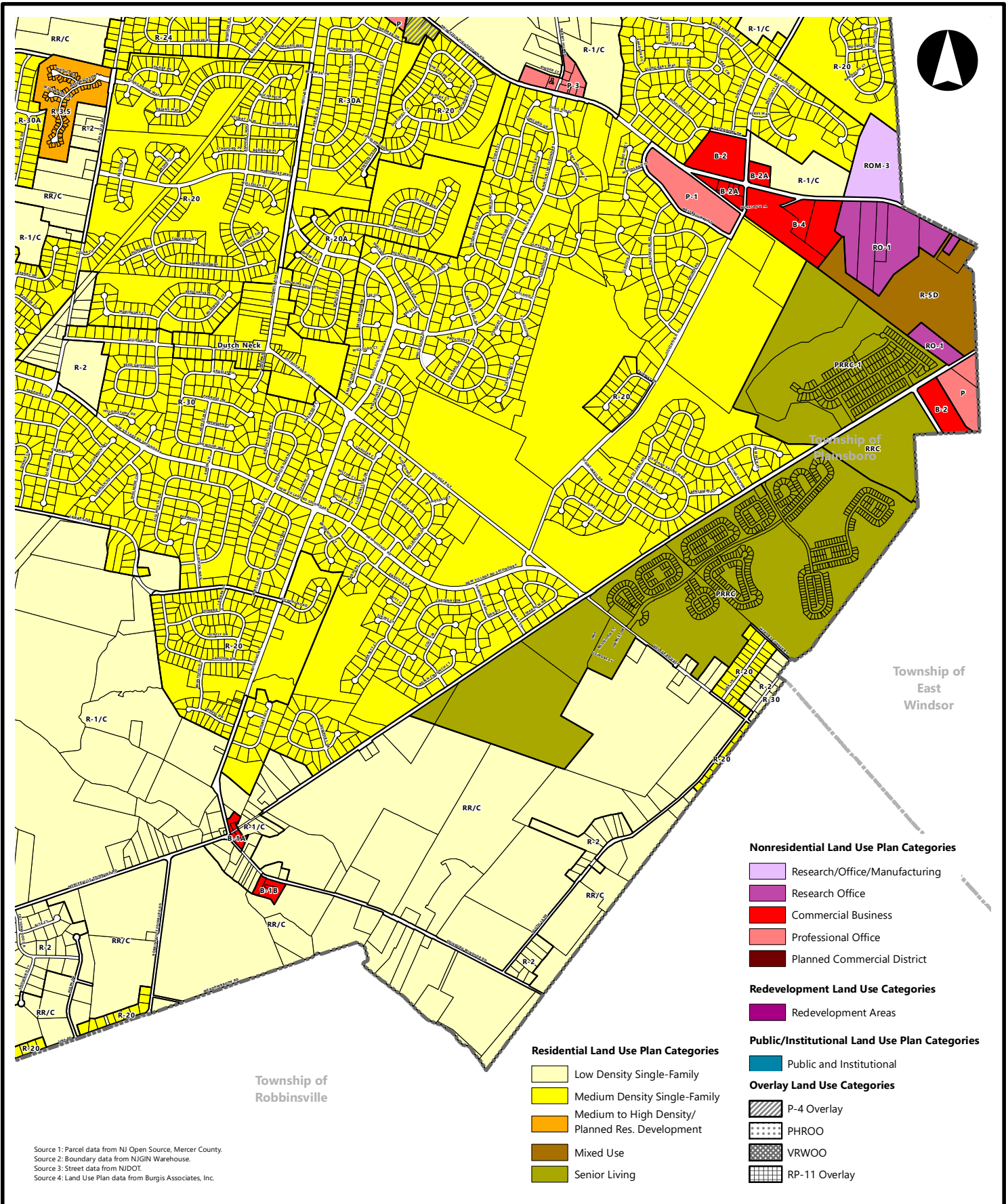


Dwg. Title <b>Map 40: Total Land Use Plan - Quad 2</b>		Project No. 3442.22	Date 12.27.19	Drawn By DN
 <b>BURGIS ASSOCIATES, INC.</b> COMMUNITY PLANNING   LAND DEVELOPMENT AND DESIGN   LANDSCAPE ARCHITECTURE 25 Westwood Avenue   Westwood, New Jersey 07675 p: 201.666.1811   f: 201.666.2599		Project Title <b>2020 Land Use Plan Element</b> Township of West Windsor   Mercer County, New Jersey		Dwg. No. map 40
		Scale 1" = 2,350'	2015 COPYRIGHT BA - NOT TO BE REPRODUCED	



Source 1: Parcel data from NJ Open Source, Mercer County.  
 Source 2: Boundary data from NJGIN Warehouse.  
 Source 3: Street data from NJDOT.  
 Source 4: Land Use Plan data from Burgis Associates, Inc.

Dwg. Title <b>Map 41: Total Land Use Plan - Quad 3</b>		Project No. 3442.22	Date 12.27.19	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 <b>2020 Land Use Plan Element</b> Township of West Windsor   Mercer County, New Jersey		Dwg. No. map 41
		Scale 1" = 2,350'		2015 COPYRIGHT BA - NOT TO BE REPRODUCED



Source 1: Parcel data from NJ Open Source, Mercer County.  
 Source 2: Boundary data from NJGIN Warehouse.  
 Source 3: Street data from NJDOT.  
 Source 4: Land Use Plan data from Burgis Associates, Inc.

Township of  
Robbinsville

Township of  
East Windsor

**Nonresidential Land Use Plan Categories**

- Research/Office/Manufacturing
- Research Office
- Commercial Business
- Professional Office
- Planned Commercial District

**Redevelopment Land Use Categories**

- Redevelopment Areas

**Public/Institutional Land Use Plan Categories**

- Public and Institutional

**Overlay Land Use Categories**

- P-4 Overlay
- PHROO
- VRWOO
- RP-11 Overlay

**Residential Land Use Plan Categories**

- Low Density Single-Family
- Medium Density Single-Family
- Medium to High Density/  
Planned Res. Development
- Mixed Use
- Senior Living

Dwg. Title  
**Map 42: Total Land Use Plan - Quad 4**

Project No. 3442.22	Date 12.27.19	Drawn By DN
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**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  
**2020 Land Use Plan Element**  
 Township of West Windsor | Mercer County, New Jersey

Scale 1" = 2,350'	Dwg. No. map 42
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# Section 4: Statement of Strategy

The following section provides a statement of strategy concerning: smart growth; storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure; and environmental sustainability.





## 4.1: Introduction

On January 8, 2018, legislation (S2873/A4185) was adopted by the State of New Jersey which amended the Municipal Land Use Law (MLUL). Pursuant to that amendment, land use plans are now required to incorporate a statement of strategy concerning:

- ❖ Smart growth which, in part, shall consider potential locations for the installation of electric vehicle charging stations;
- ❖ Storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure;
- ❖ Environmental sustainability.

The Township previously adopted a Sustainability Plan Element in 2009, the purpose of which was to formally and explicitly commit the Township to examine and implement actions that will continue to move it in a more sustainable direction and thus help ensure that its environmental, economic, and social objectives are balanced and mutually reinforced. The over-riding goal of the Sustainability Plan is to make sustainability an intrinsic part of community policies and regulations.

As the Township continues its efforts to update its comprehensive master plan, its Sustainability Plan will also be updated. It is anticipated that this updated Sustainability Plan will provide further insights and details into smart growth, storm resiliency, and environmental sustainability.

---

### 4.1.1: Overview of Sustainability

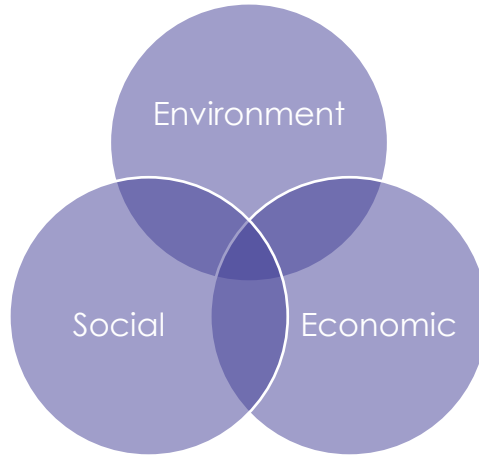
While many complex definitions have been offered for sustainability, the United Nations World Commission on Environment and Development simply described it as:

---

*"...development that meets the needs of the present without compromising the ability of future generations to meet their own needs."*

---

Historically, sustainability has been described as having three (3) main pillars: environment, social, and economic. Sustainable development is the balancing of these pillars in a way that will protect the natural environment, promote the general welfare of the community, and provides opportunities where appropriate for economic development.



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#### 4.1.2: Overview of Smart Growth

As established by Smart Growth America, smart growth is

---

*"...an approach to development that encourages a mix of building types and uses, diverse housing and transportation options, development within existing neighborhoods, and community engagement."*

---

In short, smart growth is intended to avoid sprawl by encouraging development and redevelopment in existing communities with existing infrastructure.

There are ten (10) principles which are considered to be the foundation of smart growth, which are established as follows:

1. Mix land uses;
2. Take advantage of compact design;
3. Create a range of housing opportunities and choices;
4. Create walkable neighborhoods;
5. Foster distinctive attractive communities with a strong sense of place;
6. Preserve open space, farmland, natural beauty, and critical environmental areas;
7. Direct development towards existing communities;
8. Provide a variety of transportation choices;
9. Make development decisions predictable, fair, and cost effective;
10. Encourage community and stakeholder collaboration in development decisions.

## 4.2: Statement on Smart Growth

The following statements address smart growth:

- ❖ The Township should continue to develop and implement smart growth strategies that foster pedestrian-scale, mixed-use, transit-oriented development.
- ❖ The Township should continue to identify technical and financial assistance available to support smart growth initiatives throughout the community.
- ❖ The Township should continue its support for planned residential development and clustering to provide for a wide range of housing densities and housing types and to protect environmental resources as well as the overall quality of life in the Township.
- ❖ The Township should consider implementing an expedited plan and permit approval process for smart growth projects.
- ❖ The Township should continue to encourage electric vehicle recharging facilities in parking areas.

## 4.3: Statement on Storm Resiliency

The following statements address storm resiliency:

- ❖ The Township should promote the use of stormwater best management practices such as rain gardens, vegetated swales, and rainwater recycling by providing guidelines for developers and residents.
- ❖ The Township should provide guidance and encourage the design of integrated natural and mechanical treatment systems such as constructed wetlands, vegetated filters, and open channels to treat stormwater runoff.
- ❖ The Township should consider requiring the use of grid pavers or porous pavement in municipal parking areas.

## 4.4: Statement on Environmental Sustainability

The following statements address environmental sustainability:

- ❖ Future development should minimize the over-utilization of impervious surfaces such as roads, parking lots, and driveways, and reduce the quantity and rate of stormwater runoff and pollution loads to local water bodies. Green roofs should also be encouraged where practicable.
- ❖ The Township should provide information and guidance to residents and local business owners on using a rainwater collection system (e.g., cisterns, underground tanks, ponds) to reduce or completely eliminate the amount of potable water used for irrigation.
- ❖ To the extent practicable, municipal facilities should reuse stormwater or greywater for sewage conveyance or on-site wastewater treatment systems such as biological nutrient removal systems, constructed wetlands, and high-efficiency filtration systems. Native and drought-tolerant plantings should be encouraged.
- ❖ The Township shall encourage green building practices for all future developments and shall continue to promote its green development checklist.
- ❖ The Township should develop and disseminate information on green building and remodeling practices on the Township website. It should also consider providing workshops on green home building and remodeling.
- ❖ The Township should recognize renewable energy facilities as a permitted use on any parcel or parcels of land comprising twenty (20) or more contiguous acres that are owned by the same person/entity in any industrial zone, as established by NJSA 40:55D-66.11 of the MLUL.
- ❖ The Township should encourage renewable energy facilities as an accessory use in all non-residential zoning districts.
- ❖ Adequate accessory storage spaces should be encouraged in all future multifamily residential developments.

# Section 5: Background Information

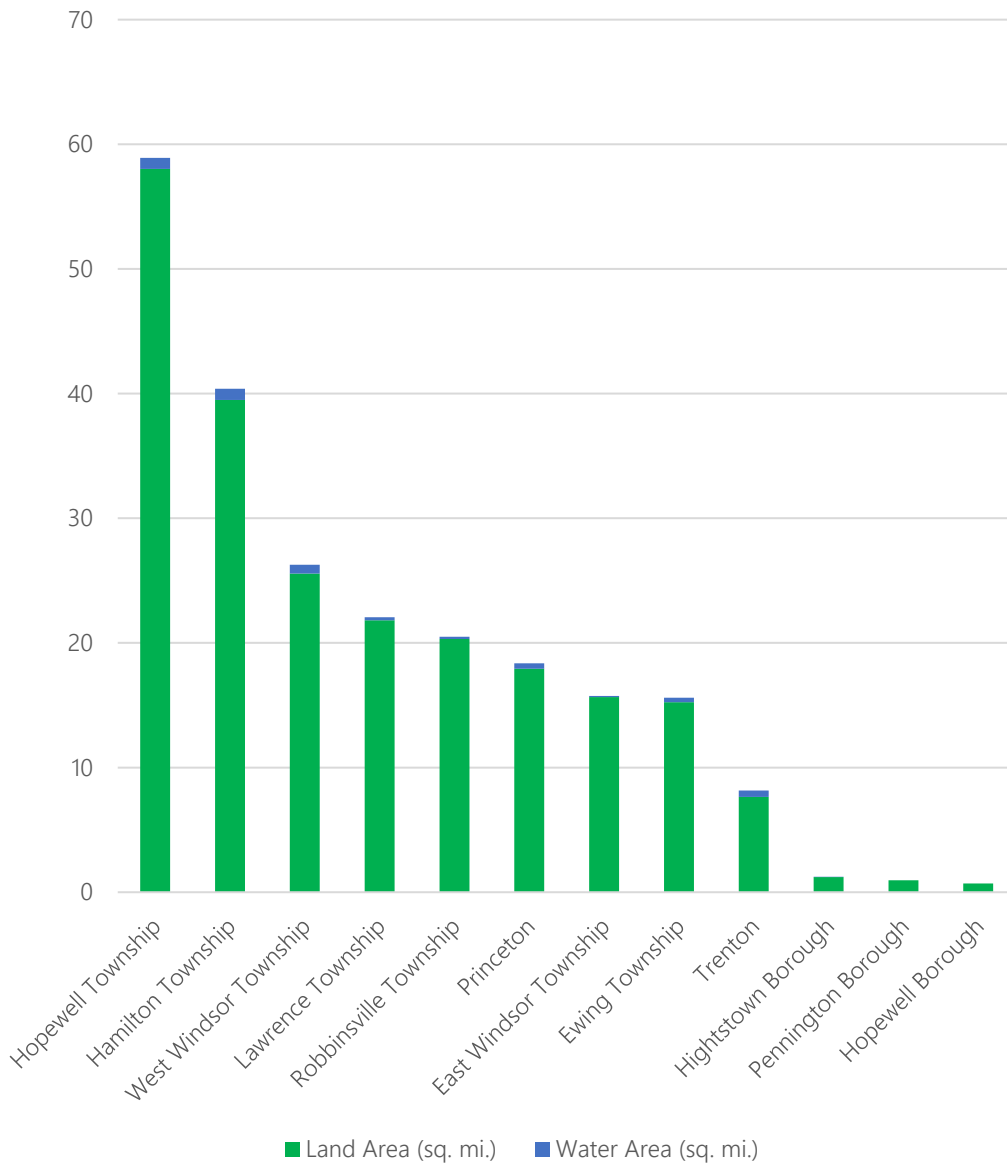
The final section of this Land Use Plan contains background information which helps form the basis for the land use goals, policies, and recommendations of the Township.



## 5.1: Regional Information

The Township of West Windsor is located along the easterly border of Mercer County, immediately adjacent to its border with Middlesex County. It is bounded by Princeton and the Township of Plainsboro to the north, the Township of East Windsor to the east, the Township of Robbinsville and the Township of Hamilton to the south, and the Township of Lawrence to the west. As per the US Census Bureau, the Township has a total area of 26.27 square miles, which includes 25.56 square miles of land area and 0.71 square mile of water. It is the third largest municipality in Mercer County.

Figure 3: Land and Water Areas of Mercer County



Source: US Census Bureau



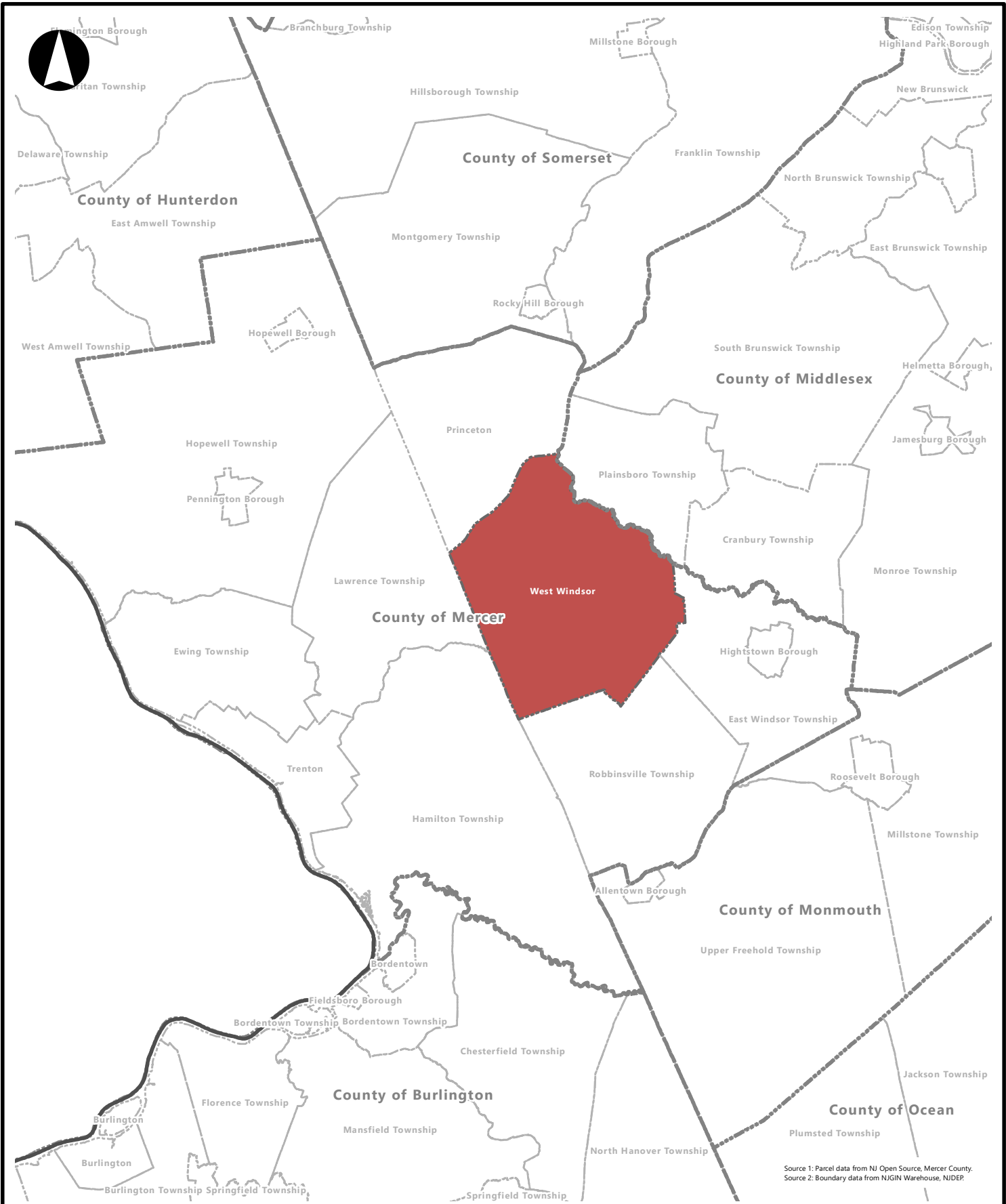
As noted by the New Jersey Department of Transportation (NJDOT), the Township has a total of 148.97 miles of roadways, of which 4.24 miles are maintained by the NJDOT, 24.18 miles are maintained by Mercer County, and 120.55 miles are maintained by the municipality.

The most significant highway in the municipality is US Route 1. This highway is primarily located in the northwesterly and northerly portions of the Township. It extends from the Township of Lawrence to the west to the Township of Plainsboro to the northeast.

Other important regional roadways include:

- ❖ Quakerbridge Road (CR 533)/Province Line Road, which extends along the westerly border of the Township;
- ❖ Old Trenton Road (CR 535), which is located in the southeasterly portion of the Township and extends from Hamilton Township to the southwest to East Windsor to the east;
- ❖ Princeton-Hightstown Road (CR 571), which extends from the Princeton Junction area of the Township to East Windsor to the east;
- ❖ Clarksville Road (CR 638), which is located in the central portion of the Township and extends from the Township of Lawrence to the west to Grovers Mill Pond;
- ❖ Washington Road (CR 571) and Alexander Road, both of which extend from Princeton and bisect US Route 1;
- ❖ Cranbury Road (CR 615), which extends eastward from Princeton Junction;
- ❖ Edinburg Road (CR 526), which extends through the central portion of the Township from South Mill Road to Old Trenton Road (CR 535);
- ❖ Village Road West, Village Road East, and New Village Road, all of which extend across the municipality from the Township of Lawrence to the west to East Windsor to the east.

The Princeton Junction Train Station is also located in the Township. This train station serves both NJ Transit and Amtrak trains along the Northeast Corridor, as well as NJ Transit trains along the Princeton Branch. As of 2018, the Princeton Junction station was the seventh (7<sup>th</sup>) busiest station in New Jersey, with an average of 6,680 weekday boardings.



Source 1: Parcel data from NJ Open Source, Mercer County.  
 Source 2: Boundary data from NJGIN Warehouse, NJDEP.

Dwg. Title <b>Map 43: Regional Location Map</b>	Project No. 3442.22	Date 12.27.19	Drawn By DN
	Scale 1" = 18,000'		Dwg. No. map 43
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Project Title:  
**2020 Land Use Plan Element**  
 Township of West Windsor | Mercer County, New Jersey

## 5.2: Existing Land Use

The analysis of a community's present-day development pattern is an essential foundation for any effective and practical land use plan, as it provides the necessary background for framing a municipality's future planning goals. These analyses are designed to identify not only a community's level of development, but also the amount and locations of vacant land remaining throughout a municipality. This information is crucial in developing the basis for a land use plan.

The following analysis consists of two (2) studies. The first examines land uses throughout the Township and breaks them down into a total of twenty-three (23) categories. This overall existing land use pattern can be seen on the accompanying Existing Land Use Maps. The second study offers additional details into the existing residential land units located throughout the Township. Both analyses were initially based upon the Township's Mod IV tax data records, with further refinements made by Burgis Associates, Inc.

For additional historic information on the Township's existing nonconforming uses and use variances, please see Appendix 1.

---

### 5.2.1: Overview of Existing Land Uses

The following table provides the Township's recorded land uses by both parcel acreage and the number of parcels. As shown, open space comprises the largest existing land use category throughout the Township as measured in acreage, as it encompasses nearly one-third (30.63%) of West Windsor's total parcel acreage. This can be attributed to both the area associated with Mercer County Park as well as the Township's open space acquisition and preservation efforts which are detailed in the Open Space and Recreation Plan.

Lands devoted to single-family dwellings comprise the second largest existing land use category as measured in acreage, as well as the largest land use category as measured in number of parcels. Indeed, nearly two-thirds (63.20%) of all of the Township's parcels are developed with single-family detached dwellings. Single-family attached/townhouse dwellings comprise the second largest existing land use as measured in the number of parcels; however, due to their relatively smaller average lot size, these uses only comprise less than one (1) percent (0.32%) of the Township's total parcel acreage.

Unpreserved farmland comprises the third largest existing land use as measured in total parcel acreage. When combined with preserved farmland, agricultural uses comprise slightly less than ten (10) percent of the Township's total parcel acreage.

Office uses comprise slightly over five (5) percent of the Township's total acreage, while commercial uses comprise an additional 3.64%.

In summary, slightly over one-third (35.91%) of the Township's total parcel area is developed with residential uses, while 57.60% is developed with nonresidential uses. On the other hand, residential uses comprise the majority (90.70%) of the total number of parcels in the Township.

Table 1: Existing Land Uses

Land Use	Acres	%Acres	Parcels	% Parcels	Average Lot Size (sf)
<b>Residential</b>					
Single-Family Detached	4,111.92	26.27%	5,713	63.20%	0.72
Single-Family Detached Age Restricted	101.84	0.65%	696	7.70%	0.15
Single-Family Attached/Townhouse	50.88	0.32%	991	10.96%	0.05
Multifamily	300.62	1.92%	678	7.50%	0.44
Multifamily: Age Restricted	45.07	0.29%	3	0.03%	15.02
HOA Property	1,011.00	6.46%	118	1.31%	8.57
Subtotal	5,621.33	35.91%	8,199	90.70%	
<b>Nonresidential</b>					
Commercial	569.60	3.64%	81	0.90%	7.03
Office	803.47	5.13%	142	1.57%	5.66
Industrial	33.62	0.21%	3	0.03%	11.21
Mixed Use	61.82	0.39%	24	0.26%	2.58
Farmland	1,079.75	6.90%	55	0.61%	19.63
Farmland: Preserved	463.80	2.96%	17	0.19%	27.28
Open Space	4,794.59	30.63%	232	2.57%	20.67
Golf Course	205.04	1.31%	3	0.03%	68.35
Cemetery	0.19	0.00%	1	0.01%	0.19
Public	220.23	1.41%	18	0.20%	12.23
House of Worship	76.94	0.49%	18	0.20%	4.27
Institutional	437.34	2.80%	20	0.22%	21.87
Parking	62.26	0.40%	14	0.15%	4.45
Utility and Infrastructure	109.46	0.70%	34	0.38%	3.22
Rail Line	99.06	0.63%	9	0.10%	11.01
Subtotal	9,017.17	57.60%	671.00	7.42%	
<b>Vacant</b>					
Vacant Building(s)	472.68	3.02%	7	0.08%	67.53
Vacant Land	543.40	3.47%	163	1.80%	3.33
Subtotal	1,016.07	6.49%	170.00	1.88%	290.50
<b>Total</b>	<b>15,654.58</b>	<b>100.00%</b>	<b>9,040.00</b>	<b>100.00%</b>	

One (1) acre = 43,560 square feet

### 5.2.2: Residential Land Uses

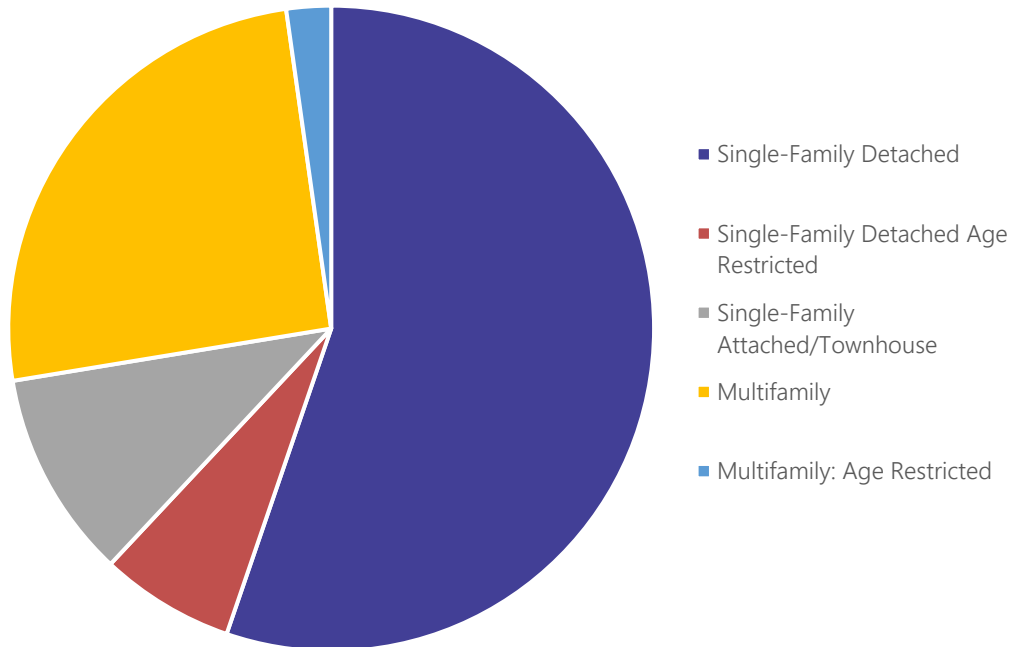
The following table provides additional insight in the existing residential land uses in the Township. As shown, the Township has an estimated 10,308 dwelling units. Of those, the majority (55.58%) consist of single-family dwellings. When combined with age restricted single-family dwellings, this percentage increases to 62.33%. Multifamily units account for slightly over one-quarter (25.24%) of the Township’s total number of residential units, while age-restricted multifamily units account for an additional 2.24%.

Please note that a separate analysis regarding the number of units throughout the Township is contained in Section 5.4 of this Plan. Unlike the table below, this other analysis utilizes information from the US Census Bureau and the American Community Survey. As such, the total number of units identified in these tables will be slightly different.

Table 2: Residential Units

Residential Land Use	# of Units	% of Units
Single-Family Detached	5,713	55.25%
Single-Family Detached Age Restricted	696	6.73%
Single-Family Attached/Townhouse	1,078	10.43%
Multifamily	2,622	25.36%
Multifamily: Age Restricted	231	2.23%
Units	10,340	100.00%

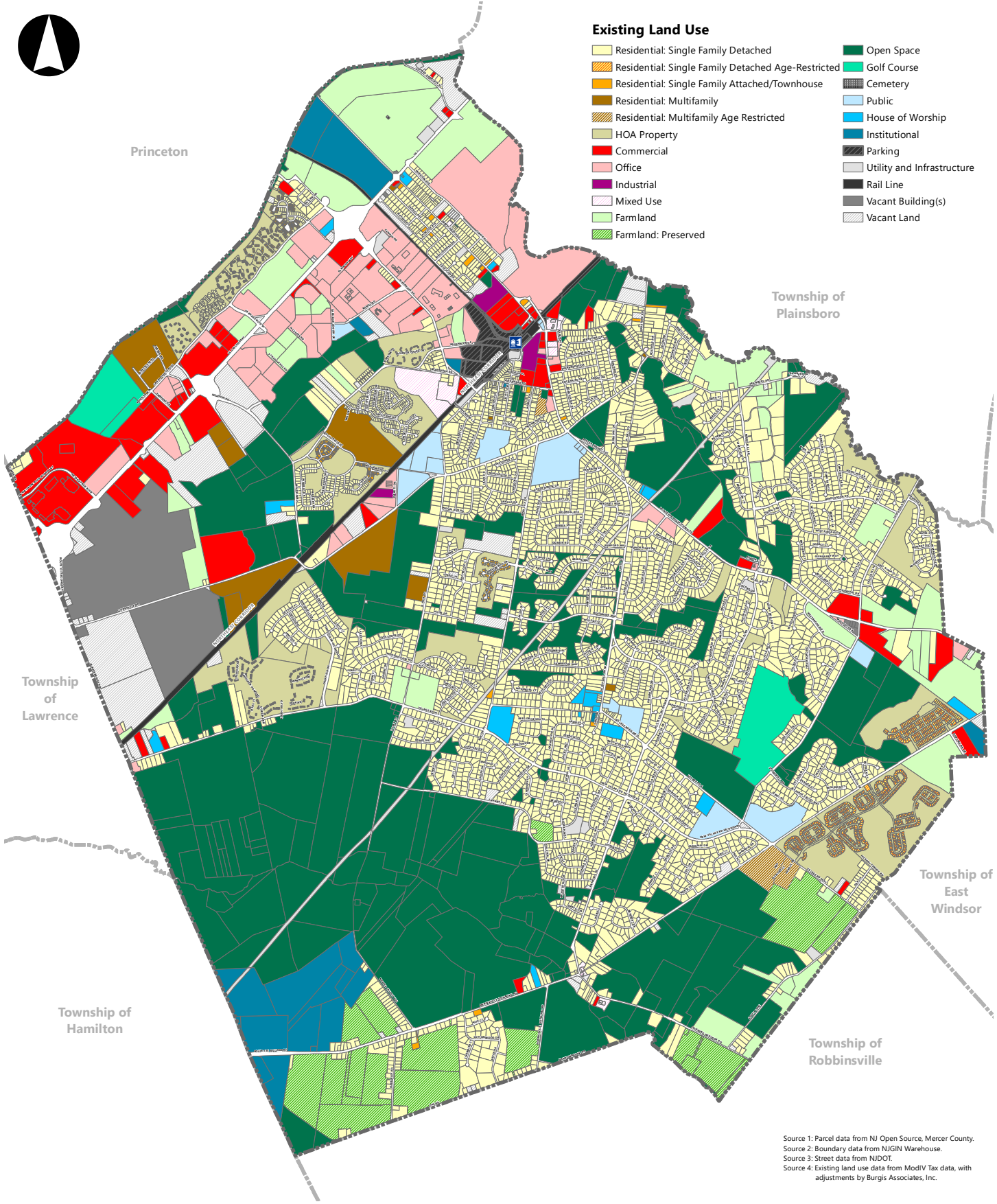
Figure 4: Residential Land Uses





### Existing Land Use

- 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
- Mixed Use
- Farmland
- Farmland: Preserved
- Open Space
- Golf Course
- Cemetery
- Public
- House of Worship
- Institutional
- Parking
- Utility and Infrastructure
- Rail Line
- Vacant Building(s)
- Vacant Land



Source 1: Parcel data from NJ Open Source, Mercer County.  
 Source 2: Boundary data from NJGIN Warehouse.  
 Source 3: Street data from NJDOT.  
 Source 4: Existing land use data from ModIV Tax data, with adjustments by Burgis Associates, Inc.

<p>Dwg. Title <b>Map 44: Existing Land Uses</b></p>	<p>Project No. 3442.22</p>	<p>Date 12.27.19</p>	<p>Drawn By DN</p>
<p><b>BURGIS ASSOCIATES, INC.</b>  <small>COMMUNITY PLANNING   LAND DEVELOPMENT AND DESIGN   LANDSCAPE ARCHITECTURE</small>      25 Westwood Avenue      Westwood, New Jersey 07675      p: 201.666.1811      f: 201.666.2599</p>	<p>Project Title <b>2020 Land Use Plan Element</b>  <small>Township of West Windsor   Mercer County, New Jersey</small></p>		<p>Scale 1" = 4,400'</p>
			<p>Dwg. No. map 44</p>
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**Existing Land Use**

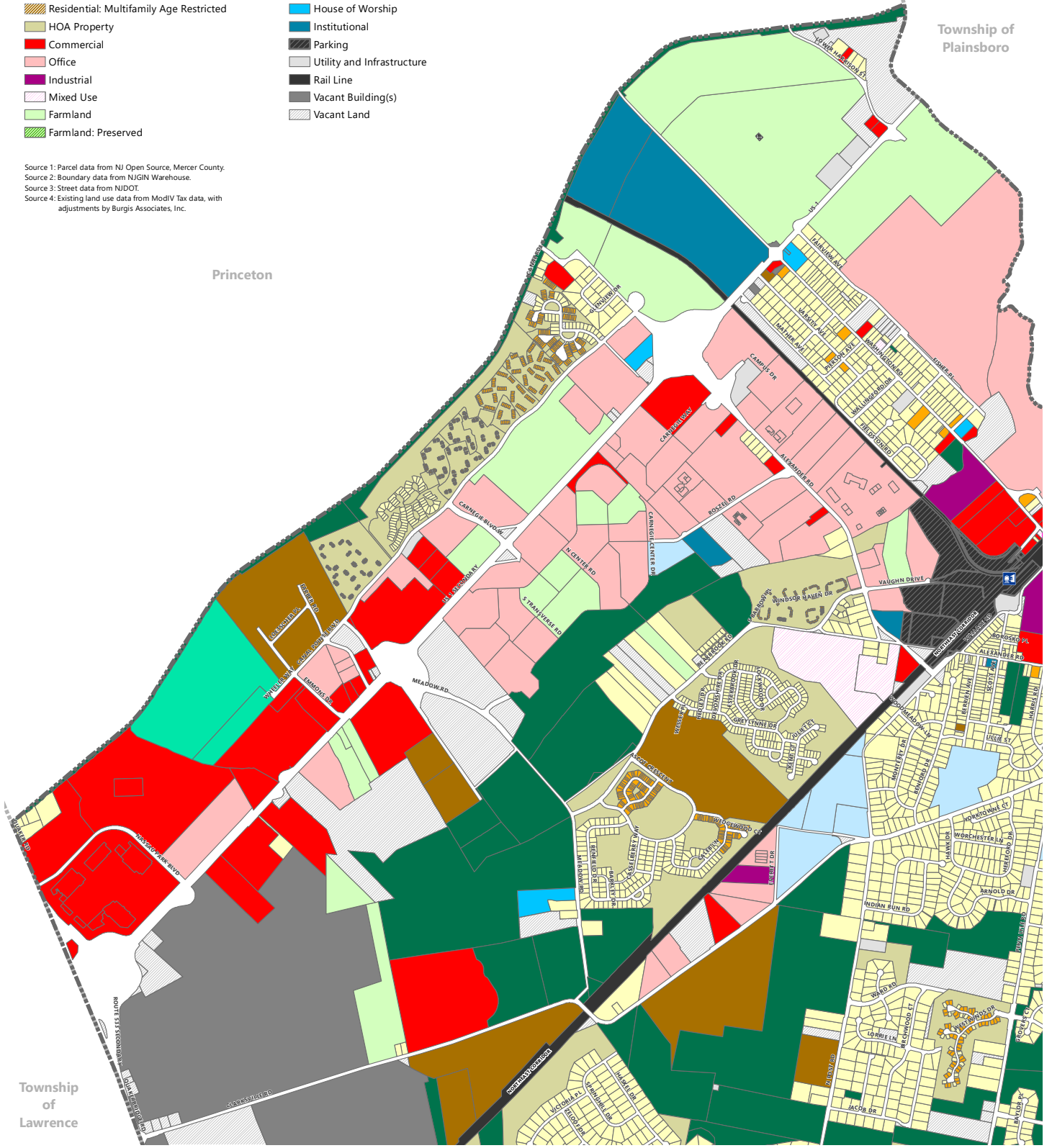
- Residential: Single Family Detached
- Residential: Single Family Detached Age-Restricted
- Residential: Single Family Attached/Townhouse
- Residential: Multifamily
- Residential: Multifamily Age Restricted
- HOA Property
- Commercial
- Office
- Industrial
- Mixed Use
- Farmland
- Farmland: Preserved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

Source 1: Parcel data from NJ Open Source, Mercer County.  
 Source 2: Boundary data from NJGIN Warehouse.  
 Source 3: Street data from NJDOT.  
 Source 4: Existing land use data from ModIV Tax data, with adjustments by Burgis Associates, Inc.



Township of  
Plainsboro

Princeton



Township of  
Lawrence

Dwg Title  
**Map 45: Existing Land Uses - Quad 1**

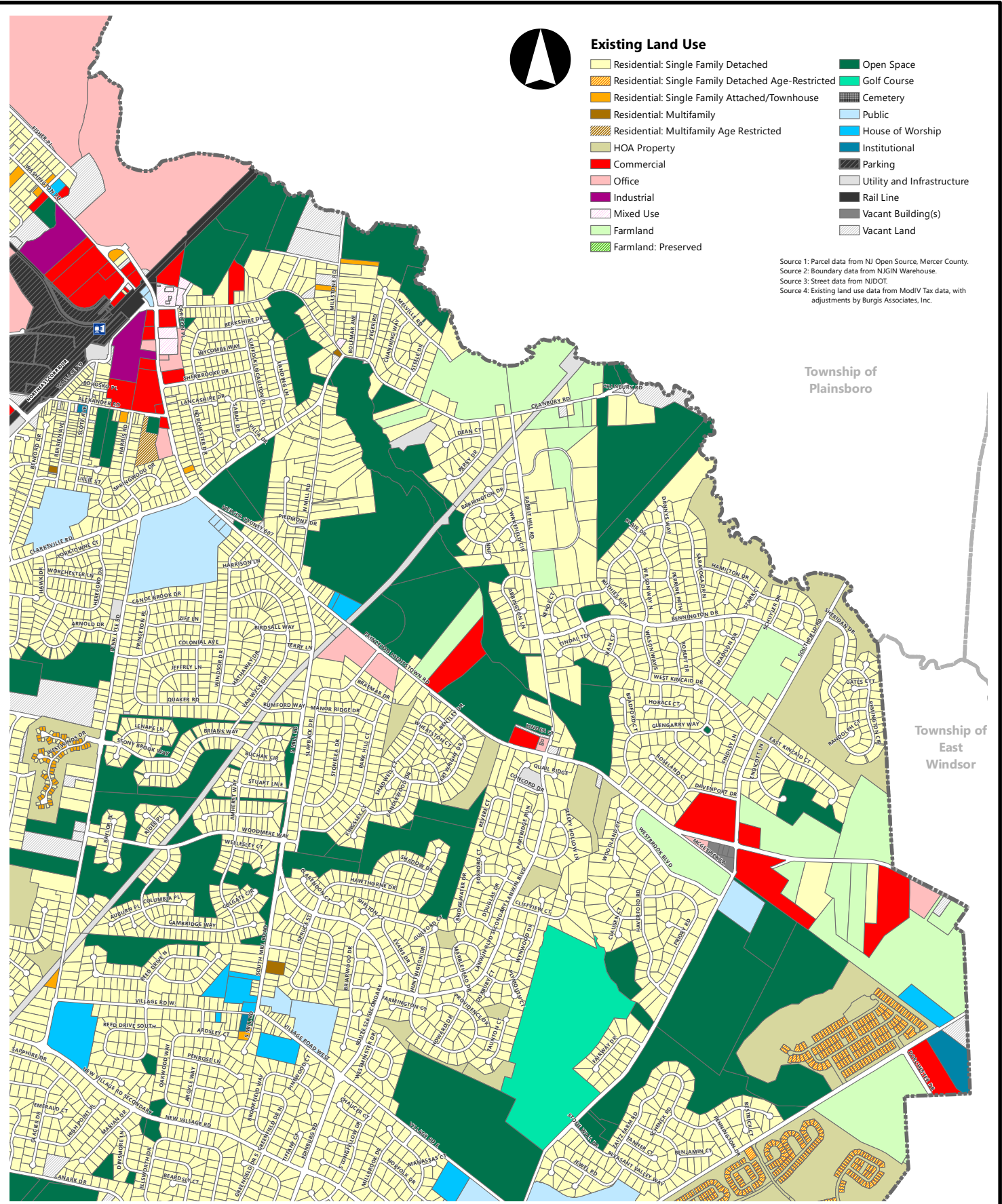
Project No. 3442.22	Date 12.27.19	Drawn By DN
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Scale 1" = 2,350'	Dwg. No. map 45
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**Existing Land Use**

- 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
- Mixed Use
- Farmland
- Farmland: Preserved
- Open Space
- Golf Course
- Cemetery
- Public
- House of Worship
- Institutional
- Parking
- Utility and Infrastructure
- Rail Line
- Vacant Building(s)
- Vacant Land

Source 1: Parcel data from NJ Open Source, Mercer County.  
 Source 2: Boundary data from NJGIN Warehouse.  
 Source 3: Street data from NJDOT.  
 Source 4: Existing land use data from ModIV Tax data, with adjustments by Burgis Associates, Inc.

Township of  
Plainsboro

Township of  
East Windsor

Map 46: Existing Land Uses - Quad 2

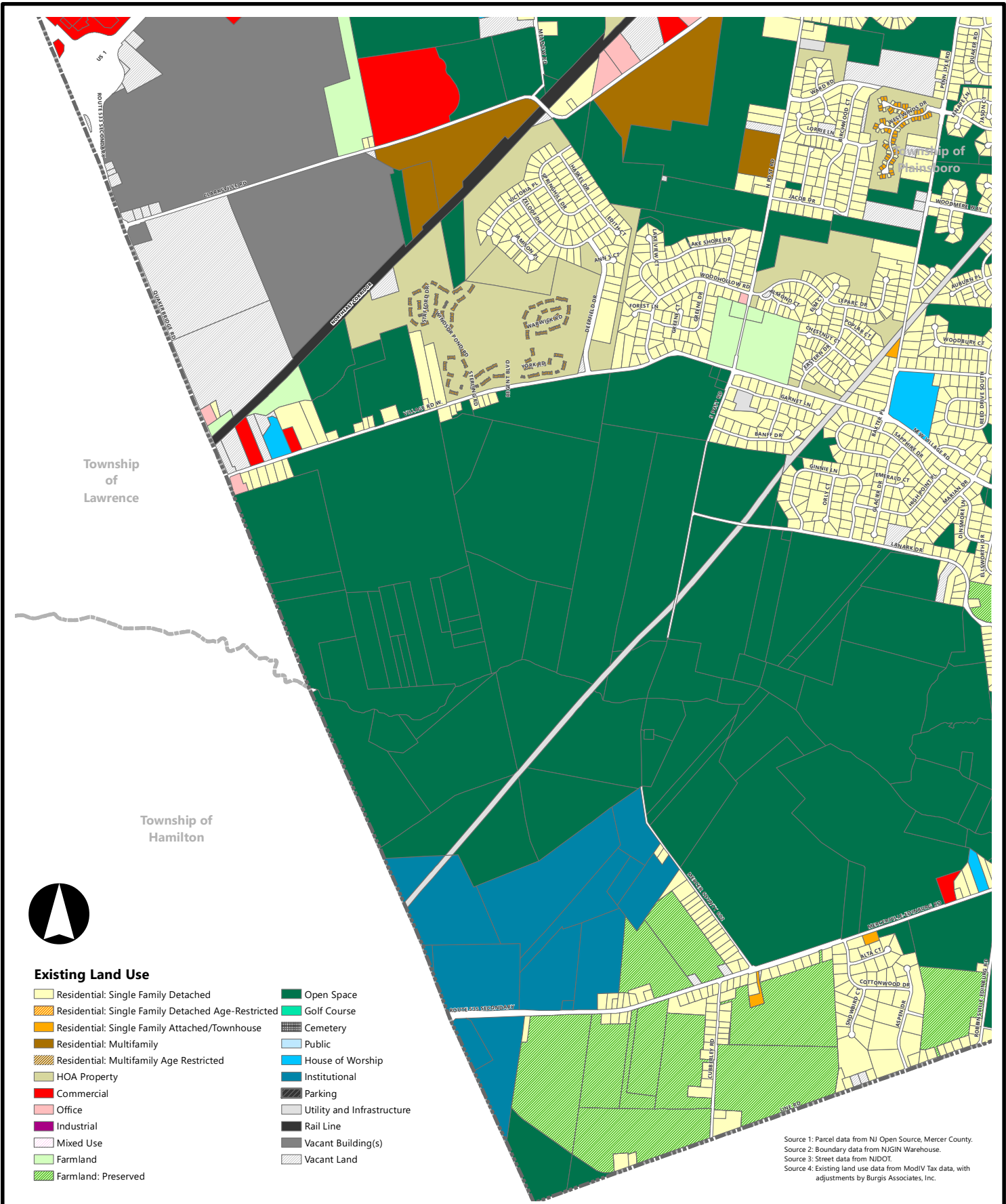
Project No.	Date	Drawn By
3442.22	12.27.19	DN

**BURGIS ASSOCIATES, INC.**  
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 25 Westwood Avenue | p: 201.666.1811  
 Westwood, New Jersey 07675 | f: 201.666.2599

Project Title:  
**2020 Land Use Plan Element**  
 Township of West Windsor | Mercer County, New Jersey

Scale	Draw No.
1" = 2,350'	map 46
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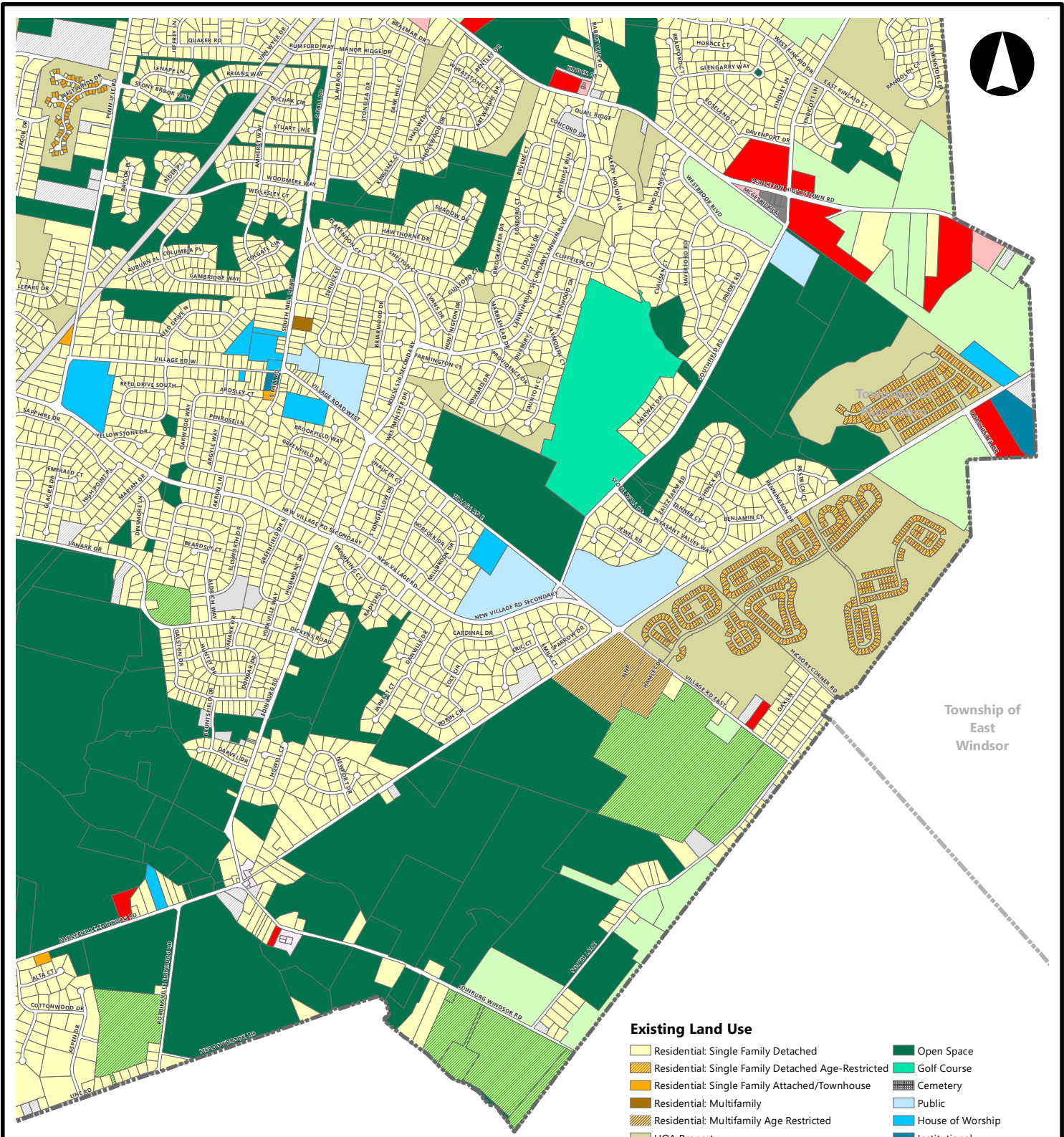
Dwg. Title  
**Map 47: Existing Land Uses - Quad 3**

Project No.	Date	Drawn By
3442.22	12.27.19	DN

**BURGIS ASSOCIATES, INC.**  
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Project Title:  
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Scale	Dwg. No.
1" = 2,350'	map 47
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Source 1: Parcel data from NJ Open Source, Mercer County.  
 Source 2: Boundary data from NJGIN Warehouse.  
 Source 3: Street data from NJDOT.  
 Source 4: Existing land use data from ModIV Tax data, with adjustments by Burgis Associates, Inc.

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

Township of Robbinsville

Township of East Windsor

Dwg Title <b>Map 48: Existing Land Uses - Quad 4</b>	Project No. 3442.22	Date 12.26.19	Drawn By DN
<b>BURGIS ASSOCIATES, INC.</b> <small>COMMUNITY PLANNING   LAND DEVELOPMENT AND DESIGN   LANDSCAPE ARCHITECTURE</small> 25 Westwood Avenue p: 201.666.1811 Westwood, New Jersey 07675 f: 201.666.2599	Project Title <b>2020 Land Use Plan Element</b> <small>Township of West Windsor   Mercer County, New Jersey</small>		Dwg. No. map 48
Scale 1" = 2,350'		2015 COPYRIGHT BA - NOT TO BE REPRODUCED	

## 5.3 Environmental Features

Equally important in determining a community's potential development and future growth patterns is an analysis of its physical characteristics. This information is not only helpful in guiding growth but is also useful in assessing sites for their natural resources and guiding the protection of these resources.

The principal environmental features that have been assessed within the framework of this master plan include topography and slopes, wetlands, flood hazard areas, category one waterways and buffers, and soil conditions.

While the following descriptions and accompanying maps provide an overview of the Township's physical features and environmental constraints, they should nevertheless be reviewed on a site-by-site basis as development applications are submitted to West Windsor's various local reviewing agencies.

As the Township continues its efforts to update its comprehensive master plan, its Environmental Plan will also be updated. It is anticipated that this updated Environmental Plan will provide further insights and details into the Township's various environmental features. Nevertheless, the following information is offered in the interim:

---

### 5.3.1: Topography and Slope

As shown in the accompanying Environmental Constraints Map, the topography of West Windsor is relatively flat, with elevations generally ranging between sixty (60) and one hundred (100) feet above sea level. Lower elevations were typically found near the northwesterly corner of the Township, to the rear of the Nassau Pavilion and Nassau Park commercial developments. An estimated elevation of one hundred and twenty (120) feet above sea level was observed in a small area of the Township between Amherst Way and Edinburg Road.

Accordingly, the Township does not contain many areas of steep slopes, which are typically defined as slopes of greater than fifteen percent (15%). These slopes can typically be found near streams, waterbodies, and wooded areas, and largely coincide with wildlife habitats. Generally, steep slopes can have an important impact on land use, as the clearing of such slopes can cause erosion and sedimentation problems if runoff is not strictly controlled.

---

### 5.3.2: Wetlands

While they have once been misunderstood and classified as swamps or wastelands, wetlands have since been recognized for their vital ecological and socioeconomic contributes. Indeed, wetlands contribute to the social, economic, and environmental health of communities in several ways. Wetlands protect drinking water by filtering out chemicals, pollutants, and sediments that would otherwise clog and contaminate waters. Wetlands also soak up runoff from heavy rains and snow melts, and thus provide natural flood control measures. Furthermore, wetlands provide critical habitat for a major portion of the State's fish and wildlife, including endangered, commercial, and recreational species. Finally, wetlands can provide open space opportunities for passive recreation.

Prepared by the United States Department of the Interior Fish and Wildlife Services, the National Wetlands Inventory provides an inventory of wetland areas throughout the state. Wetland delineations are based upon vegetation, visible hydrology, and geography in accordance with acknowledged data sources pertaining to wetland classifications. This data has subsequently been mapped by the New Jersey Department of Environmental Protection (NJDEP), which is illustrated on the accompanying Environmental Constraints Maps.

The Township contains approximately 3,540 acres (5.53 square miles) of wetlands. Nevertheless, the majority of these wetland areas is located in designated open space area, which include the Township's Greenbelt, preserved farms, municipal and county parks, and preserved lands owned by various homeowner's associations.

While the Environmental Constraints Map does provide a general indication of where wetlands exist, only an official determination known as a "Letter of Interpretation" (LOI) issued by NJDEP can validate the presence of wetlands on any given property.

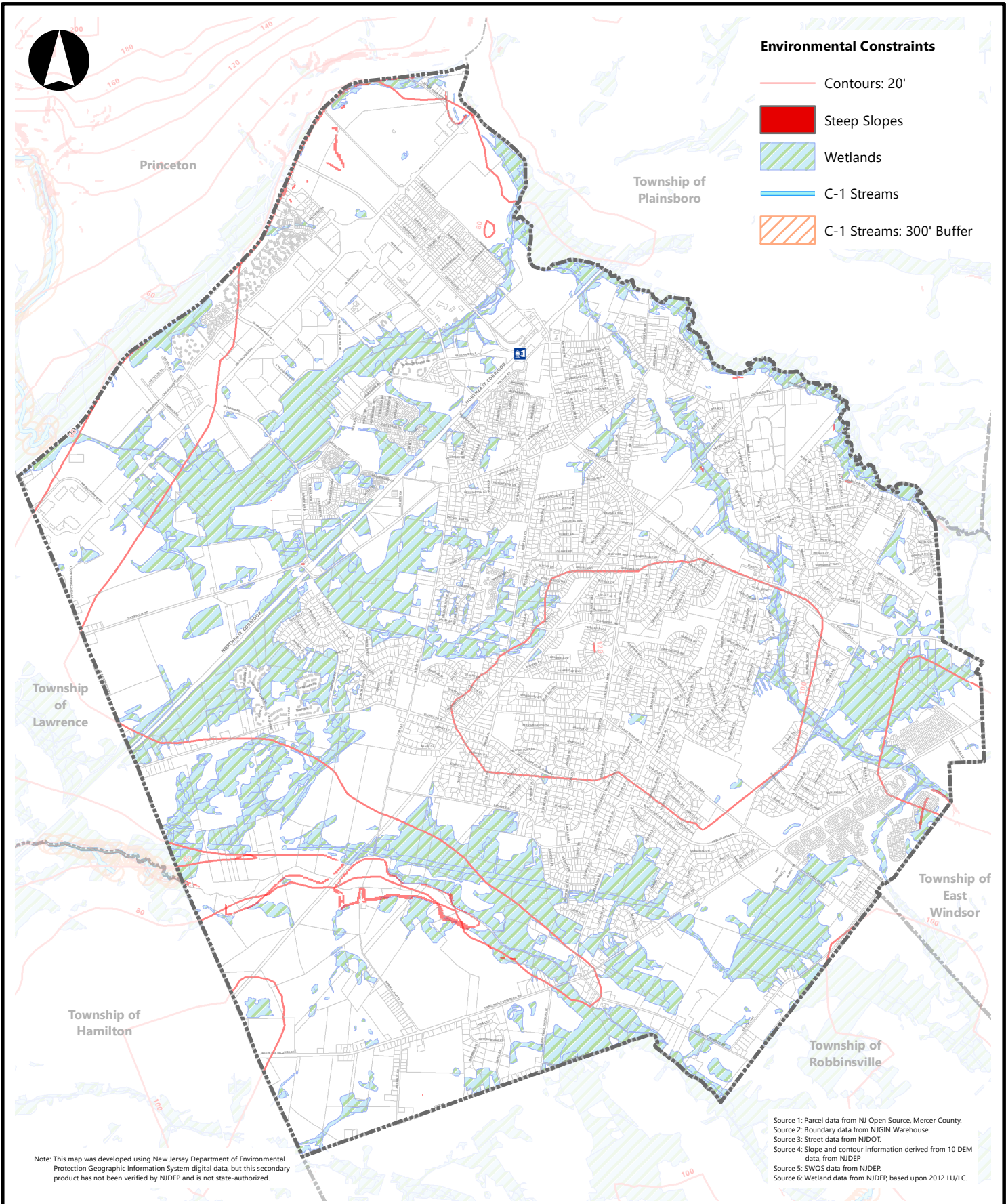
It is also noted that the adoption of the Freshwater Wetlands Protection Act of 1988 established a host of regulations aimed towards the preservation of New Jersey's wetlands and transitional areas, also known as "buffer" areas. These regulations require NJDEP to regulate virtually all activities proposed in wetland areas, including: cutting vegetation; dredging; excavation or removal of soil; drainage or any disturbance of water levels; driving of pilings; and placing obstructions. In addition, NJDEP must determine the width of transition areas around wetlands, which is dependent on the sensitivity of the particular wetland. Under the Act, wetlands are categorized as Exceptional, Intermediate, or Ordinary. While most wetlands require a minimum fifty (50) foot buffer, wetlands categorized as Exceptional may require buffers up to one hundred and fifty (150) feet in width. Proposed activities within these transition areas typically require permits from the NJDEP.

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### **5.3.3: Category One Waterways and Buffers**

As detailed in the Surface Water Quality Standards rules (NJAC 7:9B-1.4), a Category-One (C-1) designation is reserved for waterbodies with exceptional fishery resources or exceptional ecological, recreational, or water supply significance. Such designation essentially provides additional protection for these special waterbodies as well as those areas within 300 feet of the stream, known as Special Water Resource Protection Areas (SWRPA). These protections are in place to prevent water quality degradation and discourage development that would impair or destroy the waterway's natural resources. While any existing development located within SWRPAs are not regulated, any new construction or expansion to existing structures that will disturb one acre or more of the property or that would increase impervious surfaces on site by at least one-quarter ( $\frac{1}{4}$ ) of an acre is prohibited.

As evidenced by the accompanying Environmental Constraints Map, no C-1 streams are located in the Township.



Note: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

Source 1: Parcel data from NJ Open Source, Mercer County.  
 Source 2: Boundary data from NJGIN Warehouse.  
 Source 3: Street data from NJDOT.  
 Source 4: Slope and contour information derived from 10 DEM data, from NJDEP.  
 Source 5: SWQS data from NJDEP.  
 Source 6: Wetland data from NJDEP, based upon 2012 LU/LC.

Dwg. Title  
**Map 49: Environmental Constraints**

Project No. 3442.22	Date 12.27.19	Drawn By DN
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**burgis** ASSOCIATES, INC.  
 COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE  
 25 Westwood Avenue p: 201.666.1811  
 Westwood, New Jersey 07675 f: 201.666.2599

Project Title  
**2020 Land Use Plan Element**  
 Township of West Windsor | Mercer County, New Jersey

Scale 1" = 4,400'	Dwg. No. map 49
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### 5.3.4: Flood Hazard Areas

The following map provides an overview of the flood hazard areas which are presently located in the Township, as delineated by the Federal Emergency Management Agency (FEMA). As shown, the Township does contain portions of Flood Zones A and AE, which are defined by FEMA as follows:

- Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.
- Zone AE: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

As shown, the Township's flood hazard areas are generally located in the vicinity of Duck Pond Run, Bear Brook, Canoe Brook, the Millstone River, the Assunpink Creek, Bridegroom Run and the D&R Canal. A large flood hazard area is also located within Mercer County Park.



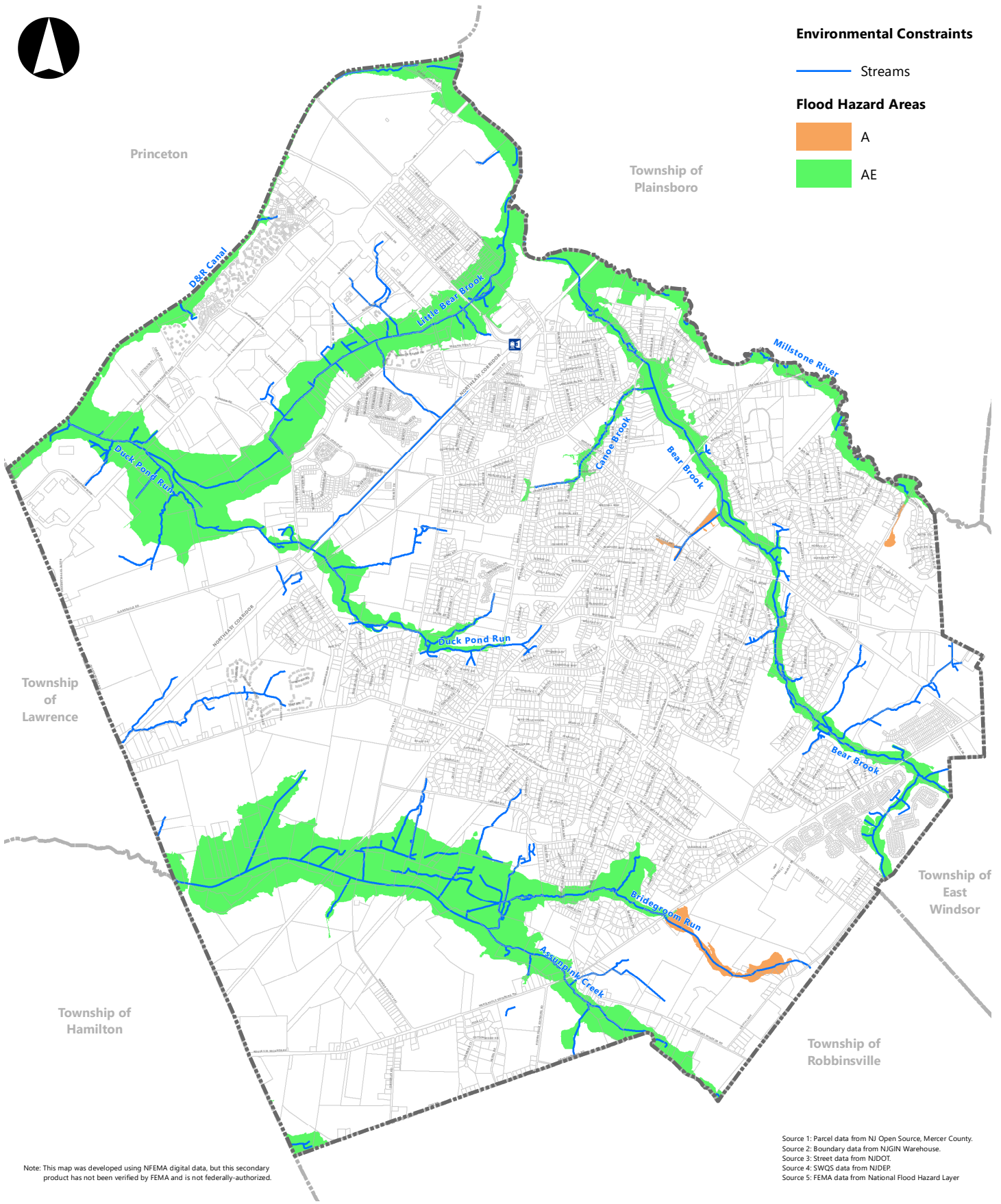
### Environmental Constraints

— Streams

### Flood Hazard Areas


A

AE



Note: This map was developed using NFEMA digital data, but this secondary product has not been verified by FEMA and is not federally-authorized.

Source 1: Parcel data from NJ Open Source, Mercer County.  
 Source 2: Boundary data from NJGIN Warehouse.  
 Source 3: Street data from NJDOT.  
 Source 4: SWQS data from NJDEP.  
 Source 5: FEMA data from National Flood Hazard Layer

Dwg. Title		Project No.	Date	Drawn By
Map 50: Flood Hazard Areas		3442.22	12.27.19	DN
Project Title		Scale	Dwg. No.	
2020 Land Use Plan Element		1" = 4,400'	map 50	
 <b>BURGIS ASSOCIATES, INC.</b> COMMUNITY PLANNING   LAND DEVELOPMENT AND DESIGN   LANDSCAPE ARCHITECTURE 25 Westwood Avenue p: 201.666.1811 Westwood, New Jersey 07675 f: 201.666.2599		Township of West Windsor   Mercer County, New Jersey 2015 COPYRIGHT BA - NOT TO BE REPRODUCED		

### 5.3.4: Soil Types

The United States Department of Agriculture Soil Conservation compiles data on soils throughout the nation. The majority of the fieldwork for the soil surveys was completed in 1980, and soils names and descriptions were approved in 1985.

West Windsor is comprised of forty-three (43) different types of soils, each with its own distinct characteristics and limitations which can affect the way land may be developed. The Soils Conditions Map provides the location of each of these soil types, while the table below provides a description of each soil type as well as its septic rating. As shown, the vast majority of the soil types in the Township have a septic rating of “very limited,” indicating that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Table 3: Soil Types

Map Unit Name	Symbol	Percentage of Township	Septic Rating
Aura sandy loam, moderately firm, 2 to 5 percent slopes	AugmB	0.28%	Very Limited
Aura sandy loam, moderately firm, 5 to 10 percent slopes	AugmC	0.13%	Very Limited
Birdsboro sandy subsoil variant soils, 2 to 6 percent slopes	BHSGB	1.31%	Very Limited
Bowmansville silt loam, 0 to 2 percent slopes, frequently flooded	BoyAt	0.10%	Very Limited
Downer fine sandy loam, gravelly clay loam substratum, 0 to 5 percent slopes	DohgB	0.69%	Very Limited
Elkton silt loam, 0 to 2 percent slopes	EkB	0.94%	Very Limited
Evesboro loamy sand, 0 to 5 percent slopes	EvgB	4.29%	Very Limited
Fallsington sandy loams, 0 to 2 percent slopes, northern coastal plain	FamA	2.22%	Very Limited
Fort Mott loamy sand, 0 to 5 percent slopes	FodB	2.18%	Very Limited
Fort Mott loamy sand, 5 to 10 percent slopes	FodC	0.50%	Very Limited
Galestown loamy sand, 0 to 5 percent slopes	GadB	2.66%	Very Limited
Galestown sandy loam, 0 to 5 percent slopes	GafB	2.73%	Very Limited
Galloway variant soils, 0 to 5 percent slopes	GASB	3.56%	Very Limited
Glassboro and Woodstown sandy loams, 0 to 5 percent slopes	GKAWOB	5.79%	Very Limited
Hatboro-Codorus complex, 0 to 3 percent slopes, frequently flooded	HcuAt	4.19%	Very Limited
Lansdale sandy loam, 2 to 6 percent slopes	LbhB	0.33%	Very Limited
Lansdale channery loam, 6 to 12 percent slopes, eroded	LbnC2	0.36%	Very limited
Lansdale channery loam, 12 to 18 percent slopes, eroded	LbnD2	0.10%	Very Limited
Lehigh silt loam, 2 to 6 percent slopes, eroded	LenB	0.23%	Very Limited

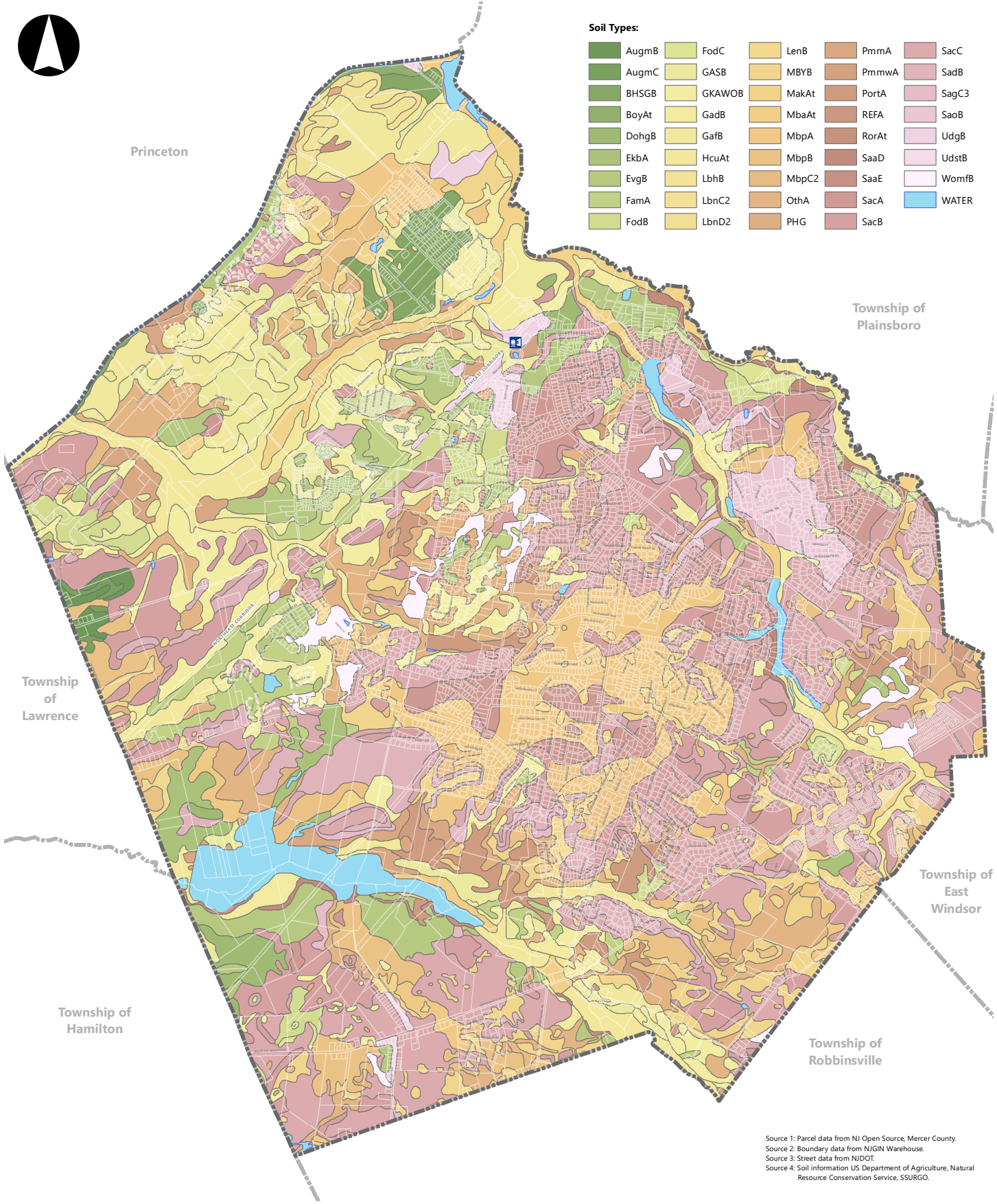


Map Unit Name	Symbol	Percentage of Township	Septic Rating
Manahawkin muck, 0 to 2 percent slopes, frequently flooded	MakAt	1.42%	Very Limited
Marsh, fresh water, 0 to 2 percent slopes, frequently flooded	MbaAt	0.47%	Not rated
Matapeake loam, 0 to 2 percent slopes	MbpA	6.56%	Very Limited
Matapeake loam, 2 to 5 percent slopes	MbpB	4.14%	Very Limited
Matapeake loam, 5 to 10 percent slopes, eroded	MbpC2	0.17%	Very Limited
Mattapex and Bertie loams, 0 to 5 percent slopes	MBYB	6.36%	Very Limited
Othello silt loams, 0 to 2 percent slopes, northern coastal plain	OthA	6.98%	Very Limited
Pits, sand and gravel	PHG	0.03%	Not rated
Plummer sandy loam, 0 to 2 percent slopes	PmmA	1.39%	Very Limited
Plummer sandy loam, very wet, 0 to 2 percent slopes	PmmwA	0.19%	Very Limited
Portsmouth variant silt loam, 0 to 2 percent slopes	PortA	1.94%	Very Limited
Readington and Abbottstown silt loams, 0 to 2 percent slopes	REFA	0.04%	Very Limited
Rowland silt loam, 0 to 2 percent slopes, frequently flooded	RorAt	0.00%	Very Limited
Sandy and silty land, strongly sloping	SaaD	0.42%	Very Limited
Sandy and silty land, steep	SaaE	0.21%	Very Limited
Sassafras sandy loam, 0 to 2 percent slopes, Northern Coastal Plain	SacA	3.54%	Very Limited
Sassafras sandy loam, 2 to 5 percent slopes, Northern Coastal Plain	SacB	11.76%	Very Limited
Sassafras sandy loam, 5 to 10 percent slopes, Northern Coastal Plain	SacC	12.49%	Very Limited
Sassafras gravelly sandy loam, 2 to 5 percent slopes	SadB	2.67%	Very Limited
Sassafras sandy clay loam, 5 to 10 percent slopes, severely eroded	SagC3	0.58%	Very Limited
Sassafras-Woodstown sandy loams, 2 to 5 percent slopes	SaoB	1.45%	Very Limited
Udorthents, gravelly substratum, 0 to 8 percent slopes	UdgB	0.92%	Very Limited
Woodstown-Fallsington sandy loams, 0 to 5 percent slopes	WomfB	1.20%	Very Limited
Water	WATER	2.50%	Not Rated
		<b>100.00%</b>	



**Soil Types:**

AugmB	FodC	LenB	PmmA	SacC
AugmC	GASB	MBYB	PmmwA	SadB
BHSGB	GKAWOB	MakAt	PortA	SagC3
BoyAt	GadB	MbaAt	REFA	SaoB
DohgB	GafB	MbpA	RorAt	UdgB
EkB	HcuAt	MbpB	SaaD	UdstB
EvgB	LbhB	MbpC2	SaaE	WomfB
FamA	LbnC2	OthA	SacA	WATER
FodB	LbnD2	PHG	SacB	



Source 1: Parcel data from NJ Open Source, Mercer County.  
 Source 2: Boundary data from NJGIN Warehouse.  
 Source 3: Street data from NJDOT.  
 Source 4: Soil information US Department of Agriculture, Natural Resource Conservation Service, SSURGO.

Dwg. Title <b>Map 51: Soil Types</b>		Project No. 3442.22	Date 12.27.19	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 <b>2020 Land Use Plan Element</b> Township of West Windsor   Mercer County, New Jersey		Dwg. No. map 51
		Scale 1" = 4,400'	2015 COPYRIGHT BA - NOT TO BE REPRODUCED	

## 5.4: Socioeconomic Background

The study of population changes within a community is a centerpiece of any master plan, as it sheds light on both a municipality's past trends and its anticipated growth in years to come. This section details the population, housing, and employment characters of the Township of West Windsor. This analysis is an integral component of the community's Master Plan, as it illustrates past trends experienced by the Township and provides an indication of future growth patterns.

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### Information Regarding Data Sources

*The information contained throughout the remainder of this section was obtained from a variety of publicly available data sources. These are summarized below:*

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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.

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### 5.4.1: Population Changes

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

#### POPULATION GROWTH

As indicated by the following table and figure, the population of West Windsor has been growing steadily since at least 1920, when the Township's population consisted of less than 1,400 persons. A consistent, significant rate of growth continued through the entirety of the twentieth century and peaked between 1980 and 1990, when the Township's population increased by an estimated 87.56%. While this rate of growth may have somewhat slowed in the proceeding decades, the Township's population still experienced an estimated increase of 24.00% between 2000 and 2010.

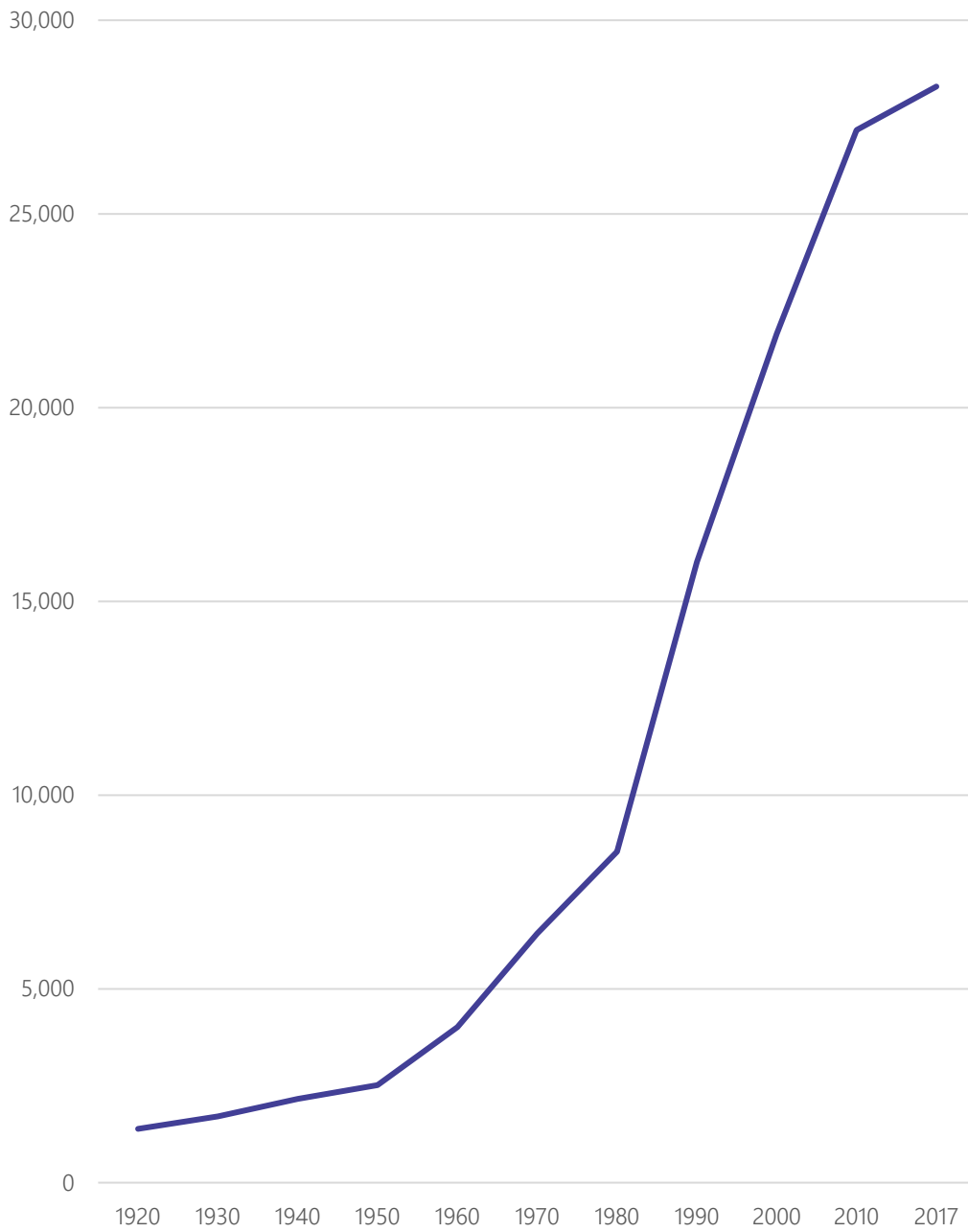
The American Community Survey indicates that the Township's estimated growth rate slowed to 4.13% since 2010. The Township's estimated 2017 population was 28,289 persons. The Township's population is expected to increase to greater than 30,000 persons, which is due in part to the potential development of several sites throughout the Township for multifamily uses.

Table 4: Population Growth, 1920 to 2017

Year	Population	Population Change	Percent Change
1920	1,389		
1930	1,711	322	23.18%
1940	2,160	449	26.24%
1950	2,519	359	16.62%
1960	4,016	1,497	59.43%
1970	6,431	2,415	60.13%
1980	8,542	2,111	32.83%
1990	16,021	7,479	87.56%
2000	21,907	5,886	36.74%
2010	27,165	5,258	24.00%
2017	28,289	1,124	4.13%

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

Figure 5: Population Growth, 1920-2017



## AGE DISTRIBUTION

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

Likewise, the percentage of the Township’s population under 20 years of age decreased over that same time period, from 33.09% in 2000 to 27.83% in 2017. Nevertheless, the number of residents under 20 years of age still increased approximately 8.59% between 2000 and 2017.

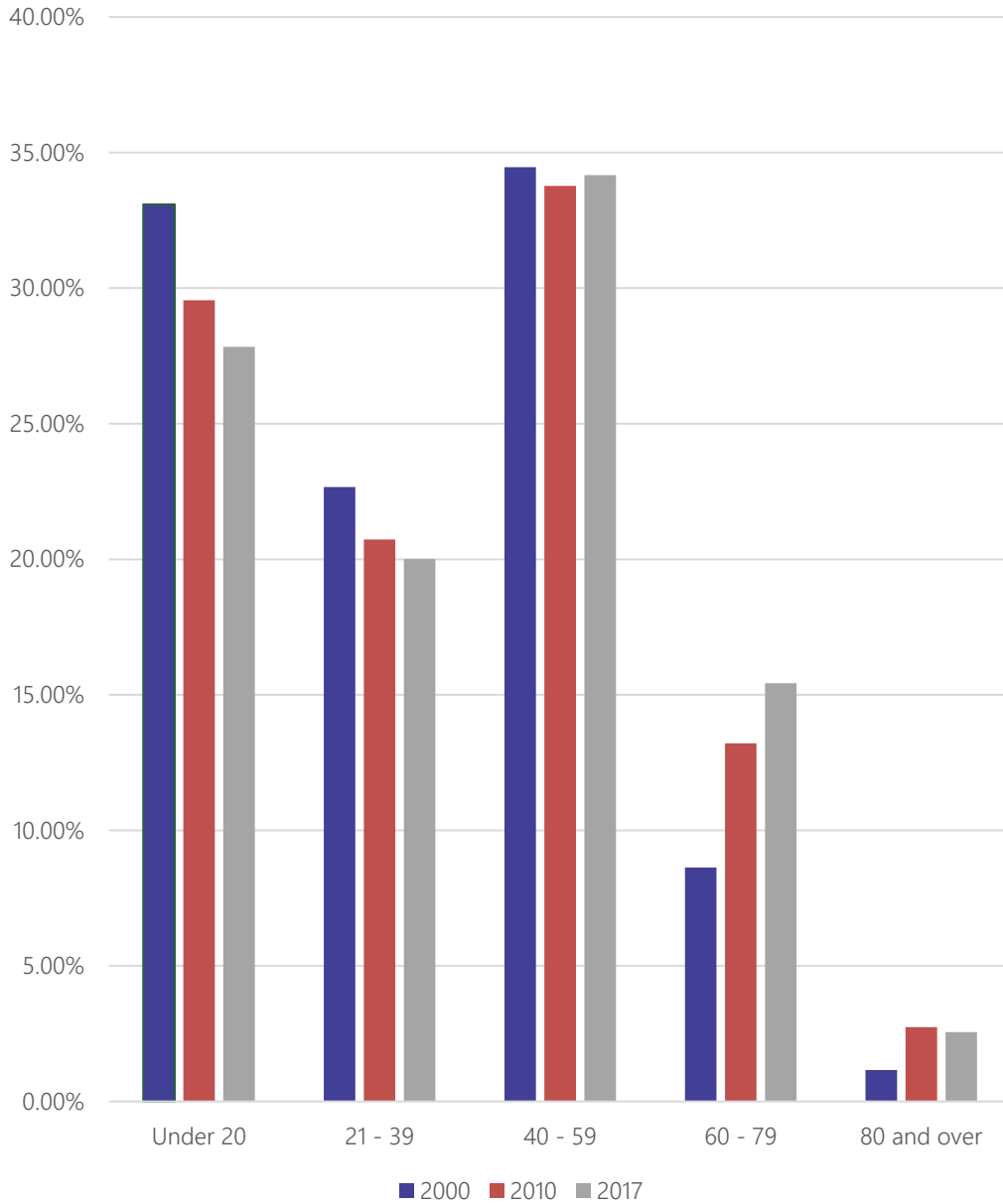
Overall, the median age of the Township’s population increased from approximately 37.0 years in 2000 to 41.0 years in 2017.

Table 5: Age Distribution, 2000 to 2017

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

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

Figure 6: Age Cohorts as a Percentage of Total Population, 2000 to 2017



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

## RACE AND ETHNICITY

The Township's ethnic diversity has experienced a significant increase since 2000. As shown on the following table, this is largely attributable to an increase in the Township's Asian/Pacific Island demographic, which has increased from 22.77% of the total population in 2000 to 46.65% in 2017. This represents an overall increase of nearly 165% between 2000 and 2017.

Table 6: Race and Ethnicity, 2010 to 2017

Race	2000		2010		2017	
	Number	Percent	Number	Percent	Number	Percent
White (Non-Hispanic)	15,670	71.53%	14,924	54.94%	13,518	47.78%
Black/African American	605	2.76%	998	3.67%	761	2.69%
American Indian/Alaskan Native	17	0.08%	25	0.09%	0	0.00%
Asian/Pacific Islander	4,988	22.77%	10,255	37.75%	13,196	46.65%
Other Race/2 or More Races	627	2.86%	963	3.55%	814	2.88%
<b>Total</b>	<b>21,907</b>	<b>100.00%</b>	<b>27,165</b>	<b>100.00%</b>	<b>28,289</b>	<b>100.00%</b>

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

The table below provides greater insight into the Township's Asian population. Most of the Township's Asian population identified themselves as Chinese in 2000, with those identifying as Asian Indian as a close second. However, the number of those identifying as Asian Indian has increased 325.17% since 2000. As of 2017, nearly two-thirds (62.09%) of the Township's Asian population identified themselves as Asian Indian.

Table 7: Asian Population, 2000 to 2017

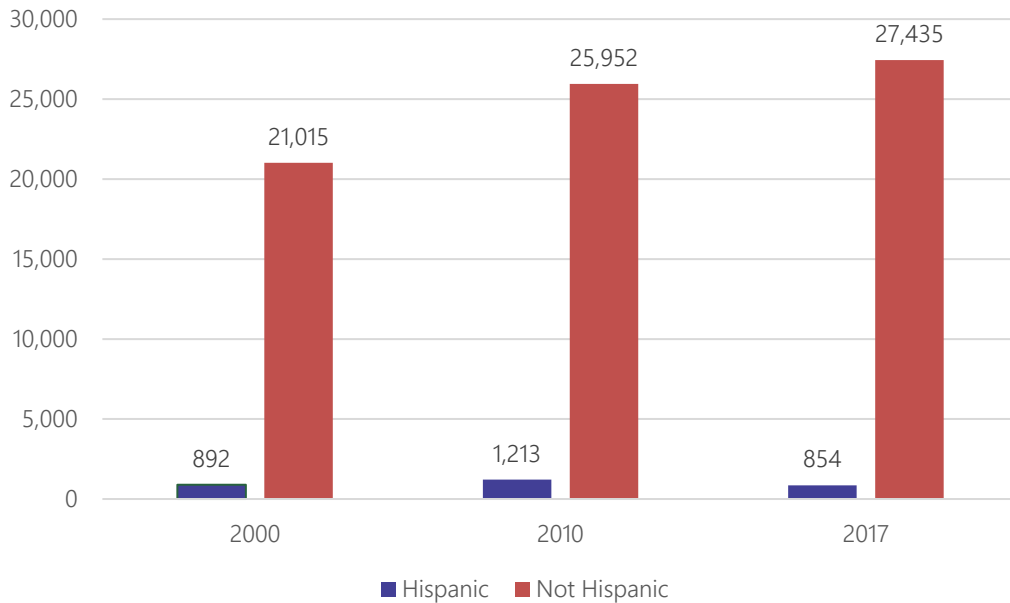
Origin	2000		2010		2017	
	Number	Percent	Number	Percent	Number	Percent
Asian Indian	1,927	38.63%	5,109	49.82%	8,193	62.09%
Chinese	1,947	39.04%	3,368	32.84%	3,545	26.86%
Filipino	156	3.13%	178	1.74%	219	1.66%
Japanese	181	3.63%	298	2.91%	339	2.57%
Korean	495	9.92%	746	7.27%	577	4.37%
Vietnamese	12	0.24%	34	0.33%	17	0.13%
Other Asian	268	5.37%	512	4.99%	306	2.32%
Pacific Islander	2	0.04%	10	0.10%	0	0.00%
<b>Total</b>	<b>4,988</b>	<b>100.00%</b>	<b>10,255</b>	<b>100.00%</b>	<b>13,196</b>	<b>100.00%</b>

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



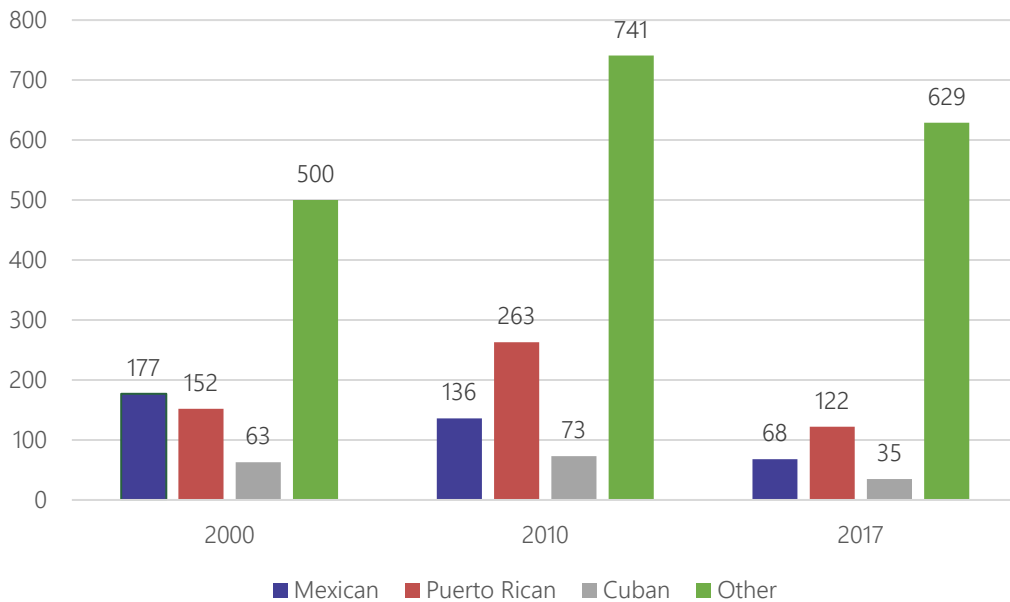
The following two figures provide additional details regarding the Hispanic population of the Township. As shown on Figure 7, the number of the Township’s population identifying as Hispanic or Latino of any race has experienced a slight decrease since 2000, while the percentage of the population identifying as Hispanic or Latino has also decreased from 4.07% to 3.01%. Of those identifying as Hispanic, the majority have typically identified themselves as being “Other Hispanic or Latino.”

Figure 7: Hispanic Population, 2000 to 2017



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

Figure 8: Hispanic Population, 2000 to 2017



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

PLACE OF BIRTH BY NATIVITY

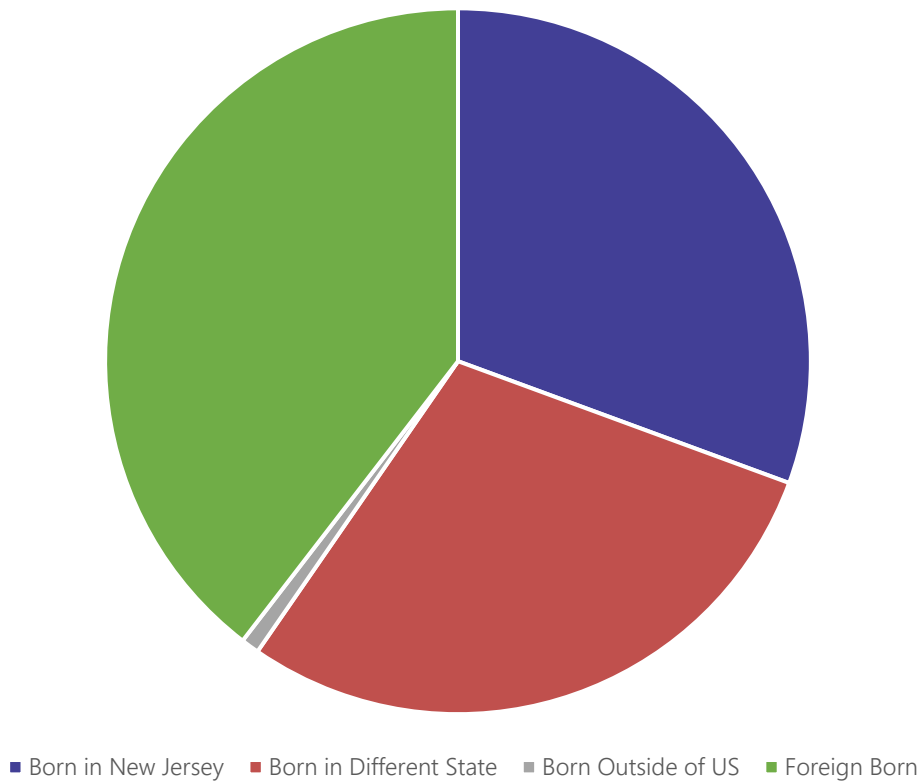
The following table provides additional insight into the background of West Windsor’s population. As shown, the Township has historically had a fairly diverse background in regard to birthplace by nativity, which has continued to increase over the past few decades. The percentage of the Township’s foreign-born population has experienced a significant increase, from 22.39% in 2000 to 39.55% in 2017. During that same time period, the percentage of the native-born population decreased from an estimated 77.61% to 60.45%.

Table 8: Place of Birth by Nativity, 2000 to 2017

		2000		2010		2017	
		Number	Percent	Number	Percent	Number	Percent
Native Born	Born in New Jersey	7,373	33.66%	8,305	31.60%	8,659	30.61%
	Born in Different State	9,343	42.65%	9,889	37.63%	8,207	29.01%
	Born Outside of US	285	1.30%	340	1.29%	236	0.83%
Foreign Born		4,906	22.39%	7,749	29.48%	11,187	39.55%
<b>Total</b>		<b>21,907</b>	<b>100.00%</b>	<b>26,283</b>	<b>100.00%</b>	<b>28,289</b>	<b>100.00%</b>

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

Figure 9: Place of Birth by Nativity (2017)



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

EDUCATIONAL ATTAINMENT

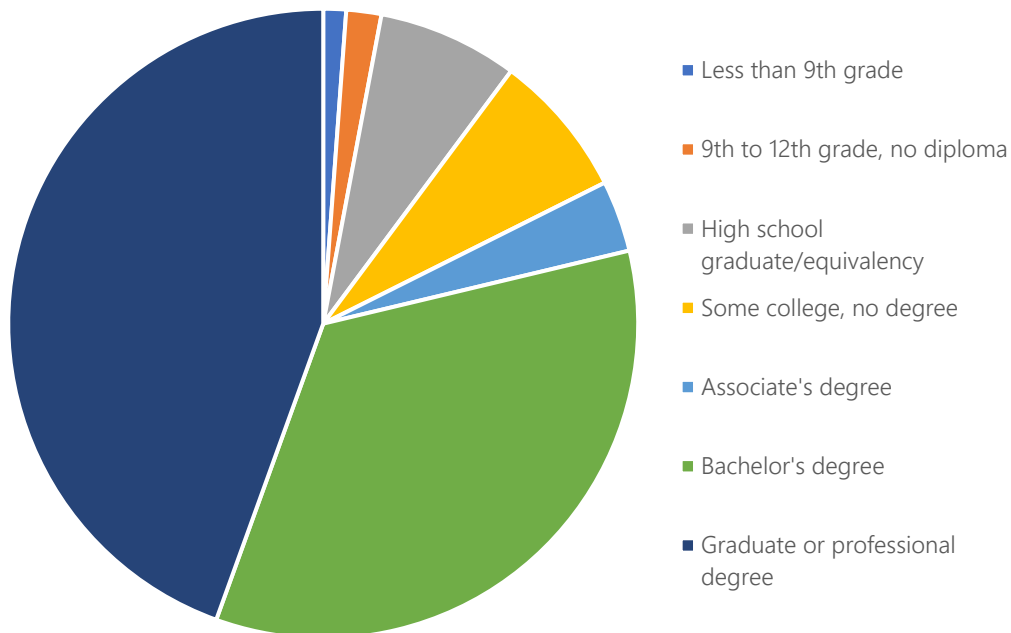
The table below provides an overview of the educational attainment of West Windsor’s population aged 18 years or over. As shown, the Township’s population generally has a high level of education. Over three-quarters (78.73%) of the Township’s population has at least a bachelor’s degree, while 44.48% has a graduate or professional degree. This represents an increase from both 2010 and 2000, which suggests that the Township’s population has become even more well educated over the past few decades. In comparison, 37.45% and 34.71% of the populations of Mercer County and New Jersey, respectively, have at least a bachelor’s degree.

Table 9: Educational Attainment

Educational Attainment	2000		2010		2017	
	Number	Percent	Number	Percent	Number	Percent
Less than 9th grade	264	1.76%	289	1.55%	245	1.17%
9th to 12th grade, no diploma	394	2.63%	253	1.35%	376	1.80%
High school graduate/equivalency	1,262	8.41%	1,835	9.84%	1507	7.21%
Some college, no degree	1,694	11.30%	2,276	12.20%	1553	7.43%
Associate's degree	731	4.88%	772	4.14%	765	3.66%
Bachelor's degree	5,181	34.56%	6,224	33.36%	7154	34.25%
Graduate or professional degree	5,467	36.46%	7,006	37.56%	9292	44.48%
<b>Total</b>	<b>14,993</b>	<b>100.00%</b>	<b>18,655</b>	<b>100.00%</b>	<b>20,892</b>	<b>100.00%</b>

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

Figure 10: Educational Attainment, Population 18 and Over (2017)



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

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## 5.4.2: Housing Changes

Housing data can provide valuable insights into the socioeconomic and population trends occurring in a community. The following subsection outlines the housing changes experienced by the Township of West Windsor.

### NUMBER OF DWELLING UNITS

The following table provides a brief historical overview of the number of dwelling units in the Township. The Township's housing stock experienced its greatest rate of growth between 1980 and 2010, when it increased by approximately 264%. Between 1980 and 1990 alone, the Township's housing stock increased by 116.29%. As of 2017, the ACS estimated a total of 10,333 dwelling units in the Township.

Table 10: Dwelling Units, 1980-2017

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

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

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

1. Village Grande at Bear Creek: 540 units
2. Hamlet: 61 units
3. Bear Creek Assisted Living: 86 units (includes 10 Medicaid beds)
4. Presbyterian Homes (The Gables): 84 units
5. Elements at West Windsor: 156 units

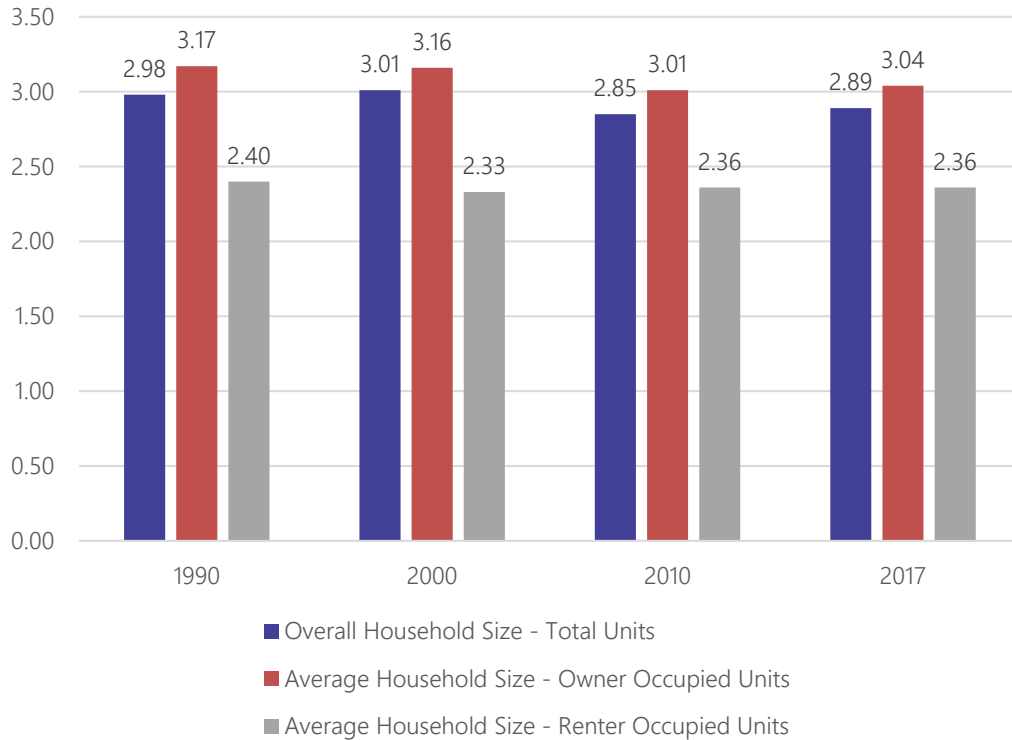
An additional 220 age-restricted units at the Bear Creek Senior Living development have been approved by the Township's Planning Board but have yet to be constructed. Moreover, it is estimated that an additional eighty-eight (88) units could ultimately be developed in the proposed PRRC-2 District, which is discussed in greater detail in Section 3.2.5. Once these units are constructed, the Township will have a total of 1,235 age-restricted units.

Please note that a separate analysis regarding the number of units throughout the Township is contained in Section 5.2 of this Plan. Unlike the above table, this other analysis utilizes land use and tax data from the Township. As such, the total number of units identified in these tables will be slightly different.

### HOUSEHOLD SIZE

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

Figure 11: Average Household Size, 2000 - 2017



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

### HOUSING TENURE AND OCCUPANCY

The following table and figure detail the tenure and occupancy of the Township’s housing stock. Both the number of owner-occupied and renter occupied units has increased since 2000; the number of owner-occupied units increased by approximately 23.74%, while the number of rental-occupied units increased by approximately 79.61%.

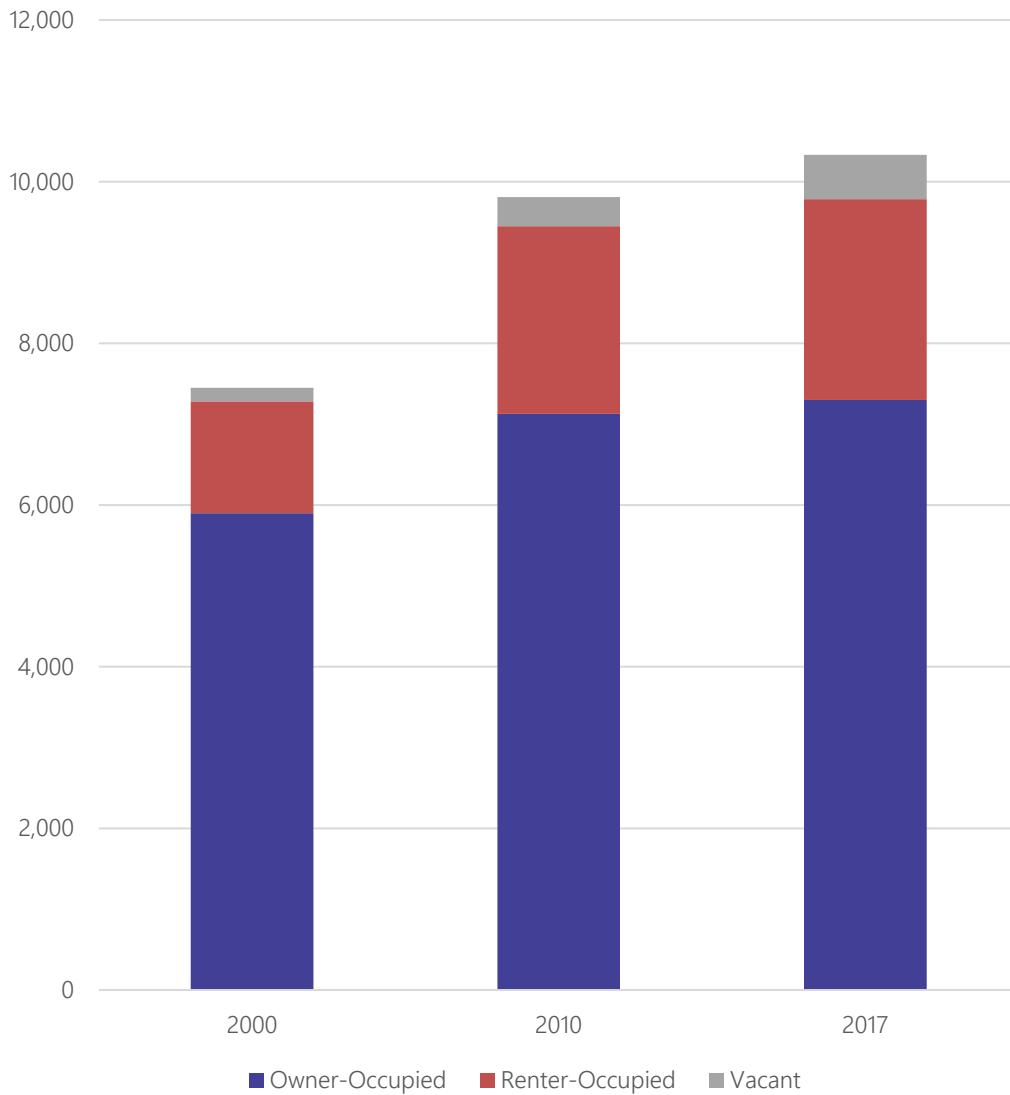
Nevertheless, the overall percentage of total units which are owner-occupied decreased slightly during that time period, from 79.18% in 2000 to 70.65% in 2017. Conversely, the percentage of total units which are renter-occupied increased from 18.56% to 24.04%. The vacancy rate has remained relatively modest, increasing from 2.26% in 2000 to 5.31% in 2017.

Figure 12: Housing Units by Tenure and Occupancy, 2000 to 2017

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

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

Figure 13: Housing Units by Tenure and Occupancy, 2000 to 2017



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

PURCHASE AND RENTAL VALUE OF HOUSING UNITS

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

The purchase values of West Windsor’s owner-occupied housing stock have steadily increased since 2000. This is particularly evident in the percentage of units which have a value of \$500,000 or more, which increased from an estimated 11.05% in 2000 to 67.74% in 2017. Overall, the median purchase value increased by an estimated 80.46% between 2000 and 2017, from \$333,800 to \$602,400.

Table 11: Value of Owner-Occupied Housing Stock, 2000 to 2017

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

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

Much like purchase values, the rent levels 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 equal to or greater than \$1,500 a month; by 2017, nearly three-quarters (72.91%) of the Township’s renter-occupied units had rents that were over this amount.

Overall, the Township’s median rent increased by an estimated 59.51% between 2000 and 2017, from \$1,198 a month to \$1,911 a month. The Township’s median rents have consistently been higher than the median rents for both the County and the State as a whole.

Table 12: Specified Renter-Occupied Housing Units by Rent, 2000-2017

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

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



PLACE OF RESIDENCE THE PREVIOUS YEAR

The following table provides additional insight into the tenancy stability of the Township’s housing stock, as it identifies the place of residence of respondents for the previous year. The percentage of the Township’s population which resided in the same residence one year ago has increased significantly from 56.24% in 1995 to 87.94% in 2017. This increase is likely attributable to the increase in the number of dwelling units and resultant increase in population between 1980 and 2000, which has been previously discussed in this section.

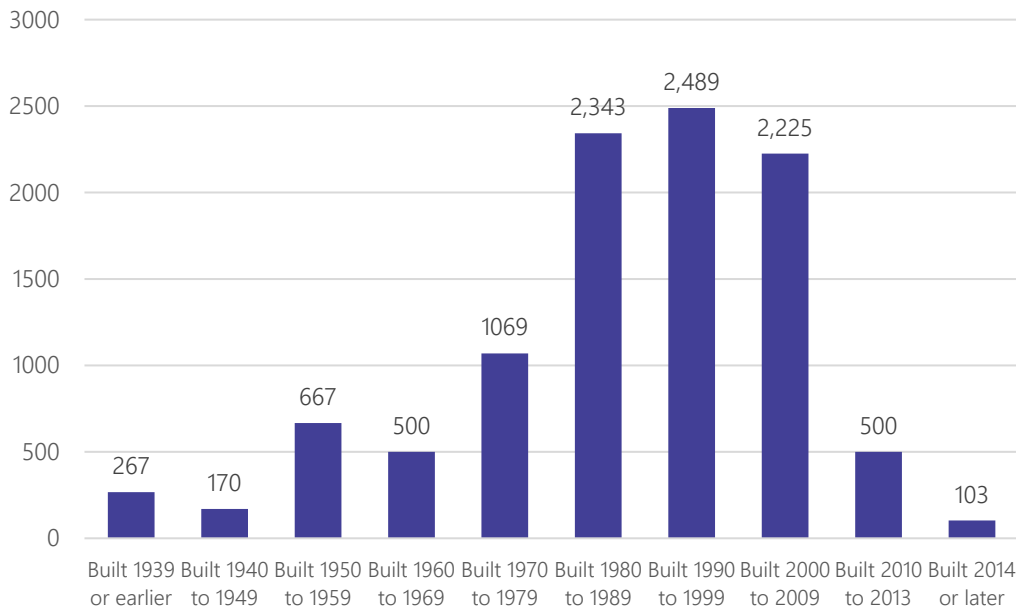
Table 13: Place of Residence the Previous Year (Population 5 and Over), 1999 to 2017

Residence 1 Year Ago	1995		2010		2017	
	Number	Percent	Number	Percent	Number	Percent
Same House	11,499	56.24%	23,071	88.44%	24,651	87.94%
Different House:						
Same Town	37	0.18%	146	0.56%	66	0.23%
Different Town, Same County	1,934	9.46%	794	3.04%	823	2.94%
Different County, Same State	2,429	11.88%	791	3.03%	987	3.52%
Different State	3,496	17.10%	1,070	4.10%	854	3.05%
Different Country	1,050	5.14%	215	0.83%	650	2.32%
<b>Total</b>	<b>20,445</b>	<b>100.00%</b>	<b>26,087</b>	<b>100.00%</b>	<b>28,031</b>	<b>100.00%</b>

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

YEAR STRUCTURE BUILT

The following figure identifies the years in which the Township’s structures were built. As can be seen, the Township’s housing stock is relatively new, as 74.13% has been constructed since 1980. This largely coincides with Table 10, which outlined the Township’s significant housing growth over the past several decades.



Source: 2017 American Community Survey 5-Year Estimates.

RESIDENTIAL CERTIFICATES OF OCCUPANCY AND DEMOLITION PERMITS

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 can be used to show the Township's historic development trends.

A total of 1,792 housing units were granted COs between 2004 and 2018. Well over half (60.54%) of these units were located in multi-family developments. During that same time period, 149 demolition permits were issued. This results in a difference of 1,643 units, which is shown on the accompanying table.

Table 14: Housing Units Certified and Demolished, 2000-2017

Year	Housing Units Certified			Demos	Net
	1 & 2 Family	Multifamily	Total		
2004	79	70	149	2	147
2005	155	71	226	3	223
2006	180	529	709	4	705
2007	107	0	107	2	105
2008	48	0	48	4	44
2009	14	0	14	1	13
2010	24	15	39	35	4
2011	31	45	76	0	76
2012	8	65	73	71	2
2013	5	250	255	9	246
2014	50	0	50	4	46
2015	2	40	42	3	39
2016	3	0	3	3	0
2017	0	0	0	5	-5
2018	1	0	1	3	-2
<b>Total</b>	<b>707</b>	<b>1,085</b>	<b>1,792</b>	<b>149</b>	<b>1,643</b>

Source: Department of Community Affairs

### 5.4.3: Economic Profile

The following subsection provides an overview of the Township’s economic profile and offers valuable information on both the employment opportunities in the Township, the incomes of its residents, the character of the local market, and the community’s valuations and taxes.

#### INCOME LEVEL

Household incomes have generally continued to rise throughout the Township since 2007. This is particularly evident in upper-tier incomes. In 2007, an estimated 43.82% of all households had a household income of \$150,000 or more. By 2017, this percentage increased to encompass more than half (55.87%) of the population.

Overall, the Township’s median income increased approximately 30.76% between 2007 and 2017, from \$134,353 per household in 2007 to \$175,684 per household in 2017. This represents a greater percentage increase than both the County’s (12.31%) and the State’s (14.98%). Pursuant to the American Community Survey (ACS), an estimated 5.59% of the Township’s families lived below the federal poverty line in 2007. This decreased to 1.90% in 2017.

Table 15: Household Incomes, 2007 to 2017

Income Level	2007		2010		2017	
	Households	Percent	Households	Percent	Households	Percent
Less than \$10,000	208	2.53%	249	2.83%	216	2.21%
\$10,000 to \$14,999	85	1.03%	95	1.08%	69	0.71%
\$15,000 to \$19,999	206	2.51%	147	1.67%	144	1.47%
\$20,000 to \$24,999	184	2.24%	157	1.78%	125	1.28%
\$25,000 to \$29,999	61	0.74%	124	1.41%	182	1.86%
\$30,000 to \$34,999	190	2.31%	170	1.93%	263	2.69%
\$35,000 to \$39,999	175	2.13%	128	1.46%	81	0.83%
\$40,000 to \$44,999	206	2.51%	249	2.83%	154	1.57%
\$45,000 to \$49,999	181	2.20%	158	1.80%	61	0.62%
\$50,000 to \$59,999	159	1.93%	433	4.92%	306	3.13%
\$60,000 to \$74,999	495	6.02%	475	5.40%	497	5.08%
\$75,000 to \$99,999	727	8.85%	590	6.71%	736	7.52%
\$100,000 to \$124,999	861	10.48%	890	10.12%	774	7.91%
\$125,000 to \$149,999	879	10.70%	807	9.17%	710	7.25%
\$150,000 to \$199,999	1,343	16.34%	1,308	14.87%	1,257	12.85%
\$200,000 or more	2,258	27.48%	2,817	32.02%	4,209	43.02%
<b>Total</b>	<b>8,218</b>	<b>100.00%</b>	<b>8,797</b>	<b>100.00%</b>	<b>9,784</b>	<b>100.00%</b>
Median Income		\$134,353		\$137,625		\$175,684
Mercer County		\$68,582		\$71,217		\$77,027
New Jersey		\$66,509		\$69,811		\$76,475

Source: 2007 3-Year Estimate; 2010 and 2015 5-Year Estimates

### EMPLOYMENT STATUS

Overall, while the number of Township residents within the labor force has increased 33.99% between 2000 and 2017, the overall percentage of the Township's population in the labor force actually decreased from 71.79% to 68.96%. This can likely be attributed to the Township's aging population and the percentage of those entering into retirement age, which is reflective of other trends throughout the state.

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

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

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

### CLASS OF WORKER

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

Table 17: Class of Worker, 2017

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

2017 American Community Survey 5-Year Estimates

### EMPLOYMENT TRENDS

The following two tables detail information on the employment and income characteristics of employed West Windsor residents. Table 18 details occupation characteristics, while Table 19 details industry characteristics.

For reference, the industry categories utilized by the US Census Bureau and the American Community Survey are derived from the North American Industry Classification System (NAICS), which is published by the Executive Office of the President, Office of Management and Budget. The NAICS was developed to increase comparability in industry definitions between the United States, Mexico, and Canada. It provides industry classifications that group establishments into industries based on the activities in which they are primarily engaged.

The NAICS provides the following descriptions of the above-mentioned industries:

Industry	Description
Agriculture, Forestry, Fishing and Hunting	Activities of this sector are growing crops, raising animals, harvesting timber, and harvesting fish and other animals from farms, ranches, or the animals' natural habitats.
Mining, Quarrying, and Oil and Gas Extraction	Activities of this sector are extracting naturally occurring mineral solids, such as coal and ore; liquid minerals, such as crude petroleum; and gases, such as natural gas; and beneficiating (e.g., crushing, screening, washing, and flotation) and other preparation at the mine site, or as part of mining activity.
Utilities	Activities of this sector are generating, transmitting, and/or distributing electricity, gas, steam, and water and removing sewage through a permanent infrastructure of lines, mains, and pipe.
Construction	Activities of this sector are erecting buildings and other structures (including additions); heavy construction other than buildings; and alterations, reconstruction, installation, and maintenance and repairs.
Manufacturing	Activities of this sector are the mechanical, physical, or chemical transformation of materials, substances, or components into new products.
Wholesale Trade	Activities of this sector are selling or arranging for the purchase or sale of goods for resale; capital or durable non-consumer goods; and raw and intermediate materials and supplies used in production, and providing services incidental to the sale of the merchandise.
Retail Trade	Activities of this sector are retailing merchandise generally in small quantities to the general public and providing services incidental to the sale of the merchandise.
Transportation and Warehousing	Activities of this sector are providing transportation of passengers and cargo, warehousing and storing goods, scenic and sightseeing transportation, and supporting these activities.

Industry	Description
Information	Activities of this sector are distributing information and cultural products, providing the means to transmit or distribute these products as data or communications, and processing data.
Finance and Insurance	Activities of this sector involve the creation, liquidation, or change in ownership of financial assets (financial transactions) and/or facilitating financial transactions.
Real Estate and Rental Leasing	Activities of this sector are renting, leasing, or otherwise allowing the use of tangible or intangible assets (except copyrighted works), and providing related services.
Professional, Scientific, and Technical Services	Activities of this sector are performing professional, scientific, and technical services for the operations of other organizations.
Management of Companies and Enterprises	Activities of this sector are the holding of securities of companies and enterprises, for the purpose of owning controlling interest or influencing their management decisions, or administering, overseeing, and managing other establishments of the same company or enterprise and normally undertaking the strategic or organizational planning and decision-making role of the company or enterprise.
Administrative and Support and Waste Management and Remediation Services	Activities of this sector are performing routine support activities for the day-to-day operations of other organizations.
Education Services	Activities of this sector are providing instruction and training in a wide variety of subjects.
Health Care and Social Assistance	Activities of this sector are providing health care and social assistance for individuals.
Arts, Entertainment, and Recreation	Activities of this sector are operating or providing services to meet varied cultural, entertainment, and recreational interests of their patrons.
Accommodation and Food Services	Activities of this sector are providing customers with lodging and/or preparing meals, snacks, and beverages for immediate consumption.
Other Services	Activities of this sector are providing services not elsewhere specified, including repairs, religious activities, grantmaking, advocacy, laundry, personal care, death care, and other personal services.
Public Administration	Activities of this sector are administration, management, and oversight of public programs by Federal, State, and local governments.

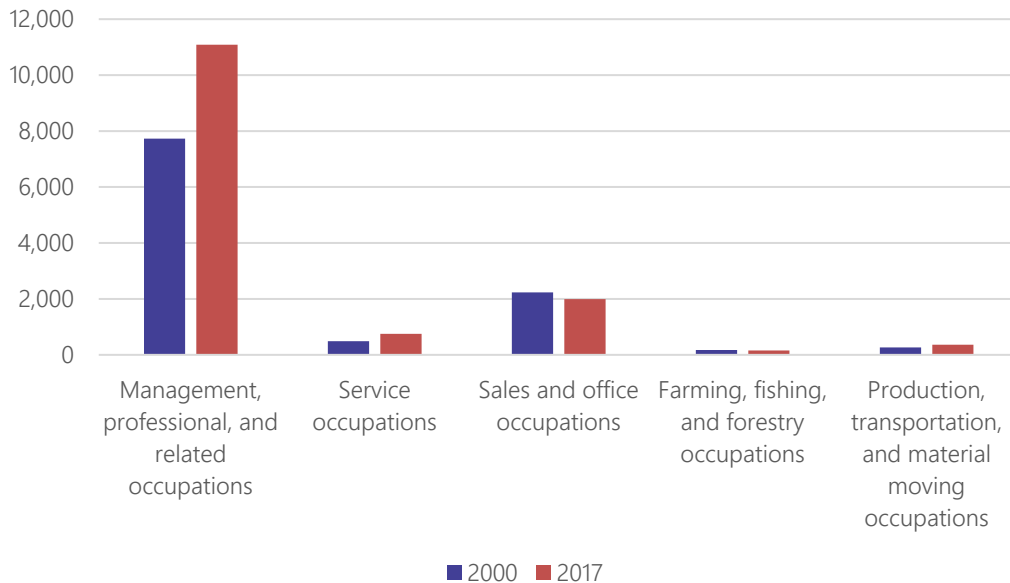
Historically, the majority of the Township’s residents have been employed in management, professional, and related occupations. The number of those employed within this occupational category increased approximately 43.38% between 2000 and 2017, from 7,731 persons to 11,085. Overall, those employed within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

Table 18: Employment Status by Occupation, 2000-2017

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

Source: 2000 US Census Bureau; 2010 and 2017 5-Year American Community Survey  
 \*Category was later combined with Natural resources, construction, and maintenance occupations  
 \*\* Formerly called "Construction, extraction, and maintenance occupations"

Figure 14: Employment Status by Occupation, 2000 and 2017



The table below provides an overview of the typical industries in which Township residents are employed. Most Township residents have typically and historically been employed in educational services, and health care and social assistance. Professional, scientific, and management, and administrative and waste management services has typically been the second largest industry, followed closely by finance and insurance, and real estate and rental land leasing.

Table 19: Employment Status by Industry, 2000 to 2017

Industry	2000		2010		2017	
	Number	Percent	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	0	0.00%	31	0.25%	54	0.38%
Construction	229	2.10%	269	2.14%	126	0.88%
Manufacturing	1,208	11.10%	1,602	12.78%	1,591	11.09%
Wholesale trade	291	2.67%	211	1.68%	314	2.19%
Retail trade	840	7.72%	927	7.40%	472	3.29%
Transportation and warehousing, and utilities	181	1.66%	157	1.25%	319	2.22%
Information	771	7.08%	539	4.30%	703	4.90%
Finance and insurance, and real estate and rental leasing	1,756	16.13%	2,302	18.37%	2,724	18.99%
Professional, scientific, and management, and administrative and waste management services	2,135	19.61%	2,486	19.84%	3,219	22.44%
Educational services, and health care and social assistance	2,248	20.65%	2,590	20.67%	3,629	25.30%
Arts, entertainment, and recreation, and accommodation and food services	306	2.81%	499	3.98%	407	2.84%
Other services, except public administration	380	3.49%	521	4.16%	291	2.03%
Public administration	542	4.98%	398	3.18%	495	3.45%
<b>Total</b>	<b>10,887</b>	<b>100.00%</b>	<b>12,532</b>	<b>100.00%</b>	<b>14,344</b>	<b>100.00%</b>



MEANS OF TRANSPORTATION TO WORK

The table and figure below detail the means of transportation to work for employed residents age 16 and over. While the total number of residents who drove alone to work increased, the percentage they comprised of employed residents actually decreased, from 66.65% in 2000 to 61.84%. Meanwhile, the percentage of residences utilizing public transportation increased from 21.63% to 23.80% increased during that same time period. This is demonstrative of the high levels of utilization of the Princeton Junction Train Station. As of 2018, the Princeton Junction station was the seventh (7<sup>th</sup>) busiest station in New Jersey, with an average of 6,680 weekday boardings.

Those taking a bicycle to work experienced the greatest percent increase (374.07%) between 2000 and 2017, while those working from home increased approximately 105.39% during that same time period.

Table 20: Means of Transportation to Work

Transportation Method	2000		2010		2017	
	Number	Percent	Number	Percent	Number	Percent
Drove Alone: Car, Truck, or Van	7,129	66.55%	7,807	63.92%	8,693	61.84%
Carpooled: Car, Truck, or Van	468	4.37%	929	7.61%	447	3.18%
Public Transportation	2,317	21.63%	2,226	18.22%	3,346	23.80%
Walked	132	1.23%	154	1.26%	105	0.75%
Bicycle	27	0.25%	50	0.41%	128	0.91%
Other Means*	47	0.44%	131	1.07%	121	0.86%
Worked From Home	593	5.54%	917	7.51%	1,218	8.66%
<b>Total</b>	<b>10,713</b>	<b>100.00%</b>	<b>12,214</b>	<b>100.00%</b>	<b>14,058</b>	<b>100.00%</b>

Source: 2000 US Census Bureau; 2010 and 2015 5-Year American Community Survey

\* Includes transportation by taxicab, motorcycle, bicycle, or other means not identified by other transportation categories

# Appendices



# Appendix A: Multifamily Use Variances and Nonconforming Uses

Block	Lot	Address	Name	Zone	Type	Date Approved	Notes
29	19	1511 Old Trenton Road	Werner Hertz	R-1	2-Family	01/03/63	Use Variance
16 (new 16.11)	66	165 Penn Lyle Road	Henry White	R-1A	2-Family	08/23/61	Use Variance
39	7	258 Washington Road	Carolyn Mahan	R-2	2-Family	07/08/60	Use Variance
24	55	216-218 South Mill Road	Walter Appleget	R-1A	2-Family	06/02/67	Use Variance
40	12	248 Fisher Place	---	R-2	2-Family	04/01/41	Use Variance
39	4	3706 Brunswick Pike	Ken Chang	R-2	6-Family	01/01/40	Grandfathered
27	12	1726 Old Trenton Road	Larris Lee	R-1	2-Family	01/01/50	Grandfathered
12	4	152 Cranbury Road	Ralph Vierno	R-1A	2-Family	01/01/55	Grandfathered
6	53	104 Washington Road	---	R-2	2-Family	01/01/56	Grandfathered
19	36	42 North Mill Road	T.H. Johnson	R-2	Separate cottage behind main house	01/01/56	Grandfathered
24	6.01	415 Village Road East	Margaret Tindall	R-2	2-Family	01/01/34	Grandfathered
83	35.01	12 Wilder Avenue	Louise Costas	R-2	2-Family	01/01/40	Grandfathered
21.07	73	131 S. Mill Road	Doris Holman	R-2	2 apartments in detached building	01/01/41	Grandfathered
5.01	51	15 Millstone Road	Kubesh	R-1A	SFD w/2 rental units	05/09/57	Grandfathered
24	7.02	212-214 South Mill road	McPherson	R-1A	2-Family	1940	Grandfathered
6	45	124 Washington Road	Gohring	R-2	3 apartments in main house; 1 detached apartment	1949	Grandfathered
69	75.01	36 Berrien Avenue	Hutchinson	R-1A	4 dwelling units	1958	Grandfathered
29	5	1201 Old Trenton Road	Leone Tindall	R-1	1 apartment over attached garage; 1 apartment over mian house	1968	Grandfathered
91	24	202 Varsity Avenue	Frank Rossi	R-2	1 apartment over garage	Prior to 1940	Grandfathered
83	32	198 Washington Road	Jack Lee	R-2	3 apartments	---	Grandfathered
17.18	15	154 Penn Lyle Road	Robert David	R-1A	2-Family (relatives only)	11/13/72	Use Variance
48	53	127 Washington Road	I. Mazzella	R-2	2-Family	---	Grandfathered
48	69	103/105 Washington Road	O. Tatum	R-2	2-Family	---	Grandfathered

Block	Lot	Address	Name	Zone	Type	Date Approved	Notes
39	9	248 Washington Road	Hunter	R-2	2-Family	---	Grandfathered
12.01	29	95 Princeton-Hightstown Road	Chapman/Russell	R-1A	SFD & tenant house	---	Grandfathered
19	81	32 North Mill Road	D. Wright	R-1A	Guest quarters in detached barn	Prior 1975	Grandfathered
24.16	54	11 South Post Road	Poller	R-1A	3-Family	Prior 1950	Grandfathered
19.08	124	3 Compton Lane	J. DeForest	R-30	Apt. over detached barn	---	Grandfathered
30	24	1611 Old Trenton Road	---	R-20	3-Family	---	Grandfathered
13	12	31 Washington Road	Schafer	RP-3	2 units in main house; 1 unit in rear building	---	Grandfathered
14	19	24 Millstone Road	Osgood	R-1/C	2-Family	1967	Grandfathered
14	92	249 Cranbury Road	Orr	R-30	2-Family	---	Grandfathered
83	33	206 Washington Road	Willard	R-20	---	1968	Grandfathered
33	15	1721 Old Trenton Road	Tantum	R-1/C	2-Family	1967	Grandfathered
7	20	4261 Quakerbridge Road	Gordon	R-2	Carriage house	1840	Grandfathered
30.02	20	1645 Old Trenton Road	Earl Tindall	R-2	2-Family	---	Grandfathered
40	20	232 Fisher Place	Pollock	R-20	1 studio apartment on first floor	---	Grandfathered
20	31	446 Cranbury Road	Mershon/Greber	R-1/C	3 apts. In house, 1 apt. above garage	1965	Grandfathered
40	15	233 Washington Road	Golden	R-20	1/apt. in house	1978	Grandfathered Owner vacated use 06/2017
20	24	454 Cranbury Road	Wang	R-1/C	1 bed carriage house	---	Grandfathered
80	5	982 Alexander Road	Gearey	R-1A	2-Family	---	Grandfathered
90	10	192/194 Varsity Avenue	Lander/Klein	R-20	2-Family	1968	Grandfathered

## Appendix B: Use Variances

Block	Lot	Business/Address	Use	Zone	ZB No.
5	77	Howard Anderson/Cranbury	Day care center	R-2	87-4 87-24 87-37
6	9	Good Friends Restaurant/31 Station Drive	Restaurant	ROM-4	84-8
6	12	Fasabella/Station	Private parking lot	ROM-2	88-5 88-5SP
6	82	Arena Gymnastics/745 Alexander Road	Gym expansion	ROM-2	00-02
6	11 (p.o. 10)	Hurley/39 Station Drive	Private parking lot	ROM-2	88-16 88-16sp
6.2	21	PNC Bank/38 Princeton-Hightstown Road	Child care expansion	B-2	03-13
7	15	Princeton Theological Seminary/Emmons Drive	Child care expansion	R-5A	00-12
7	16.02	2 Emmons Drive	Cell tower expansion	B-2	ZB 08-04
6	75	Lakeview Child Center/707 Alexander Road	Child care facility	ROM-2	99-4
8	11.01	Princeton Presbyterian Church/Meadow Road	Church expansion	ROM-5	02-04
8	26	Princeton BMW/3466 Route 1	Auto dealership	ROM-1	98-11
8	29	Webers/Route 1	Animal training school	ROM-1	---
8	53	Michael Mosley/551 Meadow Road	Expansion of a residential use	ROR	ZB 06-06
8	53	551 Meadow Road	Garage expansion	OR	ZB 06-06
8	33 and 36	Homestead Village/Route 1	Extended stay hotel	ROM-1	97-14
9	27	Parry/Bear Brook Road	1. Management consultation 2. Storage and distribution 3. Professional office		198 see 5-29-12 letter
9	23.02	Princeton Animal Hospital/730 Alexander Road	Animal hospital/cat clinic	ROM-2	97-7
11.03	32	G&B Business/78 Princeton-Hightstown Road	Gas station exp./convenience store	EH	00-10
12	3.02	Self Flowers/Clarksville Road	1. Photo studio 2. Christmas flower shop (seasonal)	R-2	89-12
12	11 and 12	Grover's Mill Apartments/164 Clarksville Road	5 apartments	R-1/C	90-14 15-06

Block	Lot	Business/Address	Use	Zone	ZB No.
13	9	Lisa Gandy/15 Washington Road	Pet grooming	ROM-1	13-02
14	13	Martian Holdings	Office/apartments	R-20	ZB10-02
14	92	Paul Orr Towing/249 Cranbury Road	1. Towing service 2. Repair garage	R-2	88-17
15	14	Dimeglio/Clarksville Road	Open storage landscape equipment	R-4B	
15.14	82	Mazur Garden Shop/830 Village Road West	1. Garden Shop 2. Nursery	ROM-4	
15.03	92	Princeton Junction Engineering/North Post Road	Professional	R-2	
16	26	Nini/91 Penn Lyle Road	Construction equipment storage	R-2	
16.11	21.02	Westwinds/Penn Lyle Road	High density dwelling units	R-2	84-7
16.19	95	James Gladwin/151 Penn Lyle Road	Imprinting business	R-2	97-12
19	14	Prince of Peace Lutheran Church/177 Route 571	Church expansion	R-2	88-19
19.01	1, 2, 3, 4, 5	Lanwin Development Corp./Route 571 and Rabbit Hill Road	Professional offices (5)	R-2	86-18
20	12	Perrine Garden Shop/221 Southfield Road	1. Garden shop 2. Nursery 3. Landscape business	R-2	85-9
20.17	38	Licciardello/271 Route 571	Dry cleaning storage	R-2	89-18
20.17	28 and 20	Sakowitz/Route 571	Professional office	R-2	87-31
23	36.01	Mark Dziekonski/1270 Old Trenton Road	Residential garage	E	03-12
25	25.01	Wood Veterinary/Old Trenton Road	1. Vets office 2. Animal hospital	R-1	85-3
28	3	Fishman & Lewis (golf range)/Route 571	1. Golf range 2. Miniature golf course	ROM-3	---
28	4	Sci Core Academy/410 Princeton-Hightstown Road	School	ROM-3	ZB05-10
28	4	Sci Core Academy/410 Princeton-Hightstown Road	Expansion of use variance	ROM-3	ZB08-01
28	10	Bently/Old Trenton Road	Heliport	R-1	---
28	15.01	Institute of Islamic Studies	Mosque	ROM-3	11-01
29	5	Tindall Heritage Farm/1201 Old Trenton Road	Farm market/ greenhouse	R-1	96-1
30	46	Csolak/98 Line Road	Apartment over barn (restricted to Affordable Housing unit)	R-1	87-34
32	21	Robert Nami Construction/Windsor Road	Gymnastics facility	R-1/ R-1A	02-05

Block	Lot	Business/Address	Use	Zone	ZB No.
32	14 and 17	Ken Conover/Windsor Road	Excavating business	R-2	---
33	16	Gloria Nielson Real Estate/Old Trenton Road	Professional office	R-2	---
38	45, 1-3	Techne Inc./3700 Route 1	Office/research	R-2	SP 82-16
40	1	Cyril and Joy Okoye/264 Fisher Place	Professional office	R-2	01-05
40	3	Princeton Baptist Church/US Route 1	Day care	R-2	---
40	17	Ewa Korzeniowski/227 Washington Road	Hair salon	R-2	87-38 (withdrawn)
40	3 and 4	Cingular Wireless/3716 Brunswick Pike	Retail store, cellular telephones	R-2	ZB 04-03
44	13	Desautelle/191 Washington Road	1. Garden shop 2. Nursery	R-2	---
47	2	Ehler/Route 571	Animal hospital	P-1	---
50	71	John A. Ellsworth/89 Washington Road	Professional office	R-2	---
50	73	Princeton Korean Church/95 Washington Road	Church	R-2	01-01
75	6	Galetta's Gallery/900 Alexander Road	Restaurant expansion	R-2	---
75	118 and 119	Ellsworth PJ/Firehouse/Alexander Road	Firehouse	R-2	---
86	8	Hyman/Route 1 and Farber Road	Car wash	B-2	86-13 ZB 15-07
22	3.02	Tri State Petro/Southfield and Route 571	Gasoline Station	R-1/C	95-12 ZB 12-02
2	1	Sunoco Inc.US Route 1 and Harrison Street	Sunoco gasoline station and convenience store	ROM-1	ZB 12-04
5	20, 20.01, 20.02, 20.03, 20.04, 62, and 67	Ellsworth Realty Assoc./19 and 33 Cranbury Road	Retail and parking lots	RP-7 R-20B	ZB 13-01 ZB 18-09
6	82	Princeton Pong/745 Alexander Road	Ping pong facility	ROM-2	ZB 13-01
10	40	BVCI Assoc./51 Everett Drive	Karate school	ROM-4	ZB13-9
6	84	Artis Senior Living/861 Alexander Road	Memory care facility	RP-6	ZB 13-08
6	82	Crossfit Central NJ/743 Alexander Road	Gym	ROM-2	ZB 14-07



## Appendix C: Nonconforming Uses

Block	Lot	Business/Address	Use	Zone
2	1	Larry's Sunoco/Harrison and Route 1	1. Gasoline station 2. Repair garage 3. Rent-A-Car	ROM-1
2	5	Hurley/Harrison Street	Professional office	ROM-1
3	18	Tom's Gulf/Route 1 and Washington Road	Gasoline station and repair garage	E
5	42 and 55	Cramer and Heisler, Millstone Road	Mining operation	R-2
10	6	Butler's, North Post Road	Seasonal nursery	R-2
6	36	Indoor tennis/92 Washington Road	Commercial tennis courts	R-2
6	47	98 Washington Road	Repair facility	R-2
7	31	Obal Landscaping/516 Alexander Road	Nursery, landscaping business	R-2
8	26	Porsche-Audi/Route 1	Auto dealership	ROM-1
8	29	Bearwood Kennel/Route 1	Animal kennel	B-3
15.14	68	Duperes/Village Road South	Nursery, landscaping business	R-1
20.07	12	Perrine/221 Southfield Road	Nursery, landscaping business	R-2
35	34	VP Realty/Village Road East	Warehouse	R-1
39	27	Princeton Circle Getty/Route 1 and Washington Road	Gasoline station	R-2
40	3	Real Estate/Route 1 and Washington Road	Professional office	R-2
19	51	Rifle Club of America/Route 571	Rifle range	R-2
44	27	Mrs. Pasta's Deli/175 Washington Road	Deli, Apartment	R-2
27	13	Village Pantry/1720 Old Trenton Road	Deli, apartment	R-2
27	13	Kid's Corner/1726 Old Trenton Road	Retail store (clothing)	R-2
9	45	Bearbrook Kennels/112 Bear Brook Road	Kennel (10 dogs), puppy sales	R-3A
15	48	Martin Goldman/157 N. Post Road	Four rental and two single structures	R-2
1	7	Hagen Recording Studio/61 Lower Harrison	Recording studio	R-2
19	8	Reed's Property/Rabbit Hill Road	Storage and repair of farm equipment	R-2
38	45	Techne Corp/265 Mather Avenue	Research lab with offices	R-2
6	9	Good Friends Restaurant/31 Station Drive	Restaurant, 2 apts. Above	ROM-2
23	89	1400 Old Trenton Road	Storage of construction equipment	R-30

# Appendix D: Site Locations Map

